

**For approval of details reserved by conditions 4, 5, attached to planning permission  
170252.**

**Barn at The Old Farmhouse, Shelwick, Hereford**

16<sup>th</sup> January 2018

**1. Introduction:**

- 1.1 Planning permission was sought and approved for the demolition of an existing agricultural barn and development of a single dwelling. Reference is made to previously submitted comments on initial application regarding the discharging of this condition and to Herefordshire Highways Design Guide for New Developments July 2006 (Amended May 2015).
- 1.2 Currently the site has been opened to afford visibility and access to the site via the pre-existing gated access off the highway and this is self-evident from the previously submitted photos with this application.
- 1.3 The agricultural barn has been removed and the site has been cleared of debris.
- 1.4 The current layout will be kept available and maintained throughout the development stages to further facilitate and satisfy the requirements under the Highways Specification for New Developments July 2006 (Amended May 2015).

**2. Condition 4:**

- 2.1 *Before any other works hereby approved are commenced, the construction of the vehicular access shall be carried out in accordance with a specification to be submitted to and approved in writing by the local planning authority, at a gradient not steeper than 1 in 12.*  
*Reason: In the interests of highway safety and to conform with the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Framework.*
- 2.2 All materials used in or upon the works are to be in accordance with the appropriate British Standard Specification and Volume 1 of the Highways Agency's Manual of Contract Documents for Highway Works. All materials shall be kitemarked or produced within an approved Quality Assurance Scheme.
- 2.3 The Vehicular crossing will be constructed on permitted SHW clause 803 granular material Type 1 sub base compacted to a depth of at least 100mm to within 300mm beyond the back of (125 x 150mm Bullnosed PCC Kerb to BS 1340 Type BN), **as per Kerb Detail 2 - Vehicular Crossing to Road** and finished with a surface of machine laid Bituminous Tarmacadam.

- 2.4 All materials used in or upon the works are to be in accordance with the appropriate British Standard Specification and Volume 1 of the Highways Agency's Manual of Contract Documents for Highway Works. All materials shall be kitemarked or produced within an approved Quality Assurance Scheme.
- 2.5 All vehicular crossing works adjacent to the highway will be in accordance with Appendix A1 of the Highways Specification for New Developments and subject to approved Licencing.

### 3. Condition 5:

- 3.1 *The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the local planning authority and these areas shall thereafter be retained and kept available for those uses always.*  
*Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.*
- 3.2 A compacted base of 40mm compacted stone has already been constructed to allow for site drainage during the construction phase and offers a solid base for parking for works and delivery vehicles and storage of materials.
- 3.3 The current stone base layer on the driveway adheres to permitted SHW clause 803 granular material Type 1 sub base, compacted to a depth of at least 100mm, within 450mm of loose decorative stone finished surface and will continue to 300mm beyond the back of kerb (50x150mm PC Edging (Flush to BS 1340 Type EF), **as per Kerb Detail 2 –Vehicular crossing.**
- 3.4 All materials used in or upon the works are to be in accordance with the appropriate British Standard Specification and Volume 1 of the Highways Agency's Manual of Contract Documents for Highway Works. All materials shall be kitemarked or produced within an approved Quality Assurance Scheme.
- 3.5 Subgrade drainage is not required as there is no evidence of free standing water.

