

MEMORANDUM



From: Operational Manager Traffic & Transportation To: Chief Planning Officer

Our Ref: TH/DC/PD/2010/0197

Your Ref: P/2010/0197

Date: 30 March 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2840 4150 Cefn Bychan Baptist Chapel, Newbridge Road, Newbridge

Development: Change of use of existing former chapel building to form single residential dwelling including internal and external alterations, formation of parking spaces and landscaping

I refer to your consultation dated 18 March 2010 in respect of the above.

The development site is located on a classified highway subject to a 30 mph speed limit although vehicles are considered to be driving at a much lower speed due to the geometry of the road.

The existing vehicular access into the site suffers from substandard visibility but given its previous use, it is considered that the proposed use is unlikely to generate any significant increase in traffic.

The site has a previous planning permission dated January 2005 to which an appropriate condition was attached in order to maximise visibility at the site access. A similar condition should be attached in this instance.

Adequate parking and turning facilities are proposed.

I recommend any permission include the following conditions:

E06C NO GATES WITHIN 5 METRES

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across the access within 5 metres of the boundary of the highway.

J33C ACCESS HARD SURFACED

043R The proposed access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

J45C VEHICLE PARKING AND TURNING AREAS

035R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

NONSTDC NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

026R No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

NONSTDC VISIBILITY

026R Within the red hatched area there shall be obstruction to visibility except the existing railings, above 1m in height above the nearside edge of the carriageway.

Notes

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".


For Operational Manager Traffic & Transportation