

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/0436	Your Ref:	P/2018/0436
Date:	5 July 2018		

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

Location: O. S Grid Ref: 2340 3819 Land to the rear of Smithy Cottage and Seion Chapel, Penybryn Hill, Pontfadog
Development: Residential development (6 no. affordable houses) and new access

I refer to your consultation dated 1 June 2018 in respect of the above.

The proposed development site is located on a classified highway subject to a 20mph speed limit. The road is generally narrow and does not permit the simultaneous passage of vehicles. Some provision is made for pedestrians although the footway is below 1m in width.

The submitted plans are very difficult to decipher but I understand the intention is to increase the road width across the full site frontage by setting the boundary wall back 1m. The proposed access road into the site is 5m wide which is an acceptable width to provide access but does not permit adequate space to enable vehicles to turn out of the parking spaces. A minimum 6m width is required.

The visibility splay in a south easterly direction appears to cross third party land belonging to Seion Chapel; the 2.4m setback appears to have been taken from the existing edge of carriageway and not from the proposed edge of the widened carriageway.

The neighbouring site Seion Chapel was granted planning permission in 2013 for conversion (P/2013/0659). The approved plans showed an access, turning area and garden to take up a significant part of the land proposed for development as part of the current application. The permission appears to have been secured by the creation of a hardstanding adjacent to the chapel.

The proposed development encroaches on the approved plans for Seion Chapel.

A preliminary enquiry indicated that car parking for Seion Chapel would be provided as part of development plans for 4 dwellings on the existing site.

The current proposals show no parking spaces provided for Seion Chapel and an increase in proposed dwellings from 4 to 6.

There are therefore a number of issues associated with the submitted plans which need to be addressed.

In its current format I would recommend that the application is REFUSED for the following reasons:

- The proposed development does not make adequate provision for the parking and turning of vehicles clear of the public highway.
- It appears impracticable to within the curtilage of the site to construct an access with the county road which would provide sufficient visibility for vehicles emerging from the site
- The site is approached by means of a narrow road which is considered substandard in width to act as means of access to a further 6 dwellings.

Peter Dorthwaite

nn Service Manager Environment