

HIGHWAYS REPRESENTATION

OBJECTION

Planning Reference:	23/01979/FUL
Location:	Corinthian Court, Cross Street, Shanklin, PO37 6BU
Proposal:	Proposed ramp and retention of white cladding to entrance porch.
Road Status:	Unclassified
Date of Site Visit:	06.12.2023
Date of Report:	07.12.2023
Planning Case Officer:	Victoria Taylor

Planning Context.

The Planning Statement submitted in support of this application explains the following: -

“Ramp.

To improve the access into the newly created flats, the owner has been in communication with Building Control to provide a ramp. The steps will be removed and a balustrade installed (using a dark grey composite board) to guard the level difference from the existing raised platform to the pavement.”

Visibility

Cross Street, Shanklin is an unclassified public highway governed by a 30-mph speed limit at the point in question.

I can confirm that junction visibility **is not an issue for consideration in this instance.**

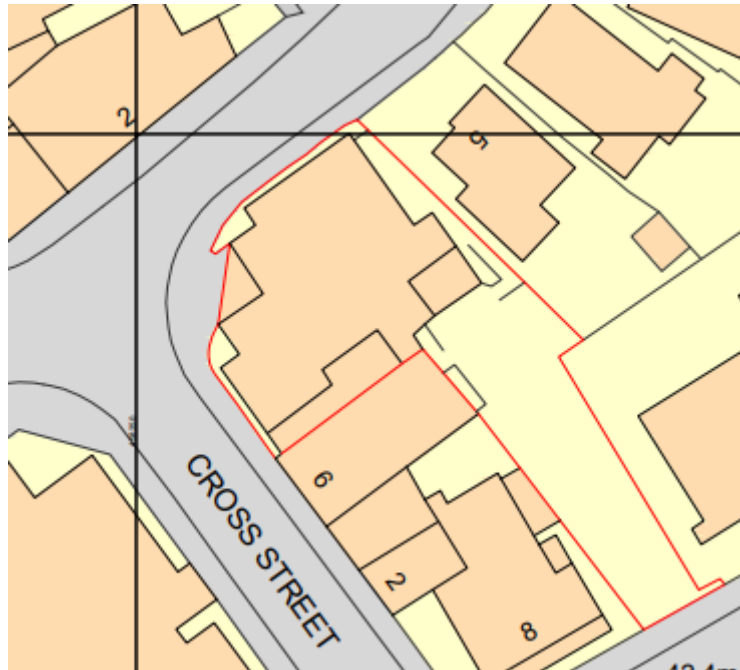
Parking.

Having evaluated the development proposals, it is concluded that in this instance the obligations detailed within the policy ‘Guidelines for parking Provision as Part of New Developments SPD (January 2017)’ are not applicable. Car parking was considered as part of

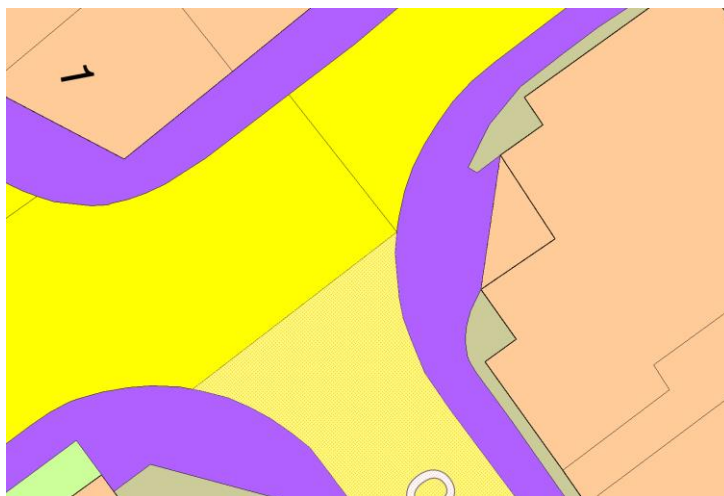
the evaluation of planning application 22/01920/FUL to form four residential flats which was granted planning permission on the 25 April 2023.

Impact on existing highway infrastructure.

An extract from the 'Proposed Block and Locations Plan' (plan no. 020-22.5 rev 1.6) submitted in support of this planning application is shown below:



The areas coloured purple and yellow reflect the extent of the public highway available to this office:



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An extract of the proposed layout plan is shown below on which has been highlighted in orange the area of land where the proposed development **encroaches onto the publicly maintainable highway and outside the red line extent of this planning application**:



I floor plan

Extinguishment of Highway Rights/Stopping Up Orders.

Town and Country Planning Act 1990 – Section 247.

A highway can be ‘stopped up’ to allow development to take place if it has received or may receive planning permission. It will generally relate to an area of highway which is to be built upon or affected by development in some form.

An Order authorising the ‘stopping up’ (removal of public rights of way) of any highway can be made, if the Secretary of State is satisfied that to do so, to allow development to be carried out in accordance with a valid and relevant planning permission granted under Part111 of the Town and Country Planning Act 1980.

The highway to be ‘stopped up’ must be being developed upon and fall within the planning boundary or be a condition of the planning permission. The Order may also include the provision of new or improved highways as long as these also form part of the planning permission.

In conclusion, in the opinion of this Office, the public highway would continue to operate in a satisfactory manner and the area shown below could be stopped up without impacting on the public’s right to pass and re-pass along this way.



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Drainage

No construction or drainage details have been provided as part of this submission, but should the LPA seek to grant consent then this could be covered by way of imposed condition. Any positive drainage would need to be connected to the private surface water drainage system or if using infiltration methods would need to be backed up by permeability test results from the site to BRE365.

Capacity / Traffic Impact

The traffic generation associated with this proposal will not have a severe impact on the capacity of the highway/project network.

Accident Data

On review of accident data, there have been no recorded accidents in the last 3 years within the vicinity of this site that are relevant to the proposal.

Materials Consideration

All works undertaken within the limit of the adopted highway will need to be approved by Island Roads.

Mitigation Measures / Offsite Improvements

There are no mitigation measures or offsite highway improvement works required as a result of this application.

Construction Impact

The proposals envisaged in this application are not deemed to generate any significant implications during the construction phase.

Maintainability Assessment

The proposal may result in the conversion of part of the highway into a ramp serving the application site.

Applicant Obligations

The applicant will be required to apply for a vehicle crossover application under Section 171 of the Highways Act 1980.

Conclusion

The proposals envisaged in this application have implications affecting the highway network and therefore this office raises an objection based on the following grounds:-

Insufficient Information

The information accompanying this application is inadequate and deficient in detail in respect to the land within the control of the applicant so that the Local Planning Authority is unable to consider fully the effects of the proposal on Cross Street and in the absence of further details, it is considered the proposal if permitted may cause an obstruction within the public highway thus constituting a hazard to highway users contrary to Policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy.

On behalf of the Local Highway Authority – Ian Elvin (FIHE) - Development Control Engineer,
Ringway Island Roads
