

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/2024/0038 application to determine if prior approval is required for demolition of changing rooms, stamper crescent	D.C. No.	X/2025/0001
LOCATION:	Changing Rooms, Recreation Ground, Stamper Crescent, Sutton In Ashfield, Nottinghamshire		
APPLICANT:	Josh Rowley		

Planning application X/2024/0038 sought determination whether prior approval was required for the demolition of changing rooms at the recreation ground at Stamper 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:

Such information should include, but not be limited to:

- 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 on Forest Road.
- 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. The areas for bin storage, operative parking, and vehicle routes/turning areas fall substantially outside the application site boundary. After addressing point 2 below, the applicant should confirm and amend the application site boundary.
2. The applicant has not demonstrated that the above areas can accommodate the activities listed. In particular, the applicant has not shown, using swept path plots, that HGVs of the sizes anticipated can be accommodated within the width of the gated site access and can enter, turn within, and leave the site in forward gear using the space allocated. Should the gate have to be removed, and the access widened, details of the scheme and subsequent reinstatement should be provided.
3. 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.
4. Details of temporary surfacing of access/circulation/parking areas should be provided. Loose material should not be used to surface the access within 8m of the highway boundary to prevent detritus from being carried onto the highway.

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.