

Council of the Isles of Scilly Planning Application

Ref: P/21/003/FUL

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By Lisa Walton at 1:37 pm, Jan 28, 2021

Consultation Response

Date: 14th January 2021

Ref: P/21/003/FUL

Site: The Store, 21 Porthmellon Industrial Estate, Telegraph Road, St Mary's

Proposal: Re-location of vehicular access to main road and creation of customer car park.

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by 4th February 2021 or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

Link to application: <https://www.scilly.gov.uk/planning-application/planning-application-p21003>

I look forward to receiving your comments in due course. If I have not heard back from you by the 4th February 2021 then I will assume you have no comments to make.

Comments:

Consultee Name: Highways Dept.

Highways:

Advice is that there is some concern in relation to Highway safety. Having consulted with and commissioned an independent report from Engineering Design Group-Cormac Solutions Ltd in January 2020 (for a previously withdrawn application) concerns regarding the Highway safety of vehicles manoeuvring in and out of the site onto Telegraph Road were highlighted as-

Report



EDG1773 Telegraph
Road St Mary's - Hig

Summary and conclusions

5.1.1 The free movement into the site is likely to be hindered by vehicles manoeuvring in and out of parking spaces immediately inside the site entrance. Unable to straighten up fully before leaving the site, vehicles may need to carry out a three point turn within the carriageway, or they may force other vehicles to wait in the road until the entrance is clear.

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5.1.2 Some customers could choose to park on the road rather than use the car park.

5.1.3 The proposed access is close to a sharp bend. Only after rounding the bend will westbound drivers be able to see the access, which may lead to sharp braking if they wish to enter the site.

5.1.4 The visibility splays shown on the application drawing cross over land which is outside the control of the applicant. Accordingly, adequate sight lines can neither be guaranteed nor made the subject of suitable planning conditions.

5.1.5 When taking into account the dimensions of the site, the true sight lines measure only 9m to the left and right of the proposed access.

5.1.6 Although the 85th percentile speed on Telegraph Road is less than 30mph, the application has not provided sufficient evidence that a safe and satisfactory access can be provided. In the interests of highway safety, it is recommended that the application be refused.

After consideration of the reports summary and conclusions highlighting concerns over such things as visibility splays, free movement of traffic into the site, customers choosing to park on the road rather than use the proposed car park and that the application has not provided sufficient evidence that a safe and satisfactory access can be provided the Highways Dept. recommend that in the interests of highway safety the application be refused.

Name: E. Williams

Date: 26/01/21