

Planning, Taxi Licensing and Rights of Way Committee Report

Application No: P/2017/0692

Grid Ref: 317980.73 317368.65

Community Council: Meifod

Valid Date: 28/06/2017
Officer: Eddie Hrustanovic

Applicant: House Martin Properties, Bwlch y Cibau, Bryn Gwyn, Llanfyllin, Powys SY22 5LJ

Location: Land adjacent to Llwynderw, Bwlch y Cibau, Powys SY22 5LN

Proposal: Full: Erection of 4 no. detached dwelling houses with integral garages and 2 no. semi-detached dwelling houses, formation of vehicular access road, installation of sewage treatment plant and all associated works

Application Type: Application for Full Planning Permission

The reason for Committee determination

The proposed development is a departure from the development plan and is recommended for approval.

Site Location and Description

The site subject to this application is located adjacent to the Bwlch-y-Cibau development boundary, therefore for the purposes of the Powys Unitary Development Plan (UDP) is defined as open countryside. Powys UDP notes that Bwlch-y-Cibau is a small and attractive village situated astride the A490 to the south-east of Llanfyllin. The limited level of services, especially the absence of mains sewerage facilities, together with the existing small scale of the village and the sensitivity of its Conservation Area, mean that only a modest amount of growth would be considered acceptable. Consequently only residential development on single plots or on sites consisting of small groups of dwellings is considered appropriate and Bwlch y Cibau has therefore been classified as a Small Village.

The village benefits from the following facilities; Church, Public House, Community Hall and Car Park.

The site is located on the eastern side of the village on land adjacent to dwelling known as Llwynderw, and it is currently agricultural land. To the north the site is bound by A490 highway, while to the south the land is also in agricultural use. The Conservation Area is centred around Christ Church and extends from the Old School House in the south to Bryn Bowlia in the north including the Vicarage to the west. Bwlch-y-Cibau is approximately 9 miles north west of Welshpool and approximately 3 miles south east of Llanfyllin.

The application is submitted in full for the construction of 6 dwellings in total (4 no. open market detached houses with integral garages and 2 no. affordable semi-detached dwellings), formation of vehicular access road, installation of sewage treatment plant and all associated works at land adjacent to. The site is to be accessed off the A490 highway.

Consultee Response

Meifod CC

Members of Meifod Community Council have agreed to support this application. They feel that further housing development in Bwlchycibau is required, but would make the proviso that the access is carefully considered. Access onto the A490 is on to a busy stretch of road, and all means possibly must be considered to make this safe.

Highways Dept north

The following conditions are in relation to the amended drawings received on the 6 October 2017.

The proposed footway along the Class I A490 will need some minor amendments in order to ensure pedestrian safety is maintained. However it is felt that the amendments can be agreed with the submission of a detailed application.

Wish the following recommendations/Observations be applied;

1. Prior to any works being commenced on site the applicant shall submit and have approved in writing by the Local Planning Authority full engineering details of the proposed new footway along the A490.
2. Prior to the occupation of any dwelling the footway, referred to above, shall be fully completed to the written satisfaction of the Local Planning Authority.
3. The geometry and dimensions of the new access shall be in accordance with the details on drawing number 7 dated September 2017.
4. Prior to the occupation of any dwelling any entrance gates shall be set back at least 10.0 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.
5. No other development shall commence until the access has been constructed so that there is a clear visibility splay from a point 1.05 metres above ground level at the centre of the access and 2.4 metres distant from the edge of the adjoining carriageway, to points 0.26 metres above ground level at the edge of the adjoining carriageway and 120 metres distant in an easterly direction and 90 metres in a westerly direction measured from the centre of the access along the edge of the adjoining carriageway. Nothing shall be planted, erected or allowed to grow on the area(s) of land so formed that would obstruct the

visibility and the visibility shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.

6. Before any other development is commenced 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.

7. Prior to the occupation of any dwelling, provision shall be made within the curtilage of the site for the parking of not less than 1 car per bedroom 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.

8. Within 5 days from the commencement of the 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.

9. 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,

10. No storm water drainage from the site shall be allowed to discharge onto the county highway.

Wales & West Utilities

Based on the information given and the address provided, Wales & West Utilities have no apparatus in the area of your enquiry.

STW

As the proposal has minimal 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.

Environmental Health

As the proposed properties will be served by a private treatment plant, I have no objection to the application provided that the consent to discharge is granted and confirmed by the Planning Authority prior to the commencement of work. The reason being is that there are no easy other foul drainage alternatives, there is no mains drainage in Bwlch y Cibau, and insufficient room for septic tanks and soakaways within the proposed area. There is currently an old foul drainage filter bed in front of proposed plots 3 and 4 which serves a number of the terraced properties in Bwlch y Cibau, the community centre/old school and

school house. There is a rainwater pipe serving the same properties also crossing the proposed land. I would strongly recommend that prior to commencement of construction work that these pipes be identified and protected during construction.

Built Heritage Officer

Thank you for consulting me on the above application. The site is adjacent to a number of historic assets;

Bryngwyn Registered Historic Park and Garden
Scheduled Ancient Monument Cadw ID MG029 Bryngwyn Wood Camp
Scheduled Ancient Monument Cadw ID MG210 Bwlch y Cibau Enclosure
Scheduled Ancient Monument Cadw ID MG077 Bwlch y Cibau Dyke
Listed Building Cadw ID 8699 Christ Church Parish Church
Listed Building Cadw ID 8670 Sundial in Churchyard to Christ Church
Listed Building Cadw ID 15959 Lych-gate to Christ Church Parish Church
Listed Building Cadw ID 15960 Drinking Fountain
The site lies adjacent to Bwlch y Cibau Conservation Area

I note that Cadw who are the consultee on the setting of Scheduled Ancient Monuments and Registered Historic Parks and Gardens have commented on these assets and as such I shall comment only on the setting of the listed buildings and the conservation area.

Listed Buildings

I am mindful of the advice in Sections 16 and 66 of the Planning (Listed Buildings and Conservation areas) Act 1990, which require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building. The setting is often an essential part of a building's character especially if a park, garden or grounds have been laid out to complement its design or function. Also, the economic viability as well as the character of historic buildings may suffer and they can be robbed of much of their interest and of the contribution they make to townscape or the countryside if they become isolated from their surroundings, e.g. by new traffic routes, car parks, or other development."

However, I would also refer to more recent guidance in paragraph 6.5.11 of Planning Policy Wales 9th edition 2016 which states, " Where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses."

Powys Unitary Plan policies reflect national legislation and guidance; Powys Unitary Development Plan Policy Env14 (Listed Buildings) states that "proposals for development unacceptably adversely affecting a listed building or its setting will be refused". UDP Policy SP3b states that "proposals for development should seek to protect, conserve and wherever possible enhance sites and features of historic and built heritage importance including those of archaeological, architectural and heritage conservation and historic interest". UDP Policy GP1 states "development proposals will only be permitted if they take into account the following – the design, layout, size, scale, mass and materials of the

development shall complement and where possible enhance the character of the surrounding area”.

I am also aware of UDP policy SP3 b which states that “Proposals for development should seek to protect, conserve and wherever possible enhance sites and features of historic and built heritage importance including those of archaeological, architectural and, heritage conservation and historic interest”.

TAN 24 advises (section 1.10) that Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles) were published in 2011 and provide the basis upon which Cadw discharges certain statutory duties on behalf of the Welsh Ministers. Conservation Principles should be used by others (including owners, developers and other public bodies) to assess the potential impacts of a development proposal on the significance of any historic asset/assets and to assist in decision making where the historic environment is affected by the planning process.

There are six principles.

1. Historic assets will be managed to sustain their values.
2. Understanding the significance of historic assets is vital.
3. The historic environment is a shared resource.
4. Everyone will be able to participate in sustaining the historic environment.
5. Decisions about change must be reasonable, transparent and consistent.
6. Documenting and learning from decisions is essential.

Applicants and other organisations are strongly encouraged to make use of these Conservation Principles when considering development proposals and other works to historic assets. It is important for those responsible to understand the heritage values and assess the significance of the historic assets that will be affected.

Conservation Principles prepared by Cadw in paragraph 5.4 advises that when considering change, public authorities will give due importance of the heritage values of a site when considering the sustainability of proposals submitted to them.

Paragraph 39 states Changes which would harm the heritage values of an historic asset will be unacceptable unless:

- a..the changes are demonstrably necessary either to make that asset sustainable, or to meet an overriding public policy objective or need; and
- b. there is no reasonably practicable alternative means of doing so without harm; and
- c. that harm has been reduced to the minimum consistent with achieving the objective; and
- d. it has been demonstrated that the predicted benefit decisively outweighs the harm to the values of the asset, considering;
 - its comparative significance;
 - the impact on that significance; and
 - the benefits to the asset itself and/or the wider community or society as a whole.

The historic environment is defined in the document as an environment made up of individual historic features, archaeological sites and historic buildings as well as the landscapes in which they are found. Any part of the historic environment to which people have given a distinctive historical association or identity is considered here to be an historic asset. The document continues with the following advice on page 15. Every reasonable effort should be made to eliminate or minimize adverse impacts on historic assets.

Ultimately, however, it may be necessary to balance the benefit of the proposed change against the harm to the asset. If so, the weight given to heritage values should be proportionate to the importance of the assets and the impact of the change upon them. The historic environment is constantly changing, but each significant part of it represents a finite resource. If it is not sustained, its heritage values will be eroded or lost. In addition, its potential to give distinctiveness, meaning and quality to the places in which people live, and provide people with a sense of continuity and a source of identity will be diminished. The historic environment is a social and economic asset and a cultural resource for learning and enjoyment.

“Conservation principles” establishes Values which should be attributed to heritage assets including;

- Evidential Value,
- Historical Value,
- Aesthetic Value,
- Communal value.

Conservation Principles identifies principles that have to be addressed when considering the above values.

Evidential Value

This derives from those elements of an historic asset that can provide evidence about past human activity.

Christ Church was built in 1862 with a consolidation from the adjacent parishes and built to the design of Sir George Gilbert Scott at the expense of Mrs Williams of Bryngwyn Hall, who also funded the erection of the school and rectory in 1870. The building was included on the statutory list as a remarkably complete example of a rural Victorian church for a new parish, exhibiting mid C19 patronage by local gentry.

The sundial is dated 1895 and is a bulbous baluster pedestal of red sandstone set on a square block on an octagonal stone plinth, inscribed GLORY:BE:TO:THEE:O:LORD by Elliot Bros of London. The sundial was erected by Frances, 2nd daughter of Martin and Mary Williams of Bryngwyn to the beloved memory of her husband Charles Aldenburg Bendinct of Indio Bovey Tracey married 20th January 1858".

The Lych gate dates from 1860-70 and is sited at the crossroads at the centre of the village, and the corner of the sloping churchyard.

The drinking fountain which dates from c1895 is sited on the grass verge opposite the Lych Gate of Christ Church parish church. Ashlar limestone, in the form of a wall with offsetting ends rising to gabled copings, the central section of which rises a further course and similarly coped but adorned with a triangular gablet. The cantilevered semi-circular bowl has an inscription in remembrance to R Williams of Bryngwyn.

Historical Value

An historic asset might illustrate a particular aspect of past life or it may be associated with a notable family, person, event or movement. These illustrative or associated values of an

historic asset may be less tangible than its evidential value but will often connect past people, events and aspects of life with the present and are not so easily diminished by change as evidential values and are harmed only to the extent that adaption has obliterated them or concealed them.

All four of the listed buildings at Bwlch y Cibau are associated with the Bryngwyn Estate and are of interest as exhibiting mid C19 patronage by local gentry.

Aesthetic Value

This derives from the way people draw sensory and intellectual stimulation from an historic form through its form, external appearance or setting. The building retains its physical appearance of a mill which was formerly significant in the towns industrial past and the building evoke a sense of the past and the history of the building and the town.

Communal Value

The third principle contained within Conservation Principles is that heritage assets are a shared resource, valued by people as part of their cultural and natural heritage, and gives distinctiveness, meaning and quality to the places where we live providing a sense of continuity and a source of identity.

The Principles identify heritage assets as having the potential to give distinctiveness, meaning and quality to the places in which people live, and provide people with a sense of continuity and a source of identity will be diminished. The historic environment is a social and economic asset and a cultural resource for learning and enjoyment.

The proposal relates to the erection of 4 detached dwellinghouse and 2 semi detached properties immediately outside the conservation area. The application is made in full with all matters to be considered at this stage.

The properties are to be sited on the south side of the A490 on the approach to Bwlch y Cibau.

Plot 1 is furthest from the crossroads at Bwlch y Cibau and House type 1 and has been designed to replicate a barn with a large roof and irregular windows. This house type would be at the entrance to Bwlch y Cibau and is agricultural in character.

House type 2 is a large stone faced property on the front elevation with attached garage with a small projecting gable, with a bay window and external chimney.

House type 3 is similar in that it is stone faced on the front elevation, but has a central gablet.

House type 4 is similar to house type 2 only with a hipped roof adjacent to the small projecting gablet and a dormer on the front elevation.

House type 5 are a pair of semi-detached properties that again are stone faced on the front elevation and are simple in their design however have a lancet style window on the gable

reflecting their location adjacent to the church and another new property in Bwlch y Cibau. This feature has also been added to house type 2 which is a nice coordinating touch.

In addition to the setting of the listed buildings the proposal is adjacent to the conservation area of Bwlch y Cibau

In considering whether the proposals affect the character and appearance of Bwlch Y Cibau Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Act states that “ special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

This advice is repeated in 6.5.19 of Planning Policy Wales 9th Edition which advises of the general presumption for the preservation and enhancement of the character and appearance of a conservation area or its setting. Section 6.4 of TAN 24 which advises that local planning authorities must also give special attention to the desirability of preserving or enhancing conservation areas when taking planning decisions.

The annex to TAN 24 Managing Conservation Areas in Wales advises in section 6.4 that “Local planning authorities are involved in the management of conservation areas on a day-to-day basis through their duty to advise on, consider and respond to planning applications for new development. Because local planning authorities must aim to preserve or enhance the character or appearance of conservation areas, they should scrutinise planning applications closely with these objectives in mind.”

Local Plan Policies reflect national guidance, Policy ENV 11 of the Powys Unitary Development Plan, which states that; Proposals for development within or adjoining a conservation area should be of a high quality design and should preserve or enhance the character or appearance of that area. The council will oppose inappropriate developments that would significantly detract from that character. Unitary Development Plan policy UDP SP3 of the Powys Unitary Development Plan, criteria B of which states that, Proposals for development should seek to protect conserve and wherever possible enhance sites and features of historic and built heritage importance including those of archaeological architectural heritage conservation and historic interest

The application is made in full which enables a consideration of the impact of the proposal on the setting of the listed buildings and the character and appearance of the conservation area to be made. The proposed dwellings have been designed to reflect the character of the existing properties at Bwlch y Cibau by their use of stone and the variation in house design is refreshing in that the properties appear more organic and evolved as opposed to several properties of the same design. The use of stone is welcomed and whilst the layout and grain differs from the remainder of Bwlch y Cibau it is acknowledged that provision has to be made for safe access and egress onto the highway that was not required when the other properties were constructed.

Given that the properties have been designed to complement the existing properties at Bwlch y Cibau and their location away from the cluster of listed buildings, I would not object to the proposal in terms of the setting of listed buildings or the character or appearance of the conservation area.

I would question whether bay windows are appropriate on the front elevation and whether a flush window would be more appropriate. However I would not ask for amended plans in this regard.

Subject to appropriate conditions in terms of materials, I can confirm that I would have no objection to the proposal on built heritage grounds.

Affordable Housing Officer

I am happy with the application as long as the following guidelines are adhered to:

- All Affordable units will have to be constructed to Welsh Government Design Quality Requirements which include all of the Lifetime Homes and Secured by Design Standards.
- All units will have to meet the floor areas specified in Powys County Council's Affordable Housing Supplementary Planning Guidance.
- The Design Quality Requirements will be those current at the time of the detailed planning application.
- All completed Affordable units that are being sold must reflect local incomes to the local area and shall be bound by the Affordable Housing policies as detailed in the Affordable Housing for Local Needs Supplementary Guidance sections HP7, HP8 or HP9 sites.

CADW

Thank you for your letter of 5 July 2017 inviting our comments on the above planning application.

Advice

Having carefully considered the information provided with this planning application, we have no objections to the impact of the proposed development. Our assessment of the application is given below.

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site.

We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority. It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), but not significant, damage to the setting of scheduled monument Bwlch-y-Cibau Enclosure MG210 but will cause no damage to the settings of scheduled monuments Bryngwyn Wood Camp MG029 and Bwlch y Cibau Dyke MG077.

Technical Advice Notes and circular guidance.

PPW (Chapter 6 — The Historic Environment) explains that the conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. Technical Advice Note 24: The Historic Environment elaborates by explaining that there is a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of remains.

PPW also explains that local authorities should protect parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales, and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

Assessment

The proposed development is located within the vicinity of the following scheduled monuments:

MG029 Bryngwyn Wood Camp
MG027 Bwlch y Cibau Dyke
MG210 Bwlch-y-Cibau Enclosure

The proposed development is located some 21 Om east of scheduled monument MG210 Bwlch-y-Cibau Enclosure. The monument comprises the remains of an earthwork/stone-built enclosure. The date or precise nature of the enclosure is unknown, but it is likely to be later prehistoric or medieval. The enclosure is an oval univallate enclosure, some 80m east — west and 45m north-south internally and is situated on top of a steep scarp (to the south). A rampart survives clearly only on the southern arc and a slight counterscarp ditch survives on the northern side. The monument is located in a good defensive position and may have been sited in order to control access along the Coiwyn Brook with long views towards its confluence with the River Vyrnwy to the southeast.

Views from the monument towards the proposed development are screened especially in summer by existing vegetation; however, where they are possible the development will be seen as an extension of the existing village. The development will interfere with a medium distance view from the southeast towards the monument from the A490.

Currently this view is across the flat open field in which the proposed development will be built and the steep scarp on which the monument is situated is a prominent feature albeit with the buildings of the village in front of it. It is therefore our opinion that the proposed development will cause slight damage to the setting of scheduled monument MG210 but this damage will not be significant.

The scheduled monument MG029 Bryngwyn Wood Camp is located some 420m northeast of the application area and the scheduled monument MG077 Bwlch y Cibau Dyke is located some 600m southeast of the application area however intervening vegetation will block all views between these monuments and the proposed development. Consequently the proposed development will cause no damage to the settings of these monuments. In conclusion the proposed development will cause slight, but not significant, damage to the setting of scheduled monument Bwlch-y-Cibau

Enclosure MG210 but will cause no damage to the settings of scheduled monuments Bryngwyn Wood Camp MG029 and Bwlch y Cibau Dyke MG077. The proposed development is also located some 110m southeast of the boundary of the registered Bryngwyn Historic Park and Garden. However, the topography, existing buildings and vegetation will block views of the proposed development from the registered historic park and garden. Consequently the proposed development will cause no damage to the setting of the registered historic park and garden.

Public Response

None received

Planning History

No history

Principal Planning Constraints

- Conservation area
- A490 County Highway

Principal Planning Policies

National Planning Policy

Planning Policy Wales (Edition 9, 2016)

TAN 1 - Joint Housing Land Availability Studies (2015)

TAN 2 - Planning and Affordable Housing (2006)

TAN 5 - Nature Conservation and Planning (2009)

TAN 6 - Planning for Sustainable Rural Communities (2010)

TAN 12 - Design (2016)

TAN 18 - Transport (2007)

TAN 20 - Planning and the Welsh Language (2017)

TAN 23 – Economic Development (2014)

TAN 24 – The Historic Environment (2017)

Local Planning Policies

Powys Unitary Development Plan (2010)

UDP SP2 – Strategic Settlement Hierarchy

UDP SP5 - Housing Developments

UDP GP1 - Development Control

UDP GP3 - Design and Energy Conservation

UDP GP4 - Highway and Parking Requirements

UDP GP5 – Welsh Language and Culture

UDP HP3 - Housing Land Availability
UDP HP4 - Settlement Development Boundaries and Capacities
UDP HP6 - Dwellings in the Open Countryside
UDP DC10 - Mains Sewage Treatment
UDP DC11 - Non-mains Sewage Treatment
UDP DC13 - Surface Water Drainage
UDP DC8 - Public Water Supply
UDP DC9 - Protection of Water Resources
UDP ENV1 - Agricultural Land
UDP ENV2 - Safeguarding the Landscape
UDP ENV3 - Safeguarding Biodiversity & Natural Habitats
UDP ENV7 - Protected Species
UDP ENV11 - Development in Conservation Areas
UDP ENV12 - Permitted Development in Conservation Areas
UDP ENV13 - Demolition in Conservation Areas
UDP ENV14 – Listed Buildings
UDP ENV17 - Ancient Monuments and Archaeological Sites
UDP TR2 – Tourist Attractions

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

Outside of settlement boundaries, UDP Policy HP4 applies and states that 'outside settlement boundaries, proposals for new residential development will only be approved where they comply with UDP Policies HP6, HP8 or HP9'. Policy HP6 relates to rural enterprise dwellings, policy HP8 relates to affordable dwellings adjoining a settlement boundary and Policy HP9 relates to affordable dwellings within rural settlements. It is considered that the proposed development does not comply with UDP Policy HP6, HP8 or HP9. The proposed development is therefore not in accordance with the UDP and should be considered a departure.

Members are advised that a decision to approve a departure can only be made where other material considerations outweigh the provisions of the development plan. Such material considerations include Planning Policy Wales (2016) and UDP policy HP3, which require the Local Planning Authority to ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing.

Housing land supply

The Powys JHLAS (2016) provides information on land availability and indicates a land supply of 2.2 years (as of 01/04/2016). Whilst it is anticipated that the new local development plan will allocate land for residential development to address the shortfall in supply, the current figure is below the supply required by Planning Policy Wales and the adopted Unitary Development Plan. Officers acknowledge that a number of departures have recently been justified and permitted on the grounds of housing land supply. Whilst it is accepted that these permissions will contribute to the supply of housing, based upon current evidence, the housing land supply within Powys remains below the 5 year supply as required by planning policy. As such, Members are advised that considerable weight needs to be given to this undersupply in considering proposals for new residential development as exceptions to normal housing policies.

Sustainable location

In considering the proposed development, Members are asked to consider whether this location is regarded as a sustainable location for new residential development.

Although located in the open countryside, the site adjoins the settlement development boundary of Bwlch y Cibau (defined as a Small Village within the UDP). Although the village has Church, Public House, Community Hall, Car Park and Public Telephone it lacks of basic services such as shop. Llanfyllin, Area Centre is located approximately 3 miles away from Bwlch Y Cibau and Officers do recognise that this could lead to more reliance of private vehicles contrary to Planning Policy Wales. However a bus route does run through the settlement providing access to the wider area.

Careful consideration should be given to the sustainable growth of the settlement however it is considered that, on balance, the proposed additional residential development in this location would accord with the provisions of Planning Policy Wales in so far as it is a sustainable location.

Siting, Design and External Appearance

UDP policy HP5 (Residential Development) indicates that development proposals will only be permitted where the scale, form and appearance of the development generally reflects the character and appearance of the existing settlement.

The site is relatively flat in nature and the proposal includes a build form to closely resemble existing dwellings within the village. The proposal relates to the erection of 4 detached dwelling houses and 2 semi-detached properties immediately outside the conservation area. The application is made in full with all matters to be considered at this stage.

The properties are to be sited on the south side of the A490 on the approach to Bwlch y Cibau from Welshpool direction.

Plot 1 is furthest from the crossroads at Bwlch y Cibau and House type 1 and has been designed to replicate a barn with a large roof and irregular windows. This house type would be at the entrance to Bwlch y Cibau and is agricultural in character. The proposed dwelling is to measure 18.2m x 6.6m with a height of 8.2m (approximately 240m²).

House type 2 is a large stone faced property on the front elevation with attached garage with a small projecting gable, with a bay window and external chimney. The proposed dwelling is to measure 16.6m x 6.7m with a height of 8.8m (approximately 220m²).

House type 3 is similar in that it is stone faced on the front elevation, but has a central gablet. The proposed dwelling is to measure 11.2m x 6.8m with a height of 9.3m (approximately 150m²).

House type 4 is similar to house type 2 only with a hipped roof adjacent to the small projecting gablet and a dormer on the front elevation. The proposed dwelling is to measure 15.3m x 6.7m with a height of 7.7m (approximately 205m²).

House type 5 are a pair of semi-detached properties that again are stone faced on the front elevation and are simple in their design however have a lancet style window on the gable reflecting their location adjacent to the church and another new property in Bwlch y Cibau. This feature has also been added to house type 2 which is considered acceptable. Each dwelling will measure 5.2m in width, 9.4m in length and 7.2m in height (approximately 97m²).

On the basis of the plans provided, detailing a mix of dwelling types and sizes, it is considered that the application site is capable of accommodating 6 dwellings without unacceptably adversely affecting the character and appearance of the area compliant with UDP policies SP5, GP1, GP3, ENV2 and HP5 in that it does make a positive contribution to the local environment through imaginative and good quality design.

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.

The proposed site is considered to be well connected to the village being adjacent to the village boundary and the cluster of existing dwellings. It is considered that the siting of the proposed dwellings is acceptable in the proposed location. It is also considered that the proposed site is well integrated within the existing rural settlement 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 policies ENV2 and TR2 of the Powys Unitary Development Plan 2010.

Residential Amenity

UDP Policy GP1 states that development proposals will only be permitted where the amenities enjoyed by the occupants of nearby or proposed properties will not be unacceptably affected. The Powys Residential Design Guide provides guidance on overshadowing and privacy.

A layout demonstrates that the application site is capable of accommodating the proposed dwellings together with associated highway and amenity provision whilst safeguarding the amenities enjoyed by occupants of neighbouring properties.

The site is bounded by agricultural fields to the south and east, while on its north elevation the site is bounded by County Highway, some 50 metres to the west of the site the existing dwelling known as Llwynderw with its domestic buildings is located with a strip of land between towards the development site. Following consultation with Environmental Health no objection has been received in relation to its impact on neighbour amenity.

Taking into account the character of existing development in the locality and the highway, it is considered that the proposed layout clearly demonstrates that residential development can be provided at this location without unacceptably adversely affecting the amenities enjoyed by occupants of existing residential properties and that of the proposed dwellings in accordance with UDP Policy GP1 and the Council's Residential Design Guide.

Highway Safety and Movement

UDP policy GP4 confirms that in the interests of highway safety, all development proposals that generate or involve traffic must be provided with an adequate means of access including visibility, parking and turning facilities.

The scheme is proposing construction of new access pint onto A490 County Highway on the north elevation of the proposed site together with the construction of a small section of pedestrian footway towards the village. The plans clearly indicate that each dwelling will have sufficient parking and turning area within the site without detrimental impact on safety and vehicular movements to/from the site.

In light of the comments received from Highway Authority and given the scale of the proposed development, Officers are satisfied that the proposed development will not have an unacceptable adverse impact on highway safety and movements subject of inclusion of relevant highways conditions as requested by the Highway Authority. The proposed development is therefore considered to be in accordance with planning policy, particularly UDP policy GP4.

Conservation Area and Heritage

Policy ENV11 of the Powys UDP states that proposals for development within or adjoining a conservation area should be of high quality design and should preserve or enhance the character or appearance of that area. Inappropriate developments that would significantly detract from that character will be opposed.

The Heritage Officer notes that the application site is adjacent a number of heritage assets;

Bryngwyn Registered Historic Park and Garden
Scheduled Ancient Monument Cadw ID MG029 Bryngwyn Wood Camp
Scheduled Ancient Monument Cadw ID MG210 Bwlch y Cibau Enclosure
Scheduled Ancient Monument Cadw ID MG077 Bwlch y Cibau Dyke
Listed Building Cadw ID 8699 Christ Church Parish Church
Listed Building Cadw ID 8670 Sundial in Churchyard to Christ Church

Listed Building Cadw ID 15959 Lych-gate to Christ Church Parish Church
Listed Building Cadw ID 15960 Drinking Fountain
The site lies adjacent to Bwlch y Cibau Conservation Area

The Officers note that the proposal relates to the erection of 4 detached dwelling house and 2 semi-detached properties immediately outside the conservation area. The application is made in full with all matters to be considered at this stage. The properties are to be sited on the south side of the A490 on the approach to Bwlch y Cibau.

Plot 1 is furthest from the crossroads at Bwlch y Cibau and House type 1 and has been designed to replicate a barn with a large roof and irregular windows. This house type would be at the entrance to Bwlch y Cibau and is agricultural in character.

House type 2 is a large stone faced property on the front elevation with attached garage with a small projecting gable, with a bay window and external chimney.

House type 3 is similar in that it is stone faced on the front elevation, but has a central gablet.

House type 4 is similar to house type 2 only with a hipped roof adjacent to the small projecting gablet and a dormer on the front elevation.

House type 5 are a pair of semi-detached properties that again are stone faced on the front elevation and are simple in their design however have a lancet style window on the gable reflecting their location adjacent to the church and another new property in Bwlch y Cibau. This feature has also been added to house type 2 which is considered acceptable.

In addition to the setting of the listed buildings the proposal is adjacent to the conservation area of Bwlch y Cibau

In considering whether the proposals affect the character and appearance of Bwlch Y Cibau Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Act states that *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”*.

The Officers note that this advice is repeated in 6.5.19 of Planning Policy Wales 9th Edition which advises of the general presumption for the preservation and enhancement of the character and appearance of a conservation area or its setting. Section 6.4 of TAN 24 which advises that local planning authorities must also give special attention to the desirability of preserving or enhancing conservation areas when taking planning decisions.

The annexe to TAN 24 Managing Conservation Areas in Wales advises in section 6.4 that *“Local planning authorities are involved in the management of conservation areas on a day-to-day basis through their duty to advise on, consider and respond to planning applications for new development. Because local planning authorities must aim to preserve or enhance the character or appearance of conservation areas, they should scrutinise planning applications closely with these objectives in mind.”*

The Officers note that Local Plan Policies reflect national guidance, Policy ENV11 of the Powys Unitary Development Plan, which states that; Proposals for development within or

adjoining a conservation area should be of a high quality design and should preserve or enhance the character or appearance of that area. The council will oppose inappropriate developments that would significantly detract from that character. Unitary Development Plan policy UDP SP3 of the Powys Unitary Development Plan, criteria B of which states that, Proposals for development should seek to protect conserve and wherever possible enhance sites and features of historic and built heritage importance including those of archaeological architectural heritage conservation and historic interest

The application is made in full which enables a consideration of the impact of the proposal on the setting of the listed buildings and the character and appearance of the conservation area to be made. It is noted that the proposed dwellings have been designed to reflect the character of the existing properties at Bwlch y Cibau by their use of stone and the variation in house design is refreshing in that the properties appear more organic and evolved as opposed to several properties of the same design. Development Management considers that the use of stone is welcomed and whilst the layout and grain differs from the remainder of Bwlch y Cibau it is acknowledged that provision has to be made for safe access and egress onto the highway that was not required when the other properties were constructed.

Given that the properties have been designed to complement the existing properties at Bwlch y Cibau and their location away from the cluster of listed buildings, Development Management considers that the proposal would not have adverse negative effect on the setting of listed buildings or the character or appearance of the conservation area.

In respect of heritage assets in the area, CADW notes that the proposed development is located within the vicinity of the following scheduled monuments;

MG029 Bryngwyn Wood Camp
MG077 Bwlch y Cibau Dyke
MG210 Bwlch y Cibau Enclosure

CADW also notes that the proposal is located some 110 metres south east of the boundary of the registered Bryngwyn Historic Park and Garden. Given the topography, existing buildings and vegetation which will block views of the proposed development from the registered historic park and garden, CADW therefore confirms that the proposed development will cause no damage to the setting of the registered historic park and garden.

In light of the above observations, Development Management considers the proposed development to be in accordance with policy ENV11 and ENV14 of the Powys UDP in respect of Conservation Area and TAN 24 (The Historic Environment 2017).

Foul drainage

The proposed properties will be served by a private treatment plant and Environmental Health Officer confirms that there no objection to the application provided that the consent to discharge is granted and confirmed by the Planning Authority prior to the commencement of work. Members should note that Discharge Consents are granted by Natural Resources Wales under different Legislation separate from Planning.

On the basis that no environmental impacts have been raised throughout the consultation process and that Environmental Health did not object, it is considered that the proposed

means of foul disposal is acceptable and compliant with the relevant planning policies, namely DC9 and DC11 of Powys UDP.

Biodiversity

Given that the site is currently within agricultural use and that there are no known species or sites within the locality which would be affected by the development, it is not considered that the proposal would affect nature conservation interests. Additional landscaping is proposed by the application and as such this would provide biodiversity enhancements in accordance with UDP Policy ENV3.

Loss of agricultural land

UDP Policy ENV1 provides safeguarding for the best and most versatile land. The land is not known to fall within grades 1, 2 and 3a and therefore is not considered to be of the best and most versatile agricultural land or of particular value to agriculture within the locality in accordance with the advice provided within UDP Policy ENV1 and Technical Advice Note 6.

Welsh Language and Culture

Planning Policy Wales (PPW) notes the Welsh Governments commitment to ensuring the Welsh Language is supported and encouraged to flourish as a language of many communities all over Wales. It highlights that it should be the aim of local planning authorities to provide for the broad distribution and phasing of housing development taking into account the ability of different areas and communities to accommodate the development without eroding the position of the Welsh language. It does however also note that policies must not introduce any element of discrimination between individuals on the basis of their linguistic ability, and should not seek to control housing occupancy on linguistic grounds.

With regards to the Development Management function, PPW states as follows:

“Consideration relating to the use of the Welsh Language may be taken into account by decision makers so far as they are material to applications for planning permission. If required, language impact assessments may be carried out in respect of large developments not allocated in, or anticipated by, a development plan proposed in areas of particular sensitivity or importance for the language. Any such areas should be defined clearly in the development plan. Decisions on applications for planning permission must not introduce any element of discrimination and should not be made on the basis of any person(s) ‘linguistic ability’.”

Policy GP5 of the Powys UDP states that within identified settlements proposals will only be acceptable where developers can demonstrate that they have taken full account of the importance of the Welsh Language and culture, including through the provision of an appropriate level of affordable homes. Bwlch y Cibau which falls under Meifod Community has not been identified as one of the settlements under policy GP5.

Community: Meifod

Able to speak Welsh

| | 2011 | 2001 | 2011 | 2001 |
|--------|------|------|--------|--------|
| Age | % | % | Number | Number |
| 3+: | 24.4 | 25.3 | 314 | 323 |
| 3-15: | 45.6 | 53 | 89 | 134 |
| 16-64: | 21.3 | 18.4 | 174 | 147 |
| 65+: | 18.5 | 18.4 | 51 | 42 |

Number of residents aged 3 and over:

| Census | Number |
|--------|--------|
| 2011 | 1288 |
| 2001 | 1279 |

However the scheme proposes 2 affordable units and it is considered that the provision of affordable dwelling helps mitigate against the impact of a development on the Welsh language, the affordable dwelling provision and the contribution of four open market dwellings make to the lack of a five year housing supply are given considerable weight.

It is considered that the introduction of 6 dwellings will help sustain the viability of the facilities that are vital in supporting Welsh language and culture. It is not considered that a development of the scale proposed would threaten local facilities or force sections of the population away from these facilities.

It is also considered that there is an intrinsic link between the provision of affordable housing and the cultural and linguistic vitality of an area. Affordable dwellings allow existing residents to remain in the area and where the area has a strong Welsh Language presence this aids in retaining those residents and helps mitigate against the impact of a development on the Welsh language, the applicant has highlighted that the provision of affordable housing will be approximately 20% with a number of other houses of a modest scale.

In relation to economic development, it is considered that the potential construction of the dwellings would contribute to the economy of the local area. This is based on the assumption that most construction projects of this scale are normally undertaken by local trade's people. It is therefore considered that the construction of this development would have a neutral or positive impact on the local economy and jobs which is considered positive from a Welsh language and culture perspective.

Therefore, given that one of the dwellings will be limited by condition as an affordable unit, which is considered an appropriate level of affordable homes for the proposal, it is concluded that the development would assist in contributing to the well-being of the Welsh language in Powys.

In relation to economic development, it is considered that the potential construction of the dwellings would contribute to the economy of the local area. This is based on the assumption that most construction projects of this scale are normally undertaken by local trade's people. It is therefore considered that the construction of this development would

have a neutral or positive impact on the local economy and jobs which is considered positive from a Welsh language and culture perspective.

With regard to the developments impact on schools, given the scale of the proposed development, the impact on nearby schools is considered to be minimal. No adverse or positive impact can therefore be identified in relation to the balance between Welsh-speaking and non-welsh speaking students.

In relation to impact on health care provision, given the scale of the proposed development, the impact on health care provision is also considered to be minimal. No adverse or positive impact can therefore be identified in relation to Welsh medium services.

With regard to social tensions, conflict or divisions, given the scale of the proposed development, it is not considered that the proposal would have a significant uneven effect on different parts of the local community, which would potentially advantage some groups and disadvantage others. No evidence has been identified that the proposed development would violate traditional values of certain parts of the community.

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.

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 xxxxx (drawing no's: 1, 2, 3, 4, 5, 7 and 8).
3. Prior to commencement of development the development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:
 - i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% affordable dwellings;
 - ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];
 - iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
4. The affordable dwelling shall have a maximum gross floor area of 130 square metres (measured internally and including garages where designed as an integral part of

the dwelling) and notwithstanding the provisions of schedule 2, part 1, classes A, B, C and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), the affordable dwellings shall not be subject to extensions, roof alterations and buildings other than those expressly authorised by the reserved matters approval.

5. Prior to any works being commenced on site the applicant shall submit and have approved in writing by the Local Planning Authority full engineering details of the proposed new footway along the A490.

6. Prior to the occupation of any dwelling the footway, referred to above, shall be fully completed.

7. The geometry and dimensions of the new access shall be in accordance with the details on drawing number 7 dated September 2017.

8. Prior to the occupation of any dwelling any entrance gates shall be set back at least 10.0 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.

9. No other development shall commence until the access has been constructed so that there is a clear visibility splay from a point 1.05 metres above ground level at the centre of the access and 2.4 metres distant from the edge of the adjoining carriageway, to points 0.26 metres above ground level at the edge of the adjoining carriageway and 120 metres distant in an easterly direction and 90 metres in a westerly direction measured from the centre of the access along the edge of the adjoining carriageway. Nothing shall be planted, erected or allowed to grow on the area(s) of land so formed that would obstruct the visibility and the visibility shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.

10. Before any other development is commenced 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.

11. Prior to the occupation of any dwelling, provision shall be made within the curtilage of the site for the parking of not less than 1 car per bedroom 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.

12. 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.

13. 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,

14. No storm water drainage from the site shall be allowed to discharge onto the county highway.

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

16. The roofing material used in the development shall be blue/grey natural mineral slate of uniform colour, thickness, size and texture and remain as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

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 order to ensure the provision of affordable housing in accordance with Policy HP7 of the Powys Unitary Development Plan (2010) and the Affordable Housing for Local Needs Supplementary Planning Guidance (2011).

4. In order to ensure that the dwellings serve an affordable need in perpetuity in accordance with the Affordable Housing for Local Needs Supplementary Planning Guidance (SPG) (July 2011), Policies HP7 and HP10 of the Powys Unitary Development Plan (2010) and Planning Policy Wales (2016).

5. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4.

6. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4.

7. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4.

8. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4.

9. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4.

10. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4.

11. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4.

12. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4.

13. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4.

14. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4.

15. 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.

16. 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

Signed:.....
Eddie Hrustanovic Swyddog Cynllunio / Planning Officer

07/12/2017

Date:

Signed:.....
Principal Planning Officer/Interim Planning Solicitor

Date: