

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/1071 **Your Ref:** MP/P/2010/1071
Date: 7th January 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 451 439 Site at Shrewds Lair Farm, The Lane, Tallarn Green, Threapwood.

Development: Variation of condition 5 of planning permission P/2005/0705 to allow retention and continued use of temporary agricultural workers dwelling for a further period of one year.

I refer to your consultation dated 21/12/2010 in respect of the above.

The proposed development site is located on Hall Lane which is a narrow classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph along this section given the geometry of the road.

Any proposed access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions 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 from the proposed / existing access appears adequate in both directions providing splays of approximately 2.4 x 80m to the west and 2.4 x 45m to the east measured to the centreline of the adjoining highway. Visibility in the easterly direction is reliant on the regular maintenance / trimming of the existing hedgerow. Visibility has been permitted to the centreline of the adjoining carriageway given the narrow nature of the road along this section.

The existing / proposed access is surfaced with unbound aggregate and I would recommend that the access is surfaced using hard bound materials for a minimum distance of 10m behind the highway boundary. The existing access is gated at approximately 7.5m behind the adjoining carriageway. I would normally recommend that such an access is gated at a minimum distance of 10m behind the adjoining carriageway.

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

CONDITIONS

ZJ08 **ACCESS SURFACE (10 metres)**
043R 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 10 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.

ZJ22
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

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.

Supplementary Notes

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



Infrastructure and Planning Manager