

HIGHWAYS & PLANNING : HIGHWAY CONTROL

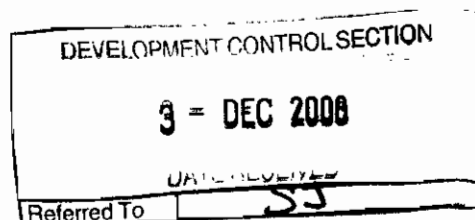
INTER

OFFICE

MEMO



Application No: PA/2008/1338
From: Darren Cowling
To: Scott Jackson Ext: 01724 297392
Date: 03/12/2008
Subject: Development affecting highways: Planning permission to amend size of MOT station previously approved under application PA/2007/1383 and replace existing garage with workshop Keadby Bridge Filling Station Station Road Gunness
Applicant: Mr P Ellis



With reference to the above application which was received by me on the

Access type: Existing

Notice is hereby given that the Council as Local Highway Authority, under Article 10 of the Town and Country Planning General Development Order Act 1995, and other appropriate powers

- (a) Does not wish to restrict the grant of permission
- (b) Advises that any permission issued by the planning authority should include the following conditions:

Cond. No.	Condition	Reason
1		

Informatives: HW1 HW2

(c) Request the following information

I have no particular objection to the proposal in principal. However, I am concerned that there is a situation developing on this site that if not managed properly will become hazardous. There is a relatively limited amount of space available to cater for the M.O.T business, car sales and customer parking. The introduction of a larger building will limit space even further and given the sites proximity to the junction of the A18 and B1450 I would not wish to see a situation arise where vehicles were parked outside of the site boundary and potentially interfering with the free flow of vehicles.

Therefore, before I offer any formal comment on the application I need to see evidence that the site can be managed in a way that prevents any hazards to road safety. To this end I require a properly drawn plan, accurately showing the site boundaries, the size and position of all buildings, the provision of staff and customer parking facilities and the location of bays

occupied by vehicles for sale. I will also require a form of traffic statement that details how the site is operated numbers of staff and average customer turnover.

I should be pleased if you would pass on my comments to the applicant and I look forward to your reply in due course.