

Consultee Comments for Planning Application 21/00039/OUT

Application Summary

Application Number: 21/00039/OUT

Address: Land East Of Calvmoor 59 Common Lane Welton East Riding Of Yorkshire HU15 1PT

Proposal: OUTLINE - Erection of three detached dwellings (all matters reserved)

Case Officer: Mrs Karen Abba

Consultee Details

Name: . Highway Development Management

Address: East Riding Of Yorkshire Council, County Hall, Cross Street Beverley, East Riding Of Yorkshire HU17 9BA

Email: Not Available

On Behalf Of: Highway Control

Comments

Highway Summary

This is an outline application (all matters reserved) for the erection of three detached dwellings at Land East Of Calvmoor, 59 Common Lane, Welton. Access to the development is shown to from an existing access to the north of the site off Common Lane (Unclassified Road Public Highway). Records indicate that there have been no personal injury accidents on Common Lane at or near to the site access in the period 2015 to 2019.

As it is an Outline Application with All Matters Reserved it is difficult to give a full and detailed response. However, an indicative layout has been provided on the drawing Proposed 3 No. Plots (Dwg. No. 3868/P2) so comments have been provided relating to this.

This shows there are 2 existing vehicle access to the existing dwelling and that the northern access will be used to access the 3 new dwellings and the existing dwelling. As the access will serve more than one dwelling the width of the access must be wide enough to accommodate 2 way vehicle and therefore the first 8 m of the access should be widened to 5m and the section of dropped kerbs on the footway adjusted to suit. Also, the section of the private access adjacent to the public highway should be constructed to an appropriate standard to prevent loose stones, etc., being dragged on to highway. Visibility spays at the access should be shown on any future application.

The indicative plan shows the private access road and as mentioned above the first section will need widening to 5m. The plans show the access road will be a minimum of 4.2m wide adjacent to and to the east of the existing property which should accommodate 2 cars passing although if there are fences and hedges either side this may restrict vehicles passing each other so the applicant should consider widening this or offsetting the boundary features. This should also assist

service and emergency vehicles accessing the properties. The layout should also facilitate vehicle turning within the site so they can enter and exit Common Lane in a forward direction.

Parking should comply with the Councils Local Plan Supplementary Planning Guidance Sustainable Transport and in this instance 3 parking spaces would be expected for each of the 4 and 5 bedroomed properties and provision should also be made for one shared visitor space. If garages are to be considered as parking facilities then the internal dimensions should be a minimum of 6m by 3m as recommended in Manual for Streets (MfS) as this accommodates space for parking and the storage of bicycles, etc.

The works to widen the existing access, will require the applicant to contact The Councils Street Services Team to obtain a vehicle access pack which will provide the appropriate permissions, etc. to work in the public highway.

As stated previously this application is an outline application with all matters reserved so the specific details, including access and layout, of the application will be reviewed during the any future Reserved Matters applications. Highway Development Management will recommend suitable conditions and notes as part of the reserved matters application.

Highway Recommendation

No objection to the principle of the proposals subject to future amendments to reflect the Highway Development Management comments - Further assessment of the proposals will be made at reserved matters stage.

Note to Planning Case Officer / Agent / Applicant

The section of the shared private drive adjacent to the Common Lane (Public Highway) will need widening to 5m for a minimum length of 8m to facilitate 2 way vehicle movements and adequate parking and turning facilities must be provided within the site. Further assessment of the proposals will be necessary at reserved matters stage and comments will be provided at that stage regarding access, layout, etc. and the application. Appropriate Conditions and Notes will be recommended when considering the reserved matters application.

Highway Development Management (JH)
Strategic Development Management