

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2018/0274 **Your Ref:** P/2018/0274

Date: 2 May 2018

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

Location: O. S Grid Ref: 2721 5189 Land adjacent to Vicarage Hill Court, Minera
Development: Erection of block of 2 no. two bedroom flats with improvements to existing parking and associated external works

I refer to your consultation dated 10 April 2018 in respect of the above.

The development site is located on a classified highway subject to a 30mph speed limit. Despite the access suffering from substandard visibility, the site was granted planning permission for 6 flats in 1996. The traffic generated from the former use of the site as a church hall was deemed to be similar to the proposed 6 dwellings.

Since the development was constructed there have been no reported injury accidents at the junction. Whilst the addition of two flats will marginally increase traffic using the access, it is considered to be an insignificant increase given the safety record at the junction.

The proposed car parking layout provides the benefit of additional parking space for the existing dwellings.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ22 **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ 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.

peter coothwaite
Service Manager Environment