

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0699	Your Ref:	P/2019/0699
Date:	29 January 2020		

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

Location: O. S Grid Ref: 3100 5360 Mayfield House, Top Road, Summerhill
Development: Alterations and extension to commercial premises

I refer to your revised consultation dated 29 January 2020 in respect of the above.

The site is located on a classified highway subject to a 30mph speed limit for which Welsh Government guidelines recommend visibility splays of 2.4 x 43m in both directions.

Visibility at the existing access is severely substandard. I would not wish to support any development that may increase traffic generation through such a substandard access.

However the land benefits from a lawful operational use of commercial HGVs, LGVs and agricultural tractors. (Planning ref: P/2014/0945)

It is considered that the proposed development of two dwellings is likely to generate less traffic than the potential traffic generation from the existing uses; it will also have the additional benefit of removing HGVs from the local highway network.

The development also provides significantly improved visibility in a southerly direction.

I recommend that any permission include the following conditions:

CONDITION

ZJO7 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.

ZJO9 NO GATES

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

**ZJ11
039R**

ACCESS WIDTH

The vehicular access hereby approved shall be a minimum width of 4.5 metres.

**NONSTDC
038R**

VISIBILITY SPLAY IN A SOUTHERLY DIRECTION (CENTRELINE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in a southerly direction measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R

No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.



mp Service Manager Environment

