

Planning, Taxi Licensing and Rights of Way Committee Report

Application No:	P/2018/0315	Grid Ref:	293712.51 247588.69
Community Council:	Llangamarch Wells	Valid Date:	Officer: 21/03/2018 Thomas Goodman
Applicant:	Mr Parry, Buter Wall Homes, Polo Ground Industrial Estate, Unit 19, Pontypool, NP4 0TW		
Location:	Land at Cefn Llan, Llangammarch Wells, Powys		
Proposal:	Application for reserved matters following outline approval P/2017/0823 for the erection of 25 dwellings, 7 garages, access road and all associated works		
Application Type:	Application for Approval of Reserved Matters		

The reason for Committee determination

Cllr Van-Rees has called the application in to be determined at Committee.

Site Location and Description

The application site is not located within a settlement development boundary and therefore for the purposes of this application is considered as development within the open countryside as defined by the Powys Local Development Plan (2018).

The application site comprises of an agricultural field approximately 1.5 hectares in area located to the northern end of Llangammarch Wells. To the north of the application site is agricultural land whilst to the east there is a woodland area and the Heart of Wales railway line. To the western boundary of the application site runs the County Class III highway the C0029 and then to the south is a residential property (Talybryn) which forms a detached bungalow.

The proposed development seeks approval for the reserved matters details which include access, appearance, landscaping and scale. The proposed development seeks consent for the erection of 25 residential dwellings which comprise of 3 two bed terraced dwellings (affordable), 1 two bed detached dwelling, 2 two bed detached dwellings, 3 three bed detached bungalows, 2 four bed detached bungalows, 5 four bed detached dwellings, 6 three bed semi-detached dwellings and 3 three bed detached dwellings.

The 25 proposed dwelling comprise of 8 altering designs:

Plots 1, 11, 13, 18 and 21 (4 bed) detached dwelling will measure approximately:

8.8 metres in length by 8.65 metres in width, 7.7 metres to the ridge height and 5.1 metres to the eaves.

Plots 2 and 3 (2 bed) semi-detached dwellings will measure approximately:

Plots 4, 5, 15, 16, 19 and 20 (3 bed) semi-detached dwellings will measure approximately:

8.8 metres in length by 5.7 metres in width, 7.8 metres to ridge height and 4.9 metres to the eaves.

Plots 6, 7 and 8 (2 bed) terraced dwellings (affordable) will measure approximately:

9.65 metres in length by 4.85 metres in width, 8.2 metres to ridge height and 5.1 metres to the eaves.

Plots 9, 24 and 25 (3 bed) detached bungalows will measure approximately:

13.25 metres in length by 8.9 metres in width, 5 metres to the ridge height and 2.5 metres to the eaves.

Plots 10 and 14 (4 bed) detached bungalows will measure approximately:

13.3 metres in length by 11.95 metres in width, 5 metres to the ridge height and 2.5 metres to the eaves.

Plots 12, 22 and 23 (3 bed) detached dwellings will measure approximately:

8.85 metres in length by 5.8 metres in width, 7.9 metres to the ridge height and 5.1 metres to the eaves.

Plot 17 (2 bed) detached dwelling will measure approximately:

8.1 metres in length by 5.65 metres in width, 8.1 metres to the ridge height and 4.95 metres to the eaves.

Consultee Response

Llangammarch Wells TC

Llangammarch Community Council (LCC) held a public meeting on 9th April 2018 at which over 30 community members and Councillors were present. The following comments reflect the consensus of the opinions expressed at that meeting:

1. LCC refers PCC to the objections lodged for this and previous applications by members of the community and asks that these legitimate concerns be taken into account.
2. We are concerned that this reserved matters application is for a significantly higher number of dwellings than the outline permission to which this application relates. LCC supported the extension of time for the consideration of the reserved matters of P/2008/0402 on the basis that the principle of residential development established by that permission was

in line with the Powys UDP site allocation of a maximum of 16 dwellings. The delegated report for P/2017/0823 states on page 8 that, “this application is for 16 (dwellings)”. The Community are not in favour of a development of more than 16 dwellings.

3. Page 190 of the adopted Powys Local Development Plan 2011-2026 (adopted April 2018) identifies this site as a Housing Land Bank site with an extant planning permission for 16 units with an affordable housing target of 5 units.

4. In our letter of 11th August 2017, LCC supported the application for the extension of the time limit for the consideration of reserved matters to enable further discussions between the developers and the community to take place. We note that no approach has been made to the community prior to this new application from the developers. We would welcome opening up this dialogue, both with the developers and PCC.

5. The planning application documentation which LCC has seen, and bases this submission upon, does not appear to contain sufficient detail to adequately assess the impact of this development, nor to satisfy the conditions of P/2008/0402 requiring various details to be submitted at the same time as the discharge of condition 1 (reserved matters). For example, there is no design and access statement lodged with this application and only limited detailed drawings.

5. Scale - LCC have previously stated that we see 16 dwellings as an absolute maximum on this site (see submission of 8/8/16). A scheme of a higher density with more dwellings would be totally inappropriate and out of keeping with the scale and character of the existing village, particularly this part of the village which comprises bungalows.

6. Sewage – There is concern about foul drainage; both capacity issues and the long term management and maintenance arrangements. It is understood that detailed plans should be examined by Dŵr Cymru before planning permission is discussed. There are no detailed plans with the current application.

7. Drainage – It is noted that Network Rail made clear in their letter of 12th September 2016 that the scheme proposes to discharge water into the stream that goes through Network Rail’s culvert. Without any assessment to how this would affect the culvert, Network Rail requested a ‘holding objection’. There are no detailed plans or information in the current application on how this is to be resolved. We are concerned that the scheme could contribute to surface water flooding.

8. Affordable housing - LCC welcomes the opportunity to provide more genuinely affordable housing for local residents in order to enable younger people growing up in our area to stay in the village. We are concerned that the amount deemed acceptable by PCC has been reduced to 10% and not 30% as required by policy and no details of tenure, management (if required) or phasing have been provided. We note that the recently adopted local plan refers to a target of 5 affordable units on this site.

9. Notwithstanding our objection to the scale of this proposal, in terms of phasing of any scheme, we are concerned that there is limited demand for homes of this size and type in Llangammarch, especially given other developments coming forward in Beulah and Garth, and conclude that there might be difficulties in selling homes. Existing properties in this area

frequently stay on the market for a year or more. We want to see a phasing plan that allows for the site to be developed in a sensible and realistic manner, allowing for current and future market conditions and especially one that ensures that the affordable homes are brought forward as early as possible.

10. S106 contributions – we are disappointed that the agreed contributions towards local schools appear to have been dropped given that numbers on the school roll fluctuate up and down and especially given the concession on affordable housing. We would encourage PCC to seek adequate contributions to local services. LCC has not seen the viability study for this site.

11. Mix and typology – there is a recognised problem in Llangammarch of a lack of homes for young people to stay in the place they grew up. Given the smaller number of affordable homes proposed, LCC is keen to see a suitable mix to encourage houses for sale at a variety of price points. We are not convinced that the best use has been made of the site, with the changing height levels, by placing two storey buildings in some of the higher parts and bungalows in some of the lower parts. Residents living opposite the site expressed a preference for bungalows along the road, more in keeping with the existing bungalows opposite. LCC need to see 3D visualisations which correctly plot land height and storey heights/roof lines so we can assess the impact on the surrounding area.

12. Design & materials – we would want to see more information in order to comment further on the quality and suitability of proposed materials.

13. Traffic – there is a concern about increased traffic caused by the development.

14. Pavement/ safety – we are concerned that children using the playing area will not have a safe route to walk to the site from the village and would ask for PCC to make this a requirement.

15. Playing fields – the detailed landscape drawing appears to show trees planted in the playing field area, which has not been discussed with LCC to determine if this is in line with the needs of the community for this site.

16. LCC stands by all the comments made on the original outline application (P/2008/0402) by letter dated 19th September 2011 and all comments made in respect of the more recent applications in our submissions dated 8th August 2016 and 11th August 2017

Powys Highways

Consultation response received 19/04/2018:

The County Council as Highway Authority for the County Class III Highway, C0029

Wish the following recommendations/Observations be applied
Recommendations/Observations

This is a reserved matters application following outline approval P/2017/0823; the Highway Authority therefore has no fundamental objection to the principle of development on this site. It should be noted however that the original consent was determined with all matters

reserved for future consideration, including that of access, which appears to have been omitted from this particular submission.

Unfortunately the information submitted to date is not sufficient to satisfy The Highway Authority that a suitable layout can be achieved. I would therefore recommend that the application be deferred until such time as the following detail is submitted for further consideration.

1. A more detailed site plan drawing (based on topographical information) showing the proposed access in relation to the existing C0029 county highway.
2. Detailed longitudinal and cross sectional drawings showing vertical and horizontal alignments covering the new access from the adjoining county highway and all internal roads. (required under condition 18 of P/2017/0823).
3. A detailed scheme for surface water disposal.
4. Highway construction detail.

Consultation response received 05/06/2018:

Thanks for supplying the additional information and drawings from the applicant covering the proposed gradients within the development site. Whilst I still have some concerns, particularly in relation to the proposed raised levels of access roads 1 and 2, and the gradient of the proposed turning head, the information submitted suggests that the retainment of the roads will not require the provision of any highway structures. There are also a number of potential issues to address in order to achieve an adoptable highway layout and drainage scheme, however it is considered that these matters can be resolved as part of the engineering approval process.

Accordingly I recommend that the following conditions be attached to any consent granted.

- No development shall commence until provision is made within the curtilage of the site for the parking of all construction vehicles together with a vehicle turning area. The parking and turning area shall be constructed to a depth of 0.35 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.

- No other development shall commence until the access has been constructed so that there is a clear visibility 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 0.6 metres above ground level at the edge of the adjoining carriageway and 70 metres distant in a northerly direction and 43 metres in a southerly 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.

- 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.
- 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.
- The gradient of the access shall be constructed so as not to exceed 1 in 30 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.
- The centre line of the first 10 metres of the access road measured from the edge of the adjoining carriageway shall be constructed at right angles to that edge of the said carriageway and be retained at that angle for as long as the development remains in existence.
- Prior to the occupation of any dwelling, provision shall be made within the curtilage of each respective plot for the parking of cars in line with CSS Wales 2008 Parking Standards, as detailed on the approved Proposed Site Plan. The parking areas shall be retained for their designated use in perpetuity.
- The gradient from the back of the footway/verge to the vehicle parking areas shall be constructed so as not to exceed 1 in 15 and shall be retained at this gradient for as long as the dwellings remain in existence.
- Prior to the occupation of any dwelling a 2 metre wide footpath shall be provided along the frontage of the site onto the existing county C0029 road and shall be retained as such for as long as the development hereby permitted remains in existence.
- No building shall be occupied before the estate road carriageway and one footway shall be constructed to and including binder course level to an adoptable standard including the provision of any salt bins, surface water drainage and street lighting in front of that building and to the junction with the county highway.
- The estate road carriageway and all footways shall be fully completed, in accordance with the details to be agreed in writing by the Local Planning Authority, upon the issuing of the Building Regulations Completion Certificate for the last house or within two years from the commencement of the development, whichever is the sooner. The agreed standard of completion shall be maintained for as long as the development remains in existence.
- 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.

- When installed there shall be a minimum clearance of 6 metres from the nearest part of the adjoining highway verge or footpath to any part of the septic tank or its soakaway installation.
- The area of each private drive and any turning area is to be metalled and surfaced in bituminous macadam, concrete or block pavements, prior to the occupation of that dwelling and retained for as long as the development remains in existence.
- No storm water drainage from the site shall be allowed to discharge onto the county highway.
- Within 10 days from the commencement of the development full engineering drawings, to include detailed cross sections through any structure and the works adjacent to the existing C0029 county highway shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details of construction.
- The gradient of the access shall be constructed so as not to exceed 1 in 30 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.
- The centre line of the first 10 metres of the access road measured from the edge of the adjoining carriageway shall be constructed at right angles to that edge of the said carriageway and be retained at that angle for as long as the development remains in existence.

Welsh Water

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

Sewerage

We have no objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent applications to vary the conditions thereon.

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

Please quote our reference number in all communications and correspondence.

Powys Environmental Health

The original planning was made in 2008 prior to my employment with PCC and having looked on the system I am unable to locate any details relating to the foul drainage.

Before I can comment I require the details relating to the foul drainage arrangements for the development.

Powys Affordable Housing

Thank you for your correspondence regarding this application.

We seek provision of affordable housing on residential development sites in accordance with the Affordable Housing Topic Paper September 2016, and the following guidelines to be 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.

Powys Countryside Services

With regards to the proposed housing development at Land at Cefn Llan, Llangammarch Wells, Powys.

Powys County Councils preferred situation would be for any developer to manage and maintain their own play facilities, either organised by themselves or through a resident's organisation, or potentially by working with the local town or community council.

Powys County Councils, Countryside & Outdoor Recreation Service will only ask for a Section 106 contribution, if the proposed developer should/will not provide suitable play provision for their residents, under the LAP, NEAP & LEAP planning arrangements included in the Six Acre Standard as set out by the Fields in Trust.

To reiterate, if the developer decided not to provide adequate play space on their land, and if Powys County Council does have a play facility with fixed play equipment within a short distance (TBC), then the Countryside & Outdoor Recreation Service would seek a monetary package to upgrade the Services nearest existing playing field or playground.

I would suggest that because PCC has no play facilities in Llangammarch Wells, if any 106 money for play is available, then the offer should go to Llangammarch wells Community Council, who own and maintain the nearest public play facility. The Community Council can be contacted by email at the email below -

clerk@llangammarchCC.com

Cllr Van-Rees

I attended a public meeting in Llangammarch last night where the majority of opinion was wholly against any development in excess of 16 houses and expressed disapproval of the proposed layout. I wish to call this application in on the grounds of:

- a) The proposed development is in excess of what is reasonably required in Llangammarch and is over development
- b) Sewerage and other proposals are totally inadequate
- c) The layout of the housing is inappropriate for insufficient low cost housing has been included.

Please confirm you have received my email (with the 21 days) calling in the above Application. You have since received Llangammarch Community Council comments dated 16th April 2018. I associate myself entirely with those comments which accurately reflect the comments made at the public meeting held in Llangammarch recently.

Representations

Following the display of a site notice and press advertisement, 20 letters of objection have been received from members of the public. The following concerns have been raised regarding the proposed development:

- The number of dwellings proposed is considered to be too many in terms of scale and density for the development site.
- The style and mix of the dwellings is considered to not complement the surrounding area of Llangammarch Wells – members of the public would prefer to see bungalows on site.
- A lack of infrastructure within the local area at present there is only a small shop and therefore residents consider the development to be in an unsustainable location.
- Concerns have been expressed in relation to the increased use of traffic, particularly motorised vehicles and the lack of a public footpath/pavement
- Concerns have been raised regarding the flood risk of the site.
- Public open space (POS) concerns have been raised – the POS is too close to the road.
- Concerns have also been raised regarding the sewerage.

Planning History

P/2017/0823 - Section 73 application for variation of planning condition no.2 attached to planning permission P/2008/0402 (outline for residential development) to extend the time limit for submission of reserved matters for a further 2 years - Planning Permission Granted subject to S106 – 13/12/2017

P/2016/0795 - Construction of 30 residential units, play area and associated works - Refused

P/2008/0402 - Outline application for proposed residential development and construction of vehicular access – Conditional Consent – 22/07/2014

Principal Planning Constraints

Open Countryside

Principal Planning Policies

National planning policy

Planning Policy Wales (Edition 9, November 2016)

Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)
Technical Advice Note (TAN) 5: Nature, Conservation and Planning (2009)
Technical Advice Note (TAN) 12: Design (2016)
Technical Advice Note (TAN) 15: Development and Flood Risk (2004)
Technical Advice Note (TAN) 18: Transport (2007)
Technical Advice Note (TAN) 23: Economic Development (2014)

Local planning policies

Powys Local Development Plan (2018)

SP1 – Housing Growth
SP3 – Affordable Housing Growth
SP5 – Settlement Hierarchy
SP6 – Distribution of Growth across the Settlement Hierarchy
SP7 – Safeguarding of Strategic Resources and Assets
DM1 – Planning Obligations
DM2 – The Natural Environment
DM4 – Landscape
DM13 – Design and Resources
H1- Housing Development Proposals
H3 – Housing Delivery
H4 – Housing Density
H5 – Affordable Housing Contributions

Powys Residential Design Guide (October 2004)

RDG=Powys Residential Design Guide NAW=National Assembly for Wales TAN= Technical Advice Note
LDP=Powys Local Development Plan, MIPPS=Ministerial Interim Planning Policy Statement

Other Legislative Considerations

Crime and Disorder Act 1998

Equality Act 2010

Planning (Wales) Act 2015 (Welsh language)

Wellbeing of Future Generations (Wales) Act 2015

Officer Appraisal

Section 38 (6) of the Planning and Compulsory Purchase Act 2004

Members are advised to consider this application in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, which requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning

Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Site History

Planning permission was granted for outline consent (P/2008/0402) for a residential development (25 plots) and construction of a vehicular access on the 22/07/2014 with matters relating to design, scale, access, appearance and landscaping to be considered at the reserved matters stage. A full application was then submitted under the reference number P/2016/0795 for the construction of 30 residential units which was refused at Committee on the 15/12/16. A Section 73 application was submitted under the reference number P/2017/0823 for the variation of planning condition no.2 attached to planning permission P/2008/0402 (outline for residential development (25 plots)) to extend the time limit for submission of reserved matters for a further 2 years, permission was granted subject to the signing of a S106 agreement. The S106 agreement was amended which resulted in a reduced affordable housing percentage of 10% following the submission of a viability study based on 25 dwellings and in consultation with the Powys Affordable Housing Officer, the application also saw the removal of the financial contribution within the S106 towards education as the surrounding schools were not at capacity.

The principle of development in this location has already been considered and approved under the outline consent P/2017/0823. This application seeks consent for the details reserved by the outline planning consent for the access, appearance, landscaping, layout and scale.

Design, Landscape and Appearance

The Powys Local Development Plan policy H3 and DM13, TAN 12 and Planning Policy Wales (PPW) all refer to good design and how development proposals should be of a good design and have consideration to its surroundings. PPW refers to good design as having a relationship between all elements of the natural and built environment. Policy H3 states that housing development proposals must be of an appropriate scale and shall provide a suitable mix of housing types to meet the range of identified local housing needs and is supported by policy DM13 of the Powys Local Development Plan which states that proposals must demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area.

In this instance the proposed development seeks consent for 25 dwellings with 8 differing designs. The mix of dwelling design is welcomed and broadly complies with policy H3 of the Powys LDP by providing a mix of housing designs and housing type, which includes 2, 3 and 4 bedroom bungalows and dwellings with some plots including detached garages.

Policy DM13 specifically states that proposals will only be permitted where development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing and design detailing. The development must also contribute towards the preservation of local distinctiveness and sense of place.

The site is located to the east of the C class county road C0029 and to the south of an agricultural field. The majority of the built environment that forms the small village of

Llangammarch Wells is to the south. Llangammarch Wells consists of a number of bungalows, terraced properties, semi-detached properties and detached properties of varying sizes that are constructed in render, brick and stone.

The site is located within a parcel of land located to the east of the C0029, the land rises slightly at both the southern and northern ends to the field. The proposed development will see the construction of 25 dwellings which include 2, 3 and 4 bedroom bungalows and dwellings. The dwellings will have a height range of approximately 5 metres in height to 8.2 metres in height. It is considered that given the topography of the land, the location of the proposed bungalows to the northern and southern extremes of the site where the land rises as well as the surrounding built environment which consists of bungalows at a higher floor level than the proposed dwellings adjacent to them, the proposed development would not be seen as out of place and will assimilate into the surrounding landscape. It is noted that the residential development will be slightly set back from the C0029 to accommodate the public open space, the visibility splays and in order to continue the line of existing bungalows. Furthermore it is noted that there will be two non-adopted roads and the private parking areas which will be finished in Marshalls Driveline Brindle Pavers in order to provide an element of softness to the proposed development.

It should be noted that although the proposed development is within a small village and a development of this scale would be contrary to policy should a new full or outline consent be applied for, this development already has the benefit of outline planning consent, exceeds 5 dwellings and is not considered as infill development. However, all 25 plots measure less than 0.05 hectares and therefore comply with the criterion set out within policy H1 which restricts the maximum plot size to 0.05 hectares per dwelling.

In assessing the capacity of small villages, the Local Development Plan seeks to assume a new build density of 20-25 dwellings per hectare which provide a maximum plot size of 0.05 hectares. In this instance the application site measures approximately 1.31 hectares and therefore it is considered that 25 dwellings with the provision of internal roads and amenity space that the new build density is acceptable and complies with policy set out within the Powys Local Development Plan (2018).

It is considered that the design and scale of the proposed dwellings are of a moderate size and provide a mix of dwelling types to complement the built environment. Furthermore the dwellings have been proposed to be finished in brick and render to complement the existing surrounding dwellings and integrate into the built environment. However, it is unclear as to the shading of the bricks and render and therefore an appropriately worded condition will be attached in order to ensure that an appropriate colour of brick, render and roofing material is used. In light of the above and subject to the attachment of an appropriately worded condition, it is considered that the proposed development would not detrimentally impact upon the character of the surrounding area in terms of the dwellings appearance, scale, height and design detailing and complies with policy H3 and DM13 of the Powys LDP (2018).

Policy DM4 relates to development proposals and the impacts of them upon the Powys landscape. Policy DM4 only relates to proposals for new development outside of settlements, given that the proposed development is positioned on the edge of the small village of Llangammarch Wells, consideration in this instance has been given to the impact the proposed development has on the Powys landscape. Given the location of the proposed development being slightly set back from the C0029 to accommodate the public open space,

the visibility splays and in order to continue the line of existing bungalows as well as the topography of the application site and surrounding built environment it is considered that the proposed development will naturally blend into the built environment. Furthermore additional landscaping which includes the planting of hedgerows and trees including species such as *Acer campestre*, *Alnus glutinosa*, *Betula pendula*, *Quercus robur* and *Sorbus aucuparia* are to be planted within the site to further aid in blending the proposed development into the surrounding landscape.

It is therefore considered that the proposed development would not have a detrimental impact upon Powys' landscape and complies with policy DM4 of the Powys LDP.

Highway Safety

Policy DM13 part 11 states that development proposals should meet all highway access requirements (for transport users) and parking standards.

The proposed access forms onto the C0029 and therefore Powys County Council's Highway Authority has been consulted on the proposed development. The Highway Officer initially stated that the proposed development lacked sufficient information to demonstrate that a suitable layout could be achieved. Information relating to longitudinal and cross sectional drawings to demonstrate the vertical and horizontal alignments of the new access adjoining the C0029 would be required as well as all internal roads, a detailed scheme for surface water disposal and highway construction detail were all required.

Following the submission of additional information and detailed drawings, the Highway Officer was re-consulted. The Officer stated that they still had some concerns relating to the raised levels of access and the gradient of the proposed turning head. However, the information submitted suggests that the retainment of the roads would not require the provision of any highway structures. The Officer also stated that there are still a number of potential issues to address in order to achieve an adoptable highway layout and drainage scheme, however, this would be resolved as part of the engineering approval process. The Highway Officer has therefore recommended appropriately worded conditions to ensure that an appropriate access and visibility splays are constructed as well as securing a 2 metre wide footpath along the front of the development site and the C0029.

In light of the above and the attachment of appropriately worded conditions it is considered that the proposed development would not have a detrimental impact upon highway users. The proposed development therefore complies with policy DM13 of the Powys Local Development Plan (2018).

Amenities enjoyed by occupiers of neighbouring properties

In considering the amenities enjoyed by occupiers of neighbouring properties consideration has been given to the Powys Residential Design Guide (October 2004).

Consideration must be given to the amenities enjoyed by the occupiers of neighbouring dwellings. The amenities enjoyed by occupiers of neighbouring properties was considered under the outline planning consent, however, given that the layout plan has now been submitted, consideration is given to this element again. The nearest neighbouring property to the development site is located to the south and to the side elevation of plot 25 a 3 bed

bungalow. The dwellings to the west of the application site are located upon the opposite side of the C0029 and exceed 20 metres in distance from the proposed development site. Given the C0029 and the distance from the proposed development it is considered that the proposed development would not have a detrimental impact upon the amenities enjoyed by occupiers of neighbouring properties.

The Natural Environment

Policy DM2 states that proposals shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests. Proposals which would impact on natural environment assets will only be permitted where they do not unacceptably adversely affect those assets. This is further emphasised within Technical Advice Note (TAN) 5.

A tree and hedgerow planting schedule has been submitted in support of this application. A landscaping scheme was secured via conditions under the outline consent. It is noted that there are a number of trees and hedges that will be retained on site as well as additional planting put forward. The additional planting is welcomed and aids in softening the proposed developments impact. The additional planting will also act as a biodiversity enhancement measure. Powys County Council's Ecologist has been consulted on the proposed development, however, no response has been received to date. Issues relating to the impact of the proposed development on surrounding protected species, SSSI's and SAC's would have been considered during the consideration of the outline application.

Given the information submitted in support of this application it is considered appropriate to secure the planting proposed via a condition as well as the tree and hedgerow protection plan.

In light of the above and subject to an appropriately worded condition to secure the planting schedule as well as the tree and hedgerow protection plan it is considered that the proposed development would not have a detrimental impact upon a natural environment asset. The proposed development therefore complies with policy DM2 of the Powys LDP.

Other matters raised by members of the public not already addressed above

Public Open Space (POS):

The POS has been secured via a Section 106 agreement through the granting of the outline consent P/2017/0823.

Flooding:

The proposed development is not within a C2 flood zone and would have been considered under the outline application.

Sewerage:

A scheme for the disposal of foul drainage was secured via a condition under the outline application. The scheme must be submitted prior to the commencement of development.

Infrastructure:

The sustainability of the site would have been considered during the granting of the outline application and is not a matter for consideration in this instance.

Recommendation

In light of the above it is therefore considered that the proposed development fundamentally complies with relevant planning policy and the recommendation is therefore one of conditional approval.

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 strictly in accordance with the plans stamped as approved on XX/XX/XX (drawing no's: TDA.2198.03, PSPB01A, ESPB01A, GB01, PSVB01, PSVB02, PSVB03, PSVB04, LPB01A, 150, 160, 162, 161, 231, 200, 163, Drainage Strategy, U0102, U0101, U02+0302, U02+0301, U04+0502, U04+0501, U06-0802, U06-0801, U0902, U0901, U1002, U1001, U1102, U1101, U1202, U1201, U1302, U1301, U1402, U1401, U15+1602, U15+1601, U1702, U1701, U2202, U2201, U2102, U2101, U19+2002, U19+2001, U1802, U1801, U2302, U2301, U2402, U2401, U2502 & U2501).

3. 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 dwelling shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

4. Prior to commencement of development, a Landscaping and Management Plan shall be submitted to and agreed with the Local Planning Authority and shall be implemented in the first planting season of the following occupation of the development. The Plan shall include the use of native species, details of the planting specification - the species, sizes and planting densities - and a timetable for implementation and future management to ensure good establishment and long term retention.

5. Prior to commencement of development a Tree and Hedgerow Protection Plan in accordance with BS:5837:2012 shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

6. No other development shall commence until provision is made within the curtilage of the site for the parking of all construction vehicles together with a vehicle turning area. The parking and turning area shall be constructed to a depth of 0.35 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.

7. No other development shall commence until the access has been constructed so that there is a clear visibility 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 0.6 metres above ground level at the edge of the adjoining carriageway and 70 metres distant in a northerly direction and 43 metres in a southerly 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.

8. 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.

9. 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.

10. The gradient of the access shall be constructed so as not to exceed 1 in 30 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.

11. The centre line of the first 10 metres of the access road measured from the edge of the adjoining carriageway shall be constructed at right angles to that edge of the said carriageway and be retained at that angle for as long as the development remains in existence.

12. Prior to the occupation of any dwelling, provision shall be made within the curtilage of each respective plot for the parking of cars in line with CSS Wales 2008 Parking Standards, as detailed on the approved Proposed Site Plan. The parking areas shall be retained for their designated use in perpetuity.

13. The gradient from the back of the footway/verge to the vehicle parking areas shall be constructed so as not to exceed 1 in 15 and shall be retained at this gradient for as long as the dwellings remain in existence.

14. Prior to the occupation of any dwelling a 2 metre wide footpath shall be provided along the frontage of the site onto the existing county C0029 road and shall be retained as such for as long as the development hereby permitted remains in existence.

15. No building shall be occupied before the estate road carriageway and one footway shall be constructed to and including binder course level to an adoptable standard including the provision of any salt bins, surface water drainage and street lighting in front of that building and to the junction with the county highway.

16. The estate road carriageway and all footways shall be fully completed, in accordance with the details to be agreed in writing by the Local Planning Authority, upon the issuing of the Building Regulations Completion Certificate for the last house or within two years from the commencement of the development, whichever is the sooner. The agreed standard of completion shall be maintained for as long as the development remains in existence.

17. 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.

18. When installed there shall be a minimum clearance of 6 metres from the nearest part of the adjoining highway verge or footpath to any part of the septic tank or its soakaway installation.

19. The area of each private drive and any turning area is to be metalled and surfaced in bituminous macadam, concrete or block pavements, prior to the occupation of that dwelling and retained for as long as the development remains in existence.

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

21. Prior to the commencement of development full engineering drawings, to include detailed cross sections through any structure and the works adjacent to the existing C0029 county highway shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details of construction.
22. The gradient of the access shall be constructed so as not to exceed 1 in 30 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.
23. The centre line of the first 10 metres of the access road measured from the edge of the adjoining carriageway shall be constructed at right angles to that edge of the said carriageway and be retained at that angle for as long as the development remains in existence.

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 the visual amenity of the area and to ensure the satisfactory appearance of the buildings in accordance with policies DM13 of the Powys Local Development Plan and the Councils Residential Design Guide.
4. In the interest of the protection and preservation of biodiversity in accordance with policy DM2 of the Powys Local Development Plan.
5. In the interest of the protection and preservation of biodiversity in accordance with policy DM2 of the Powys Local Development Plan.
6. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy T1 and DM13.
7. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy T1 and DM13.
8. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy T1 and DM13.
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23. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy T1 and DM13.

Informative Notes

Affordable Housing:

Affordable housing on residential development sites shall be in accordance with the Affordable Housing Topic Paper September 2016, and the following guidelines to be 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.