Your Ref: DC/16/2755/FUL

Our Ref: 570\CON\1418\17

Date: 05/07/2017

Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



The Planning Officer

St Edmundsbury Borough Council

West Suffolk House

 Western Way

Bury St Edmunds

Suffolk

IP33 3YU

**For the Attention of:** Penny Mills

**All planning enquiries should be sent to the Local Planning Authority**.

Email: planning.help@westsuffolk.gov.uk

Dear Penny

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN DC/16/2755/FUL**

**PROPOSAL: Planning Application - Renovations and extensions to allow**

**change of Public House (Class A4) to form 18no residential**

**flats (Class C3) and 2no units for retail, commercial or Offices**

**(Class A1, A2 or B1) and associated external works to**

**remodel and extend the existing car park.**

**LOCATION: The Vixen, Millfields Way, Haverhill, Suffolk**

**ROAD CLASS:**

Notice is hereby given that the County Council as Highway Authority recommends that any

permission which that Planning Authority may give should include the conditions shown below:

1 AL 1 – Protection of exisiting.

Condition: The access shall be completed in all respects in accordance with Drawing No. RH101-P005-01; with an entrance width as existing and be available for use before first occupation. Thereafter it shall be retained in its approved form. During the construction phase the existing access and parking space shall be retained at all times. Parking allocation shall be retained at a minimum of 75% of it’s existing capapcity, i.e 18 spaces.

Reason: In the interests of highway safety to ensure the exisitng access is retianied and avoid reduced parking capapcity which could cause parking on the highway which would be detrimental to highway safety.

2 AL 4 – Stopping up of highway verge

Condition: No part of the development shall be commenced until the highway verge has been stopped up in accordance with Drawing No. RH101-P005-01;and the necessary retaining wall and other relevant highway features have been approved by the LPA.

Reason: To ensure that the retaining wall and highway verge are designed and constructed to an appropriate specification and are brought into use before first occupation, in the interests of highway safety.

10 P 2

Condition: Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

11 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. RH101-P004-04 with an X dimension of 2.4m and a Y dimension of 43m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

3 D 2

Condition: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

4 HGV1

Condition: All HGV and construction traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence.

No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

5 NOTE 01

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's West Area Manager must be contacted on Tel: 01284 758868. For further information go to:

https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

6 NOTE 05

Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer.

Those that appear to be affected are BT, Anglia Water and street lighting.

7 NOTE 15

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

8 NOTE 16

The proposed developement will be situated within the public highway. Before any works are carried out the applicant will need to enter into a legal agreement with Suffolk County Council as Highway Authority. Suffolk County Council's Area Manager must be contacted at the West Area office.

Yours sincerely,

**Ms Hen Abbott**

**Development Management Engineer**

Strategic Development – Resource Management