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Rebecca Craxford

From: Harris, Mike <Mike.Harris@pembrokeshire.gov.uk> on behalf of Harris, Mike
Sent: 18 August 2020 13:17
To: Rebecca Craxford
Subject: RE: Highways Pre-Application Advice Enquiry - Land to the Rear of Ogmore House, Templeton, Pembrokeshire, SA67 8RZ

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Hello Rebecca,

There is no in-principle reason to object to access through to these 13 dwellings off the hammerhead of Picton Close. The junction of Picton Close is fully satisfactory. The Local Plans team have been advised of the suitability of this potential means of access for many years.

There is an issue that there is no driveway for 12 Picton Close, and that a car waiting in front of the garage has, seemingly, had to be parked over the footway since it was built. This is the adopted footway, which was offered for Dedication as Highway by the developer some years ago. I would like an effort to be made to help achieve replacement parking in the side garden, even if it is by making an access off the extended estate road available at a very early stage. The aim will hopefully be for the owner to complete a driveway before house building commences.

Otherwise, the estate road will have a good main turning head, and the mini turning area on the extended road will be useful for turning cars and vans, and so help with road safety. The one in the garden of Plot 13 could be omitted, and it is unlikely that this could be considered as necessary for any future Road adoption.

Mike Harris,
Highways Planning Liaison Officer / Swyddog Cyswllt Cynllunio Priffyrdd
Highways Development Control,
Highways & Construction,
Infrastructure,
Tel/Ffon:- 01437 775437

From: Rebecca Craxford <rebecca@haystonplanning.co.uk>
Sent: 05 August 2020 13:17
To: Highway DC Consultations <hwdconsult@pembrokeshire.gov.uk>; Ridge, Michelle <michelle.ridge@pembrokeshire.gov.uk>; Benger, Stephen <Stephen.Benger@pembrokeshire.gov.uk>; Mike Harris <mike@insidetrackltd.com>
Cc: Andrew Vaughan-Harries <andrew@haystonplanning.co.uk>; Cllr. Morse, Elwyn <elwynmorse@aol.com>
Subject: Highways Pre-Application Advice Enquiry - Land to the Rear of Ogmore House, Templeton, Pembrokeshire, SA67 8RZ
Importance: High

Dear Sir / Madam

Highways Pre-Application Advice Enquiry – Land to the Rear of Ogmores House, Templeton, Pembrokeshire, SA67 8RZ

Re - Proposed Outline Planning Application for Residential Development with Access off Picton Close

Hayston Developments and Planning Ltd has been engaged by Mr & Mrs Elwyn Morse (Cllr) of Ogmores House, Templeton, Narberth, Pembrokeshire to seek advice from the Highways Authority with respect to obtaining outline planning consent for residential development using an existing access from Picton Gardens, Templeton.

To support this Highways pre-application enquiry the following documents are submitted for your review:

Cover Letter (this document)

Completed and signed pre-application advice enquiry form

Appendix A – Drawing 101, Proposed Site Layout (June 15)

Appendix B – Planning Pre-Application PCC Response PR/0387/15

Drawing 01 – Expanded Location Plan at Scale A3 @ 1:2500

Drawing 02 – Location and Block Plans at Scales A3 @ 1:2500 and 1:500 respectively

Drawing 03b – Site Plan at Scale A3 @ 1:500

Planning Fee - £25.00

Please note, given the current situation we will phone PCC Contact Centre in order to pay the required fee of £25.00

Please confirm receipt of this pre-application enquiry and as indicated the planning fee of £25.00 fee will be paid for by contacting PCC Call Centre

Regards

Rebecca Craxford

Planning Assistant

Hayston Developments & Planning Ltd

T: 01437 891817

E: rebecca@haystonplanning.co.uk

W: www.planningpembrokeshire.co.uk

Andrew Vaughan-Harries (Director) M:07515 851704

The Planning Studio, Hayston Bridge, Johnston, Haverfordwest, Pembrokeshire, SA62 3HJ

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Pembrokeshire County Council
Phone Number 01437 764551
Email enquiries@pembrokeshire.gov.uk

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