

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0144

Your Ref: P/2011/0144

Date: 21 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3320 5720 Quarry Bank Farm, Dark Lane, Burton

Development: Parking and operation of 1 no. heavy goods vehicle

I refer to your consultation dated 28 February 2011 in respect of the above.

The site is located on a classified highway subject to a 60 mph speed limit although vehicular speed is considered to be no more than 30mph due to the geometry of the road.

There appears to be two potential access points into the site; one on Chapel Lane and the other on to Dark Lane.

The Chapel Lane access suffers from inadequate visibility in both directions and is considered unsuitable for increased use. The Dark Lane access provides adequate visibility and is of adequate width to cater for the proposed use.

Although Dark Lane is generally a single width road there are no width or weight restrictions in proximity to the site and the highway authority cannot reasonably prevent its use by HGVs. Given that this application is for a single HGV it is considered unlikely to generate any more than a nominal increase in traffic generation.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ03 NO ACCESS

026R There shall be no means of vehicular access to the development from Chapel Lane

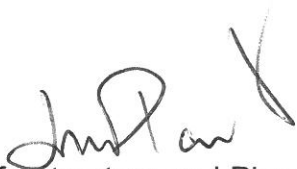
ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

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

NONSTDC LIMITED TO ONE HGV

026R The permission shall be strictly limited to the operation of one HGV.



Infrastructure and Planning Manager