

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0851 **Your Ref:** MR/P/2018/0851
Date: 25th October 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 489 399 Oak Farm, New Hall Lane, Bronington, Whitchurch.

Development: Conversion of redundant farm building to dwelling.

I refer to your consultation dated 09/10/2018 including layout plan (Drg. No. BC/04) in respect of the above.

The proposed development site is located on New Hall Lane which is a 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. The site has 2 no. access points, one proposed to serve the existing farmhouse (north) and one to serve the proposed dwelling (south).

Assuming typical speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

Existing Northerly Access

Visibility from the existing access is inadequate providing splays of approximately 2.4 x 8m measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow. Although this is an existing access, I would recommend that the applicant considers carrying out improvements to improve visibility in both directions from this access ie/ remove / setback / lower hedgerow.

This access is approximately 9m wide reducing to 3.2m wide at 4.8m back from the adjoining carriageway. The access is gated at this point.

Proposed Southerly Access

Visibility from this access is restricted in both directions. This access currently provides splays of approximately 2.4 x 12m to the north and 2.4 x 15m to the south measured to the nearside edge of the adjoining highway. Visibility is impeded in the northerly direction by the existing hedgerow. Visibility is impeded in the southerly direction by the existing boundary fence and a number of trees along the site frontage.

Could you please ask the applicant to provide a suitably scaled plan indicating how it is proposed to provide adequate the required visibility splays from this access.

It is unclear as to whether this existing access / redundant farm building has any existing traffic generation (not including the existing farmhouse) and if so, how many daily vehicle movements are involved.

This access is approximately 13m wide reducing to 3.5m wide at 6m back from the adjoining carriageway. The access is surfaced with loose bound materials. I would recommend that the proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the highway boundary with no gates being erected within 5m of the highway boundary.

Parking and Turning Provision

There would appear to be adequate parking and turning provision within the curtilage eof the site for both the existing and proposed dwelling.

I await the requested details.

Supplementary Notes

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



 Planning Control Manager