

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0120 **Your Ref:** SJG/P/2011/0120
Date: 2nd March 2011

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 463 409 Bryn Rossett Farm, Whitchurch Road, Hanmer, Whitchurch.

Development: Multi-purpose barn and stables (agricultural / livery) adjoining existing indoor ménage and associated landscaping.

I refer to your consultation dated 21/02/2011 in respect of the above.

The development site is accessed off the A539 which is a classified 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 which there shall be no obstruction in excess of 1.0m in height in accordance with TAN 18. Visibility from the existing access off the A539 serving the development site is considered adequate.

The existing access serving the proposed development site is 4.8m wide with gates being setback approximately 20m behind the adjoining highway. The existing driveway is surfaced with hard bound materials.

Adequate parking and turning provision shall be provided within the curtilage of the development site.

I would therefore recommend that any permission include the following condition:-

CONDITION

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing 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.

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 be 'M. P. W.', written in a cursive style.

Infrastructure and Planning Manager