

Gail White

From: Janet Sutherberry
Sent: 02 September 2011 09:07
To: planning_admin
Subject: FW: P-2011-0563

Please attach to planning file - PLN Consultation response - Highways

From: Phil Palmer
Sent: 23 August 2011 12:11
To: Janet Sutherberry
Subject: RE: P-2011-0563

Janet

If the proposed dwelling is to be treated as an anexe and tied to the dwelling by condition then I would have no objections on highway grounds - even if main access was via Tallarn Green to the south.

I assume any access issues to the north via Cheshire would need to be considered by Cheshires Planning Department.

Regards, Phil

From: Janet Sutherberry
Sent: 23 August 2011 10:29
To: highwaysplanning
Cc: Phil Palmer
Subject: RE: P-2011-0563

Phil, I finally visited the site this morning.

I few points that may amend your comments..

The accommodation will not be sold separately from the house. It is intended for visiting family members only - to be a bit like a granny flat.

There are two approach roads to the site - one via the gravel road access southwards to Tallarn Green, and one northwards across a bridge via a tarmac drive via Cheshire. This Cheshire route is the one they take - nearly 100% of the time - and this is far superior than the gravel track to the south, and visibility at the point where it emerges onto a proper highway is very good. The biggest problem they have - people driving lorries or vans using a SatNav - and they cannot go any further along the gravel drive. They have to wait for the owners to open their gates, so that they can turn around using their entrance gate, and the another gated area.

As a result I think it will be unreasonable for us to enforce conditions for a visibility splay requirement, or surfacing requirements. That section of track and access is not owned by them - even though there is a right of way.

Janet

From: highwaysplanning
Sent: 22 August 2011 15:43
To: planning_admin
Cc: Janet Sutherberry
Subject: P-2011-0563

Response attached.