

**Development Control Committee**  
**27 August 2013**

**Additional Information**

**SB1 – S13/0775**

**Proposal** Construction of Southern Quadrant Link Road (SQLR) comprising new 3km single carriageway between B1174 Spittlegate Level and A52 Somerby Hill including a new bridge spanning the East Coast Main Line and River Witham. Works include a new 5 arm roundabout at B1174 Spittlegate Level, improvements to the existing A52/B6403 roundabout, associated new junctions/access roads, new cycleway/footpath at Whalebone Lane, site compound/construction and storage areas, re-contouring of ground levels, formation of attenuation ponds and diversion of public right of way

Report to be issued in due course.

JJ1 – S13/0674

**Proposal:** Reserved Matters application relating to residential development and associated development, link road, estate roads, open space and landscaping (including A1 retail / B1 office development)

**Summary of information received:**

The Local Highway Authority has raised no objections to the proposed development but has requested conditions be attached to any permission

**Officer's comments on information:**

It is considered that the proposed access arrangements are acceptable subject to the conditions requested by the Local Highway Authority being imposed on any permission.

**Changes to recommendation:**

That the application be deferred to the Chairman / Vice Chairman for approval subject to the Environment Agency withdrawing their holding objection to the application and subject to the following additional conditions requested by the local highway authority:

9. The arrangements shown on the approved plan 1114/101-1 Rev C and 1114/100-2 Rev J dated 08/02/2013 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.

Reason: To enable calling vehicles to wait clear of the carriageway of adoptable roads in the development and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

10. Before each dwelling (or other development as specified) is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses.

The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling (or other development as specified).

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety.

11. Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted and approved by the local planning authority.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

## NB1 - S13/1712

Two additional letters have been received from local residents and further comments from the Parish Council.

**Proposal** Replacement dwelling (amendments to application S13/0728).

### **Information Received**

The observations of the Parish Council are reproduced below;

*“The Parish Council met on 14 August and discussed the proposals for vehicular access/parking. The Councillors wished to reiterate their previous objection regarding vehicular access on the north side of the site; this entrance being an existing Right of Way to the Ancient Monument. The Councillors would like the vehicular access to be located on the south side of the plot so as not to create conflict with the existing Right of Way.*

*It has also been brought to the attention of the Parish Council that when the current bungalow on the site was built under a covenant stating that only a bungalow could be built on the plot. The Parish council will endeavour to find out more about the covenant before the Development Control Committee meeting on 27 August - the Parish Council would like two representatives to attend the meeting”.*

The additional letters also question the access arrangements and whether or not the identified access is lawful. It would also appear that there is a conflict between the access and a private right of way.

### **Officer Comment on Information Received**

None, the access issue has been adequately covered in the Committee report and the letters make no fresh observations on the application.

### **Alterations to Conditions**

None

### **Changes to Recommendation**

None.