

# MEMORANDUM



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|-----------------|----------------------------------------------|------------------|------------------------|
| <b>From:</b>    | Operational Manager Traffic & Transportation | <b>To:</b>       | Chief Planning Officer |
| <b>Our Ref:</b> | TH/DC/PP/2010/0636                           | <b>Your Ref:</b> | SJG/P/2010/0636        |
| <b>Date:</b>    | 9 <sup>TH</sup> August 2010                  |                  |                        |

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## **TOWN AND COUNTRY PLANNING ACT 1990**

## **TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 484 442 Brine Pits Farm, Lower Wych Road, Tallarn Green, Malpas.  
**Development:** Erection of agricultural building.

I refer to your consultation dated 27/07/2010 in respect of the above.

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

Visibility at the existing access is inadequate in both directions being approximately 2.4 x 6m in the north easterly direction and 2.4 x 9m in the south westerly direction measured to the nearside edge of the adjoining highway. Visibility at the access is currently impeded by the existing hedgerow fronting the development site.

However, this is an existing agricultural access which provides access to the existing fields and to an existing livestock building. It is considered unlikely that the proposed agricultural building will result in any significant increase in vehicles movements through this access. I would therefore have no objections to this proposal on highway grounds.

Adequate parking and turning facilities shall be provided within the curtilage of the development site

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

## **CONDITIONS**

1. Parking provision at the proposed development site shall be in accordance with LPGN 16.
2. A suitable turning facility shall be provided within the curtilage of the site.

## **REASONS**

1. To provide for the parking of vehicles clear of the highway.

2. To ensure that reversing by vehicles into and from the highway is rendered unnecessary in the interests of highway safety.

#### Supplementary Notes

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

  
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Operational Manager Traffic & Transportation