

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0126	Your Ref:	P/2016/0126
Date:	10 March 2016		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2916 5222 Solleron, Llewelyn Road, Tanyfron

Development: Removal of condition no. 2 imposed under planning permission BRY 17834 to allow granny annexe extension (Dove Cottage) to be used as a separate dwelling.

I refer to your consultation dated 18 February 2016 in respect of the above.

The site is located on a classified highway subject to the national speed limit although vehicular speed is considered to be no more than 25mph due to the geometry of the road.

The road is very narrow with only a few places in which cars can pass simultaneously.

Visibility at the proposed access to Dove Cottage is substandard in a southerly direction; due to the existing boundary hedge /fence in the front garden of Dove Cottage. Any permission will require the front boundary of Dove Cottage to be kept clear for visibility purposes.

I recommend any permission include the following conditions:

CONDITION

ZJO9 NO GATES

033R There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary

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.

**ZJ46
026R**

NO PRIVATE SURFACE WATER RUN OFF

No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

**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.

Peteroanhuant

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Service Manager Environment