

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0133	Your Ref:	P/2019/0133
Date:	24 May 2019		

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

Location: O. S Grid Ref: 2862 4177 Land adjacent to 22 Park Road, Newbridge
Development: Outline application for erection of 1 no. dwelling. (with all matters reserved)

I refer to your consultation dated 25 February 2019 in respect of the above.

The site is located on an unadopted road within a 30 mph speed limit although vehicular speed is likely to be no more than 15 mph due to the geometry and condition of the road. The road is very badly potholed and rutted for its entire length from its junction with Short Lane. The road is narrow and does not permit the simultaneous passage of vehicles.

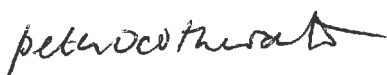
I would not normally wish to support any further development on this road.

However I have now been made aware that planning permission was granted on this site in 2006 and there has been no material change in circumstances since that time.

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

CONDITION

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR
035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.



AM Service Manager Environment