

MEMORANDUM

From:	Infrastructure and Planning Manager	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2010/0889	Your Ref:	MP/P/2010/0889
Date:	8 th November 2010		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 497 434 Borderbrook School, Higher Wych Road, Malpas.
Development: Change of use from school to residential dwelling. Demolition of flat roofed extension and erection of extensions to rear.

I refer to your consultation received on 27/10/2010 in respect of the above.

The development site is located on Higher Wych Road which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40 mph along this section given the geometry of the road.

Assuming typical speeds of 40mph, TAN 18 would normally require any proposed / existing access to provide visibility splays of 2.4 x 120m 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.

Although visibility from the proposed access appears adequate in the southerly direction, visibility in the north westerly direction is inadequate providing a splay of approximately 2.4 x 6m measured to the nearside edge of the adjoining highway. Visibility in this direction is currently impeded by the existing boundary fence / railings fronting the site. In order to maximise visibility from this existing access, I would suggest that the railings are either removed / setback or lowered.

I would normally not wish to support any proposed development that is likely to result in an increase in vehicle movements through this substandard access. However, as this access previously served the primary school which I assume provided access to the car park for staff and parents, the proposed development is likely to result in a reduction in vehicle movements.

Adequate parking and turning facilities at the proposed development site shall be provided to the satisfaction of the Planning Authority.

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

CONDITIONS

1. Adequate parking provision shall be provided at the proposed development site in accordance with LPGN 16 to the satisfaction of the Planning Authority.
2. A suitable turning facility shall be provided within the curtilage of the development 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.



Infrastructure and Planning Manager