

MEMORANDUM



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

Our Ref: TH/DC/PD/P/2010/0567

Your Ref: P/2010/0567

Date: 30 July 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3090 5380 Summerhill Motors, off Top Road, Summerhill

Development: Change of use from valeting building to vehicle repair/servicing building.

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

The site has access on to an unadopted highway that is subject to a 30 mph speed limit although traffic is assumed to be travelling at no more than 10 mph due to the poor condition of the road.

Visibility from the unadopted road at its access on to the classified highway Top Road is well below TAN 18 requirements. Visibility from the proposed access on to the unclassified highway Bottom Road is below TAN 18 requirements. I would not therefore wish to support any development that was considered likely to increase traffic generation at the site.

There is an established use within the development site for motor vehicle repairs and servicing. The building for which planning permission is currently being sought has planning permission solely for the valeting of customer cars.

Given that the traffic generation for use of the site as a valeting service is potentially more intensive than a mechanics I make no objection to the proposal. However if permission is granted, to ensure there is no increased traffic movement at the site I would recommend that the valeting service currently operating within the site is ceased.

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

CONDITIONS

There shall be no permitted use anywhere within the development the site for the valeting of customer cars.

for Operational Manager Traffic & Transportation