MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2025/0356	**Your Ref:**	P/2025/0356
Date:	26/06/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ADEILADU TRAC AMAETHYDDOL I WELLA MYNEDIAD A PHOB GWAITH CYSYLLTIEDIG A HYNNY / CONSTRUCTION OF AGRICULTURAL TRACK TO IMPROVE EXISTING ACCESS AND ALL ASSOCIATED WORKS

LOCATION: BRUNETT FARM, TYBROUGHTON, WHITCHURCH, SY13 3BA

I refer to your consultation / email dated 25/04/2025 and submission of revised access plan (Drg. No. 12681-005) on 29/05/25 in respect of the above.

General

The proposed development comprises the modification of an existing residential access to serve as a shared access for the existing rented 2 bed element of the existing farmhouse and to provide access to agricultural outbuildings / workshop to the rear of the site used by the applicant who lives in the southern side of the property (4 bedroom) which has its own separate access. The outbuildings / workshop were previously accessed via a central access to the south west of the applicant's access. However, this access will be closed up as part of previous application ref: P/2022/0761 for the conversion of 2 no. farm buildings into 2 no. barn conversions leaving the remaining outbuilding / workshop inaccessible.

Access

The proposed development site is located on Lower Wych Road which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Assuming typical vehicle speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in the north easterly direction measured to the centerline of the adjoining highway and 2.4 x 43m in the south westerly direction measured to the nearside edge of the adjoining highway. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section in the north easterly direction.

The existing access proposed for improvement / modification is the access running alongside the eastern side of the main farmhouse. This half of the property (2 bedroom) is rented out by the applicant who lives in the western half of the property (4 bedroom).

The applicant wishes to provide access to some agricultural outbuildings / workshop to the rear of the site for his own personal use. The outbuildings / workshop were previously accessed via a central access to the south west of the applicant's access. However, this access will be closed up as part of previous application ref: P/2022/0761 for the conversion of 2 no. farm buildings into 2 no. barn conversions leaving the remaining outbuilding / workshop inaccessible.

Existing Access (Existing Site Plan Drg. No. 12681 – 002)

Current visibility from the existing access is adequate in the south westerly direction providing a splay in excess of 2.4 x 43m measured to the nearside edge of the adjoining highway. However, visibility in the north easterly direction is inadequate providing a splay of approximately 2.4 x 28m measured to the centerline of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow. However. I understand that the applicant owns the land to the north east of the property and is able to provide the required visibility splay if the application is supported.

No details of the existing available visibility splays have been detailed on the submitted layout plans. **The LHA recommend that this detail is indicated on a revised layout plan.**

The existing access is approximately 2.5m wide and surfaced with loose bound materials.

Proposed Access (Proposed Site Plan Drg. No. 12681 – 003 & Proposed Access Track Drg. No. 12681 - 005)

No details of the existing available visibility splays have been detailed on the submitted layout plans. **The LHA recommend that this detail is indicated on a revised layout plan.**

The proposed access indicated on Drg. No. 12681- 005 indicates (approximately) a 16m wide access with 6m radii reducing to 4m wide at around 8m behind the edge of carriageway. Having discussed the proposed access with the applicant, the applicant has indicated that the resident of the eastern side of the property will still require access, parking & turning provision through the proposed access along with shared use by the applicant for his outbuilding / workshop. The applicant has advised that he would still want to occasionally use this access for a tractor / trailer but would be happy to accept a condition that prevented any future use of the access for agricultural purposes and limit any consent to a personal use. It is understood that the applicant uses his workshop to carry out a limited number of welding jobs for local farmers and vehicle movements associated with this business are minimal.

In order to function as shared access for such a development, the LHA would recommend the following:-

- Provision of appropriate visibility splays as indicated above ie/ any proposed access would be required to provide visibility splays of 2.4 x 43m in the north easterly direction measured to the centerline of the adjoining highway and 2.4 x 43m in the south westerly direction measured to the nearside edge of the adjoining highway.

- Minimum access width of 4.8m for a minimum distance of 10m behind the adjoining highway.

- Access surface with hard bound materials for a minimum distance of 10m behind the adjoining highway.

- No gates within 10m of the highway boundary (preferably no gates).

- An Aco drain or similar where any access falls towards the highway.

The applicant will require s.184 consent to form the widened access over the highway verge.

I understand that the applicant owns the land to the north east of the property and is able to provide the required visibility splays if the application is supported. **The LHA recommend that the above details are indicated on a suitably scaled plan (with annotated dimensions).**

Traffic Generation

No details of the existing / proposed daily vehicle movements from the existing / proposed accesses have been provided. **The LHA recommend that this detail is provided.**

Parking & Turning Provision

Adequate parking & turning provision must be provided within the curtilage of the site in accordance with LPGN 16.

The existing 2 bedroom wing of the house (eastern side) currently provides space for at least 2 cars plus turning. However, no details of the existing / proposed provision has been indicated on the submitted plans. **The LHA recommend that this detail is indicated on a suitably scaled plan (with annotated dimensions).**

No details of the existing / proposed parking & turning provision has been provided in respect of the existing outbuildings and workshop at the rear of the site. On the basis that a tractor & trailer will be occasionally accessing the site plus potentially other vehicles, then appropriate details of such provision will need to be provided. **The LHA recommend that this detail is indicated on a suitably scaled plan (with annotated dimensions).**

Conclusion

In conclusion, the LHA request the following information:-

- Proposed Access (Proposed Site Plan Drg. No. 12681 – 003 & Proposed Access Track Drg. No. 12681 - 005)

  No details of the existing available visibility splays have been detailed on the submitted layout plans. **The LHA recommend that this detail is indicated on a revised layout plan.**

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KW Edwards

Contracts and Engineering Manager

On behalf of Chief Officer, Environment & Technical