

DELEGATED

**AGENDA NO 7
PLANNING COMMITTEE**

9th July 2014

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

14/0278/FUL

**Land To Rear Of 661 Yarm Road, Eaglescliffe,
Formation of a car park including vehicular access to river and associated infrastructure
and landscaping works.**

Expiry Date: 8 April 2014

Since the issue of the main report additional comments have been received.

A number of comments have been received and dialogue undertaken with Mr Emadi, owner of the apartment block adjacent to the site. Mr Emadi has raised points which have been raised in his earlier correspondence which is detailed and considered within the main report. Mr Emadi has employed a transport consultant who has submitted comments about suggesting there are serious deficiencies with the planning application. Suggestion is made that;

- there is no evidence submitted as part of the application demonstrate the likely usage of the car park,
- no assessment of queuing at peak times into or out of the car park,
- that no consideration is given to pedestrian activity from the existing footpaths,
- that pedestrians will have to cross the car park access from a position where there is no visibility of pedestrians from vehicles coming out of the car park,
- that the pedestrian link from the car park to the existing footpath is sub-standard to guidance within the DfT document inclusive mobility (2002) and the councils own standards,
- that there is insufficient land to achieve the access into the site,
- that the access from the southern site boundary for farm machinery would also need to navigate the access without prejudicing safety for pedestrians and other users which it cannot do
- the 1 in 4 gradient proposed after the access gate is unsuitable for farm machinery,
- Motorists leaving the site will try to be perpendicular to the road and this will block the access.
- There is no disabled spaces contrary to council guidance,
- The Stopping Site Distance of 12m as detailed takes this past the footpath link which emerges from the side of the apartment block which will prejudice pedestrian safety.

This submission also detailed a swept path analysis which they consider shows the carriageway has insufficient width to accommodate two vehicles passing and if widened will take others land and require vehicles to pass over the adjacent footpath.

The Cleveland Scouts (Mr Bishop) have withdrawn their opposition to the planned development following the applicants agent indicating their willingness to assist the scouts in finding another base.

Material Planning Considerations

The Head of Technical Services has considered the additional information and much of this has already been raised by objectors to the scheme. The application was submitted with a swept path analysis which demonstrates that vehicles can access and egress the site, that forward visibility can be achieved and the Head of Technical Services considers that the access arrangements are acceptable.

Recommendation

That the application be determined in accordance with the recommendation within the main report.