

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0072	Your Ref:	P/2017/0072
Date:	23 February 2017		

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

Location: O. S Grid Ref: 3413 5929 Lower Honkley Farm, Stringers Lane, Burton
Development: Erection of 5 dwellings

I refer to your revised consultation dated 31 January 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 30mph due to the geometry of the road; for which Welsh Government guidelines recommend visibility splays of 2.4 x 43m.

Whilst visibility to the south east is achievable, to the north west it is only achievable over land outside the boundary of the application site. To achieve adequate visibility in this direction requires the boundary hedge of neighbouring property to be reduced in height to below 1m in perpetuity.

The proposed site will be accessed via a private drive where adequate off road parking and turning is proposed.

Please ask the applicant to clarify how they intend to secure adequate visibility in a north westerly direction.

Peter Damwaut

PD Service Manager Environment