

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0306

Your Ref: P/2010/0306

Date: 13 May 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3010 5200 Former stables, Glanrafon, Southsea

Development: Conversion of 3 no. redundant garages (former stables) into two bedroom bungalow

I refer to your consultation dated 19 April 2010 in respect of the above.

The site has an existing access on to a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 40 mph.

There is adequate visibility provided at the existing access.

There appears to be adequate off road parking provided for this and the other current uses at the site.

There is a gated access at the rear of property which I would recommend is closed permanently to prevent vehicular access.

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 any 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.

NONSTD FIELD GATE ACCESS CLOSED

NONSTD R The existing field gate access 5m to the north of the development shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".


For Operational Manager Traffic & Transportation