

# MEMORANDUM

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|-----------------|-----------------------------|------------------|----------------------------------------------|
| <b>From:</b>    | Service Manager Environment | <b>To:</b>       | Head of Community Well-being and Development |
| <b>Our Ref:</b> | P/2016/0576                 | <b>Your Ref:</b> | P/2016/0576                                  |
| <b>Date:</b>    | 8 August 2016               |                  |                                              |

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## **TOWN AND COUNTRY PLANNING ACT 1990**

## **TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**Location:** O. S Grid Ref: 2881 4563 Church of the Nazarene and Islwyn, Stryt Issa, Penycae

**Development:** Two storey sand single storey extension to church and change of use of Islwyn (adjacent to property) to form meeting rooms / offices for church

I refer to your consultation dated 28 June 2016 in respect of the above.

The site is located on a classified highway subject to a 20 mph speed limit.

There are 6 existing parking spaces serving the Church and a single parking space available at the dwelling Islwyn.

It is proposed that an additional parking space will be created alongside Islwyn.

Whilst the proposed parking provision for the whole development is below WCBC LPGN 16 maximum standards, the site is in a highly sustainable location and it is anticipated that most people visiting the site will be from the immediate locality and will walk to the site. It is therefore considered that parking provision is adequate for the proposed use.

The boundary wall fronting Islwyn limits visibility for vehicles leaving the parking spaces; it also results in pedestrians being forced to walk in the road. I would therefore suggest that the boundary wall is removed and a new footway link constructed across the full frontage of the Islwyn site to link to the existing path either side.

If permission is granted some consideration should be given to making it personal to the applicant to prevent the permission changing to any other use under its current D2 class use.

I therefore recommend that any permission include the following conditions:

## **CONDITIONS**

**ZJO9  
033R**

### **NO GATES**

There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

**ZJ22  
035R**

**PARKING AND MANOEUVRING TO BE KEPT CLEAR**

The vehicular parking and turning areas as shown on approved drawing(s) No(s). 1615.02 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.

**NONSTDC  
050R**

**NEW FOOTWAY**

Prior to first use of the development a new footway shall be constructed along the entire site frontage of Islwyn in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

**ZJ37  
026R  
E06N  
E07N**

**SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)**

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Detailed layout, design, drainage and construction of the proposed new footway across the frontage of Islwyn

The scheme as is approved shall be fully implemented prior to first use of the development.

*Peter Douthwaite*

*W* Service Manager Environment