736/19 - FREEDOM OF INFORMATION / ENVIRONMENTAL INFORMATION REGULATIONS REQUEST

Dear Sir/Madam

Your request for information has now been considered and the information requested is provided below.

Request:

I request under the Freedom of Information Act, a copy of all communications between yourself and the planning department with regards to the decision making process for the road splay requirements at the Glaston crossroad junction.

Response:

Please find attached documents as requested.

You are free to use any documents supplied for your own use, including for non-commercial research purposes. The documents may also be used for news reporting. However, any other type of re-use, for example by publishing the documents or issuing copies to the public will require the permission of the copyright owner, where copyright exists. Such a request would be considered separately in accordance with the relevant Re-use of Public Sector Information Regulations 2005 and is not automatic. Therefore, no permission is implied in the re-use of this information, until such a request to re-use it has been made and agreed, subject to any appropriate conditions. Any request to re-use the information should be made to me at the address below.

If you are dissatisfied with the handling of your request please contact the Data Protection Officer, Rutland County Council, Catmose, Oakham, Rutland LE15 6HP

You can also complain to the Information Commissioner at:

The Information Commissioner's Office
Wycliffe House, Water lane
Wilmslow, Cheshire
SK9 5AF
Tel: 01625 545700

Yours faithfully

FOI Administrator
Business Support Team
Rutland County Council
Dear Mr Mrs [redacted]

My apologies if you were expecting a further update from me, as you are aware I visited the site and confirmed the breach of planning control, this was then discussed with the developer and a planning officer.

A planning application was invited for further consideration and as neighbours the Council wrote to you on 19/10/18 to inform you that the planning application had been received and to invite your comments. I am also aware that Nick Hodgett visited you and discussed your concerns with the application on 31/10/18.

The developer has been contacted and made aware of the issues you raised and we are now awaiting revisions to the drawings. The Council will not consider enforcement action whilst the application is being determined, so until that date I have nothing further to update you with, however if it is refused then enforcement action may be required to remedy any harm caused by the unauthorised development.

I hope this clarifies matters.

Regards

Mark Longhurst | Planning Enforcement Officer
Rutland County Council
Catmoose, Oakham, Rutland LE15 6HP
t: 01572 758262 | e: mlonghurst@rutland.gov.uk
www.rutland.gov.uk
Details regarding your data protection rights and how the Council processes your data can be found at: www.rutland.gov.uk/my-council/data-protection

Dear Mr Longhurst,

We wonder if you could let us know about the current standing of the Glaston garage development since you have at no time informed us of the results of your investigation which we believe contravenes your own guidelines.
Yours sincerely,

Sent from my iPad
Enquiry reference 2018/0080/ENQ

Nature: Development not in accordance with approved plans 2018/0024/FUL.

Complainant 1. Called on 19/10/18 to object to the amended scheme as windows now allegedly looking directly into her property.

Complainant 2. (web form) There are 3 houses being built on the opposite side of the road that on the plans it stated that the top of the roof would be in line with the top of the next door property and no higher. They are clearly in breach of this and altering the plans.

Complainant 3. (Called) Concerned with height of new development builder has advised that it will be two metres higher than indicated on the approved plans.

Note 1. (21.9.19) Met on site with the architect who advised that his client had asked him to submit an amendment to change the roof pitch to lower the height of the development following concerns from the neighbour. I advised that such a alteration would require a new planning application. Plans were submitted to NH for comment following this discussion which show the existing buildings to scale and the roof pitch lowered. Nick is now engaged with the architect and is advising him how to proceed.

Note 2. (7.10.18) Planning application for a revised scheme submitted, the application is to vary the approved plans condition.

Note 3. (2.12.18) Application approved case closed.
There is no definition of adjacent to the highway. It has been held to be up to 4m in some cases I think. We won an appeal in Cottesmore last year for some fencing that had been erected over 1m back. Certainly it could not come all the way to the rear of the pavement but there may be some scope for a length of higher wall but I would not be prepared to put an actual distance on it.

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

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Nick, the client has picked up where you say in your report that “A 2m fence could have been erected there (return wall to no 4) to some extent without permission that would have been more oppressive.” and has interpreted it as saying he can build a 2m fence here instead of the proposed wall with railings without consent. I have advised him that is not correct as the boundary wall/ fence would abut the highway and anything above 1m would require consent. In this respect guidance on return walls and how far they run from back edge of footpath before they can be 2m without consent is unclear and I have always worked on a rule of thumb basis that it should be to the front wall of the house. What is your interpretation of it?

For and behalf of
ASTILL PLANNING

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From: Nick Hodgett [mailto:NHodgett@rutland.gov.uk]
Sent: 16 May 2019 10:46
To:

Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

The Chairman signed it off, my Manager is just looking at it now with a view to issue today

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Calkeose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

Details regarding your data protection rights and how the Council processes your data can be found at: www.rutland.gov.uk/my-council/data-protection

From: [redacted]
Sent: 16 May 2019 10:43
To: Nick Hodgett
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Nick, were you able to get this signed off?

For and behalf of

Astill Planning

www.astillconsultants.co.uk

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From: Nick Hodgett [mailto:NHodgett@rutland.gov.uk]
Sent: 08 May 2019 16:09
To: [redacted]
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

As we have so many objections to this it will need the Chairman to sign it off. As there is no Chairman in place until the new Council meeting next Monday, I cannot get it signed until Tuesday at the earliest assuming the new Chairman is available. Can you please agree an extension of time until Friday 17 May so that I can get this sorted.

Thanks

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Calkeose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

Details regarding your data protection rights and how the Council processes your data can be found at:
Nick, please find attached revised drawings with dimensions added as requested by Robyn Green. I have spoken with Robyn to clarify her requirements. I have copied Robyn in on this e-mail and plans.

Robyn, if the plans are now okay can you confirm direct to Nick Hodgett please or let me know if you need anything further.

For and behalf of

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See below. Looks like highways are ok now subj to the plan being annotated so that we can be absolutely clear where the wall drops.

Thanks

Nick Hodgett MRTPi | Principal Planning Officer
Rutland County Council
Catumore, Oakham, Rutland LE15 6HP
tel: 01572 758269 | fax: 01572 758373 | e-mail: nhodgett@rutland.gov.uk

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Hello Nick
Highways are happier with the revised drawings, however we need more details on the drawing that we can measure from.
Eg length of 1.8m wall adjacent to the highway for eastern end
Length of vis splay.
Length of wall at 90cm.

If you have any questions please do not hesitate to contact me

Regards
Robyn Green | Highways Engineer (Development Control)
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 758280 | e: rgreen@rutland.gov.uk
www.rutland.gov.uk

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which will allow you to report a range of issues in the Rutland area. There is also a mobile app that can be downloaded for IOS users and Android users.

If you wish to report a problem in your area then please click the here: https://www.rutland.gov.uk/my-community/fixmystreet/
which will allow you to report a range of issues in the Rutland area. There is also a mobile app that can be downloaded for IOS users and Android users.
Nick Hodgett

From: [redacted]
Sent: 09 May 2019 10:36
To: Nick Hodgett
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston
Attachments: 2 Main Road Glaston P05B - Proposed Seaton Rd Elevation. Revised.pdf

Nick, Plan No. 05B is the Seaton Road elevation, which I sent you on the 15th April, but attach further copy. For clarification it shows the reduced boundary wall in the foreground at 900mm high and also the timber garden fence in the mid distance which runs perpendicular to the flank wall of plot 1 with its position shown on the site layout drawing PO2D, which I forwarded yesterday.

I can confirm that the coping to the wall will be a rounded lime mortar top.

I can confirm agreement to an extension of time until 17th May.

Please let me know if you need anything further.

For and behalf of

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From: Nick Hodgett [mailto:NHodgett@rutland.gov.uk]
Sent: 08 May 2019 14:52
To: [redacted]
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Is there a revised plan No.05?

Nick Hodgett MRTP| Principal Planning Officer
Rutland County Council
Calkease, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

Details regarding your data protection rights and how the Council processes your data can be found at: www.rutland.gov.uk/my-council/data-protection
Nick, please find attached revised drawings with dimensions added as requested by Robyn Green. I have spoken with Robyn to clarify her requirements. I have copied Robyn in on this e-mail and plans.

Robyn, if the plans are now okay can you confirm direct to Nick Hodggett please or let me know if you need anything further.

For and behalf of

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From: Nick Hodggett (mailto:NHodgett@rutland.gov.uk)
Sent: 30 April 2019 10:23
To: 
Subject: FW: 2019/0252 - Proposed Wall 2 Main Rd Glaston

See below. Looks like highways are ok now subj to the plan being annotated so that we can be absolutely clear where the wall drops.

Thanks

Nick Hodggett MRTP | Principal Planning Officer
Rutland County Council
Calmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

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From: Robyn Green
Sent: 29 April 2019 15:34
To: Nick Hodggett
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Hello Nick
Highways are happier with the revised drawings, however we need more details on the drawing that we can measure from.
Eg. length of 1.8m wall adjacent to the highway for eastern end
Length of vis splay.
Length of wall at 90cm.

If you have any questions please do not hesitate to contact me

Regards

**Robyn Green** | Highways Engineer (Development Control)
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 758280 | e: rgreen@rutland.gov.uk
www.rutland.gov.uk

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which will allow you to report a range of issues in the Rutland area. There is also a mobile app that can be downloaded for IOS users and Android users.
Good morning Nick

I have had a meeting with the developers this morning who informed me that they had submitted the new proposal for the northern boundary wall approximately 3 weeks ago and they themselves don’t understand why these are not on the portal. Have you any idea when these new plans will be available to view?

Regards

Sent from my iPhone

On 10 Apr 2019, at 16:15, Nick Hodgett <NHodgett@rutland.gov.uk> wrote:

There is no statutory requirement to re-notify anyone. We do so out of courtesy and you will have long enough to comment before any decision is made.

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 | e-mail: nhodgett@rutland.gov.uk

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Dear Nick

Thanks for your reply.

I take your point that the posted notice is there for extended notification.

If the plans that are presently submitted are not definitive then I find it difficult to understand what is the purpose of commenting on an unknown proposal. The new adjustments may in your and/or the developers view be an improvement to the scheme, but we by definition have lost our statutory right to contemplate the plans and form a balanced opinion. It may be that we only have a day or two to view and assess this latest scheme which would be totally unfair and possibly, neither legal.

Regards

Sent from my iPhone

On 9 Apr 2019, at 10:55, Nick Hodgett <NHodgett@rutland.gov.uk> wrote:

I will let you know when the plan arrives but as it will purport to improve the situation I won’t be able to give 21 days to comment.
We only notify residents that immediately adjoin a site. The site notice is meant for wider notification and indeed is the only statutory requirement.

Nick Hodgett MRTPi | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

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From: [Redacted]
Sent: 04 April 2019 11:42
To: Nick Hodgett
Subject: Re: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Thank you for letting me know.
I have two points regarding this;
If new plans are being submitted my expectation is that we will be notified and given the usual period to make our assessment.
Also, I am a little confused as to why it is only 1 Seaton road and ourselves that have had notification when this clearly impacts on the villagers as a whole and more particularly the listed buildings directly opposite.

Regards

Sent from my iPhone

On 4 Apr 2019, at 09:31, Nick Hodgett <NHodgett@rutland.gov.uk> wrote:

Morning

Pl see response from the agent below. I noticed on site that they have dug a trial hole and there appears to be a good stone foundation already.

Highway have requested amendments to provide visibility so a revised plan is expected. Please watch the web site.

Nick Hodgett MRTPi | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

Details regarding your data protection rights and how the Council processes your data can be found at:
www.rutland.gov.uk/my-council/data-protection

From: [Redacted]
Sent: 02 April 2019 18.28
To: Nick Hodgett  
Subject: Re: 2019/0252 - Proposed Wall 2 Main Rd Glaston  

Nick, the applicants are proposing to take down the existing wall to ground floor and build the new wall on the existing footings. They have done a couple of trial holes to expose the existing footings and can confirm that they can do this without the need for further excavations near the tree.  

Sent from my iPhone  

On 1 Apr 2019, at 13:10, Nick Hodgett <NHodgett@rutland.gov.uk> wrote:  

Hi  

With reference to the above, can you confirm if any investigations have been undertaken in respect of the foundations of the existing wall and what proposals there may be for the new wall, with specific reference to tree roots of the Monkey Puzzle tree?  

Thanks  

Nick Hodgett MRTPI | Principal Planning Officer  
Rutland County Council  
Catmose, Oakham, Rutland LE15 6HP  
tel: 01572 758263 | fax: 01572 758373 |  
e-mail: nhodgett@rutland.gov.uk  

Rutland County Council  
Customer Service Centre: 01572 722 577  
Visitor Parking Information & Map:  
http://www.rutland.gov.uk/customer_services/visitor_parking.aspx  
Email Enquiries: enquiries@rutland.gov.uk  
Council Website: http://www.rutland.gov.uk  
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Nick, unbeknown to me our highway consultant followed up on a conversation they had with Robyn a couple of weeks ago where Robyn told them that the wall needs reducing. I had not told our highway consultants that we accepted County Highways views and had submitted revised plans. Apologies for causing this confusion.

I can confirm that we agree to the County Highways requirements and these are shown on the revised plans we have submitted. Our highways consultants comments yesterday did not reflect the up to date position. Could you please therefore clarify this with Robyn and ask her to comment on the revised plans.

For and behalf of

www.astillconsultants.co.uk

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From: Nick Hodgett [mailto:NHodgett@rutland.gov.uk]
Sent: 25 April 2019 13:05
To: [Redacted]
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Robyn says she spoke to you and you said the developer would not lower around the corner, so she is confused having seen the amended plan. Can you clarify pls?

I didn’t want to put them on the web until she said they were ok. We won’t reconsult formally as I told the neighbour to look out for the revision.

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 | e-mail: nhodgett@rutland.gov.uk

Details regarding your data protection rights and how the Council processes your data can be found at: www.rutland.gov.uk/my-council/data-protection
Nick, I see you are still receiving objections on traffic grounds based on the original drawings and the revised drawings have still not been put on the portal. Will you still therefore need to re-consult the residents on the revised drawings?

For and behalf of

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From: Nick Hodgett [mailto:NHodgett@rutland.gov.uk]
Sent: 15 April 2019 13:08
To: [redacted]
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

OK thanks. Robyn is on holiday this week so will get her obs when she’s back.

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Calkeose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 | e-mail: nhodgett@rutland.gov.uk

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From: [redacted]
Sent: 15 April 2019 13:01
To: Nick Hodgett
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Nick, please find attached revised plans showing wall reduced in height in accordance with Highways requirements. For clarification, on the Seaton Road elevation, the intervening timber garden fence is also shown which runs perpendicular to the flank wall of plot 1 and is shown on the layout plan. Please let me know if you need any further clarification or information.

For and behalf of

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From: Nick Hodgett [mailto:NHodgett@rutland.gov.uk]
Sent: 11 April 2019 09:50
To: [redacted]
Subject: FW: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Pl see highway response below

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

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From: Robyn Green
Sent: 11 April 2019 08:23
To: Nick Hodgett
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Hello Nick,

Highways maintain their objection unless the wall has been removed.
One of the main reasons for requiring the wall to be reduced is the visibility from the dwelling closest to the junction and turning vehicles. The wall will lead to someone turning around the corner and the person at the first property not being able to see someone turning.

An appropriate reduction in wall has been explained in the email above.
Following the numerous complaints we have received from resident and I am not willing to move on my current position.

If you have any questions please do not hesitate to contact me
Regards
Robyn Green | Highways Engineer (Development Control)
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 758280 | e: rgreen@rutland.gov.uk
www.rutland.gov.uk

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which will allow you to report a range of issues in the Rutland area. There is also a mobile app that can be downloaded for IOS users and Android users.

From: Nick Hodgett
Sent: 10 April 2019 16:11
To: Robyn Green
Subject: FW: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Any comments on this pls?

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: rhodgett@rutland.gov.uk

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From: [Redacted]
Sent: 10 April 2019 15:57
To: Nick Hodgett
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Nick, prior to the submission of any revised plans, we have sought the view of a highway consultant on the County Highways comments and they have responded below to the effect that there should not be a requirement for a forward visibility splay in this instance that requires the wall height to be reduced. Could you therefore forward our consultants comments to County Highways for their observations please.

From: [Redacted]
Sent: 08 April 2019 15:36
To: [Redacted]
Subject: RE: 2 Main Road, Glaston

I have tried calling the highway officer and have left a voicemail.

There are no requirements for forward visibility to be provided from a main road into a side road. The existing access provides a visibility splay to the junction with the A47 of 2.4mx17.4m this is adequate visibility for a vehicle travelling at 15mph (which when turning of the A47 is anticipated).

Therefore, based on the information provided we see no reason for the wall to be reduced as requested by Highways in the emails below.

Best Wishes
Leicester 62 Highcross Street LE1 4NN – Birmingham 321 Bradford Street B5 6ET

Company Number 066682625

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Hey

I am slightly confused on this site. I had the agent ring me today, and he advised that the developer will not lower the wall around the corner of the property?  
And I have received these... bizarre. I will need to confirm with Neil is this is acceptable to him

If you have any questions please do not hesitate to contact me

Regards

Robyn Green | Highways Engineer (Development Control)
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
 tel: 01572 758280 | e: rgreen@rutland.gov.uk
www.rutland.gov.uk

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Nick, please find attached revised plans showing wall reduced in height in accordance with Highways requirements. For clarification, on the Seaton Road elevation, the intervening timber garden fence is also shown which runs perpendicular to the flank wall of plot 1 and is shown on the layout plan. Please let me know if you need any further clarification or information.

For and behalf of

Astill Planning Consultants Ltd

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PI see highway response below

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 | e-mail: rhodgett@rutland.gov.uk

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Hello Nick,

Highways maintain their objection unless the wall has been removed. One of the main reasons for requiring the wall to be reduced is the visibility from the dwelling closest to the junction and turning vehicles. The wall will lead to someone turning around the corner and the person at the first property not being able to see someone turning.

An appropriate reduction in wall has been explained in the email above.
Following the numerous complaints we have received from resident and I am not willing to move on my current position.

If you have any questions please do not hesitate to contact me
Regards

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From: Nick Hodgett
Sent: 10 April 2019 16:11
To: Robyn Green
Subject: FW: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Any comments on this pls?

Nick Hodgett MRTP | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 | e-mail: nhodgett@rutland.gov.uk

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From: [redacted]
Sent: 10 April 2019 15:57
To: Nick Hodgett
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Nick, prior to the submission of any revised plans, we have sought the view of a highway consultant on the County Highways comments and they have responded below to the effect that there should not be a requirement for a forward visibility splay in this instance that requires the wall height to be reduced. Could you therefore forward our consultants comments to County Highways for their observations please.

From: [redacted]
Sent: 08 April 2019 15:36
I have tried calling the highway officer and have left a voicemail.

There are no requirements for forward visibility to be provided from a main road into a side road. The existing access provides a visibility spay to the junction with the A47 of 2.4m x 17.4m this is adequate visibility for a vehicle travelling at 15mph (which when turning of the A47 is anticipated).

Therefore, based on the information provided we see no reason for the wall to be reduced as requested by Highways in the emails below.

Best Wishes

Leicester 62 Highcross Street LE1 4NN – Birmingham 321 Bradford Street B5 6ET

Company Number 06682625

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Hello

The wall will need to be reduced in height from the red line to the junction.

From: [Redacted]
Sent: 01 April 2019 15:04
To: Robyn Green
Cc: Nick Hodgett
Subject: FW: Consultee Comments for Planning Application 2019/0252/FUL

[Redacted] can you clarify if you require the wall to be reduced all its length or just the section on the junction. If the latter can you mark on the attached plan please.

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Highway comments for your action?

Nick Hodgettt MRTPI | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758283 | fax: 01572 758373 | e-mail: nhodgett@rutland.gov.uk

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A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 2:49 PM on 01 Apr 2019 from . Rutland County Council Highways/LLFA (rgreen@rutland.gov.uk) on behalf of Highways.

**Application Summary**

**Reference:** 2019/0252/FUL

**Address:** 2 Main Road Glaston Rutland LE15 9BP

**Proposal:** Erection of stone boundary wall and railings to house (plot 1)

**Case Officer:** Nick Hodgettt

[Click for further information](#)

**Comments Details**

**Objections**

**Comments:** The visibility of vehicles existing plot 1 will be blocked by this wall. This will be detrimental to highways safety. The wall would only be allowed by highways if it was lowered to 0.9m
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Hello Nick,

Highways maintain their objection unless the wall has been removed.
One of the main reasons for requiring the wall to be reduced is the visibility from the dwelling closest to the junction and turning vehicles. The wall will lead to someone turning around the corner and the person at the first property not being able to see someone turning.

An appropriate reduction in wall has been explained in the email above.
Following the numerous complaints we have received from resident and i am not willing to move on my current position.

If you have any questions please do not hesitate to contact me

Regards

Robyn Green | Highways Engineer (Development Control)
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
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---

From: Nick Hodgett
Sent: 10 April 2019 16:11
To: Robyn Green
Subject: FW: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Any comments on this pls?

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
From: [redacted]
Sent: 10 April 2019 15:57
To: Nick Hodgett
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Nick, prior to the submission of any revised plans, we have sought the view of a highway consultant on the County Highways comments and they have responded below to the effect that there should not be a requirement for a forward visibility splay in this instance that requires the wall height to be reduced. Could you therefore forward our consultants comments to County Highways for their observations please.

From: [redacted]
Sent: 08 April 2019 15:36
To: [redacted]
Subject: RE: 2 Main Road, Glaston

I have tried calling the highway officer and have left a voicemail.

There are no requirements for forward visibility to be provided from a main road into a side road. The existing access provides a visibility splay to the junction with the A47 of 2.4mx17.4m this is adequate visibility for a vehicle travelling at 15mph (which when turning of the A47 is anticipated).

Therefore, based on the information provided we see no reason for the wall to be reduced as requested by Highways in the emails below.

Best Wishes
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Dear Nick

Thanks for your reply.

I take your point that the posted notice is there for extended notification. If the plans that are presently submitted are not definitive then I find it difficult to understand what is the purpose of commenting on an unknown proposal. The new adjustments may in your and/or the developers view be an improvement to the scheme, but we by definition have lost our statutory right to contemplate the plans and form a balanced opinion. It may be that we only have a day or two to view and assess this latest scheme which would be totally unfair and possibly, neither legal.

Regards

Sent from my iPhone

On 9 Apr 2019, at 10:55, Nick Hodgett <NHodgett@rutland.gov.uk> wrote:

I will let you know when the plan arrives but as it will purport to improve the situation I won’t be able to give 21 days to comment.

We only notify residents that immediately adjoin a site. The site notice is meant for wider notification and indeed is the only statutory requirement.

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

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Thank you for letting me know.
I have two points regarding this;
If new plans are being submitted my expectation is that we will be notified and given the usual period to make our assessment.
Also, I am a little confused as to why it is only 1 Seaton road and ourselves that have had notification when this clearly impacts on the villagers as a whole and more particularly the listed buildings directly opposite.
Regards
On 4 Apr 2019, at 09:31, Nick Hodgett <NHodgett@rutland.gov.uk> wrote:

**Morning**

I see response from the agent below. I noticed on site that they have dug a trial hole and there appears to be a good stone foundation already.

Highway have requested amendments to provide visibility so a revised plan is expected. Please watch the web site.

**Nick Hodgett MRTP| Principal Planning Officer**
Rutland County Council
Catmose, Oakham, Rutland LE15 8HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

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---

**From:** [Redacted]
**Sent:** 02 April 2019 18:28
**To:** Nick Hodgett
**Subject:** Re: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Nick, the applicants are proposing to take down the existing wall to ground floor and build the new wall on the existing footings. They have done a couple of trial holes to expose the existing footings and can confirm that they can do this without the need for further excavations near the tree.

Sent from my iPhone

On 1 Apr 2019, at 13:10, Nick Hodgett <NHodgett@rutland.gov.uk> wrote:

**[Redacted]**

With reference to the above, can you confirm if any investigations have been undertaken in respect of the foundations of the existing wall and what proposals there may be for the new wall, with specific reference to tree roots of the Monkey Puzzle tree?

Thanks

**Nick Hodgett MRTP| Principal Planning Officer**
Rutland County Council
Catmose, Oakham, Rutland LE15 8HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

Rutland County Council
Customer Service Centre: 01572 722 577

In the next couple of days. I have been away on holiday but back tomorrow.

Sent from my iPhone

On 9 Apr 2019, at 11:52, Nick Hodgett <NHodgett@rutland.gov.uk> wrote:

As you will see from the web site we have received quite a few objections to this wall already. I understand you are sending a new plan to highways. Please copy me in when you send it. Any idea on timeframe?

Thanks

Nick Hodgett MRTP | Principal Planning Officer
Rutland County Council
Calmose, Oakham, Rutland LE15 6HP
tel: 01572 758283 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

Details regarding your data protection rights and how the Council processes your data can be found at:
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From: [redacted]
Sent: 02 April 2019 18:28
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On 1 Apr 2019, at 13:10, Nick Hodgett <NHodgett@rutland.gov.uk> wrote:

With reference to the above, can you confirm if any investigations have been undertaken in respect of the foundations of the existing wall and what proposals there may be for the new wall, with specific reference to tree roots of the Monkey Puzzle tree?

Thanks
Nick, unbeknown to me our highway consultant followed up on a conversation they had with Robyn a couple of weeks ago where Robyn told them that the wall needs reducing. I had not told our highway consultants that we accepted County Highways views and had submitted revised plans. Apologies for causing this confusion.
I can confirm that we agree to the County Highways requirements and these are shown on the revised plans we have submitted. Our highways consultants comments yesterday did not reflect the up to date position. Could you please therefore clarify this with Robyn and ask her to comment on the revised plans.

For and behalf of

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From: Nick Hodgett [mailto:NHodgett@rutland.gov.uk]
Sent: 25 April 2019 12:53
To: [redacted]
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Robyn says she spoke to you and you said the developer would not lower around the corner, so she is confused having seen the amended plan. Can you clarify pls?

I didn't want to put them on the web until she said they were ok. We won't reconult formally as I told the neighbour to look out for the revision.

Nick Hodgett MRTP | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

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From: [redacted]
Sent: 25 April 2019 13:05
To: Nick Hodgett
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston
Nick, I see you are still receiving objections on traffic grounds based on the original drawings and the revised drawings have still not been put on the portal. Will you still therefore need to re-consult the residents on the revised drawings?

For and behalf of

[Logo]

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From: Nick Hodgett [mailto:NHodgett@rutland.gov.uk]
Sent: 15 April 2019 13:08
To: [Redacted]
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

OK thanks. Robyn is on holiday this week so will get her obs when she's back.

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

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From: [Redacted]
Sent: 15 April 2019 13:01
To: Nick Hodgett
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Nick, please find attached revised plans showing wall reduced in height in accordance with Highways requirements. For clarification, on the Seaton Road elevation, the intervening timber garden fence is also shown which runs perpendicular to the flank wall of plot 1 and is shown on the layout plan. Please let me know if you need any further clarification or information.

For and behalf of

[Logo]

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From: Nick Hodgett [mailto:NHodgett@rutland.gov.uk]
Sent: 11 April 2019 09:50
To: [REDACTED]
Subject: FW: 2019/0252 - Proposed Wall 2 Main Rd Glaston

---

Please see highway response below

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

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---

From: Robyn Green
Sent: 11 April 2019 08:23
To: Nick Hodgett
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Hello Nick,

Highways maintain their objection unless the wall has been removed.
One of the main reasons for requiring the wall to be reduced is the visibility from the dwelling closest to the junction and turning vehicles. The wall will lead to someone turning around the corner and the person at the first property not being able to see someone turning.

An appropriate reduction in wall has been explained in the email above.
Following the numerous complaints we have received from resident and I am not willing to move on my current position.

If you have any questions please do not hesitate to contact me

Regards
Robyn Green | Highways Engineer (Development Control)
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 758280 | e: rgreen@rutland.gov.uk
www.rutland.gov.uk

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which will allow you to report a range of issues in the Rutland area. There is also a mobile app that can be downloaded for iOS users and Android users.

From: Nick Hodgett
Sent: 10 April 2019 16:11
To: Robyn Green
Subject: FW: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Any comments on this pls?

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: rhodgett@rutland.gov.uk

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From: [redacted]
Sent: 10 April 2019 15:57
To: Nick Hodgett
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Nick, prior to the submission of any revised plans, we have sought the view of a highway consultant on the County Highways comments and they have responded below to the effect that there should not be a requirement for a forward visibility splay in this instance that requires the wall height to be reduced. Could you therefore forward our consultants comments to County Highways for their observations please.

From: [redacted]
Sent: 08 April 2019 15:36
To: [redacted]
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Ryan

I have tried calling the highway officer and have left a voicemail.

There are no requirements for forward visibility to be provided from a main road into a side road. The existing access provides a visibility splay to the junction with the A47 of 2.4mx17.4m this is adequate visibility for a vehicle travelling at 15mph (which when turning of the A47 is anticipated).

Therefore, based on the information provided we see no reason for the wall to be reduced as requested by Highways in the emails below.

Best Wishes
Leicester G2 Highcross Street LE1 4NN – Birmingham 321 Bradford Street B5 6ET

Company Number 06682625

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Thanks Nick. I have told them to build it as approved.

For and behalf of

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From: Nick Hodgett [mailto:NHodgett@rutland.gov.uk]
Sent: 17 May 2019 12:54
To: [redacted]
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

There is no definition of adjacent to the highway. It has been held to be up to 4m in some cases I think. We won an appeal in Cottesmore last year for some fencing that had been erected over 1m back. Certainly it couldn't come all the way to the rear of the pavement but there may be some scope for a length of higher wall but I would not be prepared to put an actual distance on it.

Nick Hodgett MRTPI | Principal Planning Officer
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e-mail: nhodgett@rutland.gov.uk

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From: [redacted]
Sent: 17 May 2019 11:13
To: Nick Hodgett
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Nick, the client has picked up where you say in your report that “A 2m fence could have been erected there (return wall to no 4) to some extent without permission that would have been more oppressive,” and has interpreted it as saying he can build a 2m fence here instead of the proposed wall with railings without consent. I have advised him that is not correct as the boundary wall/fence would abut the highway and anything above 1m would require consent. In this respect guidance on return walls and how far they run from back edge of footpath before they can
be 2m without consent is unclear and I have always worked on a rule of thumb basis that it should be to the front wall of the house. What is your interpretation of it?

---

From: Nick Hodgett [mailto:NHodgett@rutland.gov.uk]
Sent: 16 May 2019 10:46
To: [redacted]
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

The Chairman signed it off, my Manager is just looking at it now with a view to issue today

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

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---

From: [redacted]
Sent: 16 May 2019 10:43
To: Nick Hodgett
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Nick, were you able to get this signed off?
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From: Nick Hodgett [mailto:NHodgett@rutland.gov.uk]
Sent: 08 May 2019 16:09
To: [obfuscated]
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

As we have so many objections to this it will need the Chairman to sign it off. As there is no Chairman in place until the new Council meeting next Monday, I cannot get it signed until Tuesday at the earliest assuming the new Chairman is available. Can you please agree an extension of time until Friday 17 May so that I can get this sorted.

Thanks

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Calmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 | e-mail: nhodgett@rutland.gov.uk

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From: [obfuscated]
Sent: 08 May 2019 10:57
To: Nick Hodgett
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Nick, please find attached revised drawings with dimensions added as requested by Robyn Green. I have spoken with Robyn to clarify her requirements. I have copied Robyn in on this e-mail and plans.

Robyn, if the plans are now okay can you confirm direct to Nick Hodgett please or let me know if you need anything further.

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From: Nick Hodgett [mailto:NHodgett@rutland.gov.uk]
Sent: 30 April 2019 10:23
To: [obfuscated]
Subject: FW: 2019/0252 - Proposed Wall 2 Main Rd Glaston

3
See below. Looks like highways are ok now subj to the plan being annotated so that we can be absolutely clear where the wall drops.

Thanks

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 |
e-mail: nhodgett@rutland.gov.uk

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From: Robyn Green
Sent: 29 April 2019 15:34
To: Nick Hodgett
Subject: RE: 2019/0252 - Proposed Wall 2 Main Rd Glaston

Hello Nick

Highways are happier with the revised drawings, however we need more details on the drawing that we can measure from.
Eg length of 1.8m wall adjacent to the highway for eastern end
Length of vis splay.
Length of wall at 90cm.

If you have any questions please do not hesitate to contact me
Regards
Robyn Green | Highways Engineer (Development Control)
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 758280 | e: rgreen@rutland.gov.uk
www.rutland.gov.uk

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which will allow you to report a range of issues in the Rutland area. There is also a mobile app that can be downloaded for IOS users and Android users.

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which will allow you to report a range of issues in the Rutland area. There is also a mobile app that can be downloaded for IOS users and Android users.
Have they seen the new drawing

From: Nick Hodgett
Sent: 13 May 2019 11:31
To: Robyn Green
Subject: RE: Comments for Planning Application 2019/0252/FUL

Ta. Any specific comment on the speed survey and the set back distance - 2.4m or 4.5m?

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 | e-mail: nhodgett@rutland.gov.uk

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From: Robyn Green
Sent: 13 May 2019 11:29
To: Nick Hodgett
Subject: RE: Comments for Planning Application 2019/0252/FUL

Hello

The planning portal wont let me make a formal comment online. So please see the attached

If you have any questions please do not hesitate to contact me
Regards
Robyn Green | Highways Engineer (Development Control)
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 758280 | e: rgreen@rutland.gov.uk
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which will allow you to report a range of issues in the Rutland area. There is also a mobile app that can be downloaded for IOS users and Android users.
Can I have your response to this please, I need to get it signed by Chairman tomorrow.

To

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758283 | fax: 01572 758373 |
e-mail: rhodgett@rutland.gov.uk

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From: NoReply@rutland.gov.uk
Sent: 13 May 2019 09:12
To: Nick Hodgett
Subject: Comments for Planning Application 2019/0252/FUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:13 AM on 13 May 2019 from Mr & Mrs ian wilkinson.

Application Summary

Address: 2 Main Road Glaston Rutland LE15 9BP
Proposal: Erection of stone boundary wall and railings to house (plot 1)
Case Officer: Nick Hodgett
Click for further information

Customer Details

Name: 
Email: 
Address: 

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: 2019/0252/FUL

Mr. Hodgett
We have the following observations regarding this new submission for a boundary wall to the north side of the 2 Main Road development.

We feel that the correct X distance for the visibility splay calculations should be 4.5M based on the 2017 speed survey which set an average speed at 41mph on the major road and traffic numbers in excess of 60 vehicles a day on Seaton Road. Highways have a duty to ensure safety at this busy junction, this must not be compromised in any way by this new development and it is our belief that a structural increase to the wall, of this height, would compromise the safety to road users and pedestrians.

The height of the wall shown on the elevation diagram would in actual fact, be closer to the top of our ground floor windows than is indicated. This would severely affect our outlook and be overbearing on our already limited availability of light. On this point we would ask for a reduction of the wall height closest to our boundary and similar to the amendment proposed for the junction end.

As proposed, this wall would be detrimental to the street scene as there is presently no wall of this height in the proximity and would be out of keeping with the listed buildings directly opposite. A 1.5M wall should be the maximum allowance.

The visual appearance of a wall is an important issue and should incorporate a rounded coping stone top. This would create a much gentler, less severe look which is more in keeping with the architecture in the village.

Glaston
It has been suggested that the difference in vehicle speed between 2017 and 2018 data could be due to the road markings. Towards the end of 2017 the road markings through Glaston had become faded and therefore were refreshed during 2018. When road markings become faded they be ignored by drivers and therefore have little impact on vehicle speed.

The refreshed SLOW marking son red high friction surfacing stand out in the surrounding and can alert drivers to upcoming hazards, and therefore encourage reduced vehicle speed.

---

**From:** Nick Hodgett  
**Sent:** 13 May 2019 15:26  
**To:** Robyn Green  
**Subject:** FW: Representation - 2019/0252 - Proposed Wall 2 Main Rd Glaston  

**Sorry can you clarify if there is 2018 data and why the change?**

**To**  

Nick Hodgett MRTP | Principal Planning Officer  
Rutland County Council  
Catmose, Oakham, Rutland LE15 6HP  
tel: 01572 758283 | fax: 01572 758373 |  
e-mail: nhodgett@rutland.gov.uk  

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---

**From:**  
**Sent:** 13 May 2019 14:28  
**To:** Planning; Nick Hodgett  
**Subject:** RE: Representation - 2019/0252 - Proposed Wall 2 Main Rd Glaston  

Dear Mr Hodgett,

For info, the attachment I refer to in my letter below, reference Rutland Councils on Data from the 1st Nov-8th Nov 2017 road speed Survey of Glaston village.

Regards,

---

**From:**  
**Sent:** 13 May 2019 14:22
To: 'Planning' <planning@rutland.gov.uk>; 'NHodgett@rutland.gov.uk' <NHodgett@rutland.gov.uk>

Subject: Representation - 2019/0252 - Proposed Wall 2 Main Rd Glaston

Importance: High

Dear Mr Hodgett,

It is a step forward that Council Highways Officers on safety grounds have acknowledged that the original proposed plans for a high wall (1.8m) on the corner of the crossroad at Glaston was hazardous and as a result of that, they have recommended an alteration to the plans (in part reducing the wall to 0.9m) to include a highway visibility splay.

However, although I welcome this change, I still need to challenge that it does not go far enough. In the new plans, the splay angle was calculated using 2.4m as the X distance from the junction centre point, that would have been acceptable for a low traffic volume minor road (<60 cars per day) approaching a priority road with an average speed (85\textsuperscript{th} percentile) of less than 37mph. In my last correspondence with you I supplied evidence to the contrary, that the minor road had in excessive of 100 cars per day and the average speed of the main road was 39 mph (overall bidirectional speed, 85th Percentile) through the village which is greater than 37mph threshold, requiring a higher splay angle and distance. So the question is, why did you not use the higher X distance of 4.5m as opposed to of 2.4m used in the splay calculation, which would have given road users better visibility and improved road safety? With regards to the splay requirements and the higher standards required for faster and busier roads, see footnote and reference within below.

The empirical speed survey data attached and unadulterated, was the information given to residents of the village by from Dave Brown (Director for Places: Environment, Planning and Transport), and it was based on the Council’s own survey which was conducted between 1\textsuperscript{st} Nov and 8\textsuperscript{th} Nov 2017. See the “Comparison” tab sheet in the attached spreadsheet for more details. For the record, the approaching speed was 41.5mph (85th Percentile), the receding speed was 36 MPH (85th Percentile), and the overall average speeds was 39.25 mph (85th Percentile), this is totally dissimilar to the recent survey, which claims an average speed of only 25mp. This a 12mph difference on the overall speed, and 16.25 mph difference on the approaching speed to the village between the two surveys conducted only a year apart. This data clearly shows that the road through the village has a speeding issue as the actual speed limit is only 30 MPH, so I reiterate why was the higher X distance standard not applied to give us better road safety protection? Did you share my concerns and comments made in my last letter to the Highways Officers prior to them making their new recommendation, including my references to the findings of the 2017 survey, and observations made about the traffic volume on the minor road?

I have heard rumours that another, more recent speed survey might exist (taken in Dec 2018) which states that the road through Glaston has a speed average of only 25mph, this is a huge reduction in average speed compared to the survey information of Nov 2017. How do you explain the difference in results, with few exceptions, the majority of traffic calming measures cannot achieve this level of reduction in average speed and to back up that statement, I refer to examples of speed reduction achieved by various measures in the tables in your own policy guidance on traffic calming, which I use as evidence to support my challenge on the discrepancies in the survey results. So, again how do you explain the differences in the results of the two surveys, given that fact that they have been NO Traffic Calming measures put in place since the November 2017 Glaston village speed survey took place.

As a scientist and data expert, I struggle to explain why there have been such an apparent large reduction in traffic speed through the village, therefore I need to query how comparable, from a evidence and data quality point of view, the two surveys are:

- Did they use the same methodology?
- Was the speed measuring instruments calibrated prior to the road surveys being conducted?
- Was the monitoring locations, exactly the same and if not why not?
- Who conducted the survey, was it the same people, and if different did they have the comparable level of competency and training to conduct the survey.
- Why did you commissioned another surveys, when you already had the data?

Does this new speed survey undermine the evidence data set which Dave Brown (Director for Places: Environment) of Rutland Council has accepted and used to prioritise Glaston for road calming works? If so, will this new survey undermine this project? This resident of Glaston have a right to know, if you are switching data sets and are now staying there is no longer a problem with speeding in the village, then prepare for a legal challenge on this matter. On that note I request under the Freedom of Information Act, a copy of all communications between yourself and the planning department with regards to the decision making process for the road splay requirements at the Glaston crossroad junction.

Regards,

---

**Footnotes**

Table A: **X-distance (m)**

<table>
<thead>
<tr>
<th>Type of Access</th>
<th>X-distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access with traffic flow up to 60 vpd</td>
<td>The minimum x-distance is normally 2.4m. Where traffic speeds on the priority road are below 60 kph (37 mph), the minimum x-distance is 2.0m. On other roads the x-distance may be reduced to 2.0m only where danger is unlikely to be caused.</td>
</tr>
<tr>
<td>Access with traffic flow between 60 &amp; 1000 vpd</td>
<td>The minimum x-distance is normally 4.5m. It may be reduced to 2.4m, but only if traffic speeds on the priority road are below 60 kph (37mph) and danger is unlikely to be caused.</td>
</tr>
<tr>
<td>Access with traffic flow over 1000 vpd</td>
<td>The desirable minimum x-distance is 6.0m. It may be reduced to 4.5m, but only where danger is unlikely to be caused. In this case developers may be required to demonstrate the adequacy of the access capacity using junction analysis techniques.</td>
</tr>
</tbody>
</table>

Information source:-
Further to your recent comments on the above application, revised plans have now been submitted and approved by highways as providing adequate visibility.

They are now on the web site for viewing. Please note, for comparison, the existing fence is 2m above the raised land that it stands on, so the new wall would not be as high as that.

As there is no statutory requirement to re-consult, please let me have any further comments by 5pm next Monday.

Thanks

Nick Hodgett MRTPI | Principal Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
tel: 01572 758263 | fax: 01572 758373 | e-mail: nhodgett@rutland.gov.uk

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