

MEMORANDUM



From: Service Manager, Environment

To: Chief Planning Officer

Our Ref: PD/2011/0925

Your Ref: SJG/P/2011/0925

Date: 12 January 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2860 4020 Lotus Lampshades Ltd, Bryn Yr Eos, Whitehurst, Chirk

Development: Extension to existing commercial premises.

I refer to your consultation dated 28 December 2012 in respect of the above.

The site is located off a narrow unclassified highway, with substandard forward visibility and a lack of footways.

It is considered to be unsuitable to accommodate any increased traffic generation.

The design and access statement submitted with the application states that the proposal is not intended to generate any increase in traffic; that being the case I would have no objection to the proposal.

However the submitted plans indicate that the proposed extension is to be used as a 'Manufacturing / Display Area'. My understanding of the original planning permission granted in 1988 is that the premises were to be used solely for 'the hand making of lampshades' ; it does not appear to permit the manufacturing or sales element that this application seems to be proposing.

I am particularly concerned about the display area element as this could potentially lead to numerous visitors using the substandard highway access to the site.

The submitted plans show that a large area of the existing car park is to be lost to this extension. Whilst there appears to be adequate space to cater for the existing staff I am concerned that it may lead to restricted turning areas for the daily deliveries and any other potential visitors to the 'display area'.

In its current format I am unable to support the proposed development and would recommend the application is refused for the following reasons:

REASONS

- The road giving access to the site is by reason of its inadequate width, lack of footways and inadequate forward visibility, considered unsuitable to cater for the increased traffic likely to be generated by this proposal.

- The proposed development does not demonstrate adequate provision for the parking and turning of vehicles clear of the public highway.

Note

If the applicant can clarify the intended use of the site ensuring that there is to be no additional traffic generated by the proposal then I may be able to reconsider my response. The applicant should also demonstrate the provision of adequate car parking and turning facility for delivery vehicles.

P.P. 
Service Manager, Environment