

16/0784/FUL – Land off Heather Close, Brierfield

LCC Highways have provided comments, raising no objections in principle but make reference to achievement of sight lines and on-site parking. The layout of the development is primarily as previously approved (13/10/0074P) and found to be acceptable. Both plots 1 and 3 have capacity to provide the necessary parking within the site.

LCC also advise that the internal road within the development may not be considered for adoption unless a 2m wide service verge is provided. This can be reduced if there is to be no street lighting. Any designated parking spaces should not cover these verges. The Agent has been made aware of these comments but no response received.

Subject to the addition of necessary conditions, the development raises no significant highway safety issues.

An updated arboricultural survey has been provided which acknowledges the presence of protected trees on site. However the Council's Environment Officer remains concerned regarding the lack of information provided about which trees will be removed, proposed details being unsuitable to adequately protect roots owing to their position and no RPA calculations. In the absence of an appropriate assessment, the recommendation remains to refuse.