

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/PP/P/2023/0341	Your Ref:	P/2023/0341
Date:	23/06/2023		

TOWN AND COUNTRY PLANNING ACT 1990

CODI ANNEDD GWEITHWYR AMAETHYDDOL A GWAITH CYSYLLTIEDIG / ERECTION OF AGRICULTURAL WORKERS DWELLING AND ASSOCIATED WORKS

LAND AT HIGHER LANES ISCOYD WHITCHURCH

Grid Ref: E 347679.67 N 343039.56

I refer to your consultation / email dated 15/06/2023 in respect of the above.

Access

The proposed development site is located on a narrow, rural, unclassified road which is subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road along this section.

Assuming speeds of 20mph, any proposed / existing access along this section would normally be required to provide visibility splays of 2.4 x 25m measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be permitted to the centerline of the adjoining highway given the restricted carriageway width along this section.

The existing / proposed access serving the site is approximately 8.8m wide and gated at around 5m behind the adjoining highway. I would normally recommend that any gates are setback a minimum distance of 10m behind the adjoining highway for an access of this nature (ie/ agricultural).

The existing access is surfaced with loose bound materials up to the existing gates. I would recommend that the existing access is surfaced with hard bound materials for at least 10m behind the adjoining highway. The applicant will need to contact our Streetscene Team Leader on Tel: 01978 729732 to discuss the required construction details for the access. The applicant will need to apply to the Council for s.184 consent to surface the access (adopted highway) once the submitted details are approved.

Parking & Turning Provision (reserved matter)

Parking and turning provision at the proposed development site will need to comply with LPGN 16.

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

CONDITIONS

NONSTD SUBMISSION OF FURTHER DETAILS (ACCESS RESURFACING)

026R No part of the development shall commence until a scheme detailing the construction
E06N of the following has been submitted to and approved in writing by the Local Planning
E07N Authority: ***delete as appt ****

1) *Detailed layout, design, drainage and construction / resurfacing of the access*

The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ08 ACCESS SURFACE (10 metres)

043R 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.

ZJ09A NO GATES WITHIN 10 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R 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