

MEMORANDUM

From:	Senior Service Manager	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0662	Your Ref:	P/2017/0662
Date:	22 August 2017		

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

Location: O. S Grid Ref: 2960 4670 Royal Oak, Fennant Road, Ponciau

Development: Amendment to planning permission P/2016/0585 to allow substitution of house type on plot no. 4 to erect 2 no. one bedroom apartments

I refer to your revised consultation dated 15 August 2017 in respect of the above.

Local planning guidance note 16 recommends parking provision of 2 spaces for the approved 2 bedroom dwelling; for 2 x 1 bedroom dwellings this increases to 3 (1.5 per dwelling)

Given that the site is in such a sustainable location (close to a bus stop and within easy walking distance of the village centre), it is difficult to justify a refusal on highway grounds.

I therefore advise you that I do not intend to make any objection on highway grounds in this instance.



 Service Manager Environment