

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0133	Your Ref:	P/2019/0133
Date:	8 March 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 therefore recommend that the application is refused for the following reasons:

REASONS

The site is approached by means of a narrow unmade road, which is considered substandard in width and condition to act as a means of access to further residential development.


Service Manager Environment