

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0668

Your Ref: P/2009/0668

Date: 08 October 2009

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

Location: O. S Grid Ref: 3434 5826 The Old School House, Burton Green.

Development: Conversion of existing triple garage into residential dwelling.

I refer to your consultation dated 7 October 2009 in respect of the above.

The development site is situated on a classified highway subject to only to the national speed limit although vehicular speed is considered to be no more than 30mph due to the geometry of the road.

The Welsh Assembly Guidelines TAN 18 recommends the provision of visibility splays measuring 2.4 x 70m in both directions.

There is an existing access into the old tennis court area through which it is intended to provide access for the 6 proposed parking spaces. The existing access is substandard in terms of both visibility and width. Visibility is obstructed by the hedgerow and the width of the access should be a minimum 4.1m to permit the simultaneous passage of two vehicles.

It is possible to provide adequate visibility into the site although this will result in the loss of some of the hedgerow either side of the access.

Adequate parking and turning provision is proposed.

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.

J44C VEHICLE PARKING AND TURNING AREAS

026R 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, free of all obstruction.

J28C VISIBILITY SPLAY OF 2.4M X 70M

038R The proposed access shall have a visibility splay of 2.4m x 70m in both directions measured along the centre line of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

NONSTDC ACCESS WIDTH

026R The access shall be a minimum width of 4.1m

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".

Peter DeMunaco
For Operational Manager Traffic & Transportation