

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0880 **Your Ref:** BB/P/2020/0880
Date: 17th February 2020

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 506 424 Wolvesacre Hall, Wolvesacre Lane, Iscoyd, Whitchurch.

Development: Conversion of barn to two holiday lets.

I refer to your consultation dated 23/12/2020 in respect of the above.

Access

The proposed development site is located off Wolvesacre Lane which is a narrow, unadopted lane. I would estimate typical vehicle speeds of around 25mph given the geometry of the road.

Wolvesacre Lane is typically less than 4.1m wide and struggles to accommodate the simultaneous passage of vehicles. Ideally, this section of Wolvesacre Lane would benefit from a number of passing places. The applicant has proposed the construction of a new passing place located approximately 82m from the Higher Wych Road junction which is considered beneficial to all users of Wolvesacre Lane. This could be included as a planning condition.

Wolvesacre Lane is in relatively poor condition with a significant number of potholes and loose bound surfacing and would not benefit from any significant increase in vehicle movements. Forward visibility is poor along the first section of Wolvesacre Lane leading to the development site.

The existing junction arrangement where Wolvesacre Lane meets Higher Wych Road is sub-standard. The junction comprises 2 no. single width forks with a grassed splitter island. Assuming typical speeds of 25mph along this section of Higher Wych Road, any proposed / existing junction would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway and forward visibility providing a stopping sight distance of 33m to vehicles approaching from the north west.

Ideally, this junction would benefit from improvements to allow the simultaneous passage of vehicles into / out of Wolvesacre Lane ie/ removal of splitter island, surfacing and appropriate road markings. The applicant has proposed modifications to the hedgerow to increase visibility which already appears to have been carried out. Visibility at this junction now exceeds the above visibility requirements.

I understand that there is no scope to develop this site any further should the two holiday lets / ancillary accommodation be supported.

Parking and Turning Provision

Parking and turning provision at the proposed development site appears adequate.

Public Footpath

Public footpath – Iscoyd PROW no. 12 runs through the development site and shall not be interfered with. I would recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

I therefore have no objections to the proposed development and recommend any permission include the following condition:-

CONDITION

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GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

Note to Applicant

Public footpath – Iscoyd PROW no. 12 runs through the development site and shall not be interfered with. I would recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in black ink, appearing to be 'R. Hanratty', written in a cursive style.

Chief Officer, Environment & Technical