

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0374	Your Ref:	P/2016/0374
Date:	20 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 consultation dated 25 April 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.

Visibility at the junction of Heol Offa and Tanyfron Road is marginally below standard. Visibility from the proposed site access on to Heol Offa is marginally below standard. The width of parking spaces for the two dwellings will need increasing to 3.2m between dwellings.

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.

In its current format I recommend that the application is refused.

However if the applicant were to submit a revised application demonstrating the following then I may be able to revise my response.

- Surfacing improvements on Heol Offa between Tanyfron Road and the northern most boundary of the site

- Adequate visibility from the proposed site access on to Heol Offa
- Adequate off road parking provision – turning facility not required.

Peter Outwants

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Service Manager Environment