UPDATE REPORT

Planning, Taxi Licensing and Rights of Way Committee Report

Application No: P/2017/1421 **Grid Ref:** 300529.02 251422.84

Community Cilmery **Valid Date: Officer:**

Council: 06/12/2017 Thomas Goodman

Applicant: Mrs Eileen Cheffers, 9 The Crescent, Llanelwedd, Builth Wells, Powys,

LD2 3TR

Location: Land adj Morgannwg, Cilmery, Builth Wells, Powys, LD2 3NU

Proposal: Outline: Residential use of 4 self build plots (all matters reserved)

Application

Application for Outline Planning Permission

Type:

Update Report

This report is to provide an update to members following the deferral of this application at a previous Committee Meeting.

Confirmation has been received that the applicant is not in discussions with the Trunk Road Agency to look at alternative access points and is content with the access that they have put forward with this application.

The Trunk Road Agency as per the initial report is content with the provision of an access in this location as it would see the removal of 2 non-compliant assets.

RECOMMENDATION

Whilst this report forms an update to the original report, it is considered that the recommendation remains the same as set out in the original report.

Conditions

- 1. Details of the access, appearance, landscaping, layout, and scale, (hereinafter called ""the reserved matters"") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- 2. Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
- 3. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- 4. The development shall be carried out strictly in accordance with the plans stamped as approved on XX/XX/XX (drawing no's: 17/006/01 & 17/006/02).

- 5. Prior to commencement of development a Hedgerow Replacement Plan shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.
- 6. Prior to the commencement of development a detailed lighting design scheme to take into account any impacts on nocturnal wildlife into consideration shall be submitted for written LPA approval and implemented as approved and maintained thereafter
- 7. Prior to the commencement of development a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted landscaping scheme shall include a scaled drawing and a written specification clearly describing the species, sizes, densities and planting numbers proposed as well as aftercare measures. Drawings must include accurate details of any existing trees and hedgerows to be retained with their location, species, size and condition.
- 8. The minimum visibility distances available for vehicles emerging from the proposed access shall be 120 metres in each direction at a height of 1.05 metres, measured to a point 0.26 metres above the nearer running edge of the trunk road carriageway. These visibility distances shall be available at a point 2.4 metres from the nearer running edge of the trunk road, measured along the centreline of the access road. The visibility splay so formed shall be free of any growth or obstruction, which would interfere with the minimum visibility requirements.
- 9. Adequate provision shall be made within the development site to enable vehicles to turn around, so that they may enter and leave the site in a forward gear.
- 10. No drainage from the development site shall be connected to or allowed to discharge into the trunk road drainage system, and the proposed junction shall be constructed such that the access road does not drain onto the trunk road.
- 11. The access and visibility requirements shall be substantially complete and available for use prior to the commencement of any other works associated with the development.

Reasons

- 1. To enable the Local Planning Authority to exercise proper control over the development in accordance with Section 92 of the Town and Country Planning Act 1990.
- 2. Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 3. Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 4. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.
- 5. In the interest of the protection and preservation of biodiversity in accordance with policy ENV3, ENV6 and ENV7 of the Powys Unitary Development Plan.
- 6. To comply with Powys County Council's UDP Policies SP3, ENV3 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.
- 7. To comply with Powys County Council's UDP Policies SP3 and ENV3 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.
- 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.

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Case Officer: Thomas Goodman- Planning Officer Tel: 01597 827655 E-mail:thomas.goodman@powys.gov.uk