

MEMORANDUM



From: Network and Infrastructure Manager To: Chief Planning Officer

Our Ref: PD/2012/0260

Your Ref: P/2012/0260

Date: 09 May 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2950 4780 Talwrn Nursery, Talwrn Road, Legacy

Development: Menage area and change of use and extension to ancillary accommodation.

I refer to your consultation dated 12 April 2012 in respect of the above.

The development site is located on a classified highway subject only to the national speed limit. The existing vehicular access into the site suffers from substandard visibility in both directions and I would be unable to support any more than a nominal increase in traffic generation using the access.

I would have no objection to the proposed ménage subject to its use being strictly limited for use by the private dwelling and not for any business purposes.

It is considered that the proposed use of the outbuilding as ancillary accommodation will not generate any more than a nominal increase in traffic using the access. If use of the new dwelling can be tied to the house then I am prepared to support the proposal.

CONDITIONS

ZG15 USE TO BE ANCILLARY TO HOUSE

NONSTD The annexe shall only be used for purposes ancillary to the use of the dwelling as a single dwelling house and for no other purpose.

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on 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.

ZG22

MENAGE FOR PRIVATE USE

026R

The ménage shall be used only for purposes ancillary to the use of the dwelling and shall not be used as a riding school or for any other business purposes.

Peter Douthett

pp.

Network and Infrastructure Manager