

APPLICATION NO	PA/2011/1092
APPLICANT	North Lincolnshire Homes
DEVELOPMENT	Planning permission to install dropped kerb (resubmission of PA/2010/1318)
LOCATION	91 High Street, Burringham
PARISH	BURRINGHAM
WARD	Burringham and Gunness
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Waltham – significant public interest)

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy DS1 (Development Standards) requires a high standard of design and states that proposals for poorly designed development will be refused.

Policy T2 (Access to Development) requires all development to be provided with a satisfactory access.

North Lincolnshire Core Strategy: No policies apply.

CONSULTATIONS

Highways: Recommend refusal.

PARISH COUNCIL

No observations.

PUBLICITY

Neighbouring properties have been notified and one letter of objection has been received raising the following material issues:

- Parking down Pasture Avenue is so bad
- Families dump their cars/vans down Pasture Avenue even though they have drives, this drop kerb would send more vehicles down into the cul-de-sac and would cause problems

A further representation has been received stating that there would be no problem with the dropped kerb.

ASSESSMENT

This application seeks permission for a dropped kerb and parking space adjacent to 91 High Street, Burringham.

The main issue in the determination of this application is whether the dropped kerb would present a highway danger.

A previous application (PA/2010/1318) was refused planning permission for a very similar reason to that recommended at the end of this report, and Highways still maintain their objection.

The site is close to the junction with the High Street and is directly adjacent to an electricity sub-station. Visibility would be limited and cars would be manoeuvring very close to the junction with High Street which is a busy road. It would present a serious risk to the safety of all road users to allow the proposed development. Therefore it is recommended that permission should be refused.

RECOMMENDATION Refuse permission for the following reasons:

The proposed access point is positioned too close to the junction of High Street and Pasture Avenue. As such there is a significant potential for a vehicle using this facility to conflict with vehicles using the road junction. This represents an unacceptable level of risk to road users.

