

Item 3 - 16/00139/FUL –

Erect of Use Class A1 retail unit with parking, landscaping, acoustic fencing and associated works - Land West of 2 Nottingham Road, Cropwell Bishop, Nottinghamshire.

Updates

There were none reported.

Comments

Members of the Committee felt that the proposed development would result in increased traffic, noise and disturbance which would be detrimental to the amenities of nearby dwellings. It was also felt that the level of parking to be provided would displace vehicles resulting in increased on-street parking and that the location of the bus stop, deliveries to the public house opposite and parking on the highway would result in conflict with lorries delivering to the store, which would result in unacceptable highway hazards

DECISION

REFUSE PLANNING PERMISSION FOR THE FOLLOWING REASONS

1. The proposed development would result in a significant increase in vehicular movements at the site, including deliveries and waste collection by large vehicles/articulated lorries. The narrow width of the highway outside the site, the position of the bus stop, deliveries to the public house opposite the site and unrestricted parking on the highway immediately adjacent to and opposite the site are likely to create an unacceptable conflict and potentially prevent delivery vehicles accessing the site leading to servicing of the store from the public highway. Whilst the applicant has indicated that they intend to pursue a Traffic Regulation Order, this would need to be subject to public consultation and there is no certainty that the order would be made. Consequently, it is considered that the proposal would result in an adverse impact on highway safety, contrary to Policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan. The proposal would

also conflict with the requirements of Paragraph 32 of the National Planning Policy Framework which requires, inter alia, that 'safe and suitable access to the site can be achieved for all people' and paragraph 35 which requires, amongst other things, for proposals to 'accommodate the efficient delivery of goods and supplies' and to 'create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians...'

2. The proposal would result in insufficient parking provision to serve the proposed retail unit and the public house (The Wheatsheaf) which would be likely to result in the displacement of vehicles from the car park and increased parking on the public highway, which would restrict visibility for vehicles and further restrict the width of the available carriageway leading to conflict between on-coming traffic and hazards to highway users. The proposal is therefore contrary to Policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan and Paragraph 35 of the National Planning Policy Framework which requires, inter alia, proposals to 'create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians...'
3. The proposal would result in increased activity and vehicular movements at the site detrimental to the amenities of neighbouring residential properties. In particular, the location of the service yard immediately adjacent to the boundary with the neighbouring residential property (2 Nottingham Road), containing plant and equipment, and activities associated with deliveries, including the manoeuvring of vehicles in close proximity to the boundary would be likely to create noise and disturbance to the detriment of the amenities of the occupiers of that property. Therefore, the proposal is contrary to Policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan.