

# MEMORANDUM



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**From:** Service Manager, Environment

**To:** Chief Planning Officer

**Our Ref:** PD/2011/0670

**Your Ref:** JS/P/2011/0670

**Date:** 26 January 2012

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**TOWN AND COUNTRY PLANNING ACT 1990.**

**TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.**

**Location:** O. S Grid Ref: 3017 5190 Land to the east of Tanyfron Road junction with Southsea Road, Southsea

**Development:** Construction of travellers chalet and caravan park for 1 plot and erection of amenity building

I refer to your consultation dated 9 January 2012 in respect of the above.

The site has an existing gated access on to the classified highway known as Southsea Road. As the access is very close to the urban / rural boundary, traffic from the north is subject to the National Speed limit while from the south east it is subject to a 30 mph speed limit.

I understand the site was previously used for agricultural and stabling purposes served by the existing access.

A speed survey was undertaken on 8th November 2011 by the Council's Traffic section. The survey revealed the following 85<sup>th</sup> percentile speed readings:

Vehicular speed approaching the site from the north (Lodge) – 38 mph - for which Manual for Streets 2 recommends a splay of 2.4 x 65m

Vehicular speed approaching the site from the south (Southsea) – 37 mph - for which Manual for Streets 2 recommends a splay of 2.4 x 59m

It is possible to achieve these splays in both directions by removing or setting back the existing boundary hedge.

I therefore recommend that any permission include the following conditions:

## **CONDITIONS**

- |             |                                                                                                                                                                                                               |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ZJO7</b> | <b>ACCESS SURFACE (5 metres)</b>                                                                                                                                                                              |
| 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. |
| <b>ZJO9</b> | <b>NO GATES</b>                                                                                                                                                                                               |

- 033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.
- ZJ19**  
038R **VISIBILITY SPLAYS (NEAR SIDE AND CENTRELINE)**  
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 65 metres to the north measured to the near side edge of the adjoining highway, and 2.4 metres x 59 metres to the south east measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ22**  
035R **PARKING AND MANOEUVRING TO BE KEPT CLEAR**  
The vehicular parking and turning areas as shown on approved drawing(s) No(s). 0:1751/A/C 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.
- ZJ46**  
026R **NO PRIVATE SURFACE WATER RUN OFF**  
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.

#### NOTE

I note that the Planning Officer does not wish to lose the hedges either side of the site access. By trimming backing these hedges it is possible to achieve splays of 2.4 x 120m to the north and 2.4 x 42m to the centre line in a southerly direction from the existing access.

This is below recommendations for the measured vehicular speed along the road. However there would clearly have been potential for the site to have generated traffic as a result of its previous use and this must be acknowledged when considering the application.

Whilst it is certainly desirable to provide visibility splays in accordance with Welsh Government guidelines it maybe that if this development can be strictly limited and controlled to a single unit, that it will result in only a small increase in traffic generation through the existing access.

*P.P.*   
Service Manager, Environment