

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0220

Your Ref: P/2010/0220

Date: 22 April 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2570 5240 Land at Maesteg, Gwynfryn

Development: Outline application for residential development

I refer to your consultation dated 31 March 2010 in respect of the above.

The development site is located with a frontage on to both a classified highway (Allt y Pentref) and an unclassified highway (Ffordd Isaf). The area is subject only to the national speed limit although vehicular speed is considered to be no more than 30 mph due to the geometry of the road.

Both Allt y Pentref and Ffordd Isaf are approximately 3.5m wide with no pedestrian provision.

The submitted plans demonstrate the provision of parking spaces along Allt Y Pentref; none of the spaces are considered acceptable as current Council policy requires the provision of turning facilities for any new access on a classified highway.

It doesn't appear possible to achieve adequate visibility in a south easterly direction from plots 1, 2 & 3 in land under the applicants control.

In order to support residential development of the site, Allt Y Pentref should be widened to 4.8m with a 2m wide footway along the full frontage. A 1m wide flat verge should be provided along the Ffordd Isaf frontage to enable pedestrians to step aside from oncoming vehicles. Any access will require visibility splays of 2.4 x 43m in both directions and adequate off road parking and turning facilities must be provided. I would suggest that this can only be achieved by creating a single access into the site to serve the whole development. The provision of a 2m wide footway will enhance visibility at the Ffordd Isaf / Allt y Pentref junction.

Although I have no objection to the principle of development at this site, the proposed layout is considered unsuitable. However as the application in outline only any highway requirements can be dealt with by reserved matters.

I recommend any permission include the following conditions:

CONDITIONS

J28C VISIBILITY SPLAY OF 2.4M X 43M

038R The proposed access shall have a visibility splay of 2.4m x 43m in both directions measured to 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.

J25C PARKING AND TURNING OF VEHICLES

035R Facilities shall be provided within the site/each plot for the parking and turning of vehicles in accordance with a scheme to be agreed in writing with the Local Planning Authority. These shall be completed prior to the proposed development being first brought into use and thereafter shall be retained solely for that purpose.

NONSTDC FOOTWAY CONSTRUCTION

026R A 2m wide footway shall be constructed along the full frontage along of the site along Allt y Pentref prior to the first use of the development hereby approved, in accordance with details previously submitted to and approved in writing by the local planning authority.

NONSTDC CARRIAGEWAY WIDENING

026R The existing highway Allt Y Pentref shall be widened to a minimum 4.8m carriageway running width along the full frontage of the site prior to first use of the development hereby approved, in accordance with details previously submitted to and approved in writing by the local planning authority.

NONSTDC VERGE

026R A 1m wide verge shall be provided along the full frontage along of the site along Ffordd Isaf prior to the first use of the development hereby approved, in accordance with details previously submitted to and approved in writing by the local planning authority.

Note to applicant

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".



For Operational Manager Traffic & Transportation