

Highway Response

Ref: RECON 25/0206

Date: 27/03/23

PROPOSAL: CHANGE OF USE OF OFFICE BUILDING TO HOLIDAY LET AND REMOVAL OF CONDITION 03 (USE OF SITE FOR PRIVATE LEISURE EQUESTRIAN PURPOSES) OF PLANNING PERMISSION 22/0216 ON SITE AREA ONLY TO ALLOW FOR SPECIALISED EQUESTRIAN (SHORT TERM) HOLIDAY LETS

SITE: Wentwood Lodge Gilvach Lane Llanvaches Newport NP26 3BA

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

Following receipt of further correspondence and update visibility splays we would update our comments as follows.

Highway recommendation:

No objection, subject to conditions.

Highway Comments:

It is understood that the applicant is now proposing a holiday let but without offering facilities to bring a horse. We consider that would be less onerous than the existing lawful use.

We also acknowledge that the existing access does provide an informal passing point and the amended visibility splays. In light of the new proposals being less onerous we would not expect any changes to the access.

The use is anticipated to be car dependant; however we would advocate the provision of cycle storage to encourage their use by visitors during their stay.

We would also request provision for electric car charging to be secured by way of condition.

In summary there are no objections to the amended proposals subject to the following conditions.

Suggested Conditions:

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.