

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/P/2010/0651

Your Ref: P/2010/0651

Date: 20 August 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3000 4610 Land to rear of Lynwood, off Park Street, Johnstown

Development: Outline application for demolition of existing outbuildings, erection of 3 two storey dwellings and construction of car parking spaces.

I refer to your consultation dated 30 July 2010 in respect of the above.

The development site has an existing access on to an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20 mph due to the geometry of the road.

The site is currently used as a lawnmower repair workshop.

The existing access is only 3.5m wide and does not permit the simultaneous passage of two vehicles, although the existing layby alongside the access allows vehicles to pass. The layby does not however appear to be under the control of the applicant.

Any access serving more than one dwelling requires a minimum width of 4.1m but the submitted plans do not show how this is achievable. Any permission should include a condition requiring this layby area to be available for use to access the site.

The submitted plans demonstrate adequate parking and turning within the site.

I recommend any permission include the following conditions:

CONDITIONS

E06C NO GATES WITHIN 5 METRES

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across the access within 5 metres of the boundary of the highway.

J45C VEHICLE PARKING AND TURNING AREAS

035R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

NONSTDC ACCESS WIDTH

NONSTDR No development shall be permitted until either the width of the access has been widened to 4.1m along its length or access rights have been established for each new dwelling over the layby adjacent to the private drive.

A handwritten signature in black ink, appearing to read "John Paul", is written above the title.

for Operational Manager Traffic & Transportation