

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0471	Your Ref:	P/2017/0471
Date:	27 June 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3506 5764 Redburn, Rosemary Lane, Burton

Development: Outline application for the erection of 1 no. dwelling

I refer to your consultation dated 16 June 2017 in respect of the above.

The site is located on a classified highway subject to a 30mph speed limit.

There are currently two separate accesses serving the existing dwelling both of which provide adequate visibility on to the highway.

Access to both the proposed and the existing dwelling are therefore considered acceptable.

There appears to be more than enough space within the curtilage of the proposed dwelling to provide adequate off road parking and turning facilities.

Adequate off road parking and turning must be maintained for the existing dwelling.

It is considered that traffic generated by one additional dwelling will have very little detrimental impact on the existing highway network.

I recommend that any permission include the following conditions:

CONDITIONS

**ZJ23
035R** **(PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR**
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 Dawkins

Service Manager Environment