

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0722	Your Ref:	P/2015/0722
Date:	20 October 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3090 5520 Oak Mount Farm, Windy Hill, Sydalit

Development: Renovation and conversion of disused stone barn to form a single dwelling

I refer to your consultation dated 5 October 2015 in respect of the above site.

The site is located on a classified highway. Vehicular speed is considered to be no more than 25 mph due to the geometry of the road.

The site access suffers from substandard visibility in both directions and is of inadequate width to permit the simultaneous passage of vehicles.

The site currently serves a dwelling and a disused barn. The proposed renovation of the barn is only likely to generate a small increase in traffic through the substandard access. I would therefore suggest that the access is widened to enhance visibility and allow the passage of two vehicles simultaneously. This will result in the loss of approximately 2m of hedgerow to the north east of the access.

I recommend that any permission include the following conditions:

CONDITIONS

**ZJ22
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). *** shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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.

**ZJO7
043R**

ACCESS SURFACE (5 metres)

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

**ZJ46
026R**

NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

**NONSTDC
039R**

ACCESS WIDTH

The vehicular access hereby approved shall be a minimum width of 5 metres for a distance of 5m back from the adopted highway.

**ZJO9
033R**

NO GATES

There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.



Service Manager Environment