

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0346 **Your Ref:** KH/P/2010/0346
Date: 5TH May 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 445 386 Joiners workshop, Gredington Estate, Hanmer, Whitchurch.

Development: Conversion of former workshop.

I refer to your consultation dated 26/04/2010 in respect of the above.

The proposed development site is located on the A539 which is as classified road subject to a 60mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Any proposed / existing access would also normally be required to provide adequate forward visibility for vehicles approaching from the west providing a stopping sight distance of 215m.

Both lateral and forward visibility splays at the existing access appear adequate in both directions.

The existing shared access serving the development site currently appears to provide access to 2 no. existing properties and the redundant workshop. The existing access is approximately 2.7m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. Although this access is surfaced with hard bound materials, it would benefit from re-surfacing.

In order to support the proposed development, I would recommend that the existing access is widened to a minimum of 4.5m for the first 5m behind the adjoining highway and is re-surfaced with hard bound materials (ie/ bituminous macadam) for a minimum distance of 5m behind the adjoining highway.

Adequate parking and turning facilities shall be provided within the curtilage of the development site.

I would recommend that the proposed ancilliary accommodation and workshop associated with the detached garage are restricted to personal / domestic use and are tied to the proposed dwelling.

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

CONDITIONS

1. The proposed access shall provide / maintain visibility splays of 2.4 x 215m in both directions in accordance with TAN 18.
2. The proposed access shall be widened to a minimum width of 4.5m for the first 5m behind the adjoining highway
3. The proposed access shall be re-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.
6. The proposed ancillary accommodation including workshop associated with the detached garage shall be restricted to personal / domestic use and shall be tied to the proposed dwelling.

REASONS

1. To ensure that adequate visibility is provided / maintained at the proposed point of access to the highway.
2. In the interest of the free and safe movement of traffic on the adjacent highway and 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.
6. 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.


Operational Manager Traffic & Transportation