

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0405 **Your Ref:** MP/P/2010/0405
Date: 19TH May 2010

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

Location: O. S Grid Ref: 437 410 The Dukes, Halghton, Whitchurch.

Development: Conversion of part of outbuildings to create separate dwelling.

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

I cannot fully assess the application due to lack of information.

Please ask the applicant to provide a more detailed plan of proposed access arrangements including proposed visibility splays and parking / turning arrangements for both existing / proposed dwellings (ie/ The Dukes and the proposed dwelling).

In the absence of the above I would recommend **refusal** for the following reasons:-

1. **Inadequate information has been submitted to show that the proposal is acceptable in terms of access arrangements including proposed visibility splays.**
2. **Inadequate information has been submitted to show that the proposal is acceptable in terms of parking and turning arrangements for both existing / proposed dwellings.**

Notes:

- The proposed access (existing field access) to the north west of the development site will need to be improved to provide visibility splays of 2.4 x 70m to the north west and 2.4 x 45m to the south east measured to the centerline of the adjoining highway in accordance with TAN 18.
- The proposed access shall be a minimum of 3.0m wide and surfaced with hard bound materials (ie/ bituminous macadam) for at least 5m behind the adjoining carriageway. The proposed access shall have a maximum gradient of 1:8 (12.5%). No gates shall be erected within 5m of the adjoining carriageway.

- Parking provision for both the existing dwelling and proposed dwelling shall comply with the requirements of LPGN 16. This has not been demonstrated on the submitted layout plans.
- Adequate turning provision shall be provided within the curtilage of the development site for both the existing dwelling and proposed dwelling. This has not been demonstrated on the submitted layout plans.

A handwritten signature in black ink, appearing to read "Paul", with a stylized flourish at the end.

Operational Manager Traffic & Transportation