

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/2020/0274	Your Ref:	SJG/P/2020/0274
Date:	9 th September 2020		

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

Location: O. S Grid Ref: 290 411 Flat at Ty Maen Farm Barn, TY Maen Farm, Pentre, Chirk.

Development: Removal of condition 2 (Occupancy Restriction) of Planning Permission P/2014/0752.

I refer to the email from Bod Dewey Planning dated 07/09/2020 in respect of the above.

The proposed development site has an existing access onto the B5605 which is a classified road subject to a 50mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 160m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18. The existing access suffers with sub-standard visibility providing splays of approximately 2.4 x 7m to the south and 2.4 x 15m to the north measured to the nearside edge of the adjoining highway.

There appears to be adequate parking and turning provision within the curtilage of the site.

I would therefore not normally be able to support any proposed development that is likely to result in an increase in traffic movements utilising this substandard access.

The applicant has since submitted a plan suggesting that visibility splays of 2.4 x 50m have now been provided in both directions from the existing access. Having visited the site on 08/09/2020 and met with the applicant, I comment as follows:-

The applicant only appears to own land up to the existing field gate serving the adjoining field on the northern side of the access. Although, hedgerow has been recently removed, visibility over land under the applicant's control is still only approximately 2.4 x 22m measured to the nearside edge in the northerly direction. In the southerly direction, the applicant is in the process of improving visibility by part removal of the hedgerow to approximately 2.4 x 33m measured to the nearside edge subject to removing / lowering the existing boundary wall alongside the access. It would appear that visibility in this direction could be further improved by removing the hedgerow along the entire site frontage in this direction so visibility is achieved at least along the line of the existing fence behind the hedge.

The applicant has advised that she is intending to remove the whole hedge in the southerly direction to maximize visibility.

The applicant has also advised that she would remove the existing gates across the shared access and surface the whole access with hard bound materials ie/ bitmac which is currently breaking up and spilling onto the highway in order to improve the existing access.

I would recommend that the applicant provides a suitably scaled layout plan accurately indicating the full extent of the proposed improved visibility splays as suggested above (in both directions), removal of access gates and proposed re-surfacing of access with hard bound materials.

Having spoken with the applicant, I understand that she has been living with her daughter in the main dwelling house since permission was granted for the barn conversion / annexe. I understand that the barn has not been occupied during this time. During this time she has relied on one carer coming to the property 3 times a day. The carer would typically have generated 6 additional movements at the site during this time.

The applicant has indicated that had her daughter chosen to live in the barn during this time she would have required 2 no. carers. In this instance, the carers would have visited 3 times per day potentially generating up to 12 movements extra per day.

If it is considered that the original permission permitted family members to live in the barn as well as allowing additional carers to visit the daughter, it could be viewed that renting the barn out to an independent family (with the daughter / mother residing at the main dwelling) may not result in any overall increase in movements at the site. If the proposed access / visibility improvements offered by the applicant are implemented, it may be considered reasonable to support the application.

Supplementary Notes

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

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

Chief Officer, Environment & Technical