

MEMORANDUM



From: Infrastructure and Planning Manager To: Chief Planning Officer

Our Ref: PD/P/2011/0615

Your Ref: LB1/P/2011/0615

Date: 27 September 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3960 4670 Sensor House, Fennant Road, Ponciau

Development: Change of use to childrens dance studio

I refer to your consultation dated 06 September 2011 in respect of the above.

The development site is located at the junction of California Terrace and Fennant Road within a 30 mph speed limit. Although the site has existing off road parking provision for only two vehicles off Fennant Road there is a public car park in close proximity to the south west of the site. From site observation there does not appear to be much use of the car park currently.

In preliminary discussions with the applicant I understood that there was direct access to the rear of the property from this public car park. It turns out that this was incorrect and that access can only be gained by walking from the car park down a link footway and along the unadopted road California Terrace. Although the limited footway provision in the vicinity of the site is of some concern California Terrace is very lightly trafficked and there should be little problem in using this route.

Until about 7 years ago Sensor House was a factory unit employing approximately 15 staff; when the company relocated to larger premises the unit was used mainly as storage for the new premises. Given the intervening time period I presume the unit could still be used as a factory under B1 class use. This could potentially lead to significant traffic generation in the vicinity of the site, above and beyond what is anticipated from the proposed use as a dance studio.

Whilst it is acknowledged that there is inadequate off road parking along the Fennant Road frontage of the site, the applicant has stated an intention to instruct all parents to use the public car park off Chapel Street to drop off and pick up their children.

I note there is some concern of local residents over potential parking problems along Fennant Road, California Terrace and in the public car park but given the potential use of the site as a factory, I am prepared to support the application.

Mindful of the local concerns I suggest that any permission is for a temporary 12 month period which should be renewed annually so that any potential traffic

problems can be monitored. It will clearly be in the applicants best interests to ensure that parental drop off and pick up is done at the Chapel Street car park.

It may also be prudent to condition a personal permission due to concerns over the potential future use of the site within the D1 class use.

I recommend any permission include the following conditions:

CONDITIONS

1. A suitably worded condition limiting the permission to a temporary 12 month period to be reviewed on an annual basis
2. A suitably worded condition making the permission under D2 use personal to the applicant.

A handwritten signature in black ink, appearing to read 'J. P. Kelly', is written above the title.

Infrastructure and Planning Manager