

**THIS PAPER RELATES TO
ITEM 4e
ON THE AGENDA**

Memo

To: Development Quality

From: Roads and Transportation

Extension 2593

E-Mail: roads@clacks.gov.uk

Our Ref:

Your Ref: 18/00244/PPP

Date: 27 November 2018

Subject: PLANNING APPLICATION NUMBER - 18/00244/PPP

APPLICANT: Mr John Neilson

DEVELOPMENT: Change Of Use of Agricultural Land to Private Garden Ground, Erection of Dwelling House to Rear of 17 Glassford Square and Formation of Car Parking and Turning Areas

LOCATION: 17 Glassford Square, Tillicoultry, Clackmannanshire, FK13 6AU

I refer to the above mentioned planning consultation and would respond as follows:

ROADS AND TRANSPORTATION

Responding Officer: Stuart Cullen

You will be aware of my Section's previous consultation response (reference number 17/00034/PPP, dated 22 February 2017) and will note the recommendation against the granting of consent. In terms of the current application I would reiterate this recommendation.

On the comments made in the current submissions regarding provision of additional visitors parking in connection with the proposed house I note additional spaces are indicated to be accessed from within the existing private driveway. Spaces of this kind are unlikely to be effective as visitors parking given drivers not known to the residents are unlikely to drive into and park within a private driveway.

I trust this information is of use to you.

On behalf of

ROADS & TRANSPORTATION



Memo

To: Development Quality
From: Roads and Transportation
Extension: 2593
E-Mail: roads@clacks.gov.uk
Our Ref: C/017/00034/PPP
Your Ref: 17/00034/PPP
Date: 22 February 2017

Subject: PLANNING APPLICATION NUMBER - 17/00034/PPP
APPLICANT: Mr John Neilson
DEVELOPMENT: Erection Of 1 No. House With Associated Access
LOCATION: 17 Glassford Square, Tillicoultry, Clackmannanshire, FK13 6AU

I refer to the above mentioned planning consultation and would respond as follows:

ROADS AND TRANSPORTATION
Responding Officer: Stuart Cullen

You will be aware my Section regularly advises the control of in-fill house development such that no more than two houses are accessed from a private driveway. This is to ensure that a reasonably short and unrestricted distance will always be available from a house's plot boundary to a public road frontage, i.e. a road frontage affording an adopted carriageway, footways, drainage, street lighting etc.

The driveway to access the application site currently serves two houses and as such the development would constitute a third house accessed in this manner. The proposal would also mean the site is accessed by a shared driveway in excess of 60m in length. The driveway links to Glassford Square the northern part of which is a turning head on to which 8 houses take either direct vehicular or pedestrian access. Glassford Square affords no on-street visitor parking provision at all.

As mentioned this section of Glassford Square already supports the access activity generated by 8 houses. This is a relatively high number of houses accessing on to a short section of road and I consider proposals for further development accessed via this constrained area not to be ideal in road safety terms. Also, given no convenient on-street visitors parking is available in the area, and no scope exists to provide such parking, this further reduces road safety standards in the area.

With the above in mind I would recommend against the granting of consent to this application.

I trust this information is of use to you.

On behalf of

ROADS & TRANSPORTATION



