

SURREY COUNTY COUNCIL

LOCAL COMMITTEE (SURREY HEATH)

DATE: 30 NOVEMBER 2017



LEAD OFFICER: ANDY STOKES, WEST TEAM MANAGER TRANSPORT DEVELOPMENT PLANNING

SUBJECT: PETITION RESPONSE: ACCESS TO COSTA ON THE A30, BAGSHOT

DIVISION: BAGSHOT, WINDLESHAM AND CHOBHAM

SUMMARY OF ISSUE:

Bagshot residents submitted a petition to the Surrey Heath Local Committee on 3 November 2017 requesting that there be a review of the traffic access into and out of Costa, Bagshot (including signage and street furniture) to reduce driver confusion, increase safety, improve traffic flow and reduce nuisance based on these observations.

The petition included a supporting note setting out in more depth the concerns of residents. This report aims to address those concerns.

RECOMMENDATIONS:

The Local Committee (Surrey Heath) is asked to:

- i) Note the contents and conclusion of this report

REASONS FOR RECOMMENDATIONS:

The report is a response to a residents' petition seeking a review of the access arrangements for the Costa Coffee Drive Through.

In response to the petition, the Committee is asked to note the contents of the report.

1. INTRODUCTION AND BACKGROUND:

- 1.1 The Costa Coffee site formerly known as The Bird in Hand Public House has an extensive planning history of which the following are the most relevant:
- | | |
|------------|--|
| SU/09/0596 | Change of use sought from public house to residential use with the with the erection of 6 dwellings. Approved |
| SU/10/0473 | Certificate of Lawful Proposed Development to change the use from public house to a restaurant (A3). Agreed |
| SU/11/0736 | Front, side and rear extensions and change of use from Public House (A4) to restaurant (A3) and additional parking. Approved |
| SU/13/0570 | Change of use from public house (A4) to form a coffee shop (A3) with hot food/takeaway and drive thru (A5). Withdrawn |
| SU/15/0872 | Change of use of Public House (A4) to form a coffee shop (A3) with drive thru (A5). Approved |
- 1.2 The Bird in Hand site benefitted from a right hand turn lane before any redevelopment of the Notcutts Garden Centre. The existing right turn lane provided a means of accessing the existing western-most vehicular access.
- 1.3 The redevelopment of the Notcutts site to provide housing included the construction of the traffic signals, replacing the existing uncontrolled garden centre access. A planning application for the provision of housing was dismissed at Appeal in 2003. The inclusion of a traffic signal junction however was accepted by the Planning Inspectorate. Subsequent applications in 2006 and 2007 also proposed traffic signals (broadly as now constructed) and retained the provision of a right turn lane into the Bird in Hand site. The further redevelopment of the Notcutts site to replace the Garden Centre with a Waitrose supermarket retained the already constructed traffic signal junction and right turn lane into the Bird in Hand site.
- 1.4 The Lawful Development Certificate agreed in 2010 for the Bird in Hand PH demonstrated its lawful use for Restaurant A3 use-class purposes. That A3 use also permits a café (or coffee shop). The subsequent planning applications in 2013 and 2015 sought the additional sale of hot food for consumption off the premises.
- 1.5 The 2013 planning application was recommended for refusal on highway safety grounds as there were concerns that vehicles using the proposed development and turning right out of the site were unlikely to join the southbound carriageway in a single manoeuvre and therefore likely to wait in the central right hand lane for a gap in the northbound traffic. As the right turn lane has limited width, vehicles would not be able to fully enter the right hand turn lane and consequently the rear of vehicles would 'jut out' and protrude into the southbound carriageway.
- 1.6 The 2015 planning application sought to resolve the highway safety issues raised by providing a right turn ban from the exit onto the A30 London Road. The access was designed to restrict vehicles to only turning left from the site with the central island being extended to provide a physical barrier to deter vehicles carrying out inappropriate right turn manoeuvres. It was considered by the Highway Authority that

these measures overcame the previous objections raised. A Stage 1 and 2 Road Safety Audit was carried out at this stage.

- 1.7 The developer entered into a S278 highway works agreement to provide the access and off-site highway works to the central island.

2. ANALYSIS:

- 2.1 Concerns of local residents regarding the operation of the Costa access arrangements have culminated in the presentation of a petition by residents, submitted to the County Council stating:

“We the undersigned petitions Surrey County Council to review the traffic access routes into and out of Costa, Bagshot (including signage and street furniture) to reduce driver confusion, increase safety, improve traffic flow and reduce nuisance based on these observations.”

- 2.2 The S278 highway works were subject to a Stage 3 Road Safety Audit carried out by Surrey County Council in May 2017. This audit was carried out prior to the development being operational and was conducted on the completed highway works.
- 2.3 A further Stage 3 Safety Audit was carried out once Costa had opened. This Safety Audit was conducted on the operational aspects as well as the re-constructed access of the new development. Both daytime and nighttime site visits were carried out in August and September 2017. All issues raised in both Audits have been addressed by the developer.

3. OPTIONS:

- 3.1 Although a Provisional Certificate for the completion of the works has been issued the County Council will continue to review and monitor the operation of the development access during the 1 year maintenance period and any arising issues will be addressed.

4. CONSULTATIONS:

- 4.1 The public consultation required of development related works is undertaken at the planning application stage. The application included a drawing showing the highway works to be carried out as part of the development. The planning application process consulted with residents, resident groups and stakeholders, whose views were considered prior to the determination of the planning application.

5. FINANCIAL AND VALUE FOR MONEY IMPLICATIONS:

- 5.1 As with any development related highway works, the cost of their installation, including any costs incurred by the County Council, will be fully borne by the developer.
- 5.2 As a result there are no adverse cost implications to the County Council.

6. EQUALITIES AND DIVERSITY IMPLICATIONS:

- 6.1 The detailed design for the works was carried out having regard to current highway design requirements including the needs of vulnerable road users. As a result there are no adverse equality and diversity implications.

7. LOCALISM:

- 7.1 No significant implications arising from this report.

8. OTHER IMPLICATIONS:

Area assessed:	Direct Implications:
Crime and Disorder	No significant implications arising from this report.
Sustainability (including Climate Change and Carbon Emissions)	No significant implications arising from this report.
Corporate Parenting/Looked After Children	No significant implications arising from this report.
Safeguarding responsibilities for vulnerable children and adults	No significant implications arising from this report.
Public Health	No significant implications arising from this report.

9. CONCLUSION AND RECOMMENDATIONS:

- 9.1 Both a Stage 3 Safety Audit prior to the development opening and once it was operational have been carried out and the issues arising from these audits have been addressed.
- 9.2 The County Council will continue to review and monitor the operation of the development access during the maintenance period of the completion of the works and any problems that arise will be addressed.

10. WHAT HAPPENS NEXT:

- 10.1 County Council will continue to review and monitor the operation of the development access during the maintenance period of the completion of the works and any problems that arise will be addressed.

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Sources/background papers:

<http://isharemaps.surreyheath.gov.uk/ishare54/custom/planning/?requesttype=parseTemplate&template=DevelopmentControlApplication.tmpl&Filter=^SYSTEMKEY^='34291'&backurl=custom/planning?>