

# MEMORANDUM



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**From:** Service Manager Environment      **To:** Head of Environment and Planning  
**Our Ref:** EP/DC/PP/2017/0203      **Your Ref:** SEH/P/2017/0203  
**Date:** 20<sup>th</sup> March 2017

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## TOWN AND COUNTRY PLANNING ACT 1990

## TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

**Location:** O. S Grid Ref: 383 411 Stable Cottage, Hill Farm, Station Road, Overton.

**Development:** Variation of Condition 03 of Planning Permission Code No. P/2005/0714 to allow use as a permanent dwelling.

I refer to your consultation dated 15/03/2017 in respect of the above.

The proposed development site is located off the A539 Station Road which is a rural, classified road subject to a 40mph speed limit.

Based on typical speeds of 40mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing access onto Station Road serving the development site is inadequate in both directions. Visibility to the north west is approximately 2.4 x 65m being restricted in that the required splay would need to cut across 3<sup>rd</sup> party land. Visibility to the south east is approximately 2.4 x 70m being impeded by the existing hedgerow.

I would normally therefore be unable to support any proposed development that is likely to result in an increase in vehicle movements through this substandard access.

The existing driveway serving the development site is less than 4.1m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. The existing driveway would benefit from the provision of passing places.

There would appear to be adequate parking and turning space within the curtilage of the development site.

I would normally recommend that the application be **REFUSED** for the following reason:-

**There is restricted visibility at the existing access onto Station Road and increased use would increase the likelihood of danger to road users.**

However, I understand that the former farm (now residential dwelling) previously ran an equine veterinary business from the site which I assume would have generated a significant number of daily vehicle movements.

I would recommend that the applicant provides evidence of this former veterinary business including typical previous daily vehicle movements. Assuming that the former business can be confirmed, I would have no objections to the proposed development on highway grounds.

### **Supplementary Notes**

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

### **Note:**

*Public Footpath No.38 - Overton passes to the north of the development site and should not be interfered with. I would recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.*

*Peter O'Meara*

*W* Service Manager Environment