Planning, Taxi Licensing and Rights of Way Committee Report

Application No: P/2017/0770 **Grid Ref:** 317583.43 302357.63

Community Berriew Co **Valid Date: Officer:**

Council: 27/07/2017 Holly-ann Hobbs

Applicant: Ms Helen Thomas, Cil Common Stables, Cefn-Y-Faenor, Berriew

Welshpool, SY21 8AX.

Location: Cil Common Stables, Cefn-Y-Faenor, Berriew, Welshpool, SY21 8AX.

Proposal: Full: Demolition of existing stable building and erection of new dwelling,

installation of septic tank and creation of new access and all associated

works

Application

Type:

Application for Full Planning Permission

REPORT UPDATE

Members are advised that a Tree and Hedgerow Protection Plan (copy attached) has now been submitted by the applicant's agent in order to avoid a pre-commencement condition being attached to any grant of consent. The plan indicates the retention and protection of an existing tree within the application site boundary and replanting of the existing hedgerow adjoining the public highway.

Having carefully considered the details submitted, Officers are satisfied that the proposed scheme will ensure the protection of the existing landscaping thereby maintaining biodiversity at this location. In light of the above, it is recommended that condition 14 as recommended within the Committee Report be removed and condition 2 be amended to read as follows;

2. The development shall be carried out strictly in accordance with the plans stamped as approved on XXXXXX (drawing no's: SA26972/03, SA26972/02 Rev C, Front Elevation Rev 1.1, Rear Elevation Rev 1.1, Side Elevation & SA26972/04)

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