

MEMORANDUM



From: Service Manager - Environment **To:** Head of Community Well-being and Development

Our Ref: ENV/DC/PP/2012/0096 **Your Ref:** SJG/P/2012/0096

Date: 23rd February 2012

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 407 429 Oakfield, Hollybush Lane, Adrafelyn, Penley.
Development: Construction of Manege.

I refer to your consultation dated 13/02/2012 in respect of the above.

The proposed development site is located on Hollybush Lane which is a rural, classified road subject to a 60mph speed limit. However, given the geometry of the road (typically less than 4.1m wide), I would estimate typical vehicle speeds at being around 30mph.

Assuming speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 56m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing gated field access is inadequate in both directions providing splays of approximately 2.4 x 27m in both directions measured to the centerline of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow either side of the access. I would recommend that the applicant considers lowering these sections of hedgerow to improve visibility from this existing access.

The existing / proposed access is approximately 4m wide and is gated 3.3m behind the adjoining carriageway. The access is unsurfaced. I would recommend that the existing access is gated at a minimum distance of 10m behind the highway boundary to accommodate a vehicle plus trailer clear of the public highway. I would recommend that the first 10m of the access is surfaced with hard bound materials ie/ bituminous macadam. No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar shall be constructed across the access to intercept any such run-off.

There would appear to be adequate parking and turning space within the curtilage of the development site to accommodate the turning movements of a vehicle plus trailer (horsebox).

I would normally not wish to support any proposed development that is likely to result in an increase in vehicle movements through this substandard access and would normally recommend that the application be **REFUSED** for the following reason:-

There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.

However, I understand that the proposed manege is for personal use only. It is therefore considered that the proposed development will not result in any significant increase in vehicle movements through this existing sub-standard access.

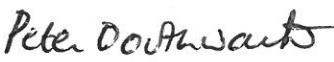
I therefore have no objections to the proposed development and would recommend that any permission be subject to the following conditions:-

CONDITIONS

- ZJ23 (PRE COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.
- ZJ09A NO GATES WITHIN 10 METRES**
033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.
- ZJ08 ACCESS SURFACE (10 metres)**
043R 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 10 metres behind the adjoining highway.
- ZJ46 NO PRIVATE SURFACE WATER RUN OFF**
026R 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.

Supplementary Notes

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

p.p. 
Service Manager - Environment