

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0458

Your Ref: P/2011/0458

Date: 10 August 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3280 5650 Former Arvin Meritor site, Miners Road, Llay Industrial Estate

Development: Change of use of part of Arvin Meritor office site from B1 to A3 (café)

I refer to your consultation dated 8 August 2011 in respect of the above site.

The site is located in a well established industrial area. The existing access is located on a classified highway within a 30 mph speed limit where visibility is adequate.

The proposed café is approximately 200 sq.m internal floor space for which LPGN 16 recommends 50 parking spaces.

Whilst adequate parking provision is available at the site it should be noted that this will restrict parking space left for any future use of the remainder of the office site.

The proposed café is located on a very busy road used by large numbers of HGV traffic. I have concerns that the café could become a truck stop and that this could in turn lead to potential parking and turning problems in and around the site access.

However I am prepared to support the proposed use of the site as a cafe but would request 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 may also be prudent to condition a personal permission due to concerns over the potential future use of the site within the A3 class use.

I recommend any permission include the following conditions:

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on the approved drawing 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.

PLUS

Suitably worded conditions limiting use to 12 month period to be renewed annually and the permission being made personal to the applicant.

Supplementary Notes

The applicants attention should be drawn to the following supplementary notes; 1, 3, 4, & 5

A handwritten signature in black ink, appearing to be 'J. P. N.', written in a cursive style.

Infrastructure and Planning Manager