

Addendum to Committee Report for the following planning application which is to be considered on 7th September 2010:

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|------------------------|---|--------------------|-----------------|
| APPLICATION NO: | 10/00970/FUL | DATE VALID: | 29.07.10 |
| APPLICANT: | Alec Hunter Pre-School Ms Samantha Cakebread, 6 Anson Way, Braintree, Essex, CM7 9TN | | |
| AGENT: | D+C London Ltd Mr Carl Morris, 1 Railway Cottages, Lewes Road, East Grinstead, West Sussex, RH19 3TU | | |
| DESCRIPTION: | Erection of pre-school building with associated car park and play area with improved access off Haytor Close | | |
| LOCATION: | Alec Hunter Pre School, Stubbs Lane, Braintree, Essex, CM7 3NR, | | |

Since the publication of the Committee Report, a response has been received from the Highway Authority for the above application. The response is attached to this report.

Having regard to this, it is considered that the second reason for refusal is amended as follows:

Policy RLP 90 of the Braintree District Local Plan Review seeks to ensure that designs and layouts of developments promote a safe and secure environment.

Policies contained in the adopted Essex County Council's Highways and Transportation Development Control Policies as originally contained in Appendix G of the Local Transport Plan 2006-2011 and refreshed by Cabinet Member decision on 19/10/07, seek to ensure safety and efficiency for all road users.

Having regard to the existing traffic use and the additional traffic which this proposal is likely to generate or attract, the cul-de-sac (Haytor Close) is considered to be inadequate in terms of width, length and ability to turn to cater for the proposed traffic generation while providing safety and efficiency for all road users.

Furthermore, part of the proposed improvements to enable safe vehicular and pedestrian access to the site fall outside of the site boundary as indicated and outlined in red on the 'Site Location Plan' (Drawing No. 001 Rev A) and detailed on the 'Site Entrance' plan (Drawing No. 009). It has not been demonstrated that the applicant has the permission of the landowner to carry out these improvement works on the land outside the boundary of the site and therefore that safe and adequate access can be achieved to serve the development.

The proposal is therefore contrary to the abovementioned policies.

Your Ref: 10/00970/FUL
Our Ref: ES&H/SPD/AC/FUL/BTE/0970/10
Date:- 31 August 2010



Essex County Council

CC:

Robert Overall
Executive Director for Environment, Sustainability
& Highways

To: Development Director
Braintree District Council
Development Services
Causeway House
BRAINTREE
Essex **CM7 9HB**

County Hall
Chelmsford
Essex CM1 1QH

Recommendation

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| Application No. | BTE/0970/10 |
| Applicant | Alec Hunter Pre-School |
| Site Location | Alec Hunter Pre School Stubbs Lane Braintree |
| Proposal | Erection of pre-school building with associated car park and play area with improved access off Haytor Close |

The Highway Authority recommends that the application be refused for the following reason:-

1. Having regard to the existing traffic use and the additional traffic which this proposal is likely to generate or attract, the cul-de-sac which connects the proposed access to the nearest traffic distributor is considered to be inadequate in terms of width, length and ability to turn to cater for the proposed traffic generation while providing safety and efficiency for all road users. This proposal would therefore be contrary to the aims and objectives of Appendix G - Highway and Transportation Development Control Policies as refreshed 19 October 2007

Note 1 – Were an amended application to be submitted showing access to the pre school taken from the existing school access on Stubbs Lane or additional car parking and a drop off and collection point being provided within the site for the access off Haytor Close the Highway Authority would reconsider the application.

Note 2 – It is noted that the Travel Plan is substandard and needs to be altered to meet current ECC standards. The applicant should contact Sustainable School Travel on 01245 437783.

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Executive Director for Environment,
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