

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0567	Your Ref:	P/2016/0567
Date:	8 July 2016		

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

Location: O. S Grid Ref: 2914 4676 Land south of 54 High Street, Rhos
Development: Retention of 1800mm high close boarded fence and double gates off High Street (previously granted under code P/2015/0328)

I refer to your consultation dated 20 June 2016 in respect of the above.

The site is located on a classified highway within a 20mph zone.

The fence is set back approx. 1.9m from the public highway and would obstruct visibility for any vehicle leaving the site. The gates are less than 2m from the public highway and we would not normally support the erection of gates within 5m of the highway on a classified road.

If this access was intended for regular use then I would have concerns over visibility and the siting of the gates.

However it would appear in this instance that the fence and gates are purely for security purposes until a planning application for residential development has been submitted.

That being the case I would recommend that the application is given a further temporary planning permission for a 12 month period which should prove adequate time to process a planning application.

Peterson Mwanik

 Service Manager Environment