

Re: PA/2017/389 Kirton

Darren Cowling

Fri 29/09/2017 10:06

To: Andrew Law <Andrew.Law@northlincs.gov.uk>;

Cc: Steve Dyson <Steve.Dyson@northlincs.gov.uk>; Diane Langton <Diane.Langton@northlincs.gov.uk>; Planning <Planning@northlincs.gov.uk>;

Andy,

Thanks for the updated drawing. While the kerblines on the main access road still look a bit erratic, generally the layout is now acceptable. However, I would point out that on any tarmac road with footways the carriageway width must be 5.5m wide with 2m footways. Additional width should be provided on bends.

With the above in mind, I would advise that the following conditions be applied to any permission that you may be minded to grant on the application.

- 1) HC7
- 2) The existing footway fronting the site (including the existing bus stop facility) shall be improved in accordance with details to be submitted and approved in writing by the LPA. The works once approved shall be completed prior to the occupation of any dwelling directly served by Station Road.
- 3) HC11
- 4) HC13
- 5) HC14 (2m Station Road)
- 6) HC16
- 7) HC26
- 8) HC28
- 9) HC29
- 10) HC30
- 11) HC31
- 12) HC32
- 13) HC42

Thanks Darren

From: Andrew Law
Sent: 31 August 2017 10:14
To: Darren Cowling
Subject: Fw: PA/2017/389 Kirton

Hi Daz,

Please see amended layout plan for the above application at Station Road Kirton. Could you please confirm whether this addresses your concerns?

kind regards

Andrew Law
Strategic Development Officer
Development Management Team
North Lincolnshire Council
Civic Centre
Ashby Road
Scunthorpe
DN16 1AB

tel: 01724 297490

Please let us know what you think about the customer service you received during your enquiry by completing our customer satisfaction survey on our Consultations Page on the council web site:

<http://ow.ly/4mNWDJ>



NORTH LINCOLNSHIRE TOUR OF BRITAIN

North Lincolnshire Council, Civic Centre,
Ashby Road, Scunthorpe, DN16 1AB

T: 01724 296830
E: TOB@northlincs.gov.uk
W: www.nltour.co.uk

From: Hannah Guy <hannah.guy@larkfleethomes.co.uk>

Sent: 31 August 2017 10:03

To: Andrew Law

Subject: FW: PA/2017/389 Kirton

Good Morning Andrew

Please find attached the revised plan in terms of the highways comments you sent over below. I trust this may now complete the revisions that consultees have asked for and we may now be in a position to discuss decision??? Could you let me know if this is to be a delegated decision a cttee item ,as I would like to target ASAP.

I have instructed Adrian Kerrison to liaise with you guys direct (especially Kate) with regard to viability and I know this is up to date – Do you have any comments or points of clarification intis regard please don't hesitate to contact either myself or Adrian.

Look forward opt hearing from you soon.

Kind Regards

Hannah Guy Dip TP MRTPI
Planning Manager

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Falcon Way
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PE10 0FF

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The logo for LarkfleetHomes, featuring the text "LarkfleetHomes" in a bold, sans-serif font. "Larkfleet" is in orange and "Homes" is in white, both set against a dark grey rectangular background.

From: Andrew Law [<mailto:Andrew.Law@northlincs.gov.uk>]
Sent: 09 August 2017 10:13
To: Hannah Guy <hannah.guy@larkfleethomes.co.uk>
Subject: Fw: PA/2017/389 Kirton

Hi Hannah,

Apologies for the lateness of these comments, but after some chasing I have now received comments from our highways department in respect of the above application. Highways have raised some minor issues with the proposed layout as set out below.

Please could you consider these comments and let me have your response.

Should you need to discuss these issues further I would advise you to contact Darren Cowling in the Council's highways department on 01724 296699 or at darren.cowling@northlincs.gov.uk who will be able to offer further clarification.

kind regards

Andrew Law
Strategic Development Officer
Development Management Team
North Lincolnshire Council
Civic Centre
Ashby Road
Scunthorpe
DN16 1AB

tel: 01724 297490

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<http://ow.ly/4mNWDJ>

From: Darren Cowling
Sent: 08 August 2017 16:12
To: Planning

Cc: Andrew Law; Steve Dyson

Subject: PA/2017/389 Kirton

Andy,

Having looked at the above application, I would offer the following comments.

While I have no objection in principle to the proposed development there are certain issues with the layout that I am not happy with. These were raised at Pre app stage and I would ask that they are addressed before I can offer favourable comments on the application. For east I will identify the issues under bullet points.

- I would seek clarification on the **width of footway fronting the site – Can we annotate plan with this measurement??**
- The traffic calming (square) **feature is not considered appropriate so close to the junction with Station Road – Can we reconfigure in some way???**
- The access road kerblines appear **rather angular and do not form a sweet line – Curvy it up a bit!!!!**
- The **footway is missing adjacent to the POS – add in??**
- Unsure of the **effectiveness of the traffic calming measure north of the POS – remove if not appropriate??**
- The radii **fronting plot 21 seems very tight.- Loosen up if we have room???**
- The area fronting plots 22 to 25 is incorrectly configured. The footway should run adjacent to the highway with the parking spaces positioned behind the footway. The footway should also continue around the **turning head. – Can we just alter /flip this round????**
- The same issue exists with the footway fronting plots 46-53, which needs positioning adjacent the carriageway, although here the footway does extend around the turning head. – **Reposition in line with request.....**

I should be pleased if you would forward my comments and I look forward to your response in due course.

Regards Darren

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