

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Head of Environment and Planning

Our Ref: ET/DC/P/2021/0053 **Your Ref:** SEH/P/2021/0053

Date: 1st March 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 428 451 Mulsford Cottage, Mulsford Lane, Willington, Worthenbury, Sarn, Malpas.

Development: Siting of shepherds hut for use as guest accommodation.

I refer to your consultation dated 21/01/2021 in respect of the above.

Access

The development site is situated on a narrow, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph for vehicles approaching from the north west and around 20mph for vehicles approaching from the south east given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 33m in the north westerly direction and 2.4 x 25m in the south easterly direction measured to the centreline of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height. Visibility can be permitted to the centreline given the narrow nature of the road along this section.

Visibility from the existing field access is adequate in both directions providing splays in excess of 2.4 x 33 in the north westerly direction and in excess of 2.4 x 25m in the south easterly direction measured to the centreline of the adjoining highway.

The existing access serving the development site is approximately 15m wide reducing to 3.5m wide at approximately 5m behind the edge of carriageway. The access is currently surfaced with loose bound materials.

I would normally recommend that a shared access of this nature is widened to a minimum width of 4.8m. I would recommend that the proposed access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway.

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required across any proposed access to intercept any private surface water run off.

Parking & Turning Provision

I understand that the existing property already runs a bed & breakfast business comprising 2 double bedrooms.

Adequate parking and turning will need to be provided within the curtilage of the site in accordance with LPGN 16 requirements. There would appear to be at least 6 parking spaces available at the existing property which is considered adequate to serve the existing accommodation and proposed development. Adequate turning provision is provided within the curtilage of the site.

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

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

ZJ18 VISIBILITY SPLAYS (CENTRELINE)

026R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres to the north west and 2.4 metres x 25 metres to the south east measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ11 ACCESS WIDTH

039R The vehicular access hereby approved shall be a minimum width of 4.8 metres.

ZJ07 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

ZJ09 NO GATES WITHIN 5 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

ZJ46 NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

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. Chen', on a light gray background.

Chief Officer, Environment & Technical