

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/P/2012/0604

Your Ref: P/2012/0604

Date: 11 September 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2940 5200 Land adjoining Mayville house, Farm Lane, Tanyfron

Development: Outline application for erection of 1 no. dwelling (previously granted under code no. P/2006/0525)

I refer to your consultation dated 28 August 2012 in respect of the above.

The site is located on an unadopted road known as Farm Lane subject only to a 30 mph speed limit although vehicular speed is considered to be no more than 10mph due to the geometry of the road for which Welsh Government guidelines recommend visibility splays measuring 2.4 x 9m in both directions.

Visibility at the junction of Farm Lane and Tanyfron Road is currently substandard in both directions.

To the east visibility is restricted to approximately 2.4 x 8m due to the boundary hedge. To the west adequate visibility is achievable but currently crosses land in third party ownership. The applicant will need to reach agreement with both neighbouring land owners to ensure that adequate visibility splays can be established and thereafter maintained in perpetuity.

Farm Lane is currently of inadequate width to permit the simultaneous passage of vehicles. The road should be increased in width to 4.5m for 10m back from the Tanyfron Road junction; a suitable condition should be attached to any permission requiring a scheme of improvements to be submitted for approval.

There is ample space to provide adequate off road parking and turning facilities.

I recommend that any permission include the following conditions:

CONDITIONS

NONSTDC VISIBILITY SPLAYS IN BOTH DIRECTIONS (FARM LANE)

038R Prior to first use of the development hereby approved the vehicular access on to Farm Lane shall provide visibility splays of 2.4 metres x 9

metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTDC VISIBILITY SPLAYS IN BOTH DIRECTIONS (FARM LANE JUNCTION WITH TANYFRON ROAD))

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

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No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- Road widening

The scheme as is approved shall be fully implemented prior to first use of the development.

NONSTDC LEGAL AGREEMENT

038R No development shall be permitted until an appropriate Legal agreement has been entered into with the Council to ensure the future safeguarding of the visibility splays on to Tanyfron Road.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on the approved drawing 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.

NOTES

E02NA HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes on the enclosed "Applicants' Rights and General Information".

PROW 53 and Bridleway 57 cross/ abut the site.

P1. Peter Douthett
Network and Infrastructure Manager