

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/PP/P/2021/0309 **Your Ref:** SJG/P/2021/0309
Date: 22nd October 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 372 556 Coxwood Farm Cottage, Cox Lane, Rossett, Wexham.

Development: Erection of holiday accommodation (in retrospect).

I refer to your consultation / email dated 22/10/2021 in respect of the above.

Access

The development site is located on Cox Lane 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.

Assuming typical speeds of 30mph, Manual for Streets would normally require any proposed access to provide visibility splays of 2.4 x 43m in both directions measured to the centreline of the adjoining highway in which there shall be no obstruction in excess of 1.0m above the level of the adjoining carriageway. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing / proposed access serving the development site appears adequate in both directions providing splays of at least 2.4 x 43m in both directions measured to the centreline of the adjoining highway. Visibility to the north west relies on the regular maintenance of the existing hedgerow.

The existing access serving the site is approximately 15m wide reducing to 5.9m approximately 5m behind the adjoining carriageway which is considered adequate to accommodate 2 vehicles sat side by side clear of the adjoining carriageway.

The existing access is surfaced with hard bound materials.

The existing private driveway leading to the development site is approximately 180m in length and is typically 3.6m wide and would benefit from the provision of a couple of passing places to facilitate the simultaneous passage of 2 no. vehicles. The submitted layout plan (dated 08/08/21) indicates the provision of 2 no. passing places which is considered acceptable.

The development site is quite remote and is typically served by narrow lanes with no footway / lighting provision. Although the existing / proposed business appears to be relatively small in scale at present, it may be difficult to support any significant increase in size of the development site resulting in any significant increase in vehicle movements in this location.

Parking & Turning Provision

I previously requested the extent of the existing holiday accommodation and number of caravan pitches on site to assess the adequacy of parking & turning arrangements. I understand that the existing farm is still in operation and its associated farmhouse.

I requested that the applicant provided a suitably scaled layout plan indicating the parking (spaces) and turning arrangements for the existing property, existing / proposed holiday accommodation and existing caravan pitches. Although a suitably scaled layout plan indicating the above detail does not appear to have been submitted, the applicant has provided photographs (emailed on 08/07/2021) which appear to indicate that adequate parking and turning provision is available within the curtilage of the site.

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

CONDITIONS

- | | |
|-----------------------|---|
| ZJ16
038R | VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 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. |
| ZJ22
035R | PARKING AND MANOEUVRING TO BE KEPT CLEAR
The vehicular parking and turning areas as shown on approved drawing no ----- shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times. |
| NONSTD
026R | PASSING PLACES
Details of a scheme for the provision of passing places along the private driveway shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme as approved shall be fully implemented prior to the first use of the site. |

Supplementary Notes

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

Note to Applicant

Public Footpaths No.6 & 7 - Allington pass through the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Sean Hanratty on Tel: 01978 729761.

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line and a small loop.

Chief Officer Environment & Technical