

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0024	Your Ref:	P/2017/0024
Date:	10 March 2017		

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

Location: O. S Grid Ref: 1946 3524 Pont y Meibion, Llanarmon Road, Tregairiog
Development: Conversion of listed barn to self catering holiday accommodation (3 no. two bedroom units) and granary building to dual use as one bedroom cottage for self catering holiday accommodation or for residential accommodation and erection of log store

I refer to your consultation dated 19/01/17 in respect of the above site.

The development site is located on a classified highway subject to the national speed limit although vehicular speed is considered to be no more than 30mph speed limit due to the geometry of the road.

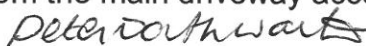
It appears possible to achieve visibility splays of 2.4 x 43m to the centre line of the road.

The plans indicate the provision of 6 parking spaces located against the existing retaining wall on the site of the steel barn. There appears to be only 3m space behind the parking area, in which vehicles are meant to manoeuvre in to and out of the parking bays. This is well short of LPGN 16 guidance which recommends a 6m turning area.

Given the existing layout of the site access it appears the only feasible way to enter the steel barn area is by entering into the main farmhouse driveway and reversing in; the proposed location of the parking spaces and the level differences of the driveway appear to make this an impossible manoeuvre.

Whilst I have no problem with the principle of the development the submitted plans do not demonstrate that adequate off road parking and turning manoeuvres are achievable.

I would suggest that the applicant submit fully dimensioned plans showing adequate parking and turning spaces, and demonstrate how a vehicle will turn into the parking area from the main driveway access.


Service Manager Environment

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