

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2018/0847 **Your Ref:** P/2018/0847

Date: 15 October 2018

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3033 5484 Former Ffrwd Methodist Church, Windy Hill, Cefn y Bedd

Development: Conversion of redundant chapel to 2 no. bedroom dwelling

I refer to your consultation dated 10 October 2018 in respect of the above.

The site is located on a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 25 mph due to the geometry of the road.

Although an adequate number of parking spaces are proposed in land opposite the chapel, there are a couple of issues with the proposed access. Firstly visibility on to Windy Hill is below standard in both directions; and secondly any driveway on a classified highway would normally be expected to provide an off road turning facility to allow cars to enter and leave the site in a forward direction. Despite these problems the site currently has a D1 class use and it could be used as a day nursery or public hall without planning permission which could potentially create traffic issues in the vicinity of the site.

I am therefore satisfied in this instance that there is highway benefit to be gained from supporting this application compared to its existing and potential class use.

I recommend that any permission include the following condition:

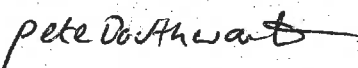
CONDITION

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PARKING AND MANOEUVRING TO BE KEPT CLEAR

The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.


Service Manager Environment