

Amendment Sheet

5 12/2004/009

As amended by drawing 0341/100 Rev B attached to agents letter dated 19th November, 2004.

COUNTY HIGHWAY AUTHORITY I enclose a sketch, which indicates the turning head and access necessary to satisfy the Highway Authority, the submitted visibility splays are acceptable. The turning head shown on Drawing Number 100/B submitted by Mr Holland and received by our department on 22nd November, needs to be extended, as shown on the plan which I have amended and attached. In the event of permission being granted, I would recommend that the following conditions are imposed:-

1. A recessed entrance 3.0 m wide shall be constructed 4.5 m back from the carriageway edge and its sides shall be splayed at an angle of 45 degrees towards the carriageway edge. The area between the entrance and the edge of carriageway shall be properly consolidated and surfaced (not loose stone or gravel) for which details shall have been submitted to and approved by the Local Planning Authority.
2. The access hereby permitted shall not be brought into use until drop kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site for the width of the access.
3. The proposed access (or drive) shall incorporate splays on both its sides to the rear of the existing footway based on co-ordinates of 2.0 m x 2.0 m.
4. Any entrance gates erected shall be hung to open inwards and shall be set back a minimum distance of 4.5 m from the carriageway edge.
5. The gradient of the proposed access shall not be steeper than 1-in-10.
6. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved by the Local Planning Authority. Such drainage shall be provided prior to the access first being brought into use.
7. At the proposed access, there shall be no obstruction to visibility greater than above adjoining road level within the visibility splays shown on the submitted plan. Such visibility splays shall be constructed prior to the commencement of the development hereby permitted and shall thereafter be maintained at all times.
8. Before the access hereby approved is first brought into use, a properly consolidated and surfaced turning space for vehicles shall be constructed in accordance with details which shall have been submitted to and permitted by the Local Planning Authority. Such turning space shall be kept clear of obstruction at all times.
9. Sufficient space for one garage and one parking space together with a vehicular access thereto shall be provided for each dwelling, before it is occupied, in a position approved by the Local Planning Authority. The said space and access shall not be used other than for the parking of vehicles or for the purpose of access.
10. Any garage erected shall be at least 6.0 m from the highway boundary.

Note: Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that a Section 184 Permit must be obtained from the Highway Service Manager, Taunton Deane Area, Burton Place, Taunton, TAI 4HE. Application for

such a Permit should be made at least three weeks before access works are intended to commence. Note: The Applicant is advised that the Highway Service Manager, at Taunton Deane Area, Burton Place must be consulted with regard to the required reinstatement of the verge/footway crossing at the access which is to be closed.

Additional Conditions re highways.

Amended recommendation:- Permission be GRANTED ... (as printed)

6 19/2004/014

Withdrawn from Committee. Amended plans received that are acceptable so conditional approval granted a delegated decision.

8 29/2004/013

Withdrawn

9 38/2004/384

COUNTY HIGHWAY AUTHORITY no objection in principle to this proposal. A visibility splay of 2.0 m x 2.0 m should be provided between the existing access to No. 39 Poplar Road and the proposed access to the development. The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted. The proposed access shall be constructed in accordance with details shown on the submitted plan, Drawing No. HC/1431:04/28 Rev A, before the commencement of the development hereby approved. The proposed access shall incorporate splays on both its sides to the rear of the existing carriageway based on co-ordinates of 2.0 m x 2.0 m. The gradient of the proposed access shall not be steeper than 1 in 10. The proposed access over the first 6.0 m of its length, as measured from the edge of the adjoining carriageway, shall be properly consolidated and surfaced (not loose stone or gravel) in accordance with details which shall have been submitted to and approved by the Local Planning Authority. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved by the Local Planning Authority. The dwellings hereby permitted shall not be occupied until the turning spaces shown on the submitted plan. Drawing No. HC/1431:04/28 Rev A, have been properly consolidated and

surfaced to the satisfaction of the Local Planning Authority. Such turning spaces shall be kept clear of obstructions at all times. Having regard to the powers of the Highway Authority under the Highways Act 1980, the applicant is advised that a Road Opening Notice must be obtained from the Highways Service Manager, Somerset County Council, Taunton Deane Area at Burton Place, Taunton, Somerset TAI 4HE before access works commence.

Additional Conditions re visibility, parking and turning spaces.

10 38/2004/424

As amended by drawings attached to agents letter dated 4th November, 2004.

Amended Recommendation:- Subject to completion of a S.106 agreement ... (as printed)

11 38/2004/441

COUNTY HIGHWAY AUTHORITY object as the application has not been amended to centralise the access point (as it is at present).

1 ADDITIONAL LETTER OF OBJECTION raising the following issues:- windows will overlook to the north; the building is too high; the architect has offered to 'suppress' the living room window on the north elevation and would prefer this; the agent has been asked to provide a plan showing the building in relation to the rest of the street and I would like to see this for further comment.

Additional reason for refusal - contrary to highway safety.

12 38/2004/454

As amended by drawing L(- -)09A attached to agents letter dated 22nd October, 2004.

Clarification has been received in terms of number of spaces. The outline planning consent provided for 778 spaces in the multi storey car park. The current application provides 733 spaces on a smaller footprint. The net gain in both of these achieves our target of 561 additional spaces on the footprint, although with the loss due to the construction of the new cancer centre, the overall gain for the hospital

will be around 450 spaces. The structure itself in the latest design contains 45 less spaces than the original, but does gain 8 more spaces on the footprint.

COUNTY HIGHWAY AUTHORITY the original outline application 38/2003/008 called at condition 20, for an updated travel plan to be submitted for approval to the Local Planning Authority, the details of which to be implemented prior to the proposed car park being brought into use. A travel plan has been submitted with the present Reserved Matters Application. This has been checked by the County Council's Travel Plan Co-ordinator and has found to be acceptable. The travel plan sets out measures and targets to be implemented by the Taunton & Somerset NHS Trust in conjunction with the planning application for a multi-storey car park. The condition states that measures set out in the travel plan must be implemented prior to the commencement of development. I therefore require a schedule of implementation of the measures set out in the travel plan, as I am aware that some of the measures have been implemented and others have not. I look forward to receiving that in due course. Therefore, subject to the travel plan measures being implemented, there is no highway objection to the development.

Additional Condition in respect of implementation of travel plan.

14 48/2004/061

COUNTY HIGHWAY AUTHORITY I have no objections in principle to this proposal. The visibility at the proposed access is to be provided as indicated on drawing no. 04046.101 Revision A. The required visibility is to be 4.5 m x 120.0 m. The northern access is to be stopped up. In the event of planning permission being granted I would recommend that the following conditions are imposed:- The area allocated for parking on the submitted plan shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted. The proposed access shall be constructed in accordance with details shown on the submitted plan, drawing No. 04046.051A and shall be available for use before the occupation of the development hereby approved. The access hereby permitted shall not be brought into use until drop kerbs have been installed at the carriageway edge and a vehicle cross-over constructed across the footway fronting the site for the width of the access. Any entrance gates erected shall be hung to open inwards and shall be set back a minimum distance of 4.5 m from the carriageway edge. The gradient of the proposed access shall not be steeper than 1 in 10. Provision shall be made within the site for the disposal of surface water so as to prevent its TA1 4HE before access discharge onto the highway details of which shall have been submitted to and approved by the Local Planning Authority. Before the development approved is first occupied a 1.8 m wide footway shall be constructed over the entire frontage of the site in accordance with a specification to be approved in writing by the Local Planning Authority. These works to be carried out by Licence under Section 171 of the Highways Act and on completion the developer is to dedicate the new footway as public highway. Before

the access hereby permitted is first brought into use the turning space shown on the submitted plan shall be properly 'consolidated and surfaced to the satisfaction of the Local Planning Authority. Such turning space shall be kept free of obstruction at all times. There shall be no obstruction to visibility greater than 900mm above adjoining road level in advance of lines drawn 4.5m back from the carriageway edge on the centre line of the access and extending to points on the nearside carriageway edge 120.0m either side of the access. Such visibility splays shall be fully provided before the access hereby permitted is first brought into use and shall thereafter be maintained at all times. The existing northern vehicular access to the site shall be stopped up, its use permanently abandoned and the verge/footway crossing reinstated in accordance with details which shall have been submitted to and approved by the Local Planning Authority. Such works shall be completed within three months of the new vehicular access hereby permitted being first brought into use. Having regard to the powers of the Highway Authority under the Highways Act 1980 the applicant is advised that a Road Opening Notice must be obtained from the Highways Service Manager, Somerset County Council, Taunton Deane Area at Burton Place, Taunton Somerset, before works commence.

ONE FURTHER LETTER OF OBJECTION on the grounds that will change area from residential to commercial, will swamp objectors bungalow (opposite); loss of privacy; outlook; quality of light; building is out of keeping and proportion with the area; access problems; noise; additional traffic.

Additional Conditions re highways.

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