

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0998	Your Ref:	MP/P/2010/0998
Date:	15 th February 2011		

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

Location: O. S Grid Ref: 454 Hanmer Arms, Hanmer, Whitchurch.

Development: Change of use from Hotel (C1) Rooms to form 7 no. dwellings with alterations and extensions. Alterations to car park and erection of garages.

I refer to your consultation dated 02/12/2010 and email dated 14/02/2011 including revised layout plan (Drg no. G/82/2A – Dated Jan 2010) in respect of the above.

The proposed development site is located on a classified road which is subject to a 30mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 56m 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 Manual for Streets.

The existing public house including residential units are served by a 4.9m wide access road which has a 1.1m wide footway running alongside its northern edge.

Visibility from the existing access is adequate in both directions providing splays in excess of 2.4 x 56m measured to the nearside edge of the adjoining highway.

There would appear to be an existing, gated vehicular access located immediately to the north of unit 7. This access is approximately 3.0m wide and suffers from inadequate visibility. Visibility from this access is approximately 2.4 x 4m in both directions measured to the nearside edge of the adjoining highway. I would recommend that this access is permanently closed up prior to first occupation of the dwellings.

I assume that the existing access located to the south of unit 6 will be retained for pedestrian access only.

Parking and turning provision within the curtilage of the development site for both the existing public house and proposed dwellings is considered adequate.

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

CONDITIONS

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on the approved drawing no. G/82/2A – Dated January 2010 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.

NONSTD
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ACCESS TO BE CLOSED PRIOR TO FIRST OCCUPATION

The existing vehicular access to the north of unit 7 as shown on the approved plan no. G/82/2A – Dated January 2010 shall be permanently closed up prior to first occupation of the dwellings.

Supplementary Notes

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



Infrastructure and Planning Manager