

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0004	Your Ref:	P/2018/0004
Date:	12 February 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: Former stables B5101 Southsea

Development: Change of use of land to create extension to existing residential caravan site (4 no. pitches) for the purposes of occupation of the applicant and dependents as identified in planning appeal ref: APP/H6955/A/16/3144761

I refer to your consultation dated 8 January 2018 concerning the above.

The site has an existing gated access on to the classified highway known as Southsea Road.

The site benefits from planning permission P/2015/0773 granted at Welsh Government appeal; an application to which the highway authority made no objection. We made no objection as the Welsh government inspector had already dismissed highway reasons for refusal at a previous appeal against an enforcement notice (PG/2011/20036)

The initial highway reason for refusal revolved around the adequacy of available visibility at the site access. However the Inspector accepted that it was appropriate to measure visibility splays to the south to the centre line of the carriageway; and he also accepted that it was appropriate to use an 'X' distance of 2m rather than 2.4m. On that basis the inspector concluded that the scheme would not be materially harmful to highway safety.

As the number of pitches are proposed to increase then consequently the traffic generation is likely to increase. The requirements to provide a safe access do not differ as a result of increased traffic generation; we would still arguing that there should be a 2.4m 'X' distance set back taken to the nearside kerb edge. However the inspector has already dismissed this argument and concluded that the access is 'not materially harmful to highway safety. There is therefore no justifiable highway reason to recommend this application is refused.

Adequate off road parking is provided within the curtilage of the site.

I therefore recommend that any permission include the following conditions:

CONDITIONS

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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 Douthwaite

mu Service Manager Environment