
Note

To: Planning and Development - Julia Davey
From: Highways Development Planning - Steve Jenkins
Our Reference: SJJ/6/3/11/MIN(2451)
Copies to:
Date: 28 September 2011

Subject: Application number K13994/10 Variation of condition 7 of Planning Permission K13994/7 (Site Layout) to include changes to Waste Transfer Station, boundary treatment, car parking, external storage, widening of access gates and inclusion/repositioning of portacabin on site at Unit 20, Quay Lane Industrial Estate, Quay Lane, Hardway, Gosport

Further to my holding response dated 30th August I have now had the chance to review the above application.

The application proposes a variation to condition 7 of planning permission K13994/7. Planning permission K13994/7 allowed the erection of two general industrial (class B1) units with associated offices and waste transfer station and permitted the refurbishment of existing building at this site. Condition 7 related to site layout and reads,

'The development shall be set out on site and constructed in accordance with the revised layout drawing 680/02 Rev. A (27.04.04). No goods or chattels shall be stored on the site externally without the prior approval in writing of the Waste Planning Authority.'

The site is located in Quay Lane which serves a wider employment / industrial area which has reasonable access onto wider highway network. The site access on Quay Lane is well established and the variation to the condition proposes to improve it.

The proposed variation has very limited highway implications with these being limited to the nominal widening of the access width (by 600mm) and the creation of 5 car parking spaces in an area where car parking already exists albeit informally. Both the access widening and car parking space proposals will require minor works to the highway, these being a short extension to the existing dropped kerb at the access and the creation of a new dropped kerb for the 5 new car spaces. The proposed variation of condition is unlikely to result in any increase in traffic to / from the site.

There are no highway objections to this planning application but please ensure that the permission includes an informative to ensure the applicant is aware that he will need a

licence under Section 184 of the Highways Act 1980 to carry out the minor access / parking alterations.