

Highway Response

Ref: 25/0774

Date:13/10/25

PROPOSAL: CHANGE OF USE AND CONVERSION OF DUTCH BARN TO TOURIST ACCOMMODATION (USE CLASS C6: SHORT-TERM HOLIDAY LET), USE OF LAND TO THE NORTH AS OUTDOOR AMENITY SPACE ASSOCIATED WITH THE HOLIDAY LET, AND ASSOCIATED DEVELOPMENT

SITE: Phase The Old Cowshed Bowdens Lane Penhow Newport South Wales

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

Objection pending further information, minor amendments and conditions.

Highway Comments:

As advise at pre-app stage the main concern would be visibility splays at the access. Whilst we would not anticipate high speeds the applicant must demonstrate visibility splays in line observed speeds.

Visibility splays and speed surveys will be needed to remove the objection.

In order for the visibility to be effective, the car parking positions must be amended to ensure vehicles approach highway as close to perpendicular as possible. Furthermore, the applicant must also demonstrate sufficient parking. Whilst we would accept two spaces for the barn there is no information for the existing house. This should be shown to retain parking in line with current guidance.

Provision for electric vehicle charging should also be proposed. This could be addressed via condition.

Within the site the drive is largely loose material, and this also poses a highway risk. The first 5m from highway boundary must be paved with bound permeable material. This could be addressed via condition.

Cycle storage is proposed, however it appears to be a single space for what is accommodation for three or more people, in a location that is attractive for cycle use. The cycle storage should comfortably accommodate at least three adult cycles securely with weather protection. Again, this could be addressed via condition.

In summary highways would object on grounds of highway safety, but it appears that there is scope for improvements to the access to address this. All other matters could be addressed via conditions.