

E mail of 24th may 2018

With Reference to the above planning application the company's observations regarding sewerage are as follows:

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

Representations

A site notice was erected at the site, no decision was made for a continuous period of 21 days from the date of the site notice. No third party responses have been received.

Planning History

No relevant planning history

Principal Planning Policies

National Planning Policy

Planning Policy Wales (9th Edition, November 2016)
Technical Advice Note 18-Transport (2007)

Local Planning Policy-Local Development Plan (April 2018)

DM3 - Public Open Space
DM4 - Landscape
DM13 - Design and Resources
T1-Travel, Traffic and Transport Infrastructure

Other Legislative Considerations

Crime and Disorder Act 1998
Equality Act 2010
Planning (Wales) Act 2015 (Welsh language)
Wellbeing of Future Generations (Wales) Act 2015

Officer Appraisal

Section 38 (6) of the Planning and Compulsory Purchase Act 2004

Members are advised to consider this application in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, which requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Impact on the free flow of traffic and parking provision on Y Ffrydd road

In accordance with policy T1, development should be supported by sufficient parking provision and should not impact the free flow of traffic along the highway.

Y Ffydd is a public road serving the adjacent dwellings and access to Canal Road and Barn Lane. Vehicle access is narrow, there is allocated parking for 9 cars adjoining the footway in front of the properties along Y Ffrydd. During the site visit it was evident there is a degree of on street parking along the footway adjoining the allocated parking bays.

This application seeks consent (as amended) to carry out streetworks to the footway in order to provide an additional 4 parking bays, in line with those which already exist.

In accordance with their response of the 19th July 2018, the Highway Authority confirms they have no objection to the amended scheme. In light of the above, it is considered that the proposal is in accordance with planning policy.

RECOMMENDATION

The proposed development is considered to be in accordance with planning policy and therefore the recommendation is one of conditional consent.

Conditions:

1. The development to which this permission relates shall be begun no later than the expiration of five years from the date of this permission.
2. The development shall be carried out strictly in accordance with the approved plans; references include site plans 216602 D/001C and location plan Y Ffrydd Land Ownership

Reasons:

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.