

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0010 **Your Ref:** MP/P/2011/0010
Date: 26th January 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 473 409 Top House, Hanmer Road, Eglwys Cross, Whitchurch.

Development: Erection of replacement dwelling.

I refer to your consultation dated 13/01/2011 in respect of the above.

The development site is located on the A525 Whitchurch Road which is a rural, classified road subject to a 60mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m 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 TAN 18.

Visibility from the existing access appears adequate in both directions complying with the requirements of TAN 18.

There is an existing section of highway in the form of a layby fronting the site. Although there does not appear to be any defined turning area within the curtilage of the site, there is sufficient space within the existing layby to turn and access the A525 in a forward gear.

I would recommend that the existing / proposed access is surfaced with hard bound materials for at least 5m behind the highway boundary.

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

CONDITIONS

- | | |
|---------------------|---|
| 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. |
| 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. |

Supplementary Notes

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

A handwritten signature in black ink, appearing to read 'Jm Pak'.

Infrastructure and Planning Manager