

DEVELOPMENT COMMITTEE

18th OCTOBER 2012

REPORT OF THE APPLICATIONS AND ADVICE MANAGER

GLEBE FARM MAIN STREET SAXELBY- 12/00418/FUL

1. PURPOSE OF THE REPORT

- 1.1 To seek approval for the relaxation of Condition 11 of 12/00418/FUL

2. RECOMMENDATION

- 2.1 **That the Committee considers the applicants request and reasons and agrees not to impose Condition 11 requiring the construction of passing places..**

3. BACKGROUND

- 3.1 At the Development Committee meeting of the 16th August consideration was given to the proposal for the erection of 5 barns for the storage of grain and 1 barn for the installation of a grain dryer at the above site. This paper was deferred from the meeting of the 27th September in order to allow a site visit.
- 3.2 Following discussion, in particular the impact of traffic on the immediate area, the application was recommended for approval subject to a further Condition, condition 11, requiring an additional two passing bays along the section of road connecting to the A6006 Asfordby bypass. In addition a Section 106 Agreement was requested requiring traffic to use this means of access to and from the site to prevent any impact upon the village of Saxelby.
- 3.3 With regard to the Section 106 this is currently being progressed between the County Council, as Highway Authority, and the applicant and will consist of a routing agreement Ensuring that delivery of raw materials and distribution of finished produce use only the road linking directly to the A6006.
- 3.4 The applicant has met with the Highway Authority to agree the location and size of the passing bays. However working to the design specification provided by the highways department the cheapest estimate for each passing bay is £19,000 plus VAT. The agent has confirmed that this was more than first envisaged and well beyond what the farm can afford and hence the request to remove this condition.
- 3.5 The application when originally submitted was subject to consultation with the Highway Authority who considered that there were sufficient existing passing bays and their principle concern was to route the vehicles to the Asfordby by pass. This latter concern has now been addressed by the Section 106

4. CONCLUSION

- 4.1 The request has been made in the light of the applicants costing of the works. Members are invited to consider the request to omit the condition in the light of his request.

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