

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0109 **Your Ref:** SJG/P/2011/0109
Date: 28th February 2011

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

Location: O. S Grid Ref: 431 421 Cherry Tree Barn, Halghton Lane, Hanmer.
Development: Removal of condition 14 of planning permission code no. P/2009/1051 regarding visibility splay.

I refer to your consultation dated 16/02/2011 in respect of the above.

The proposed development site is located on Halghton Lane which is a narrow, rural classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m measured to the centreline of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height in accordance with Manual for Streets. Visibility can be relaxed to the centreline of the adjoining highway given the restricted carriageway width along this section.

In terms of the southerly access which serves the existing dwelling, I comment as follows:-

The existing access is approximately 3.2m wide, surfaced with hard bound materials and is gated approximately 8.2m behind the adjoining carriageway.

Visibility from this access is inadequate providing splays of approximately 2.4 x 12m to the south east and 2.4 x 19m to the north west measured to the centerline of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow.

I would therefore not support any proposed development at this site which is likely to result in an increase in vehicle movements through this substandard access.

In terms of the existing northerly field access, I comment as follows:-

This access is approximately 4.2m wide, surfaced with loose bound materials and is gated approximately 3.7m behind the adjoining carriageway. This access currently provides access to the field to the rear of the site.

Improvements to visibility from the existing northerly access appear to have been recently carried out by cutting back the existing hedgerow fronting the farmhouse. Visibility from this access now appears adequate in both directions providing splays of at least 2.4 x 43m measured to the centerline of the adjoining highway.

I would therefore have no objections to the proposed relaxation of condition no. 14 (planning ref: P/2009/1051) and would recommend any permission include the following condition:-

CONDITION

ZJ016 VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 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 nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.



Infrastructure and Planning Manager