

Updates to reports for consideration.

Application No: 10/01774/O – Item 5(1) **Page 28**
Enterprise Garage, Starling Road, Norwich NR3 3ED

Updates

Since writing the report the agent has asked that all efforts are made to ensure that the time limit on the application is at least three years, and five years if possible, as this would assist my agents to secure a sale which, as you know, may not be easy in the present economic climate. The additional flexibility may also attract developer interest and maximise the chance of delivering the obligations set out in the section 106 agreement.

Further Representation Responses:

Cllr Brociek-Coulton has submitted the following written comment:
I don't think as one of the Local City Councillors I was asked for an opinion on this site on Starling Road, but there is one great concern that we as Councillors in Sewell have and that is:

Since the Gyratory on St Augustines has been completed and all traffic has to go up Waterloo Road and down Magpie Road going around Edward Street to get to the City lots of traffic coming up Waterloo Road is cutting down Starling Road. With this development coming on this site too what we are proposing seems more essential than ever.

There has been concerns from a resident on Starling Road quite recently about the speed that cars come down Starling Road from Waterloo Road as many drivers find or think it is a quicker way to get into the Magpie Road junction when it really isn't because at peak times it is a lot easier to get onto the Magpie Road link by the way of Waterloo Road.

This probably is a highways matter but we feel that it should or maybe could be put on as a condition to help this make this road safer for not only the people living there but the dozens of children coming through that way to get to Angel Road Schools and Sewell Park School.

We would like the entrance into Starling road made one way so that in effect it can only be used for the residents. Who would be able to go either way out of Magpie Road or Starling Road, also for the junction coming out into Waterloo Road to have the right turn into Waterloo Road looked at to see if that could be made safer. This work on the Road should had been considered when the Gyratory was put in to place, it is the knock on effect for our residents in Sewell and now that the development is needed and hopefully is passed today we hope as Councillors that our plea for a safer road will be adhered too.

So, in conclusion we would like to put forward for the turning into Starling Road to cease and for it to be only used for an exit out onto Waterloo Road.

Thank you for your time

Response

This is an issue likely to be best resolved by the transportation section and will involve discussion and assessment of likely transport impacts of the existing uses and their impacts and any proposed uses and their impacts. Given that uses are changing from commercial to residential it is likely that local transport generation and impacts will be reduced and para 15 of the report states that transportation officers have no objection to the proposal. Therefore the question of the use of the road as a cut through to Magpie Road is one to be considered in terms of the road network and is the responsibility of the Joint Highways Agency Committee.

Graham Nelson
Head of Planning Services
1st December 2011