

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2020/0016	Your Ref:	P/2020/0016
Date:	24 January 2020		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2320 3792 3 Tan y Bryn Pontfadog
Development: Construction of on plot parking

I refer to your consultation dated 16 January 2020 in respect of the above.
The site is located on a classified highway subject to a 20 mph speed limit. Adequate visibility is achievable from the proposed access.

It is Council policy that private drives served off a classified highway require the provision of a standard turning area; it appears is unlikely that this can be provided.

I would normally recommend that the application be refused due to lack of adequate turning facility. However given that there are numerous neighbouring properties in the vicinity of the site that have existing vehicular accesses with similar shortcomings I consider that an objection is unjustifiable in this instance.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). CV03 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.

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. CV03


Service Manager Environment