

# MEMORANDUM

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|-----------------|----------------------------------------|------------------|-------------------------------------|
| <b>From:</b>    | Chief Officer, Environment & Technical | <b>To:</b>       | Chief Officer Planning & Regulatory |
|                 |                                        | <b>FAO::</b>     | Jenni Perkins                       |
| <b>Our Ref:</b> | ET/DC/PP/P/2023/0556 Res(2)            | <b>Your Ref:</b> | P/2023/0556                         |
| <b>Date:</b>    | 17/01/2024                             |                  |                                     |

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## TOWN AND COUNTRY PLANNING ACT 1990

### TROSI ADEILAD ALLANOL YN LETY GWYLIAU ( OL-WEITHREDOL) / CONVERSION OF OUTBUILDING INTO HOLIDAY LET (IN RETROSPECT).

#### WHALEBONE HOUSE PLASSEY LANE WILLINGTON MALPAS

Grid Ref: E 343899.24 N 343376.07

I refer to your consultation / email dated 22/12/2023 including revised layout plan (Drg. No. C149/002 Rev B) in respect of the above.

#### Access

The proposed development site is located on a narrow, rural, unclassified road (Whalebone Lane) subject to a 60mph speed limit. Whalebone Lane is a “No-Through Road” and is considered “unsuitable for motor vehicles” (advisory sign). I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

Based on speeds of 20mph, the existing access serving the holiday let would normally be required to provide visibility splays of 2.4m x 25m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be permitted to the centerline of the road given the restricted carriageway width along this section.

Visibility from the existing access is adequate in the south easterly direction providing splays of approximately 2.4m x 25m measured to the centreline of the adjoining highway. However, visibility in the north westerly direction is inadequate providing a splay of approximately 2.4 x 11m measured to the centreline of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow by the existing hedgerow fronting the site. The revised layout plan indicates the lowering of a section of hedgerow to achieve the required splay in the north westerly direction.

The existing / proposed access is approximately 3.6m wide and gated 3.5m behind the adjoining carriageway. The access is surfaced with loose bound materials and falls towards the highway.

I would normally recommend an access of this nature is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway with any gates setback a minimum distance of 5m behind the adjoining highway (preferably no gates). The revised layout plan indicates the above details.

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar would be required to intercept any such run-off. The revised layout plan indicates the above detail. However, the proposed Aco drain would need to be located just behind the back of highway verge in private land (not within the highway verge as shown).

Although the development site is only a short distance from the junction with Plassey Lane, the section of road is typically less than 4.1m wide and cannot accommodate the simultaneous passage of 2 vehicles without encroaching on the verge. The construction of a couple of passing places along this section would be of benefit. However, given the scale of the development, it would be difficult to justify requesting such an improvement.

### **Parking and Turning Provision**

The proposed 2 bed holiday let would normally require a maximum of 2 car spaces. The holiday let appears to have space for up to 3 vehicles which is considered adequate.

I therefore have no objections to the proposed development and recommend any permission includes the following conditions:-

### **CONDITIONS**

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| <b>ZJ41</b><br>026R   | <b>GENERAL LAYOUT</b><br>Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>ZJ16</b><br>038R   | <b>VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)</b><br>Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility. |
| <b>NONSTD</b><br>033R | <b>NO GATES</b><br>There shall be no gates or other means of enclosure across the vehicular access point.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>ZJ07</b><br>043R   | <b>ACCESS SURFACE (5 metres)</b><br>Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.                                                                                                                                                                                                                                                                             |
| <b>ZJ46</b><br>026R   | <b>NO PRIVATE SURFACE WATER RUN OFF</b><br>No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.                                                                                                                                                                                                                        |

## **Supplementary Notes**

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical