

MEMORANDUM



From: Infrastructure Manager

To: Head of Community Well-being
and Development

Our Ref: TH/DC/PP/2011/0697

Your Ref: SJG/P/2011/0697

Date: 2nd November 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 509 391 Park Farm, Fenns Bank, Whitchurch.

Development: Extension to existing dwelling to form additional living accommodation and farm office.

I refer to your email / consultation dated 31/10/2011 including revised layout plans (Drg. No. W11/2057/00 Rev A & W11/2057/01 Rev A) in respect of the above.

The proposed development site is located on a rural classified road subject to a 60mph speed limit. Although vehicles may well travel up to the speed limit from the north westerly direction, I would estimate typical speeds at being around 40mph for vehicles approaching from the south east given the geometry of the road.

Based on these assumed speeds, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in the north westerly direction and 2.4 x 120m in the south easterly direction measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the proposed / existing access serving the farmhouse is inadequate providing splays of approximately 2.4 x 10m in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow either side of the access.

I would therefore not normally support any proposed development that is likely to result in an increase in vehicle movements utilising this substandard access.

However, the applicant has proposed to improve the existing access and provide improved visibility splays of 2.4 x 215m to the north west and 2.4 x 105m to the south east measured to the nearside edge of the adjoining highway. However, it would only appear possible to provide an improved visibility splay of 2.4 x 90m in the south easterly direction given the geometry of the road. These proposals offer a significant benefit in highway safety terms compared with the existing access arrangements.

The existing access is only 3.5m wide and cannot currently accommodate the simultaneous passage of 2 no. vehicles (as normally required for a shared access). I understand that the access will be used by both dwellings and the occasional tractor. I would therefore recommend that the existing access is widened to at least 4.8m for the first 10m behind the adjoining carriageway. No gates shall be erected within 10m of the adjoining carriageway. The proposed shared access shall be surfaced with hard bound materials for at least 10m behind the adjoining carriageway.

The applicant has proposed to provide the above access improvements which is considered acceptable.

In terms of parking and turning provision at the development site, I comment as follows:-

I understand that both the existing farmhouse and new dwelling are 3 bedroomed. LPGN 16 would normally require each property to provide 3 no. parking spaces each providing adequate turning behind each space (ie/ 6m). The proposed parking and turning arrangements are considered adequate.

I would therefore have no objections to the proposed development and recommend that any permission be subject to the following conditions:-

CONDITIONS

- ZJ17A** **VISIBILITY SPLAYS (NEAR SIDE)**
038R **EMPTY SPLAY**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of **2.4 metres x 215 metres** to the north west and **2.4 metres x 90 metres** to the south east measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ41** **GENERAL LAYOUT**
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. W11/2057/01 Rev A.
- ZJ11** **ACCESS WIDTH**
039R The vehicular access hereby approved shall be a minimum width of 4.8 metres.
- ZJ08** **ACCESS SURFACE (10 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 10 metres behind the adjoining highway.
- ZJ09** **NO GATES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.
- NONSTD** **DWELLING TIED TO EXISTING PROPERTY**
026R The proposed dwelling shall be tied to the existing farmhouse and shall not be sold off as a separate dwelling.

Supplementary Notes

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



Infrastructure Manager