

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0678	Your Ref:	P/2016/0678
Date:	7 September 2016		

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

Location: O. S Grid Ref: 3060 5150 former workshop Baptist Old Chapel, Southsea road, Southsea

Development: Demolition of workshops and proposed residential development for the erection of 1 no detached dwelling and associated vehicular access

I refer to your consultation dated 18 July 2016 concerning the above.

The site is located on a classified highway subject only to a 30 mph speed limit for which Welsh government guidelines recommend visibility splays measuring 2.4 x 43m in both directions.

The proposed new access will provide adequate visibility on to the highway.

Adequate off road parking and turning is proposed.

It is considered that traffic generation from one dwelling will be no more onerous than its existing B1 class use.

I recommend that any permission include the following conditions:

CONDITIONS

ZJO9 NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJO7 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on the approved drawing 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.

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R 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 nearside edge 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 highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

NONSTDC SUBMISSION OF FURTHER DETAILS

026R

E06N

E07N No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Relocation of existing electricity pole

The scheme as is approved shall be fully implemented prior to first use of the development.

Peter O'Rourke

m Service Manager Environment