

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/2011/0074

Your Ref: P/2011/0074

Date: 07 March 2011

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O.S Grid Ref: 3030 5510 Westwinds, Cae Penty Road, Ffrwd

Development: Demolition of wooden store and erection of "granny annexe" and change of use of adjoining field from agricultural to domestic use.

I refer to your consultation dated 07 February 2011 in respect of the above.

The development site is accessed along a narrow classified highway subject to the national speed limit although it is considered that vehicular traffic is travelling at no more than 20 mph due to the geometry of the road.

Visibility at the site access on to Cae Penty Road is substandard in both directions.

However it is considered that the proposed use, as described in the design and access statement, is unlikely to generate any more than a nominal increase in traffic using the access. If use of the new dwelling can be tied to the house then I am prepared to support the proposal.

I recommend any permission include the following conditions:

CONDITION

ZG15 USE TO BE ANCILLARY TO HOUSE

NONSTD The annexe shall only be used for purposes ancillary to the use of the dwelling as a single dwelling house and for no other purpose.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

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

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

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

Infrastructure and Planning Manager