

MEMORANDUM

From:	Senior Service Manager	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0501	Your Ref:	P/2017/0501
Date:	28 June 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3530 5860 Grove House, Llyndir Lane, Burton

Development: Erection of u shaped stable block (11.3 x 14.7m), tack /wash room, feed store, free standing hay store and construction of menage (20 x 12m) on land opposite former Golden Groves Inn

I refer to your revised consultation dated 28 June 2017 in respect of the above.

The site is located on a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 30 mph due to the geometry of the road.

The proposal seeks to utilise the two existing accesses which used to provide access to the former pub car park. Vehicular use of the access will therefore be reduced.

However the low wall and pillars that previously fronted the site have been replaced with higher pillars / wall and it is proposed to grow a hedge behind the wall which will reduce visibility from the accesses.

If planning permission is granted then I would recommend that the wall is restored to its former height with no obstructions allowed above 1m in height.

I recommend any permission include the following conditions:

CONDITIONS

**ZJ21
038R**

MAXIMISING VISIBILITY

Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

**ZJ07
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.

**ZJ46
026R**

NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

**ZJ22
035R**

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 Downie

PM Service Manager Environment