

MEMORANDUM

From: Network and Infrastructure Manager **To:** Head of Community Well-being and Development
Our Ref: ENV/DC/PP/2012/0235 **Your Ref:** SEH/P/2012/0235
Date: 19th April 2012

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 497 Head 2 Toe Tanning Salon, Queensway.

Development: Erection of Portacabin linked to the existing building to be used as a Beauty Salon.

I refer to your consultation dated 29/03/2012 in respect of the above.

The development site is located on Queensway which is an unclassified road subject to a 20mph speed limit.

I understand that the proposed development site is to be served by the existing access located at the easterly end of the site.

Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m above the level of the adjoining carriageway.

Visibility from the existing / proposed access serving the development site appears adequate in both directions.

The existing access serving the site is approximately 3.9m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. I would normally expect an access of this nature (ie/ shared) to be at least 4.5m wide. The original access appears to have been reduced in width by extending the boundary fence across part of the access.

It is assumed that the proposed beauty salon will result in an increase in vehicle movements using this access. I would therefore recommend that the access is widened to a minimum width of 4.5m.

In terms of parking provision at the site, I comment as follows:-

Based on a LPGN 16 – A1 Small Shop usage (total floor area of 64.92m²), the proposed development would require a maximum of 4 no. spaces. Although the current “marked out” spaces do not appear to meet the dimensional requirements of LPGN 16, there would still appear to be sufficient space to provide at least 7 no. parking spaces plus turning within the curtilage of the site. I would suggest that the applicant re-marks these spaces in accordance with LPGN 16 requirements.

The existing Aco drain running across the existing access is in poor condition and requires attention.

I therefore have no objections in principle to the proposed development and would recommend any permission include the following condition:-

CONDITION

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ACCESS WIDTH

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

Supplementary Notes

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


P.D. Network and Infrastructure Manager