

obstruction in excess of 1 metre in height above the level of the adjoining carriageway.

E06C NO GATES WITHIN 5 METRES

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across the access within 5 metres of the boundary of the highway.

J33C ACCESS HARD SURFACED

043R The access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

JM P and X

¹⁸ For Operational Manager Traffic & Transportation

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0069

Your Ref: P/2010/0069

Date: 05 February 2010

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

Location: O. S Grid Ref: 2430 3790 Pen y Gelli Farm, Crogen Iddon Road, Glyntraian

Development: Demolition of existing agricultural buildings and erection of new agricultural buildings

I refer to your consultation dated 29 January 2010 in respect of the above.

The site has two existing vehicular accesses on to a classified highway subject to a 60 mph speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road.

Although it is possible to drive to part of the site from the eastern access (no. 1 on plan) the main farmyard itself can only currently be reached from the western access (no.2 on plan).

Access 2 suffers from poor visibility due to the existing boundary hedges either side of the gate; the access also suffers from a steep gradient which hinders movement to and from the site.

Access 1 is level at its junction with the classified highway and provides adequate visibility in both directions.

The applicant has proposed to construct a new private roadway from access 1 into the main farmyard site. Given the substandard nature of access 2 it is considered that the proposal will be of benefit to highway safety.

I recommend any permission include the following conditions

CONDITIONS

J28C VISIBILITY SPLAY OF 2.4M X 25M

038R The access (no. 1) shall have a visibility splay of 2.4m x 25m in both directions measured to the centre line of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no