

Planning Committee Member Update - Application No. 20/00478/FUL – Land to the rear of 27 Duggers Lane, Braintree

Agenda No: 5a

This update relates to two issues:

1. Highway Authority Response

Following publication of the Planning Committee report a response from the Highway Authority was received on 29th March 2021.

The Highway Authority have objected to the application, as the developer has not demonstrated to the satisfaction of the Highway Authority that the proposal is acceptable in terms of highway safety, efficiency and accessibility. A copy of the response is attached for information.

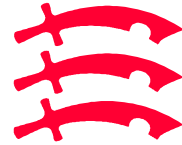
2. Additional Reason for Refusal

As a consequence of the response from the Highway Authority, an additional reason for refusal is recommended:

(5) The applicant has not demonstrated that the proposal would be acceptable in terms of highway safety, efficiency and accessibility. The proposal is therefore contrary to Policy RLP3 of the Adopted Local Plan, Policy LPP1 of Section 2 of the Draft Local Plan, and Policies DM1 and DM7 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

Officer Contact:	Christopher Paggi
Ext. No:	01376 552525 ext.2548
E-mail:	christopher.paggi@braintree.gov.uk

Your Ref: 20/00478/FUL
Our Ref: CO/TPD/SD/DW/47438
Date: 29 March 2020



Essex County Council

CC:

Andrew Cook
Director for Highways and Transportation

To: **Case Officer**
Braintree District Council
Causeway House
Bocking End
Braintree
Essex
CM7 9HB

County Hall
Chelmsford
Essex CM1 1QH

Recommendation

Application No. 20/00478/FUL
Applicant Mr T POULTER
Site Location Land To Rear , 27 Duggers Lane, Braintree
Proposal Erection of 2 x 3 bedroom two-storey detached dwellinghouses with access from Mill Park Drive

The documents accompanying the application have been duly considered. There are a number of outstanding issues that need to be addressed prior to the Highway Authority being able to consider the acceptability of the proposals.

From a highway and transportation perspective therefore, the impact of the proposal is NOT acceptable to the Highway Authority for the following reason:

1. The developer has not demonstrated that the proposal would be acceptable in terms of highway safety, efficiency and accessibility. The proposal is therefore contrary to policy DM1 and DM7 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

The following points need to be addressed before the Highway Authority will be in a position to consider the acceptability of the proposals;

1. *A drawing that shows the following;*
 - a. *The site (outline in red)*
 - b. *Any additional land within the applicants control (outlined in blue)*
 - c. *The extent of the highway boundary – coloured yellow.*
 - d. *The visibility achievable in both directions, from the centre of the proposed access, measured 2.4m back from the carriageway and from and along the nearside carriageway edge. The visibility must be achievable using land within the applicants ownership/control and forming part of the publicly maintainable highway.*

Massie

pp. Director for Operations: Environment and Economy
Enquiries to Debbie Wing
Email: debbie.wing@essex.gov.uk