

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0472

Your Ref: P/2012/0472

Date: 03 August 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3300 3530 15 Kent Road, Lodge

Development: Removal of condition no. 6 of planning permission P/2005/0359 to allow occupation of dwelling without complying with the requirements to upgrade unadopted highway.

I refer to your consultation dated 3 July 2012 in respect of the above.

The site was the subject of a Welsh Assembly Appeal in 2006. The condition in dispute was no. 6, which required a scheme of improvement along Cefn Road between the application site and Kent Road.

Paragraph 2 of the Inspectors reasons and conclusions stated 'Without any such works, I agree that any material increase in vehicular traffic would be likely to result in further deterioration in the roads condition to the detriment of other road users and highway safety'

In paragraph 7 the inspector stated that 'without the imposition of condition 6, the Council would have been justified in refusing planning permission' and concluded that 'Its variation or removal would be harmful to the interests of other road users and highway safety'

Given the contents of the Welsh Assembly Appeal decision I recommend the application be refused for the following reason:

- The variation or removal of the condition would be harmful to the interests of other road users and highway safety

P.A.
Peter Duthwaite
Network and Infrastructure Manager