

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Application Number	PL/2023/01546/MINFHO
Address	Lyndhurst 71 Main Road Meriden Solihull CV7 7LP
Proposal	New front car parking area with access from main road and erection of balustrade/handrail to the front of the property.
Case Officer	Lou Randall

Date comments sent	02/08/23
Name of consultee department	Highways
Consultation response author	Gurdip Nagra

No Comments	
No Objection	
No Objection Subject to Conditions	X
Objection	
Further information Requested	

Comments: (Please explain the reason for your response)
<p><u>Proposal</u> Planning consent for a front car parking area with access from Main Road was granted under application no. PL/2019/01487/MINFHO and this proposal is a resubmission for parking to the front of the property.</p> <p>The Highway Authority is satisfied that the proposed vehicular access meets the required standards, and will not have a detrimental impact on public highway safety, or on the operation or capacity of the local highway network.</p>
Further information required (if applicable): (Please explain the reason for your response)
Amendments recommended (if applicable): (Please explain the reason for your response)
Recommended conditions (if applicable):

1. The access to the site for vehicles shall not be used until a public highway footway crossing has been laid out and constructed in accordance with the standard specification of the Highway Authority.

In the interests of amenity, convenience and traffic safety in accordance with Policy P8 and P15 of the Solihull Local Plan 2013.

2. The access to the site for vehicles shall not be used in connection with the development until it has been surfaced with a bound material for its entirety, as measured from the near edge of the public highway carriageway.

In the interests of convenience and safety of the users of the building in accordance with Policy P8 of the Solihull Local Plan 2013.

3. The gradient of the access for vehicles to the site shall not be steeper than 1 in 20 for its entirety, as measured from the near edge of the public highway carriageway.

In the interests of users of the highway in accordance with Policy P8 of the Solihull Local Plan 2013.

4. The access to the site shall not be constructed in such a manner as to reduce the effective capacity of any drain or ditch within the limits of the public highway.

In the interest of highway safety in accordance with Policy P8 of the Solihull Local Plan 2013.

5. No gates/barriers/doors shall be erected at the entrances to the site for vehicles.

In the interests of road safety to accord with Policy P8 of the Solihull Local Plan 2013.

Notes:

Condition numbers 1-4 require works to be carried out within the limits of the public highway. Before commencing such works the applicant / developer must apply for a Residential Vehicle Access Crossing. Applications should be made to the Highway Services Team, Managed Growth & Communities Directorate, Solihull Metropolitan Borough Council, Council House, Solihull, B91 3QB. In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Applications should be made to the Highway Services Team, and can be contacted at duljit.madhar@solihull.gov.uk or 0121 704 6487. For works lasting ten days or less, ten days' notice will be required. For works lasting longer than 10 days, three months' notice will be required.

If the application is to DISCHARGE CONDITIONS, please confirm the list of documents you are approving below:

If the application requires a S106 contribution/ requirement, please include the following information:

Please note: The legal tests for when a S106 contribution can be requested are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended). The regulations and guidance can be viewed here: <https://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/122> and <https://www.legislation.gov.uk/ukdsi/2010/948/contents/made> and <https://www.gov.uk/guidance/planning-obligations> and

The tests are:

1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.

• Contribution description	
• Contribution amount £ (if applicable). Please provide justification.	
• Trigger point for payment (i.e. upon commencement of development, upon first occupation, upon 50% occupation...)	
• Trigger point for works to be undertaken (if applicable)	