

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: DC/PD/ P/2010/1068

Your Ref:

Date: 21 March 2011

Town and Country Planning Act 1990

Section 78 Appeal at Rose Cottage, Highfield Road, Highfield, Summerhill

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

A copy of that response is attached for your information.



Infrastructure and Planning Manager

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2010/1068

Your Ref: P/2010/1068

Date: 10 January 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3150 5200 Rose Cottage, Highfield Road, Highfield, Summerhill

Development: Construction of new access track / driveway to property.

I refer to your consultation dated 21 December 2010 in respect of the above.

The site is located on an unclassified road subject to a 30 mph speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road.

The existing access to Rose Cottage serves a number of other dwellings and is well below current standards in terms of width and visibility.

It is possible to provide visibility in both directions from the proposed access in accordance with Welsh Assembly Guidelines, although this may result in the loss of significant amount of hedgerow. In order to minimise the impact a new access would have on the hedgerow I am willing to support a reduced visibility splay subject to some highway improvement being made along Highfield Road.

There are a few passing places near the housing areas but from visiting the site it appears they simply act as parking bays for the residents. The introduction of a passing place would be of benefit to the highway.

Given that the proposed access will provide better visibility than the existing access and that some highway benefit is provided by the creation of a passing bay I consider the application is acceptable in highway terms.

I recommend any permission include the following conditions:

CONDITIONS

ZJO9
033R

NO GATES

There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary

- ZJ07**
043R **ACCESS SURFACE (5 metres)**
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 5 metres behind the adjoining highway.
- ZJ46**
026R **NO PRIVATE SURFACE WATER RUN OFF**
No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
- ZJ41**
026R **GENERAL LAYOUT**
Prior to first use of the development the site shall be laid out in strict accordance with layout plan Reference B (access design)
- ZJ016**
038R **VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)**
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NOTES

- E02N** **HIGHWAY SUPPLEMENTARY NOTES**
Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".
- E03N** **WORKS WITHIN THE HIGHWAY**
The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.


Infrastructure and Planning Manager