

From: Manns, Christopher
Sent: 22 September 2017 14:25
To: Medlin, Eileen
Cc: Victoria Cains
Subject: RE: 17/04772/FUL - The John Bull, Westfield Road, Trowbridge
Attachments: 16-196-SP01-Existing and Proposed Site Plan-Rev K-A1.pdf

Hi Eileen,

Following receipt of the attached amended plan, I can confirm that my previous concerns have been addressed and I therefore recommend that no Highway objection is raised, subject to the following conditions and informative being attached to any permission granted;

1. (WD12) No part of the development hereby permitted shall be first occupied until the widened access, turning area and parking spaces have been completed and surfaced in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

2. (WG2) 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 in writing by the Local Planning Authority.

Reason: In the interests of Highway safety

3. The development shall not start on site until full engineering details of the proposed lay-by and new footway, all as generally identified on drawing No. 16_196 – SP_01 have been submitted to and approved by the LPA; and the development shall not be occupied until the lay-by and footway have been constructed in full accordance with the approved details.

Note to Applicant: It will be necessary for the applicant to enter into a Section 278 Agreement with the Local Highway Authority to ensure that the works within the existing and future public highway can be completed to the full approval of the Highway Authority and adopted as public highway maintainable at public expense. Commuted sums will also be obtained for the additional highway works.

4. The proposed lay-by is affected by existing parking restrictions in the vicinity, in the form of double yellow lines. Therefore, the development hereby approved, shall not commence until the relevant traffic regulation orders have been revoked and the relevant orders to secure the lay-by for loading only implemented.

REASON: In order to amend restrictions in the vicinity of the site

Note to Applicant: The applicant should be advised to contact the Local Highway Authority with regards to the traffic regulation order work, the cost of which will be borne

by the applicant, and will be £6000. The cost includes advertising the order changes, staff time, signs and road markings.

Informative: (WP21) The proposal includes alteration to the public highway and the consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.


Kind regards,
Chris

Chris Manns BSc (Hons) MSc
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From: Victoria Cains [<mailto:vicky@rcctownplanning.co.uk>]
Sent: 22 September 2017 12:03
To: Medlin, Eileen; Manns, Christopher
Subject: 17/04772/FUL - The John Bull, Westfield Road, Trowbridge

Hi Eileen,

Please find attached to this email an amended plan showing the changes to the proposed site plan as a result of discussion between our highways consultant and Chris Manns.

The changes are:

- widened access;
- amendments to the residential parking;
- widened footway adjacent to the layby.

As agreed with Chris, the specific form of the loading TRO can be agreed once any consent has been granted.

Any problems or questions please let me know.

Kind regards,

Vicky

Victoria Cains BSoc Si MA TCP (Hons)
RCC TOWN PLANNING CONSULTANCY

Please note that my working pattern is as follows: Mon 9am - 1pm, Tue all day & Wed 9am-1pm

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