

## Planning, Taxi Licensing and Rights of Way Committee Report

**Application Number:** 19/0745/DIS

**Grid Ref:** E: 320376  
N: 290839

**Community Council:** Kerry Community

**Valid Date:** 03.05.2019

**Applicant:** Powys County Council

**Location:** Village Hall, Sarn, Newtown, SY16 4EJ,

**Proposal:** Discharge of conditions 14 and 15 of planning consent 18/0922/RES in respect of a tree specification and hedgerow translocation method

**Application Type:** Discharge of Condition

### The reason for Committee determination

The application subject to consideration has been submitted Powys County Council.

### Consultee Responses

#### Consultee

#### Received

County Ecologist

24th Jun 2019

Thank you for consulting me with regards to application 19/0745/DIS submitted to discharge condition 14 & 15 of planning permission 18/0922/RES which concerns development of 7 no. affordable dwellings and all associated works at Land Adjacent To Southeast Of Village Hall Sarn Newtown Powys.

Condition 14 requires that:

Notwithstanding the submitted plans, prior to commencement of development a detailed list of the standard tree species to be planted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the details so approved.

Condition 15 requires that:

Prior to commencement of development a Hedgerow Translocation Method Statement including details regarding timings of works and aftercare scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter

be undertaken in accordance with the details so approved.

I have reviewed the information submitted as part of the application this includes the following documents:

- Landscaping Plan drawing no. T057.2.0.104 Revision C produced by Hughes Architects dated 28/05/2019
- Hedgerow Translocation Method Statement produced by Hughes Architects

Having reviewed the submitted information, I consider that sufficient detail has been provided and the information and measures identified are appropriate and sufficient to comply with the requirements of conditions 14 & 15.

I therefore consider that sufficient information has been submitted to enable discharge of conditions 14 & 15 from planning permission 18/0922/RES.

### **Planning History**

<b>App Ref</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
P/2017/1489	Outline: Erection of 7x affordable dwellings, alterations to road, provision of footpath, formation of access to agricultural land and associated works (all matters reserved)	Consent	15/03/2018
18/0922/RES	Reserved matters for details of access, appearance, landscaping, layout and scale in connection with proposed development of 7 no. affordable dwellings and all associated works	Approve	25/03/2019

### **Principal Planning Policies**

<b>Policy</b>	<b>Policy Description</b>	<b>Year</b>	<b>Local Plan</b>
PPW	Planning Policy Wales (Edition 10, December 2018)		National Policy
TAN5	Nature Conservation and		National Policy

	Planning	
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
DM13	Design and Resources	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**

#### Introduction

*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 Location and Description

The application site is located off the classified highway (C2053) opposite Sarn School and adjacent to the Village Hall. The site comprises of an agricultural field used for the purposes of grazing. The site is bound by agricultural land to the south east and south west. The classified highway bounds the site to the north east.

This application seeks approval in respect of conditions 14 and 15 attached to a reserved matters approval (18/0922/RES). Members are advised that the outline and

reserved matters approvals relate to an affordable housing scheme comprising of 7 dwellings.

Condition 14 states;

*Notwithstanding the submitted plans, prior to commencement of development a detailed list of the standard tree species to be planted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the details so approved.*

In accordance with the above, a Landscaping Plan (drawing no. T057.2.0.104 Revision C) has been submitted and reviewed by the County Ecologist. Following consideration, the County Ecologist has confirmed that the information and measures identified are appropriate and sufficient to comply with the requirements of the condition.

Condition 15 states;

*Prior to commencement of development a Hedgerow Translocation Method Statement including details regarding timings of works and aftercare scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the details so approved.*

A Hedgerow Translocation Method Statement produced by Hughes Architects accompanies the application. The County Ecologist, having reviewed the submitted information has confirmed that sufficient detail has been provided to comply with the requirements of the condition.

## **RECOMMENDATION**

In light of the above, Officers consider that sufficient information has been submitted to satisfy the requirements of conditions 14 & 15 of reserved matters approval 18/0922/RES.