

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0748	Your Ref:	P/2017/0748
Date:	26 September 2017		

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

Location: O. S Grid Ref: 2739 5400 Cefn Farm, Cefn Road, Bwlchgwyn
Development: Conversion of redundant farm building to dwelling

I refer to your consultation dated 1 September 2017 in respect of the above.

The site is located with an existing access on to Cefn Road, an unclassified highway subject to the national speed limit although vehicular speed is considered to be no more than 25 mph due to the geometry of the road. Visibility at the existing access is below current design standards and I would not want to support any increased traffic generation through the substandard access

However it is noted that the site has an existing agricultural use which could potentially generate more than 10 vehicular movements per day. If this agricultural uses ceases then the proposed conversion will generate no more traffic than its previous use.

There is more than adequate off road parking provided within the curtilage of the site

I therefore recommend that any permission include the following conditions:

CONDITIONS

- | | |
|-------------------------|---|
| ZJ22
035R | PARKING AND MANOEUVRING TO BE KEPT CLEAR
The vehicular parking and turning areas as shown on the approved drawing 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. |
| NONSTDC
026R | AGRICULTURAL USE TO CEASE
The existing agricultural use of the site shall cease prior to first use of the development. |

Peter Warkentin

Service Manager Environment