



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.

Highway Authority

23<sup>rd</sup> April 2019

With reference to your consultation on the following proposed development:

19/0236/FUL | Siting of 3 holiday lodges, formation of vehicular access and access road, provision of 4 passing bays, installation of a sewage treatment plant and all associated works (resubmission of planning application P/2018/0498) | Land Near Camp Farm Cefn Y Coed Llandyssil Montgomery SY15 6LU

the County Council as Highway Authority for the County Class III Highway, C2052

Wish the following recommendations/Observations be applied  
Recommendations/Observations

- HC1 Prior to the first beneficial use of the development any entrance gates shall be set back at least 11 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.
- HC2 The gradient of the access shall be constructed so as not to exceed 1 in 15 for the first 11 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.
- HC3 The centre line of the first 11 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.
- HC4 Prior to the commencement of the development the access shall be constructed so that there is 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 59 metres distant in each 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.
- HC7 Prior to the commencement of the development the area of the access to be used by vehicles is to be constructed to a minimum of 410mm depth, comprising a

minimum of 250mm of sub-base material, 100mm of bituminous macadam base course material and 60mm of bituminous macadam binder course material for a distance of 11 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.

- HC8 Prior to the first beneficial use of the development, provision shall be made within the curtilage of the site for the parking of not less than one car per bedroom 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.
- HC11 Prior to 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.
- HC12 The width of the access carriageway, constructed as Condition HC7 above, shall be not less than 5.5 metres for a minimum distance of 10 metres along the access measured from the adjoining edge of carriageway of the county highway and shall be maintained at this width for as long as the development remains in existence.
- HC21 Prior to the first beneficial use of the development the area of the access to be used by vehicles is to be finished in a 40mm bituminous surface course for a distance of 11 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,
- HC30 Upon formation of the visibility splays as detailed in HC4 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.
- HC32 Prior to any works commencing on site the applicant shall submit to the Local Planning Authority for approval writing engineering drawings and information for a drainage scheme such that no surface water from the site shall discharge onto the county highway. Any soak-away system shall be located within the site no less than 6 metres from the highway.
- HC37 Prior to any works commencing on the development site the applicant shall construct four passing bays, in the locations identified on drawing number AT-JP-03 and titled "Layby Location Plan". The passing bays shall be constructed to an adoptable standard (See informative below).

Informative(s):

1. Passing Bays and Access  
Any works within the public highway will require a street works licence which can be obtained through the Street Works section at Powys County Council, County Hall, Llandrindod Wells, Powys, LD1 5LG, Tel 01597 826667 email: [street.works@powys.gov.uk](mailto:street.works@powys.gov.uk)
2. Sustainable Drainage  
The Flood and Water Management Act 2010 (Schedule 3), which came into effect in Wales on 7<sup>th</sup> January 2109, requires all new and permitted developments in urban or rural areas of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres, to include Sustainable Drainage Systems (SuDS) features that comply with Welsh Government's national SuDS standards for surface water.

Where the above requirement is applicable, approval will need to be secured before construction can commence onsite from the SuDS Approval Body (SAB).

For further information on the requirements of SAB and where relevant application forms/guidance can be accessed, please visit the following website <https://en.powys.gov.uk/article/5578/Sustainable-Drainage-Approval-Body-SAB>, or alternatively contact the SAB Team on 01597 826000 or email [sab@powys.gov.uk](mailto:sab@powys.gov.uk).

Environmental Health - Licensing

20th Feb 2019

This department has no objection to the planning application for the siting of 3 holiday lodges and all associated works at Camp Farm so long as it complies with the conditions set out in the Caravan Sites and Control of Development Act 1960.

Environmental Health – Environmental Protection

5<sup>th</sup> March 2019

Percolation tests have been carried out which demonstrate that the ground conditions are suitable for the proposed foul drainage system, and there is sufficient space available for its implementation. Therefore, I have no objection to the application.

Land Drainage

14th Feb 2019

Having assessed the Planning Application Ref 19/0236/FUL the SuDS Approval Body (SAB) deem that the construction area is greater than 100m<sup>2</sup> and therefore this proposed development will require SAB approval prior to any construction works commencing onsite.

For further information on the requirements of SAB and where relevant application forms/guidance can be accessed, please visit the following website <https://en.powys.gov.uk/article/5578/Sustainable-Drainage-Approval-Body-SAB>

Community Council

6th Mar 2019

As there is no mains water / sewage in the area. There have been a number of developments in the area which has placed a strain on the water table, a number of residents have complained that they have suffered loss of water during peak times.

The highway access is on a brow of a hill which affords poor visibility.

The visual impact will have a detrimental effect on the locality

Building Control

14th Feb 2019

Please be aware that the proposed development will require Building Regulations approval

Wales & West Utilities - Plant Protection  
Team

1st Mar 2019

Wales & West Utilities acknowledge receipt of your notice received on 14.02.2019, advising us of the proposals for:

Camp Farm, Cefn y Coed, Llandyssil, MONTGOMERY, Powys, SY15 6LU

According to our mains records Wales & West Utilities has no apparatus in the area of your enquiry. However Gas pipes owned by other GT's and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus.

Please note that the plans are only valid for 28 days from the date of issue and updated

plans must be requested before any work commences on site if this period has expired.

Ward Councillor

7th Mar 2019

Could I call this application in at the request of public concerns regarding massive water supply issues in the local vasinity

Natural Resources Wales

3rd Apr 2019

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which was received on 06/03/2019.

NRW does not object to the proposal. We have the following advice to provide.

#### Protected Species

We note no protected species reports have been submitted to NRW to support the proposal. Should an ecological report be available which shows evidence of protected species using the proposal location, we would wish to be re-consulted.

#### Foul Drainage

Government policy states that, where practicable, foul drainage should be discharged to the mains sewer. Where this is not possible and private sewage treatment / disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations 2000. You should also have regard to Welsh Office Circular 10/99 in respect of planning requirements for non mains sewerage. Further advice on calculating flows, capacity and designing non-mains sewage treatment system is available from Loads & Flows 4 document.

Please do not hesitate to contact us if you require further information or clarification of any of the above.

Our comments above only relate specifically to matters that are included on our consultation topics list (September 2018) which is published on our website:

(<https://cdn.naturalresources.wales/media/686847/dpas-consultation-topics-august-2018-eng.pdf?mode=pad&rnd=131819256840000000>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

Advice for the Developer:

#### Environmental Permits for private foul drainage systems

The written consent of NRW or registration for exemption by the developer will be required for any discharge e.g. foul drainage to a watercourse/ditch etc, from the site and may also be required for certain categories of discharges to land. All necessary NRW consents, or exemptions must be obtained prior to works progressing on site.

The applicant will need to apply for a Permit or Exemption, if they wish to discharge anything apart from uncontaminated surface water to a watercourse/ditch. They may also need to apply for a Permit from our National Permitting Team to allow certain discharges into ground. They must obtain any necessary Permit prior to works starting on site. The permitting process is a separate process to planning, and the applicants are advised the granting of planning permission does not guarantee that a permit will be granted.

The Welsh Government has also advised that all septic tanks and small sewage treatment plant discharges in Wales will need to be registered. More information, including a step by step bilingual guide to registering, is available on our website at the following link <http://naturalresources.wales/permits-and-permissions/water-discharges/register-your-septic-tank-package-sewage-treatment-plant/?lang=en>

#### Pollution Prevention

All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites: PPG6' which is available at the Gov.uk website:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/485215/pmh\\_o0412bwfe-e-e.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/485215/pmh_o0412bwfe-e-e.pdf)

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be 110% of the capacity of the tank, all filling points, gauges, vents and sight glasses must be located within the bund. Associated pipe-work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund, refuelling should always be supervised - and preferably done on an impermeable surface.

Should any contaminated water or materials enter or pollute the watercourse or groundwater, Natural Resources Wales must be notified immediately on our incident hotline, 03000 65 3000.

## Waste

The activity of importing waste into the site for use as, for example hardcore, must be registered by the Natural Resources Wales as an exempt activity under Environmental Permitting Regulations 2010. The developer should contact Natural Resources Wales to discuss the necessity for an exemption permit for any material imported to and exported from the site.

Waste arising from the development must be disposed of in an appropriate way i.e. to a waste management facility, and where possible it should be recycled. Certain wastes, for example asbestos, are classed as Hazardous Wastes and shall only be disposed of by registered waste carriers to an appropriate facility, licensed to take such wastes.

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

## Representations

A public site notice was erected on the 20<sup>th</sup> February 2019. A number of third party responses (21 letters of objection) have been received by Development Management at the time of writing this report. A summary of the concerns raised is given below:

- Impact upon private potable water supplies in the area
- Potential contamination of private water supply
- Increased traffic and highways safety issues
- Impact upon privacy
- Noise pollution
- Impact upon wildlife
- Devalue existing properties
- Visual impact
- Out of character with local area
- Light pollution
- Prominent location within the landscape
- Access track would be a major scar on the landscape.

## Planning History

<b>App Ref</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
P/2018/0498	Full: Erection of 3 no. holiday log cabins, formation of new access road, installation of package treatment plant and associated works	Withdrawn	06.11.18

## Principal Planning Policies

Policy	Policy Description	Year	Local Plan
PPW	Planning Policy Wales (Edition 10, December 2018)		National Policy
TAN5	Nature Conservation and Planning		National Policy
TAN12	Design		National Policy
TAN13	Tourism		National Policy
TAN23	Economic Development		National Policy
SP7	Safeguarding of Strategic Resources and Assets		Local Development Plan 2011-2026
DM2	The Natural Environment		Local Development Plan 2011-2026
DM4	Landscape		Local Development Plan 2011-2026
DM7	Dark Skies and External Lighting		Local Development Plan 2011-2026
DM13	Design and Resources		Local Development Plan 2011-2026
E6	Farm Diversification		Local Development Plan 2011-2026
T1	Travel, Traffic and Transport Infrastructure		Local Development Plan 2011-2026
TD1	Tourism Development		Local Development Plan 2011-2026

## 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**

### Planning History

This application constitutes a resubmission of planning application P/2018/0498 which was withdrawn in order to address the concerns expressed by Development Management in relation to the scale of the proposed units and the associated impact upon the character and appearance of the landscape. The current submission seeks to address earlier concerns and therefore proposes the provision of three units which have been reduced in scale (i.e. size). Consideration of the revised proposal is given below.

### Principle of Development

Policy TD1 of the Powys Local Development Plan 2018 supports development proposals for tourist accommodation in the open countryside where compatible in terms of location, siting, design and scale and well integrated into the landscape so that it would not detract from the overall character and appearance of the area and in particular where part of a farm diversification scheme, re-use of existing rural building, complements an existing tourist development/ asset or is not permanent in its nature. In all cases, tourism accommodation should not be used for permanent residential accommodation.

This application site occupies an agricultural field which forms part of an existing agricultural enterprise run by the applicant albeit on a parcel of land detached from the associated holding. Supporting information confirms that the proposed development will diversify the existing beef and sheep enterprise in order to assist the enterprise economically, securing a new stream of income.

The proposed development includes the provision of three log cabins together with associated landscaping, foul drainage and a newly created access onto the classified highway. The proposal is considered to be sited in an acceptable location, well integrated into the landscape and is of a design and scale which is considered to be acceptable. Officers consider that the proposed cabins would not detract from the overall character and appearance of the surrounding area and wider landscape.

In light of the above, Officers consider that the proposed development, in principle, fundamentally complies with policy TD1 of the Powys Local Development Plan.

### Landscape Impact

Guidance within policy DM4 of the Powys Local Development Plan, indicates that development proposals will only be permitted where they would not have an unacceptable impact on the valued characteristics and qualities of the Powys landscape

and would be sited and designed to be sympathetic to the character and appearance of its surroundings. Policy DM4 requires a Landscape and Visual Impact Assessment to be undertaken where impacts are likely on the landscape and proposals should have regard to LANDMAP, Registered Historic Parks and Gardens, protected landscapes and the visual amenities enjoyed by users of the Powys landscape and adjoining areas.

This site is located within the Llandyssil Hill and Scarp Grazing aspect area which is characterised as an area of rolling upland grazing centre on an intricate patchwork of small field parcels bounded by trees and hedgerows. The majority of the area is of a more open nature with larger grazed and cultivated fields and dispersed settlements / farmsteads overlooking the flat open farmland of the Severn Vale. LANDMAP considers its scenic quality to be high with its rarity being moderate. Its overall visual and sensory evaluation is considered to be moderate.

The proposed site is located on a relatively flat plateau with the adjacent ground sloping steeply to the south beyond the site and gently sloping to the north and west. The proposed private access track is proposed alongside an existing mature hedgerow and is to be bound by stock proof fencing to the agricultural field side. The proposed access will require the removal of a small section of hedgerow with a graded bank being created either side of the private access road.

The plans submitted detail the provision of new native hedgerows and tree planting together with other soft landscaping features alongside the areas of hardstanding for turning and parking. Given the topography of the land on which the cabins will be sited (relatively flat plateau), established and proposed landscaping together with the low profile of the proposed units, it is not considered that the proposed development will be highly visible within the wider landscape. Whilst the submitted landscaping plan shows native planting to be planted, it is recommended that a suitable condition requiring the submission of a detailed implementation and maintenance strategy is attached.

Subject to the implementation of the proposed landscaping together with the retention of the existing, Officers do not consider that the proposed development will have an unacceptable adverse impact upon the wider landscape or the character and appearance of the surrounding area. The proposed development is therefore considered to be in accordance with planning policy, particularly policies DM2, DM4 and DM13 of the Powys Local Development Plan.

### Scale, Design and Appearance

Policy DM13 of the Powys Local Development Plan seeks to ensure that development is designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing and design detail. Developments should not have an unacceptable detrimental impact upon the amenities enjoyed by the occupants or users of nearby properties by means of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.

The proposed cabins measure approximately 9.3 metres in length, 6 metres in width, 1.8 metres in height to the eaves and 3.2 metres in height to the ridge. The cabins will each accommodate two bedrooms, two bathrooms and an open plan kitchen/lounge/dining area. The units will be clad in timber with slate roofs.

The proposed cabins are considered to be of an appropriate scale, mass, height and siting with the proposed materials being acceptable. Detailed information regarding materials and external finishes of the cabins has not been provided as part of this application and therefore should Members be minded to grant consent, it is recommended that a condition requiring these details to be provided is attached.

Officers consider that the proposed cabins are sited as such that the proposal would not have an unacceptable adverse impact upon the amenities enjoyed by the occupants of the nearest residential neighbouring properties. The proposed development is considered to be of a scale, height, mass, design and materials that complement and enhance the character and appearance of the existing buildings and of the surrounding area.

In light of the above observations and whilst acknowledging the third party concerns expressed, Officers consider that the proposed development is in accordance with policies TD1 and DM13 of the Powys Local Development Plan and will therefore not adversely affect the character and appearance of the site's surroundings.

#### Highways Safety and Movement

Policies DM13 and T1 of the Powys Local Development Plan 2018 state that development proposals should incorporate safe and efficient means of access to and from the site for all transport users, manage any impact upon the network and mitigate adverse impacts.

This application includes a new vehicular access off the classified highway, provision of a private road leading to the development site together with the creation of four passing bays along the classified highway. The Highway Authority has been consulted and raised no objection to the proposed development subject to the inclusion of suggested conditions.

Notwithstanding the third party concerns expressed, Officers consider that subject to the suggested conditions, the impact upon highway safety and movement can be appropriately managed and therefore the proposal will not unacceptably adversely affect the safety of highway users.

In light of the above, subject to the suggested conditions being included on any grant of consent, Officers are satisfied that the proposed development is in accordance with planning policy, particularly policies DM13 and T1 of the LDP, Technical Advice Note 18 and Planning Policy Wales.

#### Agricultural Land Classification

Planning Policy Wales (10<sup>th</sup> edition, 2018) paragraph 3.54 outlines national policy towards conserving Wales' Best and Most Versatile (BMV) agricultural land. Further guidance is provided in Technical Advice Note (TAN) 6, including the consultation arrangements with the Welsh Government included at Annex B.

The Predictive Agricultural Land Classification (ALC) Map indicates that the application site is classified as 'Moderate quality agricultural land' (4) and the new proposed access is located on 'Moderate Quality agricultural land' (3b). Planning Policy Wales (PPW) seeks to protect agricultural and grade 1-3a. Given the classification of the application site, it is not considered that development on the proposed site would result in the loss of high grade agricultural land, compliant with Planning Policy Wales (10<sup>th</sup> Edition, 2018).

### Ecology and Biodiversity

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

At the time of writing this report, a response from the County Ecologist is outstanding however Officers anticipate that comments will be received in advance of the Committee Meeting and included within the report update.

### Private Water Supplies

Planning Policy Wales states that water supply and water resources are a material consideration in the determination of any planning application and should be taken into account in identifying land for development (para.6.6.7). Thereafter, paragraph 6.6.9 states that water supply should be considered when proposing development because of the consequential environmental and amenity impact associated with the lack of capacity.

As part of this application process Environmental Health and Natural Resources Wales have been consulted. No objections have been received from either consultee on the application regarding potable water supplies in the area. A number of third party objections have been received in relation to the proposed development raising concerns over the inadequacy of the water supply in the local area all of which is sourced from private borehole supplies.

Whilst acknowledging the concerns expressed, no evidence has been provided by interested third parties to demonstrate that there is insufficient water supply in the area and that the proposed development would have a significant adverse impact upon the

existing private water supplies. Based upon the consultee advice received together with the lack of robust evidence, Officers consider that insufficient weight can be given to this matter to justify a refusal of consent.

### Foul Drainage

The proposed foul drainage for this site is to be via a private sewerage treatment plant and soakaway. Environmental Health has been consulted and have raised no objection to the scheme.

In light of the above, Officers are satisfied that the proposed means of sewage treatment is acceptable and will not adversely affect the environment or public amenity compliant with the relevant planning policies.

### **RECOMMENDATION**

Whilst acknowledging the concerns expressed, Officers are satisfied that the proposed development complies with the relevant policies within the Powys County Council Local Development Plan. The recommendation is therefore one of consent subject to the conditions set out below.

### **Conditions**

1. The development shall begin not later than five years from the date of this decision
2. The development shall be carried out in accordance with the following approved plans and documents (RPP/GD-JOB59-01, RPP/GD-JOB59-02, RPP/GD-JOB59-03, RPP/GD-JOB59-04, RPP/GD-JOB59-05, RPP/GD-JOB59-06, RPP/GD-JOB59-07, RPP/GD-JOB-08, AT-01, AT-02, AT-JP-01, AT-JP-02, AT-JP-03).
3. Notwithstanding the approved plans, prior to first use details and/or samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details thereafter.
4. Prior to the commencement of development, a detailed landscaping and implementation scheme together with a maintenance strategy shall be submitted to and approved in writing by the Local Planning Authority. The submitted landscaping and implementation 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. The development shall thereafter be undertaken strictly in accordance with the landscaping scheme as approved.

5. The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.
6. Notwithstanding the provisions of schedule 2, part 1, of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no buildings or structures shall be erected other than those expressly authorised by this permission.
7. Prior to the first beneficial use of the development any entrance gates shall be set back at least 11 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.
8. The gradient of the access shall be constructed so as not to exceed 1 in 15 for the first 11 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.
9. The centre line of the first 11 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.
10. Prior to the commencement of any other development the access shall be constructed so that there is 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 59 metres distant in each 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.
11. Prior to the commencement of any other development the area of the access to be used by vehicles is to be constructed to a minimum of 410mm depth,

comprising a minimum of 250mm of sub-base material, 100mm of bituminous macadam base course material and 60mm of bituminous macadam binder course material for a distance of 11 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.

12. Prior to the first beneficial use of the development, provision shall be made within the curtilage of the site for the parking of not less than one car per bedroom 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.
13. Prior to the commencement of any other development provision shall be made within the curtilage of the site for the parking of all construction vehicles together with a vehicle turning area. This parking and turning area shall be constructed to a depth of 0.4 metres in crusher run or sub-base and maintained free from obstruction at all times such that all vehicles serving the site shall park within the site and both enter and leave the site in a forward gear for the duration of the construction of the development.
14. The width of the access carriageway, constructed as Condition 11 above, shall be not less than 5.5 metres for a minimum distance of 10 metres along the access measured from the adjoining edge of carriageway of the county highway and shall be maintained at this width for as long as the development remains in existence.
15. Prior to the first beneficial use of the development the area of the access to be used by vehicles is to be finished in a 40mm bituminous surface course for a distance of 11 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.
16. Upon formation of the visibility splays as detailed in condition 10 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.
17. Prior to any works commencing on site the applicant shall submit to the Local Planning Authority for approval in writing detailed engineering drawings and information for a drainage scheme such that no surface water from the site shall discharge onto the county highway. Any soak-away system shall be located within the site no less than 6 metres from the highway. The development shall thereafter be undertaken strictly in accordance with the details as approved.

18. Prior to any works commencing on the development site the applicant shall construct four passing bays, in the locations identified on drawing number AT-JP-03 and titled "Layby Location Plan". The passing bays shall be constructed to an adoptable standard.

## **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 accordance with policy DM13 of the Powys Local Development Plan, Planning Policy Wales (10th edition, 2018) and Technical Advice Note (TAN) 12 (2016).
4. To comply with Powys County Council's LDP Policies DM2, DM4, DM13 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.
5. In order to ensure proper control of the use of the holiday unit and to prevent the establishment of permanent residency in accordance with policy TD1 of the Powys Local Development Plan.
6. To protect the character and appearance of the surrounding area in accordance with Planning Policy Wales (Edition 10, December 2018), Technical Advice Note (TAN) 12 (2016) and policy DM13 of the Powys Local Development Plan.
7. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 and T1.
8. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 and T1.
9. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 and T1.
10. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 and T1.
11. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 and T1.
12. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 and T1.

13. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 and T1.
14. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 and T1.
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16. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 and T1.
17. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 and T1.
18. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 and T1.

## **Informative Notes**

### Wales & West Utilities

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus.

### PCC - Land Drainage

Having assessed the Planning Application Ref 19/0236/FUL the SuDS Approval Body (SAB) deem that the construction area is greater than 100m<sup>2</sup> and therefore this proposed development will require SAB approval prior to any construction works commencing onsite.

For further information on the requirements of SAB and where relevant application forms/guidance can be accessed, please visit the following website <https://en.powys.gov.uk/article/5578/Sustainable-Drainage-Approval-Body-SAB>

### PCC – Highways

## **Passing Bays and Access**

Any works within the public highway will require a street works licence which can be obtained through the Street Works section at Powys County Council, County Hall,

Llandrindod Wells, Powys, LD1 5LG, Tel 01597 826667 email:  
[street.works@powys.gov.uk](mailto:street.works@powys.gov.uk)

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