

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning

Our Ref: EP/DC/PP/2016/1090 **Your Ref:** SEH/P/2016/1090

Date: 13th December 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 394 445 Millbrook Lane, Cloy, Bangor on Dee.

Development: Erection of agricultural field shelter.

I refer to your consultation dated 06/12/2016 in respect of the above.

The development site is situated on a narrow classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the centreline of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height. Visibility can be permitted to the centreline given the narrow nature of the road along this section.

Visibility from the existing field access is adequate in both directions providing splays in excess of 2.4 x 25m measured to the centreline of the adjoining highway.

The existing field access is 3.8m wide and is gated approximately 2.7m behind the edge of carriageway. The access is currently unsurfaced. Assuming that the access will be used by a tractor / trailer, I would normally recommend that such an access is gated at least 10m behind the adjoining highway and paved with hard bound materials for a minimum distance of 10m behind the adjoining highway.

Adequate parking and turning for a tractor / trailer should ideally be provided within the curtilage of the site. This would be of particular benefit at the site given that it is located on a sharp bend. Such details have not been provided on the submitted layout plan.

However, no details of the proposed vehicles likely to visit the site or anticipated daily vehicle movements have been provided. It may be viewed that this is an existing field access and will have a permitted use as such. However, I would suggest that consideration is given to the issues raised above and further details are provided to ensure that any proposed access is suitable to serve the proposed development.

I await the requested information.

Supplementary Notes

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

Peter Oathwaite

PM Service Manager Environment