

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0102	Your Ref:	P/2019/0102
Date:	11 March 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2679 5201 Land North East of Pen y Nant, Church Road, Mlnera

Development: Construction of new vehicular access track to include dropped kerb and 1 no. 3 metre steel gate

I refer to your consultation dated 14 February 2019 in respect of the above.

The site is located on a classified highway subject to a 30mph speed limit for which Welsh government guidance recommends visibility splays measuring 2.0 x 43m in both directions.

Visibility to the north west of the proposed access could only be established by removal of a significant number of trees and a significant length of the existing Cheshire fencing. To the southeast visibility is also reliant on the removal of trees and Cheshire fencing.

Given that the site lies within a conservation area it is unclear whether adequate visibility is achievable from the proposed access as the proposal will result in the loss of trees and existing fencing.

Current council policy requires that any new access on to a classified highway provides an adequate off road turning facility. There does not appear to be adequate space to provide such a facility at this location.

It is acknowledged that planning permission (P/2017/0583) was granted with inadequate visibility splays and no turning facility, but that application was for an improvement to an existing substandard access.

In its current format I recommend that the application is refused for the following reasons:

- The dimensions of the site appear to be insufficient to accommodate feasible turning facilities within the curtilage of the site

- It appears impracticable within the curtilage of the site to construct an access which would provide sufficient visibility for vehicles emerging from the site.

pete walters

M Service Manager Environment