

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0328

Your Ref: P/2011/0328

Date: 05 September 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2830 4170 Tally Ho Inn, Newbridge Road, Newbridge

Development: Change of use of part of ground floor to form bric a brac / antique / curio's shop

I refer to the supplementary information received 5th September 2011 in respect of the above.

The area of land fronting the site is considered to be adopted highway and has been shown as such on Council plans for a number of years. Whether or not there was parking on the land 15 years ago when the public house was still operating is not relevant. The area of land is to all and intents and purposes now acting as a footway alongside the main carriageway of the B5605.

We do not object to the use of parallel parking in the appropriate location. However this site is located on a heavily trafficked classified highway and the principles of Manual for Streets only apply to lightly trafficked residential streets. Whilst we are prepared in this instance to accept MfS guidelines on the required dimensions for parallel parking bays, this site is not considered an appropriate location for their use.

The agent states that any vehicle leaving the site will have more than 200m visibility in both directions and photographs appear to show this. However, it is considered that visibility in an easterly direction for vehicles leaving at least two of the three the parking bays will be severely restricted by the height of the wall and the geometry of the road.

The point at which the agent has tried to demonstrate forward visibility is deemed to be incorrect. Any vehicle waiting to turn right into the site is unlikely to be located at the position of demonstrated on the plan. The agent states that visibility increases as a vehicle moves round the corner whereas forward visibility actually decreases. Forward visibility is considered to be well below recommended standards.

I confirm therefore that I am satisfied with the response made and maintain my objection to the application.

Infrastructure and Planning Manager