

Planning, Taxi Licensing and Rights of Way Committee Report

Application No: P/2017/0277 **Grid Ref:** 303966.07 251120.99

Community Council: Builth Wells **Valid Date:** 09/03/2017 **Officer:** Thomas Goodman

Applicant: Mr JW Hardwick, Abercrychan Farm, Llandoverly, SA20 OYL

Location: Brynhyfrydd, North Road, Builth Wells, Powys, LD2 3BT

Proposal: Full: Extension to existing building to provide 2 additional self contained flats

Application Type: Application for Full Planning Permission

Update Report

The reason for Committee determination

This report forms an update to the original report.

Site Location and Description

Consultee Response

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.

We would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Sewerage

Conditions

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Officer Appraisal

The surface water condition recommended by Welsh Water within the original consultation response was not attached on the original report. This update report is therefore made in order to attach the condition and advisory notes to the previously recommended conditions.

Recommendation

The recommendation remains the same as the original report with the addition of the condition recommended by Welsh Water and the advisory notes. The recommendation is therefore one of conditional consent.

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 approved on XX/XX/XX (drawing no's: Location Plan, Block Plan, JH8, JH10, JH11, JH4, JH5 & JH9).
3. All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours:

0800 - 1800 hrs Monday to Friday
0800 - 1300 hrs Saturday

At no time on Sunday and Bank Holidays

Deliveries to and removal of plant, equipment, machinery and waste, including soil, from the site must also only take place within the permitted hours detailed above.

4. The finished floor level of the extension should be set at or above 127.23maOD to ensure the building is flood-free in all scenarios and remains outside zone C2.

5. Prior to the commencement of development a detailed method statement outlining how the Mitigation and Enhancement Measures identified in the Preliminary Bat Roost Assessment Report produced by Katie Gaisford dated 23rd April 2017 will be adhered to shall be submitted to and agreed with the Local Planning Authority. The approved details will be implemented as approved and maintained thereafter.

6. The development shall be carried out strictly in accordance with the compensation measures identified in the Biodiversity Enhancements Section of the Biodiversity Enhancement Plan produced by Katie Gaisford dated 26th April 2017 and maintained thereafter.

7. The Protection Measures identified in the Tree and Hedgerow Protection Plan produced by Katie Gaisford dated 26th April 2017 shall be adhered to and implemented in full.

8. Prior to the construction of the extension hereby approved details and/or samples of the materials to be used in the construction of the external surfaces of the extension shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

9. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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. To safeguard the amenities of the locality in accordance with policy GP1 of the Powys Unitary Development Plan.

4. In order that the Local Planning Authority can be satisfied that impact on neighbours and internal siting and gradients are acceptable in accordance with policies SP14, GP1 and GP4 of the Powys Unitary Development Plan.

5. To comply with Powys County Council's UDP Policies SP3, ENV2 and ENV7 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 Part 1 Section 6 of the Environment (Wales) Act 2016.

6. To comply with Powys County Council's UDP Policies SP3, ENV2 and ENV7 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 Part 1 Section 6 of the Environment (Wales) Act 2016.

7. 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.

8. In the interests of the visual amenity of the area and to ensure the satisfactory appearance of the building in accordance with policies GP1 and GP3 of the Powys Unitary Development Plan and the Councils Residential Design Guide.

Informative Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

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