

MEMORANDUM



From: Network and Infrastructure Manager **To:** Chief Planning Officer

Our Ref: PD/2012/0618

Your Ref: P/2012/0618

Date: 24 January 2013

Town and Country Planning Act 1990

Section 78 Appeal at Land West of Eversley House, Penypalmant Road, Minera

I am satisfied with the original response made to this application and wish to inform you that I have no further comments to add.

However if the Inspector is minded to grant planning permission I would recommend the following conditions are attached to any permission:

CONDITIONS

ZJ15
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

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.

ZJ07
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.

ZJ09
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.

ZJ22
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(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.

ZJ11
039R

ACCESS WIDTH

The vehicular access hereby approved shall be a minimum width of 4.5 metres.

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.

PP *Peter Outhwaite*
Network and Infrastructure Manager

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/P/2012/0618

Your Ref: P/2012/0618

Date: 22 October 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2700 5200 Land west of Eversley House, Penypalmant Road, Minera

Development: Outline application for residential development (n 3 dwellings)

I refer to your consultation dated 3 September 2012 in respect of the above.

The site is located on a classified highway subject only to a 30 mph speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road. The existing site access provides adequate lateral visibility in both directions.

The existing gateway into the site is only 3m wide which is acceptable for a single dwelling. However it does not allow for the simultaneous passage of vehicles at the site access and could potentially lead to vehicles wanting to turn into the development being forced to wait on the highway.

The road giving access to the site is narrow, tortuous in alignment and lacks adequate pedestrian provision. Due to the alignment of the road and the location of the site access it is not possible for drivers turning into the site from an easterly direction to see vehicles driving up Vicarage Hill from the south.

Given the substandard nature of the road and the shortfall in forward visibility I recommend the application is refused for the following reasons:

REASONS

- There is restricted forward visibility at the existing access and increased use would increase the likelihood of danger to road users.
- The site is approached by means of a narrow road which is considered substandard in terms of layout and pedestrian provision to act as a means of access to further residential development

Peter Dorthwaite

Network and Infrastructure Manager

