

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0404 **Your Ref:** SEH/P/2010/0404
Date: 17TH May 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 464 430 Farm building at Oak Farm, Ty Broughton Hall Road, Tallarn Green, Willington.

Development: Conversion of existing farm building to form single dwelling.

I refer to your consultation dated 12/05/2010 in respect of the above.

The proposed development site is located on a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph for vehicles approaching from the south east and 40mph for vehicles approaching from the north west. *give the gully with mud*

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 70m to the south east and 2.4 x 120m to the north west measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the proposed access appears adequate subject to the regular maintenance of the grass verge.

The proposed access shall be a minimum width of 3m and shall be surfaced with hard bound materials (ie/ bituminous macadam) for a minimum distance of 5m behind the highway boundary. No gates shall be erected within 5m of the highway boundary.

Adequate parking and turning facilities shall be provided within the curtilage of the development site. The proposed parking and turning arrangements indicated on the submitted layout plan (Drg. No. 02) appear adequate.

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

CONDITIONS

1. The proposed access shall provide / maintain visibility splays of 2.4 x 70m to the south east and 2.4 x 120m to the north west measured to the nearside edge of the adjoining highway in accordance with TAN 18.
2. The proposed access shall be a minimum width of 3m for the first 5m behind the adjoining highway

3. The proposed access shall be surfaced with hard bound materials (ie/ bituminous macadam) for a minimum distance of 5m behind the adjoining highway.
4. Parking provision at the proposed development site shall be in accordance with LPGN 16.
5. Suitable turning facilities shall be provided within the curtilage of the site.

REASONS

1. To ensure that adequate visibility is provided / maintained at the proposed point of access to the highway.
2. To ensure the formation of a safe and satisfactory access.
3. To ensure that no deleterious material is carried onto the highway.
4. To provide for the parking of vehicles clear of the highway.
5. 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.

P. Palmer

MP
Operational Manager Traffic & Transportation