

For Plans Committee – 21st April 2022

Additional items received since the report was drafted.

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Site Address: Callington Construction Ltd, Anstey Lane Thurstaston

Item No. 1

P.A. No. P/19/1898/2

Issue 1

Councillor Taylor and Councillor Baines have submitted two letters addressed to the Plans Committee (received 13/4/22 and 14/4/22) expressing concerns about information taken from the applicant's website which refers to the range and type of plant vehicles and machinery available to hire (excavators, dumpers, skip loaders, dump trucks, tracked dumpers and bulldozers). The concern is that these vehicles are delivered to customers on the back of large low-loaders which are taken through local villages, close to residential properties, contrary to current weight restrictions. The letters from Councillors raises concern about the number of trips being made from the site and includes a diary record of witnessed vehicle movements observed on various dates between March and June 2021. The letters specifically raise concerns about vehicles using The Nook and Cropston Road.

Issue 2

The letters from Councillor Taylor and Councillor Baines are concerned that the submitted Transport information which accompanies the application is dated February 2019 and more than 3 years ago and should be regarded as being out of date.

Issue 3

The Chairman of Anstey Parish Council has submitted a letter dated 19/4/22 raising concerns about damage to the footpath on Anstey Lane being caused by large vehicles entering the site. The Chairman is concerned that large vehicles are unable to access/egress the site safely and the potential harm to pedestrians.

Officer Response:

Issue 1

Following the submission of the Councillor letters and the additional information, the local highway authority has re-iterated to the local planning authority that it has previously provided a response to those Councillors on the points they raise. It is confirmed again that large vehicles accessing the site to load/unload would not be considered to be in breach of the weight restrictions as set out in the 'Other Matters' section of the officer report.

Issue 2

A revised Transport Statement was submitted in January 2021 to provide additional information requested by the local highway authority. The local highway authority also considers that the Traffic Survey carried out to support the application is less than 3 years old when the highway authority provided its response to the application and this is in line with national guidance. The highway authority also notes that surveys were also not being permitted for the majority of 2020 and part of 2021 due to the Covid-19 pandemic.

Issue 3

The issue of damage to the public highway outside of an application site is a matter for the local highway authority to investigate. The local highway authority is content with the proposed access arrangements and do not raise concerns regarding highway or pedestrian safety.

Recommendation:

No change to the recommendation for approval as set out in the agenda report.