

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2009/0127 **Your Ref:** P/2009/0127
Date: 12th April 2010

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

Location: O. S Grid Ref: 504 410 Iscoyd Park, Iscoyd, Whitchurch.

Development:

- (A) Demolition of ad hoc external structures, removal of internal partitions, restoration of bow brickwork and windows, rationalizing external openings, new porch and general alterations to library wing of Iscoyd Park, in order to make it habitable again and to allow for public reception rooms, extension of terrace externally.
- (B) Conversion, extension and alteration to ground floor old dairy to form 4 no. disabled access bedroom suites.
- (C) Conversion, extension and alteration to coach house and stables to form wedding venue at ground floor level and three guest bedroom suites at first floor level.
- (D) Conversion and alteration to coach house at top of drive to form single dwelling.
- (E) Conversion, re-forming of potting shed to form single dwelling.
- (F) Conversion, internal alterations to pigeon house to form single bedroom suite for wedding guests.

I refer to your consultation / email dated 08/04/2010 including layout plan (North Access Rd Widening – Dated 08/04/10) in respect of the above.

The submitted layout plan is considered unacceptable.

As previously highlighted in my memo dated 03/03/2009, I would recommend that the most northerly shared access is widened to at least 4.8m for a minimum distance of 15m behind the highway boundary. I would recommend that the access is surfaced with hard bound materials (ie/ bituminous macadam) for a minimum distance of 15m behind the highway boundary. No gates shall be erected within 15m of the highway boundary. Details of the proposed widening shall be submitted to the Local Planning Authority for further approval.

Such an access would facilitate the simultaneous passage of 2 no. vehicles clear of the adjoining highway (ie/ coach & car) and would ensure that no deleterious material is carried onto the highway.

I would recommend that any proposed widening of the northerly access is included in any revised Traffic Management Plan and shall be submitted to the Local Planning Authority for further approval.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to read "J. Plouffe". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

 Operational Manager Traffic & Transportation