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| APPLICATION NUMBER | SU/20/0592 |
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DEVELOPMENT AFFECTING ROADS

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Ms N Currie & Mr R Aird

Location: Queen Anne House, Bridge Road, Bagshot, Surrey, GU19 5AT

Development: Change of use from Office (Class B1c) to residential (Class C3) comprising 5 no. flats (1x 3 Bed, 2x 2 Bed and 2x 1 Bed) and erection of 4 no. dwellings (1x 4 Bed, 2x 2 Bed and 1x 1 Bed) including pedestrian accesses off Bridge Road with associated parking, landscaping and cycle and refuse storage.

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| Contact Officer | Matthew Strong | Consultation Date | 22 July 2020 | Response Date | 28 July 2020 |
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The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who having assessed the application on safety, capacity and policy grounds, recommends the following conditions be imposed in any permission granted:

Conditions

1. The visibility splay in the leading traffic direction (right) from the existing access should be kept clear by regularly maintaining the trees/vegetation along the frontage of the site onto Bridge Road.
2. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for the parking of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.
3. The development hereby approved shall not be first occupied unless and until facilities for the secure, lit and covered parking of bicycles within the development site, have been provided in accordance with the approved plans and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.
4. No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) measures to prevent the deposit of materials on the highway
 has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

5. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason

The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework.

Policy

Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and the National Planning Policy Framework 2019.

Informatives

The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.

The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.

The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

Note to Planner

The proposal will utilise the existing vehicular access to Bridge Road. A pedestrian route will be provided in the north of the site which will lead onto Station Road, allowing residents access to Units 7-9 on foot. The proposal will provide vehicular parking for 16 cars which is considered satisfactory and in line with parking standards. Sufficient space will be provided within the site for vehicles turn so they are able to enter and leave in forward gear. Visibility splays fall slightly short of the standards as recommended within Manual for Streets when exiting the site to the right, however, due to the location of the signalised junction, this slight shortfall is not considered to lead to highway safety issues. Condition 1 has been included above to ensure the maximum achievable splays are achievable at all times. Cycle parking will be provided with 1 space available for each 1 and 2 bedroom unit and 2 spaces for all larger units. Refuse collection for Units 7-9 will be taken from Station Road, whilst the remaining units will be serviced from Bridge Road with a bin store provided within the site. The site has close links to local bus services, Bagshot train station and Bagshot town centre. The Highway Authority considers that the proposal would not have a material impact on highway safety.