

Planning, Taxi Licensing and Rights of Way Committee Report

Application No:	P/2016/1077	Grid Ref:	333758.07, 315067.58
Community Council:	Bausley with Criggion	Valid Date:	Officer: 28/10/2016 Bryn Pryce
Applicant:	L A Pugh C/O Agent		
Location:	Land North of the B4393 Coedway, Shrewsbury SY5 9AR		
Proposal:	Outline: Erection of up to two dwellings, construction of vehicular access and installation of sewage treatment plants, with some matters reserved		
Application Type:	Application for Outline Planning Permission		

The reason for Committee determination

The applicant represents a departure from the Unitary Development Plan.

Site Location and Description

This site is located off the B4393 classified highway adjacent to the settlement of Coedway. The site is current semi improved agricultural grazing land bound by mature hedgerows to the north east, post and wire fencing to the south and east and mixture of mature hedgerow and timber board fencing to the west. The site is currently accessed via a private track off the B4393 which serves three existing dwellings. There is an existing agricultural building to the north west of the site which is of blockwork construction with profile clad roof sheeting.

This application represents a departure from the current Unitary Development Plan and seeks outline consent for the erection of up to two dwellings, construction of vehicular access and installation of sewage treatment plants, with some matters reserved. This outline application considers access as part of this application all other matters are reserved.

Consultee Response

Bausley with Criggion Community Council

Correspondence received 23rd November 2016

Further to this application, Council have reviewed this application and are in support.

Correspondence received 13th December

Further to our initial letter, a further meeting has been held at which both objectors and supporters of the application attended, The matter has been further discussed and Council confirm their support. However, it should be clear that we do not support any further building whatsoever on this piece of land.

Issues were raised on highways, use of greenfield site and flooding/drainage all of which have also been expressed directly to you. Reference was also made to the comments made regarding this site in the LDP submissions.

Correspondence received 14th January 2017

Further to the Council comments made to the previous planning application P/2016/1077 I would like to clarify that the Council will not support any further development on any part of the site. Please would you record this in the appropriate places.

PCC - Highways

Correspondence received 10th January 2016

In view of the access being upgraded for the previous application then we have no objection. However, it needs to be noted that Advance Payment Code Notices may be served on the development and the applicant needs to be made aware of this.

PCC - Building Control

Correspondence received 8th November 2016

Building Regulations application required

Wales & West Utilities

Correspondence received 11th Novemebr 2016

According to our mains records Wales & West Utilities has no apparatus in the area of your enquiry. However Gas pipes owned by other GT's and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus.

Please note that the plans are only valid for 28 days from the date of issue and updated plans must be requested before any work commences on site if this period has expired.

Severn Trent

Correspondence received 22nd November 2016

As the proposal has no 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.

PCC - Land Drainage

Correspondence received 22nd March 2016

In response, the LLFA would make the following observations/comments/recommendation.

Land Drainage / Flood Risk.

Comment: The Authority holds no historical flooding information relating to this greenfield site.

Surface Water Run-off

Observation: Reference is made under *3.2.2 Environmental Sustainability - Planning Application Supporting Statement (Inc Design & Access)* to surface water being “attenuated prior to soaking away and porous surfacing will be used where appropriate”.

Further reference to the management of surface water run-off is indicated in *Item 13 – ‘Assessment of Flood Risk’* on the planning application form, where it states surface water is to be disposed to soakaway.

No proposed surface water drainage details or layout drawing(s) have been submitted.

Comments: The site is classed as Greenfield. Therefore, proposed surface water flows should be equivalent to existing Greenfield run-off in accordance with the principles of TAN15 – *Development and Flood Risk* and good practice drainage design.

The general soil type for the site location is described as being ‘slowly permeable seasonally wet acid loamy and clayey soils’. Soakage in this type of soil structure may be difficult to achieve and therefore winter waterlogging will more than likely result in very wet ground conditions across the site. By using the percolation test results provided, an indication on the soil infiltration it can be determined (Para 3.28 - Document H3, Building Regulations 2010). The resultant value tends to indicate the soil type in this location as having a low permeability.

It is suggested the Applicant refers to the Welsh Government’s document: ‘Recommended non-statutory standards for sustainable drainage (SuDS) in Wales – designing, constructing, operating and maintaining surface water drainage systems’ Jan 2016. A copy of this standard and guidance can be downloaded from The Welsh Government’s website at <http://gov.wales/topics/environmentcountryside/epq/flooding/drainage/?lang=en>. This document sets out the hierarchy standard and minimum design criteria on the design, construction, operation and maintenance of SuDS serving new developments in both urban or rural areas. Links to additional supporting information relating to SuDS can also be found.

The LLFA recommends that the proposed surface water drainage design for this development follow and incorporate the above mentioned Welsh Government’s SuDS design standards.

Recommendation: No development shall commence until a scheme for the surface water drainage of the site has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before any dwellings are occupied.

Reason: To ensure that the proposed drainage systems for the site follow best practice sustainable drainage designs and are fully compliant with regulations and are of robust design.

I hope this is of assistance.

PCC – Ecologist

Correspondence received 22/03/17

Thank you for consulting me with regards to planning application P/2016/1077 which concerns an outline application for the erection of up to two dwellings, construction of vehicular access and installation of sewage treatment plants, with some matters reserved at Land North of the B4393, Coedway.

I have reviewed the proposed plans, site visit photos, aerial photographs and streetview images of the site and surrounding habitats as well as local records of protected and priority species and designated sites within 1km of the proposed development. The data search identified 17 records of protected and priority species within 1km of the proposed development – no records were for the site itself.

No statutory or non-statutory designated sites are present within 1km of the proposed development.

Having reviewed the site visit photos of the areas affected by the proposed development it is noted that the site comprises an area of semi-improved grassland currently used for sheep grazing, the site is bordered by areas of mature hedgerows and I note that there is semi-mature tree in the hedgerow to the east of the existing access. It is understood from the submitted information that access to the proposed development would be via the existing access therefore it is understood that there would be no requirement for improvements to the access that would result in the loss of any hedgerow.

Whilst the plans do not indicate the loss of any hedgerow or trees as a result of the proposed development given the proximity of the potential development to surrounding trees and hedgerows, it is recommended that details as to how these features of biodiversity importance for wildlife will be protected during the construction period of works. UDP Policy ENV2 states that:

‘Proposals which are acceptable in principal should:

3. Seek to conserve native woodlands, trees and hedgerows’

UDP Policy ENV6: Sites of Regional and Local Importance, makes reference to Powys LBAP habitats and species which include hedgerows under the Linear Habitats Action Plan – ‘Linear habitats are important to a wide variety of species as refuges, breeding and feeding sites and as links between habitats of high biodiversity value’. Hedgerows are also listed as a "habitat of principal importance for the purposes of conserving biodiversity" as identified in on Section 7 of the Environment (Wales) Act 2016, and are beneficial to a wide range of biodiversity including bats, nesting birds, small mammals, lichens and fungi.

It is therefore recommended that a Tree and Hedgerow Protection Plan in accordance with BS:5837:2012 is secured through an appropriately worded condition.

Careful consideration will need to be given to any external lighting design provided through the proposed development, measures will need to be identified to minimise impacts to nocturnal wildlife commuting and foraging in the local area. It is therefore recommended that a Wildlife Sensitive Lighting Plan is secured through an appropriately worded condition.

The submitted Design and Access Statement has identified that the proposed development will include the provision of native landscape planting – it is recommended that the details of any landscaping scheme including proposed species mixes, planting details and aftercare schedules are secured through an appropriately worded condition.

Whilst it is considered that subject to the inclusion of the identified planning conditions the proposed development would not result in negative impacts to, or a loss of biodiversity, Part 1 Section 6 of the Environment (Wales) Act 2016 requires Local Authorities to Maintain and Enhance biodiversity through all of its functions – this includes the planning process. It is therefore recommend that a biodiversity enhancement plan is secured through an appropriately worded condition to ensure net biodiversity benefits (biodiversity enhancements) through the proposed development. These measures could include:

- provision of bird and bat boxes including the details of the number, type and location of these boxes;
- a wildlife buffer strip and a scheme of appropriate management of these areas, hedgerows should be retained within buffer strips and should be unlit or lighting to be directed away from the hedgerows to create dark movement corridors for nocturnal wildlife through the site;
- Provision of wildlife friendly landscape planting.

Location, type and quantity of any enhancement features proposed will need to be detailed in the report.

Therefore should you be minded to approve the application I recommend inclusion of the following conditions:

Prior to commencement of development a Tree and Hedgerow Protection Plan in accordance with BS:5837:2012 shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter unless otherwise agreed in writing with the LPA.

Reason: To comply with Powys County Council's UDP policies SP3, ENV2, ENV3 and ENV6 in relation to The Natural Environment and to meet the requirements of TAN 5: Nature Conservation and Planning, Planning Policy Wales (Edition 9, November 2016), and Section 6 of the Environment (Wales) Act 2016.

Prior to commencement of development a detailed lighting design scheme to take any impacts on nocturnal wildlife into consideration shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter unless otherwise agreed in writing with the LPA.

Reason:_To comply with Powys County Council's UDP Policies SP3 and ENV3 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Section 6 of the Environment (Wales) Act 2016.

Prior to commencement of development, a detailed landscaping scheme including details of species mix, planting specification and appropriate aftercare measures shall be submitted to and approved in writing by the Local Planning Authority and implemented as approved and maintained thereafter

Reason: To comply with Powys County Council's UDP Policies SP3 and ENV3 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Section 6 of the Environment (Wales) Act 2016.

Prior to commencement of development a detailed Biodiversity Enhancement Plan shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter unless otherwise agreed in writing with the LPA.

Reason:_To comply with Powys County Council's UDP Policies SP3, ENV2 and ENV3 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Section 6 of the Environment (Wales) Act 2016.

PCC – Environmental Health

Correspondence received 10th February 2016

Regarding the foul drainage arrangements for this development, there is a slight error on the block plan which states that the Vp value for the third percolation test is 26 when in fact it should be 43. However, this mistake does not affect the overall conclusion that the tests demonstrate the land is suitable for a drainage field. The plan does not state the size of drainage field area required, but as this is an outline application I would be satisfied on this occasion if the details of this aspect are provided at a later date, either through condition or as part of the reserved matters application, whichever is appropriate.

Correspondence received 1st March 2016

Thanks for this further information. I am satisfied with the foul drainage plans, therefore I have no objection to the application.

Representations

At the time of writing this report seven objectors have provided their comments on the application. Concerns raised are summarised below:

- Lack of street lighting in the area
- Traffic issues
- Green field site
- Access

- Loss of identity of rural settlement
- Speeding in locality
- Surface Water Drainage/flooding
- LDP site selection candidate site rejection
- Noise
- Wildlife
- Foul drainage issues in Coedway
- Layout and density of site
- Overlooking and loss of privacy

At the time of writing this report 2 letters of support have been received providing comments on the application. Comments include:

- Good public transport links
- Lack of family houses in the area
- Benefit to the school
- Services and facilities available in the area

Planning History

No history

Principal Planning Policies

National planning policy

Planning Policy Wales (9th Edition, 2016)

Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (2015)

Technical Advice Note (TAN) 5: Nature, Conservation and Planning (2009)

Technical Advice Note (TAN) 12: Design (2016)

Technical Advice Note (TAN) 23: Economic Development (2014)

Local planning policies

Powys County Council Unitary Development Plan 2010

SP2 – Strategic Settlement Hierarchy

SP5 – Housing Developments

SP12 – Energy Conservation and Generation

GP1 – Development Control

GP3 – Design and Energy Conservation

GP4 – Highway and Parking Requirements

ENV2 – Safeguarding the Landscape

ENV7 – Protected Species

HP3 – Housing Land Availability

HP4 - Settlement Development Boundaries and Capacities

HP5 – Residential Developments

HP6 – Dwellings in the Open Countryside

DC1 – Access by Disabled Persons

DC3 – External Lighting
DC11 – Non mains Sewage Treatment
DC13 – Surface Water Drainage

Powys Residential Design Guide (2004)

RDG=Powys Residential Design Guide NAW=National Assembly for Wales TAN= Technical Advice Note
UDP=Powys Unitary Development Plan, MIPPS=Ministerial Interim Planning Policy Statement

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.

Principle of Development

This application site lies outside the settlement boundary limits of Coedway and is approximately 100 metres from the boundary itself. Between the site and the settlement boundary there are three dwellings. Two of which are affordable dwellings permitted under application number P/2013/0394. The proposal is for two open market dwellings and therefore cannot be considered under policy HP8. Two open market dwellings in the proposed location represents a departure from the adopted Unitary Development Plan.

Housing Land Supply

Planning policy (TAN1 and UDP HP3) states that the Council needs to have a five year supply of land available for housing. The Powys Joint Housing Land Availability Study (2016) concludes that there is 2.2 years of housing supply.

Housing supply is a material consideration that should be given considerable weight in the determination of this application. TAN 1 states:

‘The housing land supply figure should also be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5-year requirement or where the local planning authority has been unable to undertake a study, the need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies’.

Sustainability

In considering a departure from the Powys Unitary Development policies officers must consider the location of the proposed development in terms of the wider sustainability of the development. We must take into account the range of services and facilities available within close proximity to the site and within a short travelling distance.

Coedway is defined in the UDP as a small village with no allocated sites designated within the plan. The village itself has a chapel and a public house within close proximity to the proposed site. The site is located approximately 1.8 km to the south east of Crewgreen. Crewgreen is defined within the Powys Unitary Development Plan as a large village which offers a further range of services and facilities to include a primary school, community centre/village hall, football pitch, bus stops, village shop, café, hair salon and other retail and employment premises.

In this case it is important to consider the wider sustainability of the proposed location of development. There are a range of services and facilities located within a short travelling distance of 2km from the site itself and therefore this should be considered in the wider sustainability context.

In light of the range of services located within 2km of the rural site, officers consider that there is an argument to support the principle of residential development on the proposed site given the siting close to an existing small village. Therefore, it is considered that the proposed site is considered to be a sustainable location for residential development.

Scale, Design and Appearance

Policy GP3 of the Powys Unitary Development Plan seeks to ensure that development proposals are of an appropriate design, scale, layout and of materials that shall complement or where possible enhance the character of the surrounding area.

Whilst scale, appearance, layout and landscaping are reserved matters not to be considered as part of this application process, the applicant has provided an indicative layout for the site and stated that the dwellings proposed are to be 4 bedroomed with a floor space of 180m². The dwellings are to measure 8.7 metres in width, 11 metres in length, with a height to the eaves of approximately 4.8 metres and height to the ridge of approximately 9 metres. Each dwelling is to have a separate detached garage to measure approximately 6 metres in width, 6 metres in length, a height to the eaves of 2.2 metres and height to the ridge of 5.35 metres. The indicative materials are to be construction using facing brickwork with slate or tile roof and painted timberwork.

The indicative scale, layout and materials are considered to be appropriate for the site location and surrounding area, however are to be confirmed at any reserved matters stage and not as part of this application process.

Amenity

Policy GP1 of the Powys Unitary Development Plan states that the amenities enjoyed by the occupants of nearby neighbouring properties should not be unacceptably affected by development proposals and the proposal should complement and where possible enhance the character of the surrounding area.

As part of this application process layout of the site is not to be determined at this stage, however the indicative site layout plan indicates that the first dwelling would be approximately 15 metres from the neighbouring property known as Tan Y Bryn. The indicative layout shows that the dwelling is slightly off set on the site and it is considered that there is sufficient

distance between the existing property and the proposed dwellings as to not have a significant adverse impact upon the amenities enjoyed by the occupants of neighbouring properties. This layout is for indicative purposes only and the layout of the site could be altered to increase the distances between the properties if deemed necessary at any reserved matters application stage. The indicative layout is considered to be appropriate and would comply with policy GP1 and GP3 of the Powys Unitary Development Plan 2010.

Landscape and Visual Impact

Policy ENV2 of the Powys Unitary Development Plan seeks to ensure that proposed development will not have an unacceptable adverse impact upon the Powys Landscape. Development proposals should be design in a way to be sensitive to the character and appearance of the surrounding area and landscape.

This site is located within the Crewgreen to Forden Hill and Scarp aspect area which is characterised as a topographical transition between the upland peaks of Breidden Hill and Long Mountain and the floodplain of the River Severn. Largely west facing and typified by a patchwork of grazed and some low intensity arable farming with managed hedgerows, occasional patches of woodland lie along stream courses and in lower lying areas. Whilst LANDMAP recognises the rarity of the landscape as low, the scenic quality is evaluated to be high, it's overall sensory and visual value is defined as moderate.

The proposed siting of the dwellings is considered to be within close proximity of the existing settlement boundary and would be well related to other dwellings in the built settlement. Although there is a distance between the site and the settlement boundary, other dwellings have been permitted outside but adjacent to the settlement boundary as affordable dwellings and it is therefore considered that the proposed siting would integrate into the existing settlement well. It is therefore considered that the indicative siting of the proposed dwellings is acceptable.

Further to the location of the site, landscaping is not to be considered as part of this application. It is considered that further landscaping features could help to integrate the proposed site into the settlement whilst reducing any visual impact from the wider landscape. Although landscaping is not considered as part of this application process it is considered that the proposed site is well integrated within the existing small village and would not have a significant adverse visual impact upon the character and appearance of the surrounding area.

In light of the above, it is considered that the proposed development complies with policy ENV2 of the Powys Unitary Development Plan 2010.

Highways Safety and Movement

UDP policy GP4 indicates that planning permission will be dependent upon adequate provision for access including visibility, turning and parking.

As part of this application process the highways authority have been consulted and they have responded raising no objections to the proposed scheme. The proposed development is to be accessed from an existing access used by the three existing dwellings. The highways

officer is satisfied that the existing access onto the B4393 is suitable to accommodate the additional two dwellings.

In light of the highways officers comments it is considered that the proposed dwellings fundamentally comply with Policy GP4 of the Powys Unitary Development Plan 2010.

Ecology

No ecological information has been submitted in support of this application. As part of this application process the county ecologist has been consulted and has provided comments on the application. No objections have been raised to the scheme subject to the inclusion of a number of suggested conditions upon any grant of consent.

It is considered that subject to the inclusion of the suggested conditions that the proposed development fundamentally complies with policies ENV7 of the Powys Unitary Development Plan 2010 and Technical Advice Note (TAN) 5 Nature Conservation and Planning (2009).

Foul Drainage

This application is accompanied by the proposed details for foul drainage. The site is to be served by two septic tanks each connected to a single soakaway system to be located on another part of the site as indicated on the block plan. Percolation test results have also been supplied by the applicant for the drainage field in accordance with the relevant calculation methodology.

As part of this application process the council's environmental health officers have been consulted. Following amended plans and test information no objections have been raised by the environmental health officer to the proposed foul drainage system. They are satisfied that the proposed system is acceptable.

In light of the above, it is considered that the proposed development fundamentally complies with DC11 of the Powys Unitary Development Plan 2010.

Surface Water Drainage

Policy DC13 of the Powys Unitary Development plan seeks to ensure that development proposals should provide adequate provisions for land drainage and surface water disposal. Development should not give rise to unacceptable on or off site flooding.

No proposed surface water drainage details or layout drawing(s) have been submitted in support of this application. As part of this application process the county's land drainage officers has been consulted. We have received comments in response which consider flood risk and surface water run off potential arising from the proposed development. No historic flooding information relating to this site is held by the authority and no further concerns have been raised by the land drainage officer in this respect.

The land drainage officer has also considered in his response the percolation test results as submitted with the application for the foul drainage system which indicates that the soil type in this location as having a low permeability. Despite this no objections to the scheme have

been raised by the officer subject to the inclusion of a suggested condition to be attached to any grant of outline consent.

Officers consider that subject to the suggested condition that the proposed development fundamentally complies with policy DC13 of the Powys Unitary Development Plan 2010 in respect of surface water drainage.

Other Legislative Considerations

Crime and Disorder Act 1998

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that there would be no unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

Planning (Wales) Act 2015 (Welsh language)

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material unacceptable effect upon the use of the Welsh language in Powys as a result of the proposed decision.

Wellbeing of Future Generations (Wales) Act 2015

Section 3 of the Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that the proposed development is in accordance with the sustainable development principle through its contribution towards the well-being objectives.

Recommendation

Whilst a departure from the development plan, in this instance, the provision of housing is considered to outweigh the plan and therefore justifies the grant of consent as an exception to normal housing policies. The recommendation is therefore one of conditional approval subject to conditions.

Conditions:

1. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
2. Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
3. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. The development shall be carried out strictly in accordance with the plans stamped as received on 28th October 2016 (drawing no's: SA24099 01 REV A) and revised plan received 15th February 2016 (drawing no. SA24088 02 REV A).
5. No development shall commence until a scheme for the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before any dwellings are occupied.
6. Prior to commencement of development a Tree and Hedgerow Protection Plan in accordance with BS:5837:2012 shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.
7. Prior to commencement of development a detailed lighting design scheme to take any impacts on nocturnal wildlife into consideration shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.
8. Prior to commencement of development, a detailed landscaping scheme including details of species mix, planting specification and appropriate aftercare measures shall be submitted to and approved in writing by the Local Planning Authority and implemented as approved and maintained thereafter.
9. Prior to commencement of development a detailed Biodiversity Enhancement Plan shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.

Reasons

1. To enable the Local Planning Authority to exercise proper control over the development in accordance with Section 92 of the Town and Country Planning Act 1990.
2. Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
3. Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
4. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.
5. To ensure that the proposed drainage systems for the site follow best practice sustainable drainage designs and are fully compliant with regulations and are of robust design.
6. To comply with Powys County Council's UDP policies SP3, ENV2, ENV3 and ENV6 in relation to The Natural Environment and to meet the requirements of TAN 5: Nature Conservation and Planning, Planning Policy Wales (Edition 9, November 2016), and Section 6 of the Environment (Wales) Act 2016.
7. To comply with Powys County Council's UDP Policies SP3 and ENV3 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Section 6 of the Environment (Wales) Act 2016.
8. To comply with Powys County Council's UDP Policies SP3 and ENV3 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Section 6 of the Environment (Wales) Act 2016.
9. To comply with Powys County Council's UDP Policies SP3, ENV2 and ENV3 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Section 6 of the Environment (Wales) Act 2016.

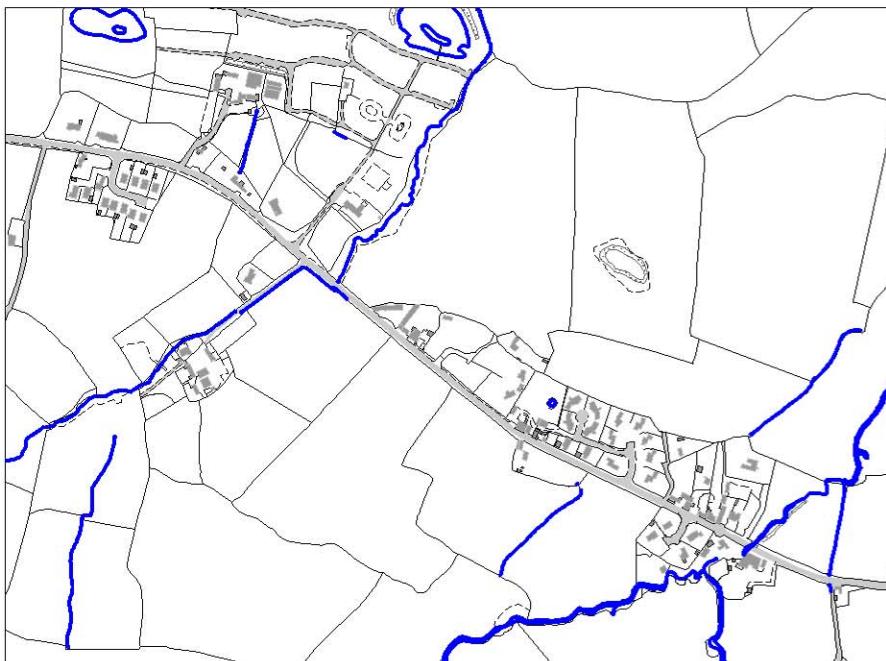
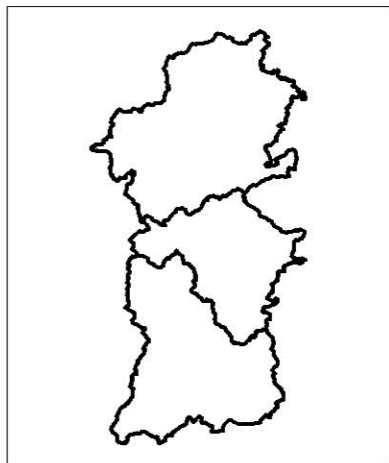
Informative Notes

Wales & West Utilities

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus.

Applicant: L A Pugh

Location: Land north of B4393, Coedway



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