

TOWN AND COUNTRY PLANNING ACT**HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

DISTRICT:	Bassetlaw	Date received	24/08/2022
OFFICER:	John McKeown		
PROPOSAL:	Demolition of Existing House and Outbuildings and Construction of Replacement House and Garage	D.C. No.	B/22/01109/FUL
LOCATION:	High Ridge Top Street Askham Newark Nottinghamshire NG22 0RP		
APPLICANT:	Mr Jonathan Allbones		

The application is for a replacement dwelling that retains access in its current position. There are therefore no objections on highway grounds subject to conditions to ensure that the amendments to the site layout are suitably carried out.

- The dwelling shall not be occupied until an EV fast charging point has been installed (minimum specification - 7w Mode 3 with Type 2 connector, 230v AC 32 Amp single phase dedicated supply) at a location accessible from a parking or garage space associated with the dwelling.

Reason: To comply with paragraph 112 of the Nation Planning Policy Framework and in the interest of sustainable transport.

- Prior to the dwelling being occupied the existing Top Street frontage hedge shall be removed. The centre line of any new or relocated Top Street frontage hedge shall be positioned no less than 1.0m to the rear of the Top Street site boundary and shall be retained in that position for as long as the hedge remains in existence.

Reason: To maximise visibility from the site access allowing for potential seasonal growth in the interest of highway safety and to remove the current encroachment.

- No development shall take place until a Construction Method Statement (CMS) has been submitted to and has been approved in writing by the Local Planning Authority including a works programme. For each part of the works programme (i.e., site clearance, foundations, structures, roofing, plumbing, electrics, carpentry, plastering, etc.) the CMS shall include:
 - o a quantitative assessment of site operatives and visitors,
 - o a quantitative assessment of the size and number of lorry movements,
 - o a quantitative assessment of the size, number, and type of plant,
 - o a plan identifying any temporary access arrangements,
 - o a plan of parking for site operatives and visitors,
 - o a plan of loading and unloading areas for lorries and plant,

- a plan of areas for the siting and storage of plant, materials, and waste,
- the surface treatment of temporary access, parking and loading and unloading areas, and
- the routing of vehicles to and from the site exceeding 17 tonnes.

The first action on commencement of development, and prior to any further action (including site clearance, site stripping or site establishment) shall be the formation of; any temporary access arrangements; parking areas; and loading, unloading, and storage areas in accordance with the approved CMS and thereafter any temporary access, parking, load and unloading, and storage areas shall be set out and utilised in accordance with the approved CMS and programme. The designated parking, loading, and unloading, and storage areas shall be used for no other purpose during the respective part of the programme.

Reason: To minimise the impact of the development on the public highway during construction in the interest of highway safety.

- All vehicles preparing to leave the site during the construction period shall have their wheels thoroughly washed should they be displaying signs of mud or debris and a mechanically propelled road sweeper shall be employed should mud or debris be transported onto the public highway immediately following each occurrence until such time as all mud and debris has been removed.

Reason: To minimise the exportation of mud and debris onto the public highway and to ensure that this is appropriately dealt with in the interest of highway safety.

- The dwelling shall not be occupied until such time as the driveway has been provided in a bound material (not loose gravel) for a minimum distance of 6.0m into the site from the site boundary and which shall be drained to prevent the unregulated discharge of surface water onto Top Street.

Reason: To ensure appropriate access arrangements are available, to reduce the possibility of deleterious material being deposited on the public highway (loose stones etc), to minimise the chance of highway flooding and severe icing, and in the interest of highway safety.

Note to applicant

A licence will be required to either provide a temporary access or to permanently improve the existing vehicular crossing on Top Street. Applications can be made here: www.nottinghamshire.gov.uk/transport/roads/request-a-dropped-kerb

It is an offence under S148 and S151 of the Highways Act 1980 to transfer or deposit mud and debris on the public highway. The applicant must make every effort to prevent this occurring.

Martin Green
Principal Officer
23rd August 2022