

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0155

Your Ref: MP/P/2011/0155

Date: 16TH March 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 431 422 Five Oaks, Halghton Lane, Bangor on Dee, Wrexham.

Development: Change of use from agricultural land to use for grazing of horses and riding and provision of stables

I refer to your consultation dated 04/03/2011 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.

I assume that the proposed access is the same access fronting the existing property.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing access is adequate in the south easterly direction providing a splay in excess of 2.4 x 43m measured to the centerline of the adjoining highway. However, visibility in the north westerly direction is inadequate providing a splay of approximately 2.4 x 10m measured to the centerline of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow.

The existing access is approximately 4.3m wide and is gated approximately 2.1m behind the adjoining carriageway.

I would normally recommend that such an access has any gates setback at least 10m behind the adjoining highway in order to provide adequate clearance for a vehicle and horsebox clear of the adjoining highway.

There would appear to be adequate parking and turning provision within the curtilage of the site.

I would normally therefore not support any proposed development that is likely to result in an increase in vehicle movements through this sub-standard access.

I would normally recommend that the application be **REFUSED** for the following reason:-

There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.

However, I assume that the proposed stables will be used for those horses already at the development site and will only be intended for domestic use and will not be run commercially. Assuming this is the case, then I would recommend that any permission be subject to the following condition:-

CONDITION

NONSTD STABLES FOR PRIVATE USE

026R The stables shall not be used for any commercial or business purposes.

Supplementary Notes

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

Note to Applicant

I would suggest that the applicant considers improving visibility from the existing access in the north westerly direction by lowering / cutting back / removal of the existing hedgerow.



Infrastructure and Planning Manager