MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2025/0356 Res(2)	**Your Ref:**	P/2025/0356
Date:	04/08/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: ADEILADU TRAC AMAETHYDDOL I WELLA MYNEDIAD A PHOB GWAITH CYSYLLTIEDIG A HYNNY / CONSTRUCTION OF AGRICULTURAL TRACK TO IMPROVE EXISTING ACCESS AND ALL ASSOCIATED WORKS

LOCATION: BRUNETT FARM, TYBROUGHTON, WHITCHURCH, SY13 3BA

I refer to your consultation / email dated 07/07/2025 and submission of revised plans (Drg. No. 12681-002 Rev B, 12681-003 Rev B, 12681-004 Rev A & 12681-005 Rev A)) on 07/07/25 in respect of the above.

General

The proposed development comprises the modification of an existing residential access to serve as a shared access for the existing rented 2 bed element of the existing farmhouse and to provide access to agricultural outbuildings / workshop to the rear of the site used by the applicant who lives in the southern side of the property (4 bedroom) which has its own separate access. The outbuildings / workshop were previously accessed via a central access to the south west of the applicant's access. However, this access will be closed up as part of previous application ref: P/2022/0761 for the conversion of 2 no. farm buildings into 2 no. barn conversions leaving the remaining outbuilding / workshop inaccessible.

Access

The proposed development site is located on Lower Wych Road which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road along this section.

Assuming typical vehicle speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in the north easterly direction measured to the centerline of the adjoining highway and 2.4 x 43m in the south westerly direction measured to the nearside edge of the adjoining highway. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section in the north easterly direction.

The existing access proposed for improvement / modification is the access running alongside the eastern side of the main farmhouse. This half of the property (2 bedroom) is rented out by the applicant who lives in the western half of the property (4 bedroom).

The applicant wishes to provide access to some agricultural outbuildings / workshop to the rear of the site for his own personal use. The outbuildings / workshop were previously accessed via a central access to the south west of the applicant's access. However, this access will be closed up as part of previous application ref: P/2022/0761 for the conversion of 2 no. farm buildings into 2 no. barn conversions leaving the remaining outbuilding / workshop inaccessible.

Existing Access (Existing Site Plan Drg. No. 12681 – 002 Rev B)

Current visibility from the existing access is adequate in the south westerly direction providing a splay in excess of 2.4 x 43m measured to the nearside edge of the adjoining highway. However, visibility in the north easterly direction is inadequate providing a splay of approximately 2.4 x 28m measured to the centerline of the adjoining highway. Visibility is impeded in this direction by the existing hedgerow. However. I understand that the applicant owns the land to the north east of the property and is able to provide the required visibility splay if the application is supported.

The existing access is approximately 2.5m wide and surfaced with loose bound materials.

Proposed Access

Proposed Site Plan	Drg. No. 12681-003 Rev B
Proposed Visibility Plan	Drg. No 12681-004 Rev A
Proposed Access Track	Drg. No. 12681-005 Rev A

In order to function as shared access for such a development, the LHA would recommend the following:-

- Provision of appropriate visibility splays as indicated above ie/ any proposed access would be required to provide visibility splays of 2.4 x 43m in the north easterly direction measured to the centerline of the adjoining highway and 2.4 x 43m in the south westerly direction measured to the nearside edge of the adjoining highway.

- Minimum access width of 4.8m for a minimum distance of 10m behind the adjoining highway.

- Access surface with hard bound materials for a minimum distance of 10m behind the adjoining highway.

- No gates within 10m of the highway boundary (preferably no gates).

- An Aco drain or similar where any access falls towards the highway.

The applicant will require s.184 consent to form the widened access over the highway verge.

I understand that the applicant owns the land to the north east of the property and is able to provide the required visibility splays if the application is supported.

The Proposed Site Plan Drg. No. 12681-003 Rev B indicates an improved 4.8m wide access with 8m kerb radii which is considered acceptable to serve the proposed development site. The submitted plan indicates an extended farm yard to the rear which can accommodate the turning movements of a tractor & trailer. This detail is considered acceptable.

The proposed site plan indicates 2 parking spaces with a minimum 6m clearance behind for turning which is considered adequate.

The Proposed Visibility Splay Plan Drg. No. 12681-004 Rev A indicates splays of 2.4 x 45m in the north easterly direction measured to the centerline of the adjoining highway and 2.4 x 215m in the south westerly direction measured to the nearside edge which is considered acceptable.

Having discussed the proposed access with the applicant, the applicant has indicated that the resident of the eastern side of the property will still require access, parking & turning provision through the proposed access along with shared use by the applicant for his outbuilding / workshop. The applicant has advised that he would still want to occasionally use this access for a tractor / trailer but would be happy to accept a condition that prevented any future use of the access for agricultural purposes and limit any consent to a personal use. It is understood that the applicant uses his workshop to carry out a limited number of welding jobs for local farmers and vehicle movements associated with this business are minimal. **The LHA recommend that this is controlled by a suitably worded condition.**

Traffic Generation

No details of the existing / proposed daily vehicle movements from the existing / proposed accesses have been provided. **However, if the workshop activity is limited by a suitably worded condition along with the proposed access improvements then the LHA consider the proposed development to be acceptable.**

Parking & Turning Provision

Adequate parking & turning provision must be provided within the curtilage of the site in accordance with LPGN 16.

The existing 2 bedroom wing of the house (eastern side) currently provides space for at least 2 cars plus turning and this will continue to be provided for the proposed development.

The submitted plan (Drg. No. 12681-003 Rev B) indicates an extended farm yard to the rear which can accommodate the turning movements of a tractor & trailer. This detail is considered acceptable.

The LHA therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

ZJ19 VISIBILITY SPLAYS (NEARSIDE AND CENTRELINE)
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres to the south west measured to the nearside edge of the adjoining highway and 2.4 metres x 43 metres to the north east 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 carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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.

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.

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.

ZJ39 **VERGE CROSSING**

026R Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Note to Applicant:

VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

K W Edwards

Contracts and Engineering Manager

On behalf of Chief Officer, Environment & Technical