



Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Ref:	2016/01160/OUT
Observations By:	Paul D Harrison
Date:	20 December 2017
Location:	Woodside Hamlet, Ham Manor, Llantwit Major
Proposal:	Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities
Case Officer:	Mr. Morgan P. Howell

Further to reviewing amended plans in relation to the above, it is noted that the means of vehicle and pedestrian access to the site will now be provided from within Ham Manor Park. As a result it is considered that the proposals would not have a material impact along the adjacent highway network.

Therefore, provided that the details below are made conditional to the planning consent, an objection in relation to the highway and transportation aspects of the development is not raised in this instance.

Conditions:

1. Before beneficial occupation, details of 5 No. cycle parking stands to be provided within the boundary of the site, secured and undercover, shall be submitted and approved in writing by the LPA. Thereafter, the cycle parking shall be maintained and retained at all times for the use of the development. **Reason:** To promote and encourage sustainable modes of travel to and from the site.
2. Before beneficial occupation, the proposed car parking provision as shown on Drawing No. MDS1068/PA203 Rev F, shall be provided and laid out in accordance with the Councils adopted parking standards. Thereafter, the car parking provision shall be maintained and retained at all times for the use of the development.

Reason: To ensure adequate parking facilities are provided within the boundary of the site in accordance with the Council's adopted parking standards.

Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Ref:	2016/01160/OUT
Observations By:	Paul D Harrison
Date:	07 July 2017
Location:	Woodside Hamlet, Ham Manor, Llantwit Major
Proposal:	Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities
Case Officer:	Mr. Morgan P. Howell

Further to reviewing the Transport Statement (TS) submitted in relation to the above, it is noted that the development is unlikely to generate a significant increase in vehicular trips to and from the site. In addition, it is acknowledged that the recorded traffic flows along the adjacent highway are not substantial and vehicle speeds are shown to be below the prescribed speed limit. However, it is noted, the traffic surveys were not undertaken at peak times associated with the local area (during holiday periods), which may identify higher traffic flows.

Notwithstanding, the above, when considering pedestrians using Mill Lay Lane, the TS relies upon the recorded traffic flows and speeds to justify the absence of street lighting, footways and narrow carriageway widths. However, it is clear that the proposal will increase the pedestrian demand along Mill Lay Lane raising concerns of highway safety.

In addition to the above, it is noted that the required gradient (1 in 8) of the access into the site has not been shown on the submitted plans as previously requested. As a result, it is not possible to confirm that the access is acceptable to serve the development.

Therefore, based on the above, an objection is raised in relation to the highway and transportation aspects of the development.



Vale of Glamorgan Highway Authority Observation Sheet

Planning Application Ref:	2016/01160/OUT
Observations By:	Paul D Harrison
Date:	14 December 2016
Location:	Woodside Hamlet, Ham Manor, Llantwit Major
Proposal:	Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, including access from Mill Lane, with associated parking, wash up and toilet facilities
Case Officer:	Mr. Morgan P. Howell

The above development is for the provision of 11 No. tree tents that will be used as tourist accommodation, with appropriate car parking provided for the use of guests. As part of the proposals, a new access will be constructed into the site from the adjacent highway, along Mill Lay Lane.

When reviewing the development, it is noted that Mill Lay Lane is a narrow single track carriageway with limited passing places that provides a link to local tourist destinations, which becomes very busy during spring and summer months. Furthermore, it is noted that there are no pedestrian or street lighting facilities provided along Mill Lay Lane, connecting to the site.

As a result, it is considered that the provision of a vehicle access to the site along Mill Lay Lane would increase the existing traffic flow and would have a detrimental impact in terms of highway safety.

Furthermore, to allow the proposals would set a precedent leading to proliferation of similar developments, affecting the Council's position in resisting the same.

Therefore, an objection in relation to the highway and transportation aspects of the development is raised based on the above.

