

MEMORANDUM



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

Our Ref: TH/DC/PD/2009/0735

Your Ref: P/2000/0735

Date: 26 February 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3140 5130 Former Gatewen Colliery

Development: Submission of reserved matters.

I refer to your consultation in respect of the above site.

Following extensive consultation in respect of the highway layout of the proposed site it is now considered acceptable subject to minor revisions being made to a number of the turning heads.

Visibility at all accesses and junctions must be maintained in perpetuity and to ensure that this is achievable it is proposed that visibility splays crossing the garden area fronting plots 24 and 25 will be adopted as highway under a Section 38 agreement. When the applicant submits landscaping details it is imperative that any trees or planting areas do not affect visibility.

There is a shortfall of parking spaces on the maximum standards required by LPGN no 16; however it has been determined at previous planning appeals that it is inappropriate to apply these as minimum standards.

Given previous planning appeal decisions on car parking standards I consider that a recommendation for refusal on the grounds of inadequate parking is unjustifiable.

The roundabout and traffic calming works at the site access has been fully assessed by WCBC engineers and is considered acceptable. The applicant is entering into a Section 278 / 38 agreement to ensure the works are undertaken to the appropriate standards.

The traffic generation assessment submitted with the application concluded that the predicted level of traffic will be significantly below the 180 trips set by planning condition no. 24 of P/2007/700. The assessment has been thoroughly checked by WCBC officers and the assessment is considered acceptable.

I therefore consider that the application is acceptable subject to some minor amendments to turning heads.

For Operational Manager Traffic & Transportation