
APPLICATION DETAILS

APPLICATION NO: PLAN/2008/0454 and PLAN/2008/0456

FULL APPLICATION DESCRIPTION DRIVING RANGE AND ASSOCIATED CAR PARKING
CAR PARKING TO GOLF COURSE

NAME OF APPLICANT MR S WEIGHTMAN

ADDRESS SHARPLEY SPRINGS GOLF COURSE,
SEATON

ELECTORAL DIVISION Seaham

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Members will recall that in the Report to the Area Planning Committee (Central and East Durham) of 23rd June 2009, a condition was recommended in relation to these applications which would require the width of the access road from the B1404 to the golf course entrance to be widened to 5 Metres. This requirement was in response to comments from the Council's Highways Officer. The Committee agreed to incorporate that requirement into a Section 106 legal agreement rather than by planning condition but the nature of the requirement was not altered. The decision notices have not yet been issued as the legal agreement, which also deals with other issues, is still being prepared.

Since this Committee, discussions and site meetings have taken place between the applicant and Highways officers and works to implement the highway improvements have been taking place in advance. The applicant has carried out works to widen the carriageway and has managed to achieve a width of 4.9/5m through cutting back and resurfacing over approximately 80% of the access road length.

Highways officers have confirmed however, that the original road was never 5m in width and that widening to exactly 5 metres along the whole of the road length would involve the removal of mature hedgerows. In addition, it should be noted that the usual minimum requirement for a standard road width is 4.8 metres. Therefore in this instance, the Highways officers have confirmed that a width slightly less than 5 metres in some areas of the access road is acceptable.

It is recommended therefore, that members accept that works undertaken so far are satisfactory to Council officers, although the full 5 metre width originally specified may not be achieved; and that the finalised Section 106 Legal Agreement will only need to require any outstanding highways improvements, in accordance with details to be specified by Highways Officers.