

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0559

Your Ref: PF/P/2011/0559

Date: 15th August 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 391 544 Applegate , 1 The Cottages, Rossett Road, Commonwood, Holt.

Development: Raising height of gateway walls to 6ft (in retrospect).

I refer to your consultation dated 04/08/2011 in respect of the above.

The proposed development site is located on the B5102 Rossett Road which is a classified, rural road subject to a 60mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access serving the development site is inadequate in both direction providing splays of approximately 2.4 x 30m to the north and 2.4 x 20m to the south measured to the nearside edge of the adjoining highway.

Visibility from the existing access with the new boundary wall in place is no worse in the northerly direction than would have previously been available with the wall at 1.0m in height. This is due to the presence of the hedgerow fronting the adjoining property known as Rosewood which impedes visibility in this direction.

Visibility from the existing access with the new boundary wall in place is no worse in the southerly direction than would have previously been available with the wall at 1.0m in height. Visibility in the southerly direction is impeded by the existing hedgerow fronting the development site and the telegraph pole on the corner of the access.

I have suggested to the applicant that he discusses with his neighbor the possibility of lowering his front boundary hedgerow to improve visibility to the north. In terms of improving visibility in the southerly direction, I have suggested to the applicant that he considers trimming back the hedgerow fronting his property and investigates the possibility of re-locating the existing telegraph pole.

I have advised the applicant that any proposed gates will need to be setback at least 5m behind the highway boundary.

I understand that the applicant intends to block pave the existing access / driveway which is considered appropriate.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

A handwritten signature in black ink, appearing to read 'J. St. Paul', is written above the title.

Infrastructure and Planning Manager