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PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE Thursday, 21st March, 2019

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.	MINUTES OF THE PREVIOUS MEETING	2
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To authorise the Chair to sign the minutes of the previous meeting of the Committee held on 28 February, 2019 as a correct record.

(Pages 1 - 10)

1.1. **Updates**

Any Updates will be added to the Agenda, as a Supplementary Pack, wherever possible, prior to the meeting.

(Pages 11 - 20)

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Public Document Pack Agenda Item 2

Planning, Taxi Licensing & Rights of Way Committee Thursday, 28 February 2019

MINUTES OF A MEETING OF THE PLANNING, TAXI LICENSING & RIGHTS OF WAY COMMITTEE HELD AT COUNCIL CHAMBER - COUNTY HALL, LLANDRINDOD WELLS, POWYS ON THURSDAY, 28 FEBRUARY 2019

PRESENT

County Councillor K Lewis (Chair)

County Councillors E M Jones, L V Corfield, L George, H Hulme, M J Jones, F H Jump, H Lewis, I McIntosh, D Selby, E Vaughan and R Williams

1. APOLOGIES

Apologies for absence were received from County Councillors K Laurie-Parry, D R Price, G Pugh, J Wilkinson, G I S Williams and D H Williams and County Councillor J Williams who was on other Council business.

2. MINUTES OF THE PREVIOUS MEETINGS

The Chair was authorised to sign, as a correct record, the minutes of the meeting held on 17 January, 2019 and was authorised to sign, as a correct record, the minutes of the meeting held 7 February, 2019 subject to the following amendment: 4.2 [page 2, 4th paragraph] the acreage stated should be 25 acres rather than 6 acres.

Planning

3. DECLARATIONS OF INTEREST

(a) County Councillor L. George declared a prejudicial interest in the following applications:

- 18/0466/FUL because the applicants were family friends and business customers
- P/2017/0754 because the applicants were family friends and the development site was adjoining his property.

(b) The Committee noted that no Member requested that a record be made of their membership of a Community Council where discussion had taken place of matters for the consideration of this Committee.

(c) The Committee noted that no Member (who is a member of the Committee) would be acting as 'local representative' in respect of any application on the agenda.

(d) The Committee noted that no Member (who is not a member of the Committee) would be speaking as the 'local representative' in respect of any application on the agenda.

4. PLANNING APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE

The Committee considered the report of the Head of Regeneration, Property and Commissioning (copies filed with the signed minutes).

4.1 Updates

The Members confirmed that they had received and had time to read the update circulated the previous day and prior to the meeting.

The Chair advised that P/2017/0754 would be considered next as the officers were seeking deferment.

Councillor L George having declared a prejudicial interest left the meeting room for the next item.

4.2 P/2017/0754 Land at Penyborfa, Carno Road, Caersws, Powys, SY17 5JA

Grid Ref: E: 302533 N: 292267

Valid Date: 01/12/2017

Officer: Gemma Bufton

Community Council: Caersws Community Council

Applicant: Messrs G & A Jarman

Location: Land at Penyborfa, Carno Road, Caersws, Powys, SY17 5JA

Proposal: Outline: Proposed housing development for 43 residential units, sheltered housing proposal and construction of a bus layby

Application Type: Outline

The Principal Planning Officer advised that despite seeking a response from the Welsh Trunk Road Agency, a response had not been received. As the access to the site is not a reserved matter, a deferment was recommended.

RESOLVED: that the application be deferred.	Reason for decision: To ensure that a response from the Welsh Trunk Road Agency is received and considered.
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The Chair apologised to the public who had travelled to hear the application.

County Councillor L George having declared a prejudicial interest remained out of the meeting room for the next application.

4.3 18/0466/FUL Parc Yr Esgob, Llanwnog, Caersws, Powys, SY17 5NY

Grid Ref: E: 302308 N: 294076

Valid Date: 13/08/2018

Officer: Tamsin Law

Community Council: Caersws Community Council

Applicant: Mr & Mrs Wainwright

Location: Parc Yr Esgob, Llanwnnog, Caersws, Powys, SY17 5NY

Proposal: Full: Erection of a poultry unit, creation of a new vehicular access and all associated works

Application Type: Full application

Mr P Wells spoke against the application.

Mr D Evans spoke against the application.

Mr J Wainwright, applicant and Mr G Davies, agent spoke to the application.

The Principal Planning Officer advised that if the Committee was minded to approve the application she asked that it be delegated to the Lead Professional Development Management to add the plan numbers to condition 2, to agree a condition relating to the finished floor levels and a condition regarding the submission and agreement of a dust management plan.

In response to a question, the Principal Planning Officer advised that the consultees had considered the cumulative impact of all poultry units in the area, including the one located approx. one mile from the application site. She also advised that the Manure Management Plan referred to manure from the other farm activities and Natural Resources Wales [NRW] was content with the plan.

Having consulted the relevant statutory consultees the Principal Planning Officer concluded that the development would not significantly impact the setting of any scheduled ancient monument or have a significant impact on the registered historic landscape.

The Principal Planning Officer confirmed that all of the nearest sensitive receptors were in excess of 100 metres from the proposed development. The Environmental Health Officer advised that following concerns raised by third parties regarding dust and bio aerosol, Environmental Health requested that Public Health Wales be consulted on the application. Public Health Wales had advised that it had no concerns regarding the proposed development.

RESOLVED:	Reason for decision:
that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes and that it be delegated to the Lead Professional Development Management to add	As officers recommendation as set out in the report which is filed with the signed minutes. Additional conditions required in order to ensure accuracy with the plans, ensure the

<p>the plan numbers to condition 2, to agree conditions relating to the finished floor levels and the submission and agreement of a dust management plan.</p>	<p>development does not have a landscape impact and is finished at an appropriate level and that a dust plan is submitted to ensure no negative impact on neighbouring residents</p>
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County Councillor L George resumed his place in the Committee.

4.4 18/0293/FUL The Four Crosses Inn , Four Crosses, Llanymynech, SY22 6RE

Grid Ref: E: 326853 N: 318410

Valid Date: 24/07/2018

Officer: Kate Bowen

Community Council: Llandysilio Community Council

Applicant: Eaglescourt Developments Ltd

Location: The Four Crosses Inn , Four Crosses, Llanymynech, SY22 6RE

Proposal: Change of use of public house (A3) to 3x dwellings and the creation of a ground and first floor extension

Application Type: Full Application

In response to a question, the Planning Officer advised that a pub was operational in the village located approx. half a mile from this site. The Committee noted that the pub, the subject of this application, had been closed since 2014. The Planning Officer confirmed that adequate marketing had taken place and the District Valuer had questioned the viability of the pub.

<p>RESOLVED: that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.</p>	<p>Reason for decision: As officers recommendation as set out in the report which is filed with the signed minutes.</p>
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4.5 18/0475/FUL Wernhalog Farm, Llanfaredd, Builth Wells, Powys, LD2 3TE

Grid Ref: E: 308008 N: 253502

Valid Date: 05/09/2018

Officer:	Tamsin Law
Community Council:	Llanelwedd Community Council
Applicant:	Mr Keri Davies
Location:	Wernhalog Farm, Llanfaredd, Builth Wells, Powys, LD2 3TE
Proposal:	Erection of 2 No. agricultural buildings for poultry production, with associated feed bins, hardstandings, drainage attenuation pond and a new highway access to the A481
Application Type:	Full application

Ms N De Bar Baskerville spoke against the application.

Ms C Bowen-Thomas spoke against the application.

Dr J Milson spoke against the application.

Ms K Milson spoke against the application.

Miss Davies, applicant and Mr S Harrison, agent spoke in response.

The Committee noted that the application was supported by an Environmental Statement. The Principal Planning Officer advised that NRW had issued an environmental permit.

In respect of questions regarding the proximity of such a development to residential dwellings, the Principal Planning Officer advised that there are no hard rules regarding the distance allowed from a development.. She advised that this is dependent on a number of factors such as topography and the type of development. She advised that the development had been granted an environmental permit by NRW which would regulate issues such as noise, odour, dust etc The impact on sensitive receptors had been undertaken and there was no detrimental impact on receptors sufficient to refuse the permit or planning application. Environmental Health has been consulted on the application and offered no objection to the development.

In response to questions the Built Heritage Officer confirmed that although the proposed development would cause “small harm” to the setting of Hope Chapel; it would not be significant and would be mitigated to the extent that she had no objection to the proposed development. The Principal Planning Officer advised that condition 30 related to private wells. However, in the light of comments from Environmental Health, she advised that, if the Committee was minded to approve the application, a condition regarding the need to produce a plan giving the precise location of private wells on the site prior to the commencement of the development could be added.

The Principal Planning Officer advised, in response to a question, that the unit could not be sited nearer the other farm buildings, as it would have a detrimental impact on the Colwyn Brook Marshes SSSI. She advised that with regards to the River Wye and River Usk SACs that a Habitats Regulation Assessment has been undertaken by the Powys Ecologist which concluded there was no likely significant effect on the SAC or their features.

The Committee adjourned to allow the Principal Planning Officer to check the details in the Manure Management plan. She reiterated that NRW had assessed the plan, however some Members of the Committee raised concerns regarding manure being spread on the field in front of the unit. The Principal Planning Officer advised that a condition requiring an amended Manure Management Plan removing the field could be added.

The Environmental information submitted with the application was considered in full in the determination.

RESOLVED:	Reason for decision:
<p>that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes and</p> <p>that it be delegated to the Professional Lead Development Management to add a condition regarding the need to produce a plan giving the precise location of private wells on the site prior to the commencement of the development and that the field between the road and the unit be removed as an area for spreading manure and that a revised Manure Management Plan be submitted.</p>	<p>As officers recommendation as set out in the report which is filed with the signed minutes.</p> <p>Additional conditions added in order to safeguard the amenity of neighbouring residential properties</p>

The Committee adjourned at 1.35 p.m. for lunch and reconvened at 2.00 p.m.

Present

County Councillor K Lewis (Chair)
 County Councillors L Corfield, L George, H Hulme, EM Jones, MJ Jones, F Jump, H Lewis, I McIntosh, D Selby, E Vaughan and R Williams.

4.6 18/1148/FUL Hill View, New Mills, Newtown, SY16 3NW

Grid Ref: E: 308508 N: 302274

Valid Date: 18/12/2018

Officer: Rhys Evans

Community Council: Manafon Community Council

Applicant: Mr Mark Wild

Location: Hill View, New Mills, Newtown, SY16 3NW

Proposal: Change of use of outbuilding into an engineering workshop (class B2), alterations to access and associated works

Application Type: Full application

Community Councillor H Hulme spoke on behalf of Manafon Community Council. Mr G Davies spoke as the agent. The agent advised that the applicant was willing to further restrict the hours of business from 08.00 to 18.00 and to remove the permitted development rights to ensure the building is not extended without prior approval from the Council.

RESOLVED:	Reason for decision:
that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes and the addition of two further conditions restricting the hours of business from 08.00 to 18.00 hours and removing permitted development rights.	As officers recommendation as set out in the report which is filed with the signed minutes. Additional conditions added in order to safeguard the amenity of neighbouring residential properties and to ensure any further developments require prior approval.

County Councillor D Selby left the meeting at 14.43.

4.7 18/0464/FUL Offices, Llangammarch Depot, Llangamarch, Powys, LD4 4BY

Grid Ref: E: 293413 N: 247363

Valid Date: 26.11.2018

Officer: Rhys Evans

Community Council: Llangammarch Wells Community Council

Applicant: Powys County Council

Location: Offices, Llangammarch Depot, Llangamarch, Powys, LD4 4BY

Proposal: Demolition of existing storage building and loading ramp. Construction of new 36m diameter salt dome, relocation of grit storage bays and creation of additional parking bays

Application Type: Full application

RESOLVED:	Reason for decision:
that the application be granted consent, subject to the conditions set out in the report which is filed with the signed minutes.	As officers recommendation as set out in the report which is filed with the signed minutes.

5.	DECISIONS OF THE HEAD OF REGENERATION AND REGULATORY SERVICES ON DELEGATED APPLICATIONS
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The Committee received for information a list of decisions made by the Head of Regeneration and Regulatory Services during the period between 1 February, 2019 and 20 February, 2019. It was noted that two of the applications had been determined by the Committee.

6.	APPEAL DECISION
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The Committee received a copy of the Planning Inspectorate's letter regarding the appeal in respect of application P/2017/0098 - Ty Brith, Bwlch-y-Ddar, Llangedwyn, Oswestry, SY10 9LL. The Committee noted that the Inspector had upheld the appeal.

Taxi and other licensing

7.	CONSULTATION ON VEHICLE LICENCE CONDITIONS
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The Committee considered the responses received to the consultation on proposals to introduce an age limit for licensed vehicles. The Licensing Officer confirmed that there would be scope to depart from policy in exceptional circumstances on a case by case basis, for example, to license a vintage vehicle.

RESOLVED	Reason for decision
<p>That the vehicle licence conditions be revised to introduce from 1st April 2019 an age limit for licensed vehicles as follows:</p> <ul style="list-style-type: none"> • Vehicles first presented for licensing must be less than 6 years old from the date of first registration (admission age) • Vehicles currently licensed when presented for renewal must be less than 12 years old from the date of first registration provided each subsequent licence takes place immediately on expiry 	<p>Implementing an age condition will reduce the age of the fleet of licensed vehicles in Powys, in turn raising the reliability, safety and overall standard of licensed vehicles.</p>

of the current licence. (i.e. no breaks in between renewal of the licence).	
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8.	CONSULTATION ON TAXI LICENCE FEES
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The Committee considered the response to the consultation on the Taxi Licence Fees.

RESOLVED	Reason for decision
That the proposed taxi fees, as reported on 6th December 2019 to come into effect on 1st April 2019.	To enable a new compliant fee to be set for licences issued under The Local Government (Miscellaneous Provisions) Act 1976.
A review of taxi fares be undertaken to assess the need for a new table of fares.	To ensure the table of fares are deemed appropriate.

9.	MINUTES OF TAXI REVIEW PANELS
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The Chair presiding at the Taxi Review Panel held on 29 June, 2018 was authorised to sign the minutes as a correct record.

County Councillor K Lewis (Chair)

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Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 19/0021/FUL

Grid Ref: E: 305498
N: 262001

Community Council: Llandrindod Wells
Community

Valid Date: 04.01.2019

Applicant: Mr Steve Griffiths

Location: Land East Of Ithon Road, Ithon Road, Llandrindod, Powys, LD1 6AS

Proposal: Residential development comprising of 55 units

Application Type: Full Application

REPORT UPDATE

Officer Appraisal

Following publication of the Committee Report, the relevance of condition 26 has been questioned by the applicant's agent. In the interests of clarity, Members are advised that condition 26 as recommended states;

No development shall take place (including ground works and vegetation clearance) until a detailed Biosecurity Risk Assessment with regards to Invasive Non-native Species shall be submitted for approval to the Local Planning Authority. The submitted Risk Assessment shall include but not be limited to the following;

- 1. appropriate measures to control any INNS on site;*
- 2. measures or actions that aim to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme.*

The approved Biosecurity Risk Assessment shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management confirms that "Conditions should not... duplicate controls under other legislation unless there is a planning reason for doing so." Para. 3.12 further states that "Other matters are subject to control under separate legislation, yet also the concern of the planning system. A condition which duplicates the effect of other controls will normally be unnecessary".

In challenging the requirement for the condition, the applicants' agent has stated the following;

- 1) The site is in current agricultural use and there is no visible evidence of invasive species on the site;
- 2) the submitted Geotechnical & Geo-environmental Site Investigation Report prepared by Terra Firma does not record INNS on the site;
- 3) the submitted Extended Phase 1 Habitat Survey prepared by Dusk to Dawn Ecology Ltd also does not record any INNS on site and no INNS species are identified in the Species List provided at Appendix 1 of the Survey;
- 4) Section 14, Schedule 9 of The Wildlife and Countryside Act 1981 lists out non-native invasive species. Under the Act it is illegal to plant or cause to grow in the wild any Schedule 9 INNS plant. Negligent or reckless behaviour, such as the importation of construction material contaminated with INNS is an offence under the Act.

Having reviewed the Conditions Circular together with the information submitted by the applicant's agent, Officers consider that sufficient information has been submitted to demonstrate that Invasive Non-native Species are not present on the site whilst material brought onto site will be done so in accordance with the appropriate consents.

On the basis of the above, it is not considered that the imposition of condition 26 complies with the Conditions Circular and therefore, should Members be minded to approve the application, it is recommended that the condition is omitted from any grant of consent.

Case Officer: Tamsin Law, Principal Planning Officer
Tel: 01597 827230 E-mail: tamsin.law@powys.gov.uk

Planning, Taxi Licensing and Rights of Way Committee Report

UPDATE REPORT

Application Number: 18/0922/RES

Grid Ref: E: 320376
N: 290839

Community Council: Kerry Community

Valid Date: 16.11.2018

Applicant: Powys County Council

Location: Land Adjacent To Southeast of Village Hall, Sarn, Newtown, Powys, SY16 4HQ

Proposal: Reserved matters for details of access, appearance, landscaping, layout and scale in connection with proposed development of 7 no. affordable dwellings and all associated works

Application Type: Reserved Matters

Consultee Responses

Consultee

Received

PCC – Ecology

19/03/19

Thank you for consulting me with regards to planning application 18/0922/RES which concerns reserved matters for details of access, appearance, landscaping, layout and scale in connection with proposed development of 7 no. affordable dwellings and all associated works at Land Adjacent To Southeast Of Village Hall, Sarn, Newtown, Powys.

I have reviewed the submitted information and note that a detailed landscaping plan (drawing no. T057.2.0.104 produced by Hughes Architects dated 9th November 2018) has been provided for the development site, the majority of the planting proposed comprises native species including native hedgerow planting, specimen tree planting and wildflower planting – the drawing includes details of species proposed and planting specifications. Whilst in principle the proposed landscaping scheme is considered to be acceptable it is noted that there seems to be some discrepancy with regards to the proposed trees within the site – the identified locations are labelled T6, T7, T8 and T9 – according to the details on the Landscaping Plan these correspond to the following species:

T6 – Hazel

T7 – Honeysuckle

T8 – Hornbeam
T9 – Oak

Whilst T8 - oak and T9 - hornbeam are considered appropriate for standard tree planting T6 - hazel and T7 - honeysuckle are shrub species and would not be appropriate species for this purpose. Therefore, it is recommended that a planning condition is included to secure details of the standard tree planting within the scheme to ensure that the species proposed are appropriate to the local area in order to ensure the development complies with LDP policy DM4 with regards to ecological qualities of the landscape.

I note that the existing hedgerow to the front of the site will be translocated to the rear boundary of the development and a new native hedgerow is to be planted along the site frontage in order to achieve the proposed highway improvements and associated visibility splays. The intention to translocate the existing hedgerow is welcomed and will ensure that the hedgerow and associated ground flora are maintained. In order to ensure the translocation is undertaken in a manner which will provide the greatest chance for the hedgerow to survive the realignment I recommend that the submission of a Hedgerow Translocation Method Statement prior to commencement of development is secured through an appropriately worded condition.

Having reviewed the submitted information it is considered that condition 6 attached to the outline planning approval regarding submission of detailed external lighting plans remains valid.

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

Notwithstanding the submitted plans, prior to commencement of development a detailed list of the standard tree species to be planted will be submitted to the LPA for approval, the approved details will be implemented in full and maintained thereafter.

Reason: To comply with Powys County Council's LDP Policies DM2 in relation to the Natural Environment and DM4 in relation to ecological qualities of the landscape and to meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016

Prior to commencement of development a Hedgerow Translocation Method Statement including details regarding timings of works and aftercare scheme will 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 LDP Policies DM2 in relation to the Natural Environment and to meet the requirements of Planning Policy Wales (Edition

10, December 2018), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

Officer Appraisal

Ecology and Biodiversity

LDP policy DM2 indicates that development proposals should demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests including improving the resilience of biodiversity through the enhanced connectivity of habitats within, and beyond the site. Proposals which unacceptably affect protected species or designated sites will not be supported. This is echoed within Technical Advice Note 5 and PPW.

Following the original report to Committee, comments from our Ecologist have now been received. The Ecologist has raised no objection to the proposed development subject to the inclusion of the suggested conditions upon any grant of consent. The conditions are in respect of landscaping and a hedgerow translocation method statement.

Notwithstanding the landscaping plan submitted in support of this application the Ecologist has noted that there are some discrepancies shown on the plans and that some of the species proposed would not be appropriate for their proposed purpose. As part of this application a section of hedgerow is to be translocated to the rear boundary of the development site and a native hedgerow to be planted to the frontage of the site in order to achieve necessary highway improvements. In order to secure the translocation of the existing hedgerow and to ensure the translocation is undertaken in an appropriate manner a hedgerow translocation method statement condition has been recommended to be attached to any grant of consent. Officers consider that the suggested conditions meet the six tests outlined within the Conditions Circular and therefore it is recommended that these are attached to any grant of consent.

In light of the above and consultation responses received, Officers consider that the proposed development is in compliance with policies DM2 and DM13 of the Powys LDP, Technical Advice Note 5 and PPW.

RECOMMENDATION

In light of the above, the recommendation remains one of conditional consent subject to the conditions detailed below.

Conditions

1. The development hereby granted approval of reserved matters shall be begun before the expiration of two years from the date of this approval, or before the

expiration of five years from the date of the outline planning permission whichever is the longer.

2. The development shall be carried out in accordance with the following approved plans and documents (2647/P21/001 REV A, 2647/P21/002 REV B, 2647/P21/003 REV B, T057.2.1.101 REV E, T057.2.1.102 REV D, T057.2.1.103 REV D, T057.2.0.104)
3. Prior to any other works commencing on the development site, detailed engineering drawings for a road widening and footway along the Class III C2053 and associated works, shall be submitted to and approved in writing by the Local Planning Authority.
4. Prior to occupation of any dwelling, all Highway 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 the commencement of any other works on the development site, the access and visibility splays shall be constructed in accordance with drawing number 2647/P21/002 Rev B.
6. Prior to the occupation of any dwelling any entrance gates shall be set back at least 10 metres distant from the edge of the adjoining carriageway and shall be constructed so as to be incapable of opening towards the highway and shall be retained in this position and form of construction for as long as the dwelling/development hereby permitted remains in existence.
7. The gradient of the access shall be constructed so as not to exceed 1 in 15 for the first 10 metres measured from edge of the adjoining carriageway along the centre line of the access and shall be retained at this gradient for as long as the development remains in existence.
8. Prior to the commencement of any other development the area of the access to be used by vehicles is to be constructed to a minimum of 410mm depth, comprising a minimum of 250mm of sub-base material, 100mm of bituminous macadam base course material and 60mm of bituminous macadam binder course material for a distance of 10 metres from the edge of the adjoining carriageway. Any use of alternative materials is to be agreed in writing by the Local Planning Authority prior to the access being constructed.
9. Prior to the occupation of any dwelling, provision shall be made within the curtilage of the site for the parking of not less than one car per bedroom in accordance with CSS Wales Parking Standards, excluding any garage space provided together with a turning space such that all vehicles serving the site may both enter and leave the site in a forward gear. The parking and turning areas

shall be retained for their designated use for as long as the development hereby permitted remains in existence.

10. Prior to the commencement any other development provision shall be made within the curtilage of the site for the parking of all construction vehicles together with a vehicle turning area. This parking and turning area shall be constructed to a depth of 0.4 metres in crusher run or sub-base and maintained free from obstruction at all times such that all vehicles serving the site shall park within the site and both enter and leave the site in a forward gear for the duration of the construction of the development.
11. Prior to the occupation of any dwelling the area of the access to be used by vehicles is to be finished in a 40mm bituminous surface course for a distance of 10 metres from the edge of the adjoining carriageway. This area will be maintained to this standard for as long as the development remains in existence.
12. Upon formation of the visibility splays as detailed above the centreline of any new or relocated hedge should be positioned not less than 1.0 metre to the rear of the visibility splay and retained in this position as long as the development remains in existence.
13. No surface water drainage from the site shall be allowed to discharge onto the county highway.
14. Notwithstanding the submitted plans, prior to commencement of development a detailed list of the standard tree species to be planted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the details so approved.
15. Prior to commencement of development a Hedgerow Translocation Method Statement including details regarding timings of works and aftercare scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the details so approved.

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.
3. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 and T1.

4. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 and T1.
5. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 and T1.
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12. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 and T1.
13. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 and T1.
14. To comply with Powys County Council's LDP Policies DM2 in relation to the Natural Environment and DM4 in relation to ecological qualities of the landscape and to meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016
15. To comply with Powys County Council's LDP Policies DM2 in relation to the Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

Case Officer: Bryn Pryce, Planning Officer
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