

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0788	Your Ref:	P/2016/0788
Date:	13 October 2016		

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

Location: O. S Grid Ref: 2250 3699 The Mulberry Inn, Old Road, Llwynmawr
Development: Submission of reserved matters (access, appearance, landscaping, layout and scale) in respect of outline planning permission P/2014/0710 – residential development (1 no. dwelling)

I refer to your consultation dated 19 September 2016 in respect of the above site.

The site has an outline planning permission for one dwelling which was subject to a number of highway related conditions. The submitted plans do not appear to satisfy any of these conditions. I recommend that the application is refused for the following reasons:

1. Parking and turning for the proposed dwelling is inadequate. A four bedroom dwelling in such an unsustainable location would be expected to provide a minimum of 3 parking spaces. The plans indicate parking for only two vehicles; well below requirements. The turning area is of inadequate size.
2. A visibility splay of 2.4 x 25m in both directions from the proposed access has not been demonstrated on the plan; the splays would cross land which is outside the site boundary.
3. There are no plans to indicate the 18 parking spaces required at the Mulberry Inn car park.

Pete Duthwaite

py Service Manager Environment