

# MEMORANDUM

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**From:** Service Manager Environment                      **To:** Head of Environment & Planning

**Our Ref:** P/2018/0934                                              **Your Ref:** P/2018/0934

**Date:** 16 April 2019

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

**Location:** O. S Grid Ref: 2966 4636 Horse and Jockey, Chapel Street, Ponciau  
**Development:** Conversion of former public house into 6 apartments

I refer to your revised consultation dated 4 April 2019 in respect of the above.

The site is located at the junction of Chapel Street, Gutter Hill and Duke Road which are subject to a 20mph speed limit. There are only 2 parking spaces at the existing site.

The development proposals demonstrate the provision of four off road parking spaces; the existing two to the west of the pub and two more with access from the existing rear gated access on to Duke Road.

A short section of the boundary wall to the north of the site will need removing and the footway width increased to allow adequate visibility to be achieved from the rear access on to Duke Road.

It is acknowledged that there are already parking issues in the vicinity of the site and that the car parking proposed is below recommended standards. However the site currently has an A3 class use and it could reopen as a public house without the need for planning permission which could potentially create worse traffic issues on the roads around the site.

If you are minded to support the application I recommend that any permission include the following condition:

## CONDITION

**ZJ22**                      **PARKING AND MANOEUVRING TO BE KEPT CLEAR**  
**035R**                      The vehicular parking and turning areas as shown on approved drawing(s) No(s).  
                             @@@@ 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.

**ZJO7  
043R**

**ACCESS SURFACE (5 metres) (Duke Road)**

Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

**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.

**ZJ11  
039R**

**ACCESS WIDTH (Duke Road)**

The vehicular access hereby approved shall be a minimum width of 5 metres.

**ZJ13  
026R  
E05NA**

**DROPPED KERB VEHICULAR ACCESS**

The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.

**NIONSTDC  
026R  
E06N  
E07N**

**SUBMISSION OF FURTHER DETAILS Duke Road Access**

No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority

- Detailed layout, design, and construction of the minor footway widening.  
The scheme as is approved shall be fully implemented prior to first use of the development.

*Peter Doherty*

*mm* Service Manager Environment