

RE: Pre-App request for Holly Cottage, Wrotham Road, Meopham

David.Barton@kent.gov.uk <David.Barton@kent.gov.uk>

Tue 03/08/2021 12:18

To: gordon.mcquade@outlook.com <gordon.mcquade@outlook.com>

Hi Gordon

Thank you for your email.

I have reviewed your revised sketch and it looks to be acceptable arrangement in highway terms. Should a planning application be made along these lines I would not raise an objection on highway grounds and would recommend that a condition be applied in respect of the visibility splay being created and maintained in future.

If you require any further advice, please let me know.

Many thanks

Dave

David Barton

Senior Development Planner

Kent County Council Highways & Transportation

07715 428802

From: Gordon McQuade <gordon.mcquade@outlook.com>

Sent: 30 July 2021 10:58

To: David Barton - GT HTW <David.Barton@kent.gov.uk>

Subject: Re: Pre-App request for Holly Cottage, Wrotham Road, Meopham

David

Thanks for the response

I've sketched an option (as attached, and at a larger scale, to see the detail a bit better!)

In reference to your points raised in both your email, and our telephone discussion, let me outline my design process

- 1** I have moved the entrance wall back to give more space to the front to accommodate cars passing, in the most likely onerous situation (where a 7.5T Delivery Van attempts to access the "Courtyard"), and cars are ready to exit, either from the Courtyard, or from the re-built Holly Cottage. From my own experience of living in a 5 dwelling gated community, most delivery vans these days are Transit/Sprinter type vans, 3.5T weight, which are invariably smaller, and more manoeuvrable
- 2** I have re-positioned the Holly Cottage garage to the south of Holly Cottage, as the previous northern location was not easily suitable for cars turning round - I've also shown two parking spaces as part of the layout
- 3** I have allowed 8.5m for the incoming 7.5T Delivery Van to stop, should there be vehicular traffic already in front at the gates, allowing suitable passing for exiting vehicles
- 4** I have also provided a "turning space" within the new Holly Cottage demise to accommodate any visitor access which needs to turn to drive out forward - this includes using some of the space available between the 5.0m wide entrance road, and the turning area in the Holly Cottage garden. Should there be traffic awaiting entry into the Courtyard as the exiting car from Holly Cottage executes this manoeuvre, then, as it is going forward, it will have sight of the traffic, and will be able to wait, or reverse, to allow the incoming traffic an opportunity to complete its journey

5 In this instance, I have shown a sliding gate, as there is an opportunity to do so with this design
6 Your Item 6 - this will follow in due course.

If you could look at the sketch, and review, I would be most grateful

Regards

Gordon

From: David.Barton@kent.gov.uk <David.Barton@kent.gov.uk>
Sent: 29 July 2021 12:07
To: gordon.mcquade@outlook.com <gordon.mcquade@outlook.com>
Subject: RE: Pre-App request for Holly Cottage, Wrotham Road, Meopham

Hi Gordon

Thanks for your email. Looking at your sketch plan and your changes I would comment as follows:

1. Retained existing access to Willow Tree Farm – acceptable
2. Adjusted new access road – acceptable. I note it is 5.0m wide which is adequate. Please note that as stated previously pedestrian visibility splays measuring 2.0m x 2.0m on either side of the access from the rear of the existing footway would be required with no obstructions above a height of 0.6m will be required and controlled by planning condition.
3. Position of existing Holly Cottage – noted.
4. Refuse bin storage area – acceptable.
5. Third entrance to Plot 1 – as discussed on the phone I would prefer to see the parking for Plot 1 to be located in front of the dwelling i.e. off the new access road. I cannot see any reason why this would not be possible as there appears to be enough space. This would be preferable to introducing another access onto a classified road and essentially the two existing accesses would remain, albeit with slightly increased traffic generation to the Holly Cottage access. It would also mean that vehicles would be able to exit onto Wrotham Road in forward gear which may not be possible with the third access as there may not be sufficient space within the “garden” for a vehicle to turn.
6. It would appear from your sketch that adequate sight lines from the new access can be achieved. As part of any planning application I would need to see a detailed drawing drawn to scale to demonstrate this.

I hope this helps and am happy to discuss further if necessary.

Many thanks
Dave

David Barton
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From: Gordon McQuade <gordon.mcquade@outlook.com>
Sent: 27 July 2021 18:14
To: David Barton - GT HTW <David.Barton@kent.gov.uk>
Subject: Re: Pre-App request for Holly Cottage, Wrotham Road, Meopham

David

Thanks for the feedback today

I've looked at what we were discussing, and attached is a sketch I spent some time thinking about, hence the delay in getting it over to you (together with a couple of photos of the existing accesses to both Willow Tree Farm, and Holly Cottage)

I have changed several details

- 1 Retained the existing access into Willow Tree Farm
- 2 Adjusted the new Access Road into the Courtyard at its junction with Wrotham Road - it is now just some 1.5 metres off the northern boundary of Willow Tree Road (down from some 4.0m) and is now almost in line with the majority of the existing access to the existing Holly Cottage. In effect, the northern edge of the new access road, is no further north than the existing access onto Holly Cottage
- 3 I've indicated where the current Holly Cottage sits, for reference
- 4 I've indicated a widened section of the access road (2.5m), to accommodate refuse bin storage, and potentially, short term parking for deliveries
- 5 I've shown a third entrance, just north of the access road, to the new Plot 1 (rebuilt Holly Cottage)
- 6 On the second narrower sketch, I have shown the sight lines (43.0x2.4m), to both the new accesses - it works successfully on my sketch, but if you required further details, I can get my draughtsman to generate a more accurate digital detail of the sight lines

Your earliest considerations would be appreciated

Thanks

Gordon

From: David.Barton@kent.gov.uk <David.Barton@kent.gov.uk>
Sent: 26 July 2021 15:56
To: gordon.mcquade@outlook.com <gordon.mcquade@outlook.com>
Subject: Pre-App request for Holly Cottage, Wrotham Road, Meopham

Hi Gordon

I received part of your voicemail message that you left earlier but unfortunately it stopped before I got the whole message.

If you let me have your phone number I will call you tomorrow and we can discuss.

Many thanks
Dave

David Barton
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