

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/P/2023/0651	Your Ref:	P/2023/0651
Date:	13/10/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU ADEILAD AMAETHYDDOL (OL WEITHREDOL) / ERECTION OF AGRICULTURAL STORAGE BUILDING (IN RETROSPECT)

FIELDS FARM FIELDS LANE WILLINGTON MALPAS

Grid Ref: E 344239 N 343449

I refer to your consultation / email dated 11/10/2023 in respect of the above.

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

Assuming typical speeds of 30mph, any existing / proposed access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access is adequate in both directions providing splays in excess of 2.4 x 43m measured to the centerline of the adjoining highway.

The existing access is approximately 9m wide and is gated at around 7m behind the adjoining carriageway. The access is surfaced with loose bound materials. I would recommend that the access is surfaced with hard bound materials (eg/ bituminous macadam) for a minimum distance of 10m behind the adjoining highway. This improvement was included in previous planning consent ref: P/2020/0228 Condition no. 2.

I understand that the buildings will be used for the storage of agricultural machinery / equipment and hay / straw for the existing business.

There would appear to be ample parking and turning provision for agricultural vehicles within the curtilage of the site.

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

CONDITION

ZJ08
043R

ACCESS SURFACE (10 metres)

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 10 metres behind the adjoining highway.

Supplementary Notes

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

A handwritten signature in black ink, appearing to read 'A. Bailey', is written in a cursive style.

Chief Officer, Environment & Technical