

# MEMORANDUM

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|-----------------|-----------------------------|------------------|----------------------------------------------|
| <b>From:</b>    | Service Manager Environment | <b>To:</b>       | Head of Community Well-being and Development |
| <b>Our Ref:</b> | P/2019/0699                 | <b>Your Ref:</b> | P/2019/0699                                  |
| <b>Date:</b>    | 2 October 2019              |                  |                                              |

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**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 consultation dated 11 September 2019 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 three dwellings is likely to generate a similar amount of traffic to the potential traffic generation from the existing uses and will 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  
043R      ACCESS SURFACE (5 metres)**

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  
033R      NO GATES**

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.

*Peter Duthwaite*

*M* Service Manager Environment