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 Riddick
Councillor Guest (Vice-Chairman)  Councillor Ritchie
Councillor Birnie  Councillor Whitman
Councillor Clark  Councillor C Wyatt-Lowe
Councillor Conway  Councillor Fisher
Councillor Maddern  Councillor Tindall
Councillor Matthews  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)
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
New hedge planting

Red dashed line denotes previous Planning approved application.

Blue dashed line denotes new Planning application.

LOCATION OF SPEED LIMIT SIGN

78x2.4m Visibility Splay

ACTUAL VISIBILITY TO ROUNDABOUT = 125m

ACTUAL VISIBILITY TO BROW OF HILL = 118m

40mph SPEED LIMIT

extends to garden centre

30mph SPEED LIMIT

MILLSTONE HOMES LTD
GAMNEL FARM
BULBOURNE ROAD, TRING

Proposed Site Access Visibility

CONSTRUCTION