

COMMITTEE	PLANNING COMMITTEE
DATE	5th August 2014
SUBJECT	East Sussex County Highways (Minor Planning Application Guidance).
REPORT OF	Leigh Palmer Senior Specialist Advisor (Planning)

WARDS	All
PURPOSE	This report outlines the standing advice that officers will rely upon when determining minor planning applications.
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RECOMMENDATION	That Members note the content of this report

Purpose of this report:-

The purpose of this information item is to bring to your attention to changes in the way East Sussex County Council Highways will be responding to planning application consultations.

In response to Section 16 1 (d) of the Town and Country Planning (Development Management Procedure) (England) Order 2010, East Sussex County Council, as Local Highway Authority, has resolved that it does not intend to make representations to Local Planning Authorities on new or existing residential developments comprising 5 dwellings or less which are accessed off a C class road highway that is subject to a 30mph speed limit, or off an unclassified highway, as defined in this Sanding Advice.

This approach has been rolled out across all East Sussex authorities.

Applying the Threshold:-

It is recommended that ESCC should not be consulted on any planning application that proposes:-

- 5 dwellings or less and located on a C class road (30mph) or on an unclassified road
- Replacement dwellings
- Windows, doors or fascias
- Fascia signs, hanging signs or non-illuminated signs on private land
- Domestic extensions and outbuildings

ESCC will continue to be consulted on applications falling outside of this threshold. There is no definitive list to cover this issue however in broad terms ESCC Highways should continue to be consulted on the proposals/development that:-

- Is likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway.
- Is likely to prejudice the improvement or construction of a classified road or proposed highway
- Involves the formation, laying out or alteration of any means of access to a highway or
- Is likely to have an impact on road safety

Scope of the Standing Advice:-

In the main the standing advice seeks to clarify the main issues that arise in the evaluation/determination of this level of application. The topic areas covered in the standing advice are:-

- Visibility
- Turning
- Parking
- Pedestrian/cycle movements
- New or altered access arrangements

The Standing Advice document also includes a suite of standard reasons for refusal and also recommended planning conditions.

Officer Comments:-

Members will be aware that the majority of the applications determined by Eastbourne Borough Council (approx. 90%) are of a minor/non-significant form and are determined using officer delegated powers in consultation with the Chair of Planning Committee.

To assist with this transition officers had received a number of training sessions with colleagues from ESCC and a further 1:2:1 briefings will continue until such time that the new knowledge is embedded with the EBC staff.

Notwithstanding this standing advice colleagues from ESCC have commented that they will continue to look at all applications where EBC are looking to recommend that the application should be refused on highways grounds to see if in their specialist opinion a refusal could be substantiated/supported.

Recommendation:-

That members note the content of this report and acknowledge that from the date of this committee onwards the highways comments on minor planning applications (as outlined above) will be informed from East Sussex County Council Standing Advice.

Background Papers:-

Copy document outlining the standing advice from East Sussex County Council