

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0342	Your Ref:	P/2018/0342
Date:	17 May 2018		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3413 5929 Lower Honkley Farm, Stringers Lane, Burton
Development: Erection of 5 dwellings, access, car parking, landscaping, drainage and associated engineering works.

I refer to your revised consultation dated 30 April 2018 in respect of the above.

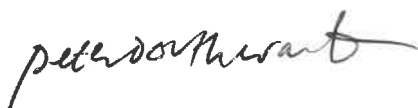
The site is located on a classified highway subject only to the national speed limit, although vehicular speed is considered to be no more than 30mph due to the geometry of the road; for which Welsh Government guidelines recommend visibility splays of 2.4 x 43m.

Whilst visibility to the south east is achievable, to the north west it is only achievable over land outside the boundary of the application site. To achieve adequate visibility in this direction requires the boundary hedge of neighbouring property to be reduced in height to below 1m in perpetuity.

The proposed site will be accessed via a private drive. There are two car parking spaces provided for each proposed dwelling which might be inadequate given the site is not in the most sustainable of locations.

Please ask the applicant to clarify how they intend to secure adequate visibility in a north westerly direction.

Consideration should also be given to increasing parking provision within the curtilage of the site.



Service Manager Environment

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