

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0359	Your Ref:	P/2017/0359
Date:	16 May 2017		

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

Location: O. S Grid Ref: 3127 5452 Land at Ty Gwyn, Old Hall Farm, Summerhill
Development: Application for prior notification of agricultural development - proposed closure of existinmg access and construction of new to provide gated access for agricultural machinery.

I refer to your consultation dated 11 May 2017 in respect of the above.

The site is located on a narrow unclassified highway of steep gradient which is subject to the national speed limit although vehicular speed is considered to be no more than 25mph speed due to the geometry of the road. Welsh Government guidelines recommend splays measuring 2.4 x 33m.

There is an existing field access some 20m to the east of the proposed site access. The existing access suffers from substandard visibility.

The submitted documents state that it is intended to retain the existing substandard access and open up a second access only 20m away.

Whilst it is possible to ensure that the proposed access provides adequate visibility on to the highway, it will require the removal of approximately 12m of hedgerow.

There is no apparent reason why the applicant requires two accesses only 20m apart to serve the same field. Given the substandard nature of the highway I would not wish to support the creation of a second access in close proximity to the existing.

Can you please ask the applicant to explain the requirement for a second access into the same field and also to possibly consider the permanent closure of the existing access?

Peter Coombe

PC Service Manager Environment