

TOWN AND COUNTRY PLANNING ACT**HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

DISTRICT:	Ashfield	Date received	09/01/2025
OFFICER:	Sophie Sales		
PROPOSAL:	Detail in respect of x/2024/0039 application to determine if prior approval is required for demolition of changing rooms, hill crescent	D.C. No.	X/2025/0002
LOCATION:	Changing Rooms, Recreation Ground, Hill Crescent, Sutton In Ashfield, Nottinghamshire		
APPLICANT:	Josh Rowley		

Planning application X/2024/0039 sought determination whether prior approval was required for the demolition of changing rooms at the recreation ground at Hill Crescent, Sutton-in-Ashfield. The local planning authority (LPA) considered that prior approval of further information relating to the method of demolition would be required. The LPA's decision notice dated 26/11/24 confirms the scope of the necessary further information, as follows:

- Any means of enclosure (type and location)
- Full details of the type of equipment/machinery to be used
- How noise and dust will be controlled
- The proposed hours of operation
- Method of disposal of waste
- Details of routing of vehicles of site operatives, construction traffic and visitors.
- Timings of vehicular arrivals and departures, with restrictions to avoid impacts during peak periods, especially in relation to movements involving large plant, heavy goods vehicles, and skips.
- Measures to manage/mitigate two-way traffic conflicts at the site accesses.
- Details of advanced warning and route signage
- Plan(s) showing parking provision for vehicles of site operatives and visitors.
- Plan(s) showing areas for access, loading and unloading and storage of plant, Waste, and materials, ensuring that all vehicles can enter, turn within, and leave the site in a forward gear.
- Plan(s) showing the provision and location of wheel washing and road sweeping facilities.

This application submits further information for approval. The submission comprises a site location plan, a plan showing existing and proposed elevations, and a site constraints plan.

The following issues arise from consideration of the site constraints plan against the above list of information requirements:

1. Deliveries/collections are timed during the periods 07.30 to 09.30 and 16.30 to 18.30, which span the highway peak periods. The above requirements state that such activity should be timed to take place outside highway peak periods.
2. The applicant proposes that HGVs which leave the site should reverse along Harwood Place. Such vehicles would have to reverse out onto the classified Skegby Road. The applicant proposes use of a banksman to guide HGV drivers. The banksman cannot legally direct traffic on the public highway but could ensure that safe gaps in traffic are available on Skegby Road within which HGVs can join Skegby Road. However, this arrangement gives rise to highway safety concerns, reinforcing the need for HGV movements to take place outside highway peak periods, as per point 1 above.
3. On-street parking takes place on both sides of Skegby Road on both sides of its junction with Harwood Place. The applicant should either demonstrate that HGVs can reverse onto Skegby Road without obstruction by parked vehicles or come forward with proposals for the temporary suspension of parking/waiting on the Skegby Road approaches to Harwood Place (which will require a temporary traffic regulation order).
4. No route signage proposals are shown.
5. Provision of wheel wash facilities within the site will not address the highway safety issue which would arise from loose material being carried from the unbound surface of Harwood Place onto Skegby Road. The applicant should come forward with proposals for a road sweeping facility to remove any detritus from Skegby Road immediately it is deposited.

The highway authority recommends that the details submitted in support of this application should not be approved until the applicant has satisfactorily addressed the above issues. The highway authority will comment again following receipt of further information.

SD; NCC HDC; 22/1/25.