

MAIN CASE

Proposal: Variation of Condition 21 to allow for the provision of details for a single passing bay on White House Road rather than the two specified. Variation of Condition 29 to allow for the implementation of a single passing bay on White House Road rather than the two specified.

Location: May Farm White House Road Littleport Ely CB7 4TF

Applicant: Barway Farms Ltd

Agent: Bidwells

Reference No: 12/00218/VAR

Case Officer: Scott Jackson

Parish: Littleport
Ward: Littleport East
Ward Councillor/s: Councillor Andrew Wright
Councillor David Ambrose-Smith

Date Received: 15 March 2012 Expiry Date: 10 May 2012

[L365]

1.0 **EXECUTIVE SUMMARY**

1.1 This application seeks permission for the variation of conditions 21 and 29 of planning application 11/00447/FUM to allow for the provision and implementation of a single passing bay rather than the two specified on the planning permission. The passing bay that forms the basis of this planning application is sited 15m to the north east of the site entrance to the Mushroom Farm and May Farm.

2.0 **THE APPLICATION**

2.1 This application seeks permission for the variation of conditions 21 and 29 of planning application 11/00447/FUM to allow for the provision and implementation of a single passing bay rather than the two specified on the planning permission. The passing bay that forms the basis of this planning application is sited 15m to the north east of the site entrance to the Mushroom Farm. The passing bay measures 40m in length and is shown to be located on the eastern side of White House Road.

3.0 **THE APPLICANT'S CASE**

3.1 A supporting statement has been provided with this planning application which states that the most northerly passing bay is no longer required as the existing vehicular access to the mushroom farm and May Farm (widened as part of planning application 11/00447/FUM) will provide an informal passing place for vehicles, that the HGV traffic will not be using White House Road beyond the site access, that there are a number of passing bays still available to vehicles travelling between the site access and the A1101 and that there are ongoing issues with the ownership of the land on which the passing bay (to be omitted) is to be sited.

4.0 **THE SITE AND ITS ENVIRONMENT**

4.1 The application site is a parcel of highway verge that runs alongside White House Road, sited 15m to the north east of the existing vehicular access to the mushroom farm and May Farm. The land is currently laid to grass and contains telegraph poles that run parallel to White House Road. The site is located approximately 2 miles to the east of Littleport, 1.25 miles to the south of Little Ouse and 7 miles to the north east of Ely. The area surrounding the site is agricultural in nature and is typified by large open fields that are occasionally broken up by farm buildings and dwellings. The nearest residential properties are the White House and White Hall Farmhouse located 185m to the north east.

5.0 **PLANNING HISTORY**

5.1

11/00447/FUM	Erection of mushroom farm and anaerobic digestion plant, alterations to vehicular access arrangements to White House Road and Mildenhall Road and associated drainage works along with associated landscaping, parking and servicing.	Approved	05.10.2011
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6.0 **REPLIES TO CONSULTATIONS**

6.1 193 neighbours notified and site notices were posted. 3 letters of objection were received:

- Increase in traffic congestion along White House Road;
- Passing bay is required due to notable increase in traffic movements along White House Road;
- The A1101 is a dangerous road and has a high accident rate;
- Visible deterioration of road surface on White House Road;
- There has been a visible increase in traffic movements to and from the site, this will only increase over time;
- Passing bay should be retained as it will allow sufficient space for larger vehicles;
- Potential increase in traffic accidents;

- The re-sited junction with the A1011 is insufficient to deal with significant increase in the number and type of vehicular movements along White House Road;
- Works have been undertaken to the highway which do not have planning permission;
- The applicants have been misleading local people throughout the planning application process;
- Projected vehicle movement figures did not take into account construction traffic or staff;
- White House Road cannot cope with the amount of vehicular movements stated in the applicant's previous application;
- There are insufficient passing bays between the site entrance and the A1011;
- Passing bays are particularly required during adverse weather conditions;
- There have been instances of larger vehicles occupying the existing passing bays to the detriment of vehicular safety.

6.2 **Highways-** No objections as the improved access to May Farm will effectively serve as an additional passing place.

7.0 **THE PLANNING POLICY CONTEXT**

7.1 **East Cambridgeshire Core Strategy 2009**

CS1	Spatial Strategy
CS7	Infrastructure
CS8	Access
S6	Transport impact
EN1	Landscape and settlement character

7.2 **National Planning Policy Framework 2012**

4 Promoting sustainable transport

8.0 **PLANNING COMMENTS**

8.1 The key issue in determining this planning application is whether the omission of the passing bay to the north east of the site access will be detrimental to highway safety.

8.2 It should be noted that the proposed diversion, access, widening and junction improvement works approved under planning application 11/00447/FUM remains unaffected by this application. An important point of note is that the path of traffic (HGV's and large vehicles) associated with the construction and operational phases of the mushroom farm will terminate at the existing site access off White House Road. Therefore traffic movements beyond the site access to the north will be largely restricted to local traffic. The widened and improved access into May Farm will serve as an informal passing bay and when necessary will be wide enough (30m) to allow larger vehicles to utilise it as a passing bay. County Council Highways have raised no objections to the omission of the passing bay and confirmed that the improved site access will serve as an informal passing bay when required. Therefore the site access will serve the purpose of an informal passing bay and will still allow vehicles to pull off White House Road, thereby reducing the potential for congestion or accidents to occur.

- 8.3 Whilst there may have been an increase in traffic movement along White House Road since construction of the mushroom farm commenced at May Farm these vehicles have continued to terminate their route at the site access. Therefore there has been no requirement for a passing bay to be provided beyond the site access for vehicles travelling towards Little Ouse during the period of construction. In light of the above it is concluded that there is no relationship between an increase in vehicular traffic to May Farm and the requirement for the passing bay to be provided beyond the site access.
- 8.4 There have been no instances of this passing bay being occupied by larger vehicles as it has yet to be provided along White House Road. Comments raised in relation to accident rates along the A1011, deterioration of the road surfaces, improvements to the A1011 junction, unauthorised works and the actions of the applicant are not considered to be material to this case and therefore will not be assessed.
- 8.5 The provision of passing bays between the site access and the junction with the A1101 do not form the basis of this planning application and therefore will not be assessed in this case.

Summary

- 8.6 In conclusion it is considered that the use of the site access as an informal passing bay in a similar location along White House Road is sufficient to negate the loss of the passing bay that is the subject of this application. The omission of the parking bay will not conflict with the movement of HGV traffic to and from May Farm and the use of the site access as an informal passing bay will still allow local traffic access to White House Road beyond the application site.

9.0 RECOMMENDATION- Approve subject to conditions

Highway

- 1 Detailed design of offsite highway improvements to build 1 passing bay on White House Road and to widen and divert White House Road to a new junction with the A1101 as shown on (plan to be submitted) shall be submitted to the Local Planning Authority in consultation with the Local Highway Authority prior to the commencement of development.
- 1 In the interests of highway safety, in accordance with policy S6 of the East Cambridgeshire Core Strategy 2009.
- 2 Offsite highway improvements to build 1 passing bay on White House Road and to widen and divert White House Road to a new junction with the A1101 as shown on (plan to be submitted) to be completed prior to the first occupation, including the formal diversion and stopping up of parts of the highway of White House Road.
- 2 In the interests of highway safety, in accordance with policy S6 of the East Cambridgeshire Core Strategy 2009.

<u>Background Documents</u>	<u>Location(s)</u>	<u>Contact Officer(s)</u>
The case file 12/00218/VAR	Scott Jackson Room No. 011 The Grange Ely	Scott Jackson Planning Officer 01353 665555 scott.jackson@eastcambs.gov.uk