

# Planning Committee Update Report

**Application Number** – [P/FUL/2020/00282](#)

**Site address** - land at E 382085 N 125405 Shaftesbury road Gillingham, Dorset.

**Proposal** - Form a temporary access for the construction of the Gillingham Principal Street.

## 1.0 REASONS FOR THE UPDATE

Since the publication of the committee report further discussions with the landowner have taken place. The landowner has requested that, rather than the access being closed up on completion of the Principal Street, the access is made available for use into and out of the land.

Therefore the plan illustrating the reinstatement of the access has been amended to provide a standard agricultural access. This involves retaining the internal haul road, providing appropriate visibility spays, a 6metre turning radii and a 6metre set back of the gate from the road. The conditions have been amended accordingly to reflect the revised plan and the retention of visibility splays. This has been discussed with the ecology and highways consultees who are both satisfied with this proposals.

## 2.0 PROPOSED AMENDED CONDITIONS

### Time Limits

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

### Access road construction

2. Before the temporary construction access hereby approved is utilised the geometric highway layout shown on Drawing Number HI1177/90/02/Orig must be constructed. Thereafter, this access must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

### **Partial closure of access**

3. Upon the completion of the Principal Street the temporary access hereby approved shall be altered to provide a standard agricultural access, with any areas of redundant existing highway vehicular crossing expunged and reinstated as shown on Drawing Number HI1177/90/04/B.

Reason: To ensure the proper and appropriate reinstatement of the adjacent highway and formation of the retained access.

### **Visibility splays as shown**

4. Before the agricultural access hereby approved is utilised the visibility splay areas as shown on Drawing Number HI1177/90/04/B must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

### **Ecology**

5. The development shall be carried out in accordance with the mitigation and enhancement measures set out in the Danny Alder Ecological Report, Dated 09 September 2020.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

### **INFORMATIVE NOTE: Dorset Highways**

The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at [dorsethighways@dorsetcouncil.gov.uk](mailto:dorsethighways@dorsetcouncil.gov.uk), or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.