Application No. 15/03981/FUL

Location The Hurstbourne Longparish Road Hurstbourne Priors Hampshire RG28 7SE

Proposal Change of use from Public House to 3 no. terraced dwellings comprising of 2 no. two beds and 1 no. three bed to include alterations to the building and provision of garden areas and parking

DATE: 20 January 2016 Highways Officer: GDW

Recommendation

The Highway Authority would not wish to raise an objection to this application subject to the following Conditions and Informative.

Conditions:

1 Construction Method Statement:

No development shall take place, including any works of demolition, until a Construction Method Statement that demonstrates safe and coordinated systems of work affecting or likely to affect the public highway and or all motorised and or non-motorised highway users, has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall include for:

i. compliance with The Construction (Design and Management) Regulations 2015 and in particular Part 3 Regulation 8 General duties, whereby construction must be undertaken 'in a manner that secures the health and safety of any person affected by the project.'

ii. means of access (temporary or permanent) to the site from the adjoining maintainable public highway, including the associated traffic management arrangements;

iii. the parking and turning of vehicles of site operatives and visitors off carriageway (all to be established within one week of the commencement of development);

iv. loading and unloading of plant and materials away from the maintainable public highway;

v. storage of plant and materials used in constructing the development away from the maintainable public highway;

vi. wheel washing facilities or an explanation why they are not necessary;

vii. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

viii. measures to control the emission of dust and dirt during construction;

ix. a scheme for recycling and disposing of waste resulting from construction work; and

x. the management and coordination of deliveries of plant and materials and the disposing of waste resulting from construction activities so as to avoid undue interference with the operation of the public highway, particularly during the Monday to Friday AM peak (08.00 to 09.00) and PM peak (16.30 to 18.00) periods.

REASON: Required prior to commencement because detail absent from the application and to ensure that the construction process is undertaken in a safe and
convenient manner that limits impact on local roads and the amenities of nearby occupiers, the area generally and in the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011 and National Planning Policy Framework (March 2012).

2 Secure Cycle Storage:
Each individual Unit of the development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until details of the secure cycle parking facilities for 2 long and 1 short stay places with a transit route for bicycles to and from the public highway, have been submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof. The approved secure cycle storage and transit route shall be constructed and fully implemented before occupation or the approved use commences, whichever is the sooner, and the areas of land so provided shall thereafter be retained and maintained in accordance with the approved details and shall not be used for any purposes, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To improve provision for cyclists and discourage the use of the private car wherever possible and in accordance with Saved Policy A2 of the Basingstoke and Deane Borough Local Plan 1996-2011.

3 Parking loading turning:
The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until each property has provision for turning (enter, turn and leave in a forward gear), manoeuvring, loading and unloading of vehicles and the parking of 2 vehicles with unobstructed pedestrian access (minimum width 0.9 metres) to the primary entrance of the property, have been made within the curtilage of the site and the areas of land so provided shall be thereafter retained and maintained and shall not be used for any purposes other than the turning, manoeuvring, loading and unloading and parking of vehicles and bicycles, and access for pedestrians, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety and in accordance with Saved Policies E1, A1 and A2 of the Basingstoke and Deane Borough Local Plan 1996-2011.

4 Unallocated Parking:
The development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until details of the one unallocated vehicle parking space has been submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, signing and marking of the space. The approved one unallocated vehicle parking space shall be constructed and fully implemented before occupation or the approved use commences, whichever is the sooner, and the areas of land so provided shall thereafter be retained and maintained in accordance with the approved details and shall not be used for any purposes, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety and in accordance with Saved Policies E1 and A1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

5 Refuse/Recycling:
The development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until refuse and recycling storage (prior to
disposal) plus a collection point not more than 15 metres carrying distance from a highway which is a carriageway, and a transit route between the storage and collection point and to and from the public highway, for each dwelling, have been provided within the curtilage of the site, each dwelling shall provide for 1 number 140ltr refuse Wheelee bin, 1 number 240ltr recycling Wheelee bin and 1 number glass recycling box, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

Informative:

1 Local Highway Authority: With respect to the Means of Access Condition consent under the Town and Country Planning Acts must not be taken as approval for any works carried out within or under project or project over any footway, including a Public Right of Way, carriageway, verge or other land forming part of the publically maintained highway. The development will involve works within the public highway. It is an offence to commence those works without the permission of the Local Highway Authority, Hampshire County Council. In the interests of highway safety the development must not commence on-site until permission has been obtained from the Local Highway Authority authorising any necessary works, including street lighting and surface water drainage, within the publically maintained highway. Public Utility apparatus may also be affected by the development. Contact the appropriate public utility service to ensure agreement on any necessary alterations. The construction of the vehicular crossing(s) will require approval and licensing by the Local Highway Authority, further advice about works within the public highway can be obtained from Hampshire County Council’s Area Office, telephone 0300 555 1388.

Commentary

Context:

The site is situated within Rural for the purposes of assessing NPPF Sustainable Transport Modes and the provision of Residential motor vehicle and secure cycle parking provision plus refuse/recycling facilities.

Assessment:

The site is situated at the staggered junction of two classified roads, the B3400 (40mph) with B3048 (30mph), there is a system of street lighting at the junction but no separate pedestrian or cycle facilities; all vehicles likely to attend the site (including home deliveries) must be able to enter, turn and leave in a forward gear.

Currently as a public house there is no vehicular access to the site along the B3048 frontage, which has planters, fencing and tables and chairs for use by patrons; all vehicular site access / egress is taken directly from the junction to the rear of the property.

While the proposal seeks to maintain vehicular access / egress directly off the junction with vehicular parking to the rear of the property, the planters, fencing, tables and chairs are removed from the B3048 frontage, which now provides vehicular parking directly along the B3048 frontage to serve the development dwellings. The application forms state 7 spaces
provided while the drawings show 6 spaces, albeit there is scope to provide 7 spaces on-site but with two spaces having direct access / egress to the B3048 frontage.

Although periodically traffic incidents occur at the B3400 junction with B3048, in the last five years records show there were only two incidents and neither was directly associated with the B3048 southern arm of the staggered junction.

For the purposes of residential motor vehicle and secure cycle parking assessments a two or three bedroom dwelling would normally be expected to provide 2.25 (rounded to 3) spaces, with secure cycle parking for 2 long and 1 short stay places, plus each dwelling will also require refuse/recycling facilities for 1 nos 240ltr wheelie bin, 1 nos 140ltr wheelie bin and 1 nos glass recycling box; the dwellings must also be capable of providing unobstructed pedestrian access (minimum width 0.9 metres) to the primary entrance of the property.

Expected parking requirement 3 x 2.25 = 6.75 (rounded to 7) spaces, including 20% unallocated visitor parking (6.75 x 0.2 = 1.35) 1 space; condition recommended.

Secure cycle parking is indicated to the rear of the dwellings, a transit route to/from the public highway is achievable. However, the final internal dimensions of each storage shed may need to be adjusted (increase) to accommodate the required number of bicycles; condition recommended.

Waste container storage and collection facilities for wheelie bins are indicated on the site layout drawing, however, ground floor space is also required for the storage and collection of one glass box per dwelling; condition recommended.

On balance the Highway Authority would not raise an objection.