

Fw: PA/2018/2534 Planning Application at land east of Top Road, Winterton

Darren Cowling

Thu 16/05/2019 12:42

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

Cc: Planning <Planning@northlincs.gov.uk>; Louisa Simpson <Louisa.Simpson@northlincs.gov.uk>; Ian Jickells <Ian.Jickells@northlincs.gov.uk>;

Andrew,

With regard to the above application I would draw your attention to Louisa's comments below and offer the following advice.

I note the Town Councils response to this application that suggests the use of a roundabout at the junction of Top Road and Thealby Lane to access the site and reduce traffic speeds. While I support this proposal in principle it would not be possible to accommodate the works without acquiring 38 Top Road. Furthermore, TD 54/07, which is the specification for the design of the type of roundabout required in this situation expressly prohibits the use of such as a traffic calming/ speed reduction measure.

As suggested in Louisa's comments below it will be necessary to extend the existing 30mph speed limit to an appropriate point North of the proposed access point. This will need to be included within a s106 agreement as an undertaking by the developer to fund and will cost in the region of £2500. I believe It will also be necessary to extend the existing street lighting arrangements on Top Road across the frontage of the site and cover the extent of the amended speed limit (including the illumination of the speed limit signs). However, I would propose to include this requirement within a condition that can be considered and covered as a part of the subsequent s278 works along top road.

As discussed in our meeting yesterday an amended pedestrian access should be provided to plot 89 that connects to the potentially adoptable section of road as well as the driveway serving the property. This will create an arrangement where only five dwellings are wholly served by the private driveway.

We also discussed the requirement to increase the width of the footway connections from the site to the adjoining residential estate. As mentioned I would advise that consideration is given to the provision of an emergency access point from the end of Teanby Drive into the proposed development.

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

1) No development shall take place until details showing:-

- The method of providing the footway extension along Top Road including the connection into the existing and relocation/ replacement of any existing signage and street furniture that may be required.
- The provision of any additional street lighting across the site frontage up to and including the point where the amended speed limit is to be positioned
- The provision of any appropriate lining including gateway features along Top Road to facilitate the development and amended speed limit

Have been submitted and approved in writing by the LPA.

2) No more than twenty dwellings shall be occupied on site until all works agreed under the above condition have been completed in accordance with the approved details.

3) The penultimate dwelling on site shall not be occupied until the proposed footway/ cycleway facilities have been provided to the adjacent residential development to the East in accordance with details to be submitted and approved in writing by the LPA. Once provided the footway/ cycleway facilities shall be retained.

4) HC13 or All parking areas on site shall be constructed in accordance with drawing number ##### to ensure that any loose material used on driveways is retained on site and does not migrate onto the highway.

5) HC16

6) No dwelling served by any shared private driveway on site shall be occupied until it has been constructed in accordance with details including:-

1. The proposed method of forming access from the highway including the required visibility splays
2. The method of constructing/ paving the drive
3. The provision of adequate drainage features
4. The provision of suitable bin collection facilities adjacent to the highway
5. The provision of suitable lighting arrangements and
6. The provision of street name plates that shall include the words "Private Drive"

which have been agreed in writing by the Local Planning Authority. Once constructed the private driveway shall be retained.

7) HC27

8) HC28

9) HC29

10) HC30

11) The penultimate dwelling on site shall not be occupied until the access roads have been completed.

12) HC39

13) HC40

14) No development shall take place until a construction phase traffic management plan showing details of

- all associated traffic movements including delivery vehicles and staff/construction movements,
- any abnormal load movements,
- contractor parking and welfare facilities,
- storage of materials
- and traffic management requirements including the means of controlling the deposition of mud onto the adjacent highway along with appropriate methods of cleaning the highway as may be required

has been submitted and approved in writing by the LPA. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

15) HW1

S106

Included within any s106 agreement should be an undertaking by the developer to fund an amended 30mph speed limit fronting the site to a point North of the proposed access to the site, which shall be agreed with the Highway Authority. The cost of amending the existing Traffic Regulation Order and providing appropriate signage is in the region of £2500. The amended speed limit should be in place prior to the occupation of the twentieth dwelling on site.

Regards

Darren Cowling

Senior Highway Development Services Officer



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Contact: fostering@northlincs.gov.uk / 01724 297024



From: Louisa Simpson
Sent: 26 March 2019 10:20
To: Darren Cowling
Cc: Diane Langton
Subject: Re: PA/2018/2534 Planning Application at land east of Top Road, Winterton

Darren,

I refer to the above application.

It is worth noting that North Lincolnshire Council are the planning and highway authority, not Lincolnshire County Council as is referenced in the Transport Assessment and Interim Travel Plan. This does have some bearing on some of the proposed initiatives within the Travel Plan.

Para 3.7 of the Transport Assessment refers to 2 parking spaces being provided per dwelling, however it then states that this includes integral/free standing garages. Therefore parking provision may be less than this in practice.

Pedestrian/cycle linkages should be provided from the site to Teanby Drive.

As part of the development a new footway should be provided from the site access south along the eastern edge of the A1077 to connect into the existing facilities.

Consideration should be given to amending the speed limit as it is currently derestricted.

The Interim Travel Plan is comprehensive, however at para 5.31 we would like to see a commitment to providing discounted bus season tickets for residents and also the provision of a FastCat bus ticket for each dwelling for a time period to be agreed with the authority - our suggestion would be six months. The cost of a weekly pass is £27 or a £108 per month. This would be £648 per dwelling for six months.

In addition to the above, I would request that HC39, HC40 and HC42 are included within your formal response.

Regards
Louisa Simpson

Transport Planner
Transport, Highways and the Environment
Operations
North Lincolnshire Council



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From: Darren Cowling
Sent: 13 March 2019 09:51
To: Louisa Simpson
Cc: Ian Jickells
Subject: Fw: PA/2018/2534 Planning Application at land east of Top Road, Winterton

Regards
Darren Cowling
Senior Highway Development Services Officer



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From: Sarah-Lee Bootland <planningapplications@northlincs.gov.uk>
Sent: 13 March 2019 09:45
To: PlanningApplicationNotifications
Subject: PA/2018/2534 Planning Application at land east of Top Road, Winterton

Dear Sir/Madam,

Application No: PA/2018/2534

Proposal: Planning permission for the erection of 120 dwellings

Site Location: land east of Top Road, Winterton

Applicant: Mr Craig Hawley, Gleeson Regeneration Ltd

Case Officer: Andrew Law

Your views are requested on the above application. You can now view the application and associated documents directly on the web site by selecting the following link:

<http://www.planning.northlincs.gov.uk/plan?ref=PA/2018/2534>

You can if you wish also send your comments to us using this service by clicking on the "submit comment" button at the bottom of the application screen (this facility will only be available to use until the consultation period expires) or alternatively email us at planning@northlincs.gov.uk. **Whilst we will endeavor to ensure that all the documents are available to view as soon as you receive this email, this may not always be possible. They will usually be available by the following day.**

Any comments should reach me (paper or electronic) no later than 21 days from the date of this email, following which time the council may proceed to determine the application. In the meantime if you have any queries about the proposal these should be directed to the case officer named above. If you have no objections or comments to make then early notification of this will assist me to deal with the application promptly. Any comments you do make will appear on the council's web site.

Development Management

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