

DELEGATED

**AGENDA ITEM NO 6
PLANNING COMMITTEE**

DATE 12 AUGUST 2009

**REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

09/1235/COU

**Land East of Blakeston Lane, Norton
Temporary Change of Use of Land to Car Boot Sales**

Expiry Date: 24th August 2009

UPDATE REPORT

SUMMARY

This report updates the report for agenda item 6, and details further letters of representation that have been received in relation to application, comments from the applicant and also outlines further comments from the Head of Technical Services.

After considering this additional information the recommendations in the main report remains unchanged, which is consent be granted subject to conditions

CONSULTATION AND CORRESPONDANCE RECEIVED

MR LATIMER (NO ADDRESS PROVIDED)

A further 9no e-mails have been received since the preparation of the original report and the main points of objection are as follows;

- Increase in Traffic and the congestion that the car boot sale brings, especially if the visitor numbers to the car boot sale is returned to its former level
- Impact on the quality of life of the occupiers of Blakeston Court facing Blakeston Lane, Blakeston House and Blakeston Cottage from traffic attracted to this car boot sale, disturbing their peace on a Sunday,
- Noise of traffic, fumes and loud music emanating from cars.
- Visitors to the car boot sale parking on the verge on Blakeston Lane in front of Blakeston Court and in resident's only car parking within Blakeston Court.

MR R OWEN (APPLICANT)

This Sunday 09 August Redcar Car Boot Sale is cancelled due to a family fun day. This closure coincides with our Car Boot Sale once a year and it usually means that traffic visiting ours in increased. Please can you factor this information into any traffic calculations you may make.

COUNCILLOR A CAINS

I would like it to be noted that in the 12 weeks that the car boot sale has been operating under permitted development we have not noticed any traffic hold ups in Junction Road at the relevant times. Nor have we received any complaints from residents about any additional traffic.

THE HEAD OF TECHNICAL SERVICES

A survey has been undertaken at the Junction Road/Blakeston Lane site on Sunday 9 August 2009 to assess traffic queue lengths.

It was noted that the junction operated well during the survey. Any queue that formed was quickly dispersed. Traffic on Junction Road eastbound regularly allowed vehicles to turn right into Junction Road. Traffic was also let out of Blakeston Lane and Ragpath Lane. Observed queues tended to be around 6 vehicles long. At 13:00 longer queues were observed up to 20 vehicles. On the occasions a queue formed, it would disperse quickly with little delay to traffic. As drivers were generally courteous, road safety is not considered a problem.

The concerns of residents are noted and the issue has been added to the agenda of the next Officer's Traffic Group meeting. This group are Officers of the Council, Emergency Services and Bus Operators who meet on a regular basis to discuss traffic issues and concerns from across the Borough.

The car boot sale has not been raised as a concern in recent years; however the Group will consider and monitor the situation. Should problems occur then the information could be used should a future Planning Application be received.

MATERIAL CONSIDERATIONS

The comments of the above contributors have been noted, however in light of the comments and recent survey undertaken by The Head of Technical Services and the lack of evidence that there is a problem with highway safety; there is no justification to refuse the application on highway safety grounds.

In addition, there is sufficient parking provided to serve the proposed use and problems with on-street parking in the area.

As outlined above, the situation is to be monitored and should a further application be submitted then the use would be reviewed in light of the up to date traffic data and evidence.

The reminder of the points raised regarding noise fumes and music emanating from cars have been addressed in the main report.

CONCLUSION

It is considered that the additional responses do not alter the recommendations of the main report, which is consent be granted subject to conditions.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mrs Elaine Atkinson Telephone No 01642 526062

Financial Implications.

None

Environmental Implications.

As Report.

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

Background Papers: 09/1235/COU

WARD AND WARD COUNCILLORS

Ward	Northern Parishes
Ward Councillor	Councillor J Gardiner