

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2011/0267

Your Ref: P/2011/0267

Date: 5 May 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3060 5380 Clayton Arms, Moss Hill, Moss

Development: Change of use of public house to residential dwelling

I refer to your consultation dated 12 April 2011 in respect of the above.

The site is located on an unclassified highway subject to a 30mph speed limit. The road is generally narrow with substandard pedestrian provision.

The site currently consists of a public house with 3 bedroom dwelling on the first floor. There is a private parking area for the existing dwelling and customer parking for approximately 12 vehicles.

The proposed development changes the ground floor use from public house to lounge / dining facilities for the existing dwelling.

Given the substandard roads in the vicinity of the site it is considered that the reduction in vehicular and pedestrian traffic as a result of the change of use will be of highway benefit.

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

Infrastructure and Planning Manager