

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0268	Your Ref:	MP/P/2018/0268
Date:	12 th April 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 451 407 Hanmer Mill Farm, Mill Lane, Hanmer, Whitchurch.

Development: Erection of agricultural building 36.576m long, 13.716m wide (plus 1.8m roof overhang) and 6.6m high to ridge.

I refer to your consultation dated 10/04/2018 in respect of the above.

The proposed development site is located on a narrow rural unclassified road subject to a 60mph speed limit. However, I would estimate typical speeds at being around 25mph along this section given the geometry of the road.

Any proposed / existing accesses would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centreline of the carriageway in this instance given the narrow nature of the road along this section. Visibility from the existing access is adequate providing splays in excess of 2.4 x 33m in both directions.

I understand that the proposed building will be used for the storage of agricultural equipment and farm produce. The proposed development is considered unlikely to result in any significant increase in vehicle movements.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

Peter Southwate

PM Planning Control Manager