

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