

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0338 **Your Ref:** KH/P/2010/0338
Date: 28th April 2010

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

Location: O. S Grid Ref: 467 432 Shrewds Lair Farm, Ty Broughton, Hall Lane, Tallarn Green, Threapwood.

Development: Outline application for agricultural workers dwelling.

I refer to your consultation dated 22/04/2010 in respect of the above.

The proposed development site is located on Hall Lane which is a narrow classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph along this section given the geometry of the road.

Any proposed access in this location would normally be required to provide visibility splays of 2.4 x 45m in both directions measured to the centreline of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height in accordance with TAN 18.

Visibility from the proposed / existing access appears adequate in both directions providing splays of approximately 2.4 x 80m to the west and 2.4 x 45m to the east measured to the centreline of the adjoining highway. Visibility in the easterly direction is reliant on the regular maintenance / trimming of the existing hedgerow. Visibility has been permitted to the centreline of the adjoining carriageway given the narrow nature of the road along this section.

The existing / proposed access is surfaced with unbound aggregate and I would recommend that the access is surfaced using hard bound materials for a minimum distance of 10m behind the highway boundary. The existing access is gated at approximately 7.5m behind the adjoining carriageway. I would normally recommend that such an access is gated at a minimum distance of 10m behind the adjoining carriageway.

I understand that the proposed dwelling is simply a replacement for the previously approved temporary mobile home and is therefore unlikely to result in any significant increase in traffic movements from the development site.

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

CONDITIONS

1. The proposed / existing access serving the development site shall provide / maintain visibility splays of 2.4 x 45m in both directions measured to the centerline of the adjoining highway in accordance with TAN 18
2. The existing / proposed access shall be surfaced using hard bound materials for a minimum distance of 10m behind the highway boundary.
3. No private surface water shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be installed across the access.
4. Parking provision at the proposed development site shall be in accordance with LPGN 16.
5. A suitable turning facility shall be provided within the curtilage of the development site.

REASONS

1. To ensure that adequate visibility is provided at the proposed point of access to the highway.
2. To ensure that no deleterious material is carried onto the highway.
3. In the interests of highway safety.
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 traffic safety.

Supplementary Notes

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



Operational Manager Traffic & Transportation