

## MEMORANDUM

**To: Development Management**

**From: Sustainable Transport**

**Ref: C/18/05086**

**Ref:**

**Date: 2<sup>nd</sup> October 2018**

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**C/18/05086/FUL Demolition of former golf club and driving range buildings at Thoulstone Park. Self catering holiday accommodation, restaurant, farm shop, accommodation, car parking, spa rooms, leisure pool, community hall, staff accommodation, car parking and associated landscaping.**

With reference to the above planning application, and my recent recommendation of refusal, I have received from the agents a plan number 18028/010 detailing widening of the access lane. I attach a copy of the plan. The agents have also confirmed that the visibility at the A36 junction can be improved to the correct standard.

I have no highway objection subject to the following planning conditions:-

Prior to first use of any of the conference facility, community facility or the farm shop hereby permitted the access lane shall have been widened to 5.5 metres carriageway width between the A36 and the site access as indicated in outline on drawing number 18028-010, and the development access shall have been altered as indicated in outline on the submitted plans, all in accordance with details to be first submitted to and approved by the LPA. The highway works shall include planing off and resurfacing in tarmac those parts of the access lane between the site access and the north-western A36 junction that have not been constructed under the widening scheme.

Reason: In the interests of safe and convenient access to the permitted development.

Prior to commencement of the development hereby permitted the junction of the access lane with the A36 road shall be provided with visibility with nothing to exceed the height of 600mm above carriageway level between the carriageway edge, and a line drawn from a point 2.4 metres back along the centre line of the access from the carriageway edge, to a point on the nearside carriageway edge 215 metres to the north-west. The visibility so provided shall thereafter be maintained.

Reason: In the interests of highway safety.

Prior to The development hereby permitted being brought into use the vehicle parking and turning areas shall have been provided, with the individual parking spaces being properly demarcated, and the areas shall thereafter be maintained and kept available for the parking and turning of vehicles.

Reason: In the interests of safe and convenient use of the development.

Prior to the development hereby permitted being first brought into use the cycle parking spaces shall have been provided, and shall thereafter be maintained and kept available for the parking of cycles.

Reason: In the interests of safe and convenient use of the development.

No part of the development hereby permitted shall be brought into use until those parts of the Staff Travel Plan capable of being implemented prior to first use have been implemented. Those parts identified for implementation after first use shall be implemented in accordance with the timetable contained therein, and shall continue to be implemented as long as any part of the development is in use. The Travel Plan Co-ordinator shall be appointed and carry out the identified duties to implement the Staff Travel Plan for a period from first occupation until at least 5 years following date of first use.

Reason: In the interests of reducing the amount of private car movements to and from the development.

The applicant should be informed that the highway works will be required to be secured by a Section 278 Agreement, Highways Act 1980.

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Sustainable Transport

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