

Application Number: 2013/0563

Location: 1 Nottingham Road, Ravenshead



NOTE:

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Report to Planning Committee

Application Number: 2013/0563

Location: 1 Nottingham Road, Ravenshead

Development: Demolition of existing car showroom (Use Class Sui Generis) and erection of a convenience store (Use Class A1) with associated landscaping, car parking and servicing.

Planning permission for the above development was refused on 20th November 2013 on the grounds that in the opinion of the Borough Council and the County Council, as Highway Authority, the proposed development would result in an increase in turning and manoeuvring at the existing vehicle accesses on a heavily congested junction during peak hours causing traffic dangers and difficulties on the adjoining highways for both drivers and pedestrians. The proposed development would not provide adequate space within the site for manoeuvring of vehicles and for delivery vehicles, which would interfere with the safety and free flow of traffic on the adjoining highway. The increase in the use of the right turn entrance into the site from Main Road, by virtue of its proximity to the junction and limited visibility over the brow of the hill, would interfere with the safety and free flow of traffic on the adjoining highway.

An appeal against this decision was subsequently lodged with the Planning Inspectorate.

This appeal has been allowed. In reaching this decision, the Inspector concluded that paragraph 32 of the NPPF states that development should only be refused on transport grounds where the residual effects on the network are severe. In the opinion of the Inspector the proposed access arrangements, including the proposed off-site safety measures, would enable traffic to enter and leave the site without significant detriment to highway safety or the free flow of traffic. The residual impacts would not be severe and the proposal would therefore accord with the aims of the NPPF.

Recommendation:

That the information be noted.