

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0381

Your Ref: P/2011/0381

Date: 29 June 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2790 4210 United Reform Chapel, Hill Street, Cefn MAwr

Development: Change of use from disused church to dwelling

I refer to your consultation dated 3 June 2011 in respect of the above.

The site is located on a classified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 25 mph due to the geometry of the road.

Until recently the site was used as a church. The site has an existing access on to the classified highway; visibility from the access is marginally below recommendations

Although visibility does not quite meet recommended standards it is considered that the proposed development will generate less traffic than its current use.

The proposed dwelling will be 3 bedroom for which LPGN 16 recommends the provision of 3 parking spaces. There is ample space within the site to provide adequate off road parking and turning provision.

I recommend that any permission include the following condition:

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

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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.

ZJO9 NO GATES

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

Infrastructure and Planning Manager