

# PLANNING AND REGULATORY COMMITTEE

## UPDATE SHEET

13 July 2016

<p><b><u>Section 2</u></b></p> <p><b>Item 6 – 15/P/2623/O Silbury, Battery Lane, Portishead</b></p>	<p><b>Third Party comments</b></p> <p>5 additional letters have been received from objectors since the report was completed. The principal planning points made are as follows:</p> <ul style="list-style-type: none"><li>• The Transport Assessment produced by the applicants has underestimated the danger associated with the restricted visibility at the site entrance.</li><li>• Battery Lane is too narrow to serve as a means of access for additional residential development and its width is overstated.</li><li>• The TRICS data base used by the applicants has under estimated the traffic generation likely from the development.</li></ul> <p><i><u>Officer comments:</u> The TRICS data base produced by the transport consultant is considered to be a robust document. Battery Lane is judged to be suitable to serve the needs of the development. The means of access is judged to be acceptable bearing in mind the realistic vehicle speeds in Battery Lane at this point and the amended location of the access point on the frontage.</i></p> <p><b>AMENDMENT TO RECOMMENDATION:</b> That the application be approved subject to the conditions listed in the report plus the following additional condition:</p> <p>16. The development shall not be occupied until the visibility splays shown on the submitted plans have been provided. The visibility splays shall thereafter be maintained free of obstruction at all times.</p> <p>Reason: in the interests of highway safety in order to comply with policy T/10 of the North Somerset Replacement Local Plan (Saved policy) and policy DM24 of the Sites and Policies Plan Part 1 (as proposed to be modified)..</p>
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