

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0363

Your Ref: P/2011/0363

Date: 23 June 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2680 5180 Ty'n Y Capel, Church Road, Minera

Development: Change of use of public house to daycare centre (ground floor) and offices (first floor) and change of use of ground floor of outbuilding to provide additional residential accommodation for dwelling previously approved under code no. P/2009/0396 (partly in retrospect).

I refer to your consultation dated 27 May 2011 in respect of the above.

The site has a current use as a public house under class A3. Parking requirements for the proposed D1 use are considered to be less onerous than that of its permitted use.

The planting areas either side of the existing access restrict visibility to approximately 2.4 x 4m. The removal of the obstructions would improve visibility to approximately 2.4 x 15m in both directions.

It is considered that traffic generation is unlikely to increase as a result of the proposal.

I recommend that any permission include the following conditions:

ZJO9
033R

NO GATES

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

ZJ21
038R

MAXIMISING VISIBILITY

Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

ZJ22
035R

PARKING AND MANOEUVRING TO BE KEPT CLEAR

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.

A handwritten signature in black ink, appearing to read 'M. Pal', is positioned above the title.

Infrastructure and Planning Manager