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Neuadd y Sir / County Hall, Llandrindod, Powys, LD1 5LG

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PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE Thursday, 15th March, 2018

The use of Welsh by participants is welcomed. If you wish to use Welsh please inform us by noon, two working days before the meeting

S U P P L E M E N T A R Y P A C K

1.	P/2018/0154 STATION YARD, STATION CRESCENT, LLANDRINDOD WELLS, POWYS, LD1 5BE
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(Pages 1 - 6)

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Planning, Taxi Licensing and Rights of Way Committee Report

Application No:	P/2018/0154	Grid Ref:	305987.53 261445.46
Community Council:	Llandrindod Wells	Valid Date:	Officer: 30/01/2018 Tamsin Law
Applicant:	Mr Jones, Powys Teaching Health Board, The Courtyard, Bronllys, Brecon, LD3 0LU.		
Location:	Station Yard, Station Crescent, Llandrindod Wells, Powys, LD1 5BE.		
Proposal:	Full: Construction of new car park access to include installation of automated barrier system		
Application Type:	Application for Full Planning Permission		

The reason for Committee determination

The agent on the application is Powys County Council.

Site Location and Description

The application site is located within the settlement of Llandrindod Wells as defined by the Powys Unitary Development Plan.

The application site is bound to the north by an existing car sales business, to the east by the adjoining highway, the south by an existing parking area and to the west by a railway line. The application site lies in an area of land used for car parking. This is private land which is used as additional parking for the Llandrindod Wells Hospital.

The application proposes the creation of a new access with automated barrier system. The access would measure approximately 7 metres in width with a proposed new kerb line measuring 7 metres back from the highway. The application also proposes existing kerbs being removed to provide a wider footpath.

Consultee Response

Llandrindod Wells Town Council

No comments received by Development Management at the time of writing this report.

PCC - Highways

The County Council as Highway Authority for the County Unclassified Highway, U1622

Wish the following recommendations/Observations be applied
Recommendations/Observations

Prior to any works commencing on the development site, detailed engineering drawings for Footway improvements and removal of laybys and associated works along the Unclassified U1622, shall be submitted to and approved in writing by the Local Planning Authority.

Prior to any works commencing on the development site, all Highway and Footway Improvements, referred to above, shall be fully completed to the written satisfaction of the Local Planning Authority and shall be retained for their designated use for as long as the development hereby permitted remains in existence.

Prior to any works commencing on the development site a scheme for the prohibition of parking along the unclassified U1622 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full to the written satisfaction of the Local Planning Authority.

Welsh Water

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

Sewerage

We have no comments to make regarding this application. However the applicant is advised the site is crossed by a private surface water sewer/culvert as seen on the attached plan.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

Representations

The application has been advertised through the erection of a site notice. No representations or objection have been received.

Planning History

No relevant planning history

Principal Planning Policies

National planning policy

Planning Policy Wales (9th Edition 2016)
Technical Advice Note 12 – Design (2016)
Technical Advice Note 18 – Transport (2007)

Local planning policies

Powys County Council Unitary Development Plan 2010

UDP GP1 – Development Control
UDP GP3 – Design and Energy Conservation
UDP GP4 – Highway and Parking Requirements

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

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.

Principle of Development

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

This application seeks consent for the formation of a vehicular access and with associated parking barrier. As part of this application process the highways authority have been consulted and no objections have been received in response subject to the inclusion of suggested conditions upon any grant of consent. Officers consider that subject to the conditions a suitable and safe means of access can be achieved.

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

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.

This application seeks consent for the formation of a vehicular access and associated parking barrier to provide a formal entrance to car parking for Llandrindod Wells Hospital. The proposed layout, design and appearance of the proposed development do not have a

detrimental impact on the character and appearance of the surrounding area. Details of the barrier have not been provided with the application however it is considered acceptable for this information to be provided as part of a pre-commencement condition.

In light of the above, officers consider that the proposed development fundamentally complies with policy GP3 of the Powys Unitary Development Plan 2010.

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.

The proposed layout of the proposed access and parking barrier is considered to be acceptable. The proposal would not have any unacceptable adverse impact upon the amenities enjoyed by the occupants of the neighbouring properties.

In light of the above, officers are satisfied that there would be no significant adverse impact upon any neighbouring properties as a result of the proposal and therefore is considered to comply with policy GP1 of the Powys Unitary Development Plan 2010.

RECOMMENDATION

In light of the above the application is recommended for approval subject to the conditions outline below.

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 plans stamped as received on 22nd November 2017 (drawing no's: 001, 002, 003, 004).
3. Prior to any works commencing on the development site, detailed engineering drawings for Footway improvements and removal of laybys and associated works along the Unclassified U1622, shall be submitted to and approved in writing by the Local Planning Authority.
4. Prior to any works commencing on the development site, all Highway and Footway Improvements, referred to above, shall be fully completed to the written satisfaction of the Local Planning Authority and shall be retained for their designated use for as long as the development hereby permitted remains in existence.
5. Prior to any works commencing on the development site a scheme for the prohibition of parking along the unclassified U1622 shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full to the written satisfaction of the Local Planning Authority.

Reasons

1. To comply with Section 63 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.
3. In the interest of highway safety in accordance with policy GP4.
4. In the interest of highway safety in accordance with policy GP4.
5. In the interest of highway safety in accordance with policy GP4.

Case Officer: Tamsin Law- Principal Planning Officer
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