

# Comments for Planning Application 2021/0283/FUL

## Application Summary

Application Number: 2021/0283/FUL

Address: 23 Old Great North Road Great Casterton Rutland PE9 4AP

Proposal: Demolition of the existing workshop and house, to be replaced by 5 no. flats and a 1 no. dwelling.

Case Officer: Andrew Waskett-Burt

## Customer Details

Name: Mr Derek Patience

Address: 29 Priory Gardens Stamford

## Comment Details

Commenter Type: Parish Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great Casterton Parish Council has considered this Planning Application and supports it. It will be a good addition to the village.

In addition the Parish Council would like to make the following additional points:

1. The construction logistics need further amplification. This will be a congested site close to the road and adjacent to the Phase 1 of the Barkers reconstruction. Where is the builder going to park his machines and where are the materials going to be stored. The B1081, Old Great North Road is busy, particularly at the in and out period for the two schools in the village. Any parking on the roadway will cause further congestion at the crossroads.
2. It is noted that the exit from the Flats is only 20 metres from the crossroads, but the sight lines for exiting are certainly better than those for the former Barkers entrance which was close to a blind corner.
3. There does not appear to be any visitor parking for the five flats. Any parking in that area is on the opposite side of the road and that is already congested, particularly at school times.
4. In the Developers Site Plan Elevations diagram the houses are depicted the wrong way round - south east view and northwest view are transposed.
5. In Great Casterton Parish Council's comments on Application 2017/0888/FUL (construction of 5 houses on Barkers site) we strongly recommended that Water Lane (which terminates at the already busy crossroads in the B1081) be widened from the crossroads to the entrance to the site in order to accommodate both the existing traffic and the new traffic from the entrance to the development.

The crossroads are already a difficult area as traffic comes from five directions. Water Lane is narrow throughout its length and is a "rat run" for commuters accessing the A606/A1 as well as

extensive school traffic. This is already a restricted road yet large trucks, buses and parents taking their children to the two schools in the village utilise it extensively. The pavement is narrow and walkers are from time to time

hazarded by the traffic. In addition at peak hours traffic at the cross roads frequently has to wait to access/leave Water Lane as the road is blocked by a large vehicle. Traffic on the B1081 and the Ryhall and Pickworth roads is also very busy and frequently held up.

Traffic through the village during school opening and closing periods is continually increasing and now approaches 4500 vehicles a day: this has increased by 400-500 a day since 2015. With the increasing success and popularity of Casterton College this traffic will increase further. There is now serious congestion in the vicinity of the Primary School, at Casterton College, and to and from Casterton Collage to the cross roads. The exit from the Primary School on Pickworth Road via Smiths is also bad. School parents are continually complaining about this whole area.

This development of 5 flats and one house on the Barkers site will add to this congestion, particularly as the entrances to this site are close to the already congested crossroads (for the Flats only 20 metres). The planned North Stamford development will further increase traffic flows in the area considerably and some of that will transit through Great Casterton on their way to the A1 north.

It is therefore strongly recommended that the Rutland Planning Authority once again considers the widening of Water Lane and along the frontage of the site as a condition of Planning Application 2021/0283/FUL. The deeds of the house on the corner (No. 23 Old Great North Road) has a Land Registry clause allowing the highway authority without cost to take some of the garden bordering on Water Lane in order to widen the road, as well as another section of the wide pavement on the B1081.