

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0374	Your Ref:	P/2016/0374
Date:	27 May 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2925 5221 Four Winds Car Park, Heol Offa, Tanyfron

Development: Outline application to erect 2 no. detached dwellings together with vehicular access

I refer to your revised consultation dated 26 May 2016 in respect of the above.

The site is located on an unadopted road (Heol Offa) within a 30 mph speed limit. The road is very badly potholed and rutted for its entire length from its junction with Tanyfron Road down to and beyond the development site.

The site was originally the car park to the Four Winds pub which was converted to a dwelling a number of years ago. Although the site is currently used by some residents of Heol Offa for the parking of vehicles, the land is still in private ownership and the residents have no established right to park on the land.

Adequate off road parking provision is demonstrated on the submitted plans.

The site was granted planning permission in 2003 for the erection of two dwellings. The permission included requirements to improve undertake surfacing improvements on Heol Offa. The submitted application does not demonstrate any intention to undertake such work.

I recommend that any permission include the following conditions:

CONDITIONS

ZJO7 ACCESS SURFACE (5 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

**ZJ21
038R**

MAXIMISING VISIBILITY

Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

**ZJ22
035R**

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.

**ZJ37
026R
E06N
E07N**

SUBMISSION OF FURTHER DETAILS

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:

- The improvement of Heol Offa from the northern most part of the site to its junction Tanyfron Road. The scheme as is approved shall be fully implemented prior to commencement of the development.

Peter Dornwange

pn Service Manager Environment