

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0153

Your Ref: P/2011/0153

Date: 10 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O.S Grid Ref: 2950 4680 Kingswood, North Road, Ponciau

Development: Change of use from 2 flats to single dwelling.

I refer to your consultation dated 2 March 2011 in respect of the above.

The development site is situated on North Road which is an unclassified road subject to a 30mph speed limit although I would estimate typical vehicle speeds along this section at being around 20mph due to the geometry of the road and the proximity of the junction with Fennant Road.

The site currently has permission for two 2 bedroom flats. LPGN 16 recommends the provision of 4 parking spaces for the existing permission but recommends only 3 for the proposed 4 bedroom dwelling.

Although the proposed development makes inadequate provision for off street parking, the shortfall in parking would be less than the current situation.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Infrastructure and Planning Manager