



# Public Document Pack **DEVELOPMENT CONTROL AGENDA**

**THURSDAY 23 FEBRUARY 2017 AT 7.00 PM  
COUNCIL CHAMBER, THE FORUM**

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

## Membership

Councillor D Collins (Chairman)  
Councillor Guest (Vice-Chairman)  
Councillor Birnie  
Councillor Clark  
Councillor Conway  
Councillor Maddern  
Councillor Matthews

Councillor Riddick  
Councillor Ritchie  
Councillor Whitman  
Councillor C Wyatt-Lowe  
Councillor Fisher  
Councillor Tindall  
Councillor Imarni

For further information, please contact Katie Mogan - 01442 228221 or Member Support

## **AGENDA**

- 9. 4/02528/16/FUL - GAMNEL FARM SUPPORTING STATEMENT (Pages 2 - 3)**

# Agenda Item 9

Dear Chairman & committee members

Thank you for considering this statement.

We were hopeful of attending the meeting tonight but due to other commitments neither I nor our highway engineer would be able to get to the meeting in time to speak in person.

The application was deferred at the last committee meeting to enable further consideration of the highway access. At the meeting the members were told, incorrectly, that the speed limit of the road was 60 mph.

So since the last meeting we have taken additional site measurements and photographs and produced a new drawing C101 rev A.

This drawing now confirms the speed limit of the road is 40 mph and this zone runs from the Garden Centre to the north towards the site and then slows further to 30mph approaching New Mill roundabout. The drawing indicates the location of the traffic speed sign adjacent to the new access which marks this change from 40mph to 30 mph.

We have checked visibility on site and measured the maximum visibility distance that can be achieved. Of most concern was the view to the north and it is clear that visibility extending 118m is the actual distance in that direction. The highway requirement is 78m so we are achieving 40m over and above the requirement.

The officer report confirms the highway officers view that the change from 2 substantial houses to 4 smaller houses will lead to a very small number of additional trips that is too small to change their recommendation.

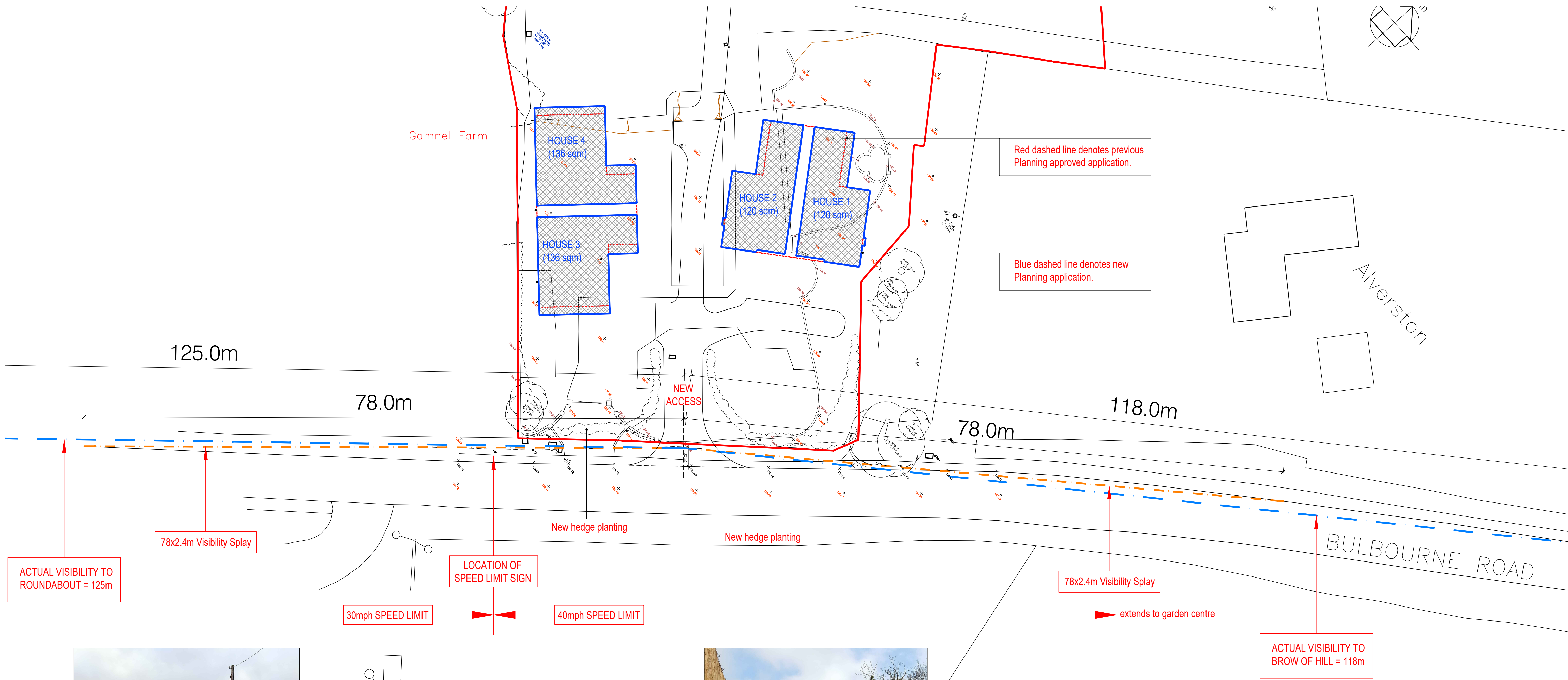
Finally I would like to confirm that the access is already lawful and currently being constructed as part of the extant consent.

I trust that the additional clarification we have provided now enables members to support the application.

Apologies again for not being able to be there in person

Thank you Chairman





ACTUAL VISIBILITY TO  
ROUNDAABOUT = 125m

78x2.4m Visibility Splay

LOCATION OF  
SPEED LIMIT SIGN

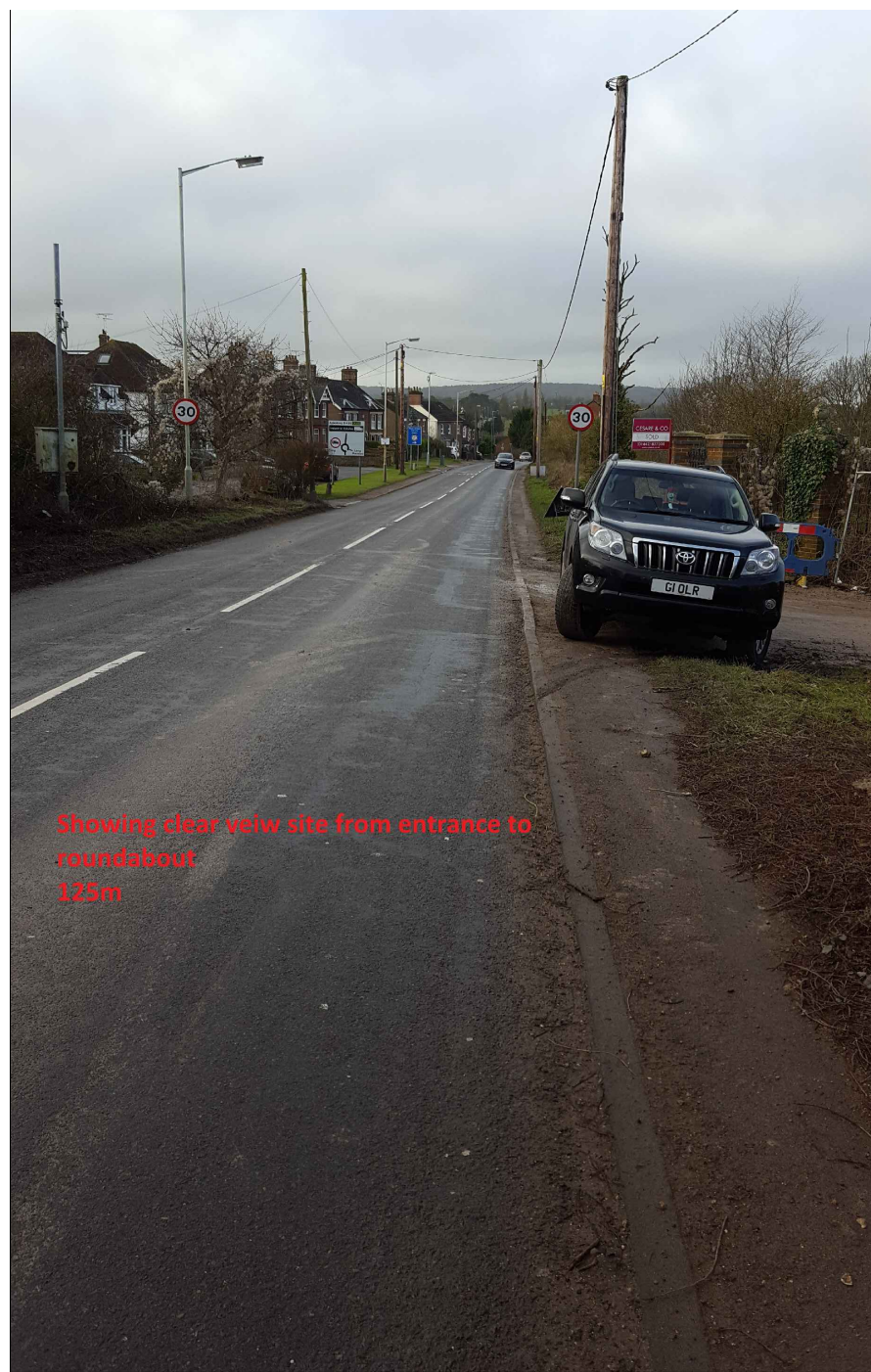
30mph SPEED LIMIT

40mph SPEED LIMIT

78x2.4m Visibility Splay

extends to garden centre

ACTUAL VISIBILITY TO  
BROW OF HILL = 118m



REV	DATE	DESCRIPTION	INITIAL	CHECKED
CONSTRUCTION				



harding rose architects

CLIENT  
MILLSTONE HOMES LTD

PROJECT  
GAMNEL FARM  
BULBOURNE ROAD, TRING

TITLE  
Proposed Site Access Visibility

SCALE 1:250@A1	DATE 25.09.16
DRAWN NJR	PROJECT NO. 15,527

C.101 A