

Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 22/1268/FUL

Grid Ref: E: 322270
N: 296968

Community Council: Montgomery Community

Valid Date: 28.07.2022

Applicant: Mr Broxton

Location: The Cottage Inn, Forden Road, Montgomery, SY15 6QT,

Proposal: Conversion of Brewery & Visitor Centre into 1 no residential unit and associated works

Application Type: Full Application

The reason for Committee determination

Called in by the Professional Lead - Planning

Consultee Responses

Consultee

Received

Community Council

23rd Sep 2022

Town Council has little comment to make on the proposed building alterations themselves as they do not impact on the exterior of this eighteenth century building but we would wish Planning to note that the interior work has already been carried out so this is technically a retrospective application.

As such it may not conform to Building Regulations. Additionally, a 'velux' type window has been installed without the benefit of planning consent. The Cottage stands within the Montgomery Conservation Area in a very prominent position and proximate to the Town Walls Scheduled Monument.

Our primary concern lies with the change of use to this important community facility and the misrepresentations evident in the Planning Statement. The Town Council wishes to object strongly to this application.

To support our position we refer to the requirements of DM11 and DM16 in the current LDP.

First and foremost Council would wish Planning Officers to be aware that this was a licenced Public House and the term Visitor Centre was used purely as a marketing tool.

There was a micro - brewery in the building but this was never the main brewery for Monty's (which was, and still is, situated in Hendomen) and was for trials, demonstrations and special brews only. Monty's are a renowned and multi-award winning local Brewery and operated a traditional Real Ale public house and visitors' centre at The Cottage. The limited trading hours fitted with the other demands of the brewery with its strong UK, and growing international, market, with hours when other town establishments were not open and in the interests of being 'good neighbours' to residents.

Any implication by the applicant that this was not a Public House is completely erroneous. There have been a number of owners of the property over the years with an unbroken record of being run as an eating or drinking establishment since it was built as a coaching inn in 1746.

Policy DM11 - Protection of Existing Community Facilities and Services

The loss of the following existing Community Facilities and Services will only be permitted in respect of:

1. An existing community or indoor recreation facility where it can be demonstrated that:
 - i. Appropriate alternative provision is to be made available or the potential for continued use is no longer viable;

No alternative provision is being made and the loss of The Cottage to the Montgomery community and the many visitors to the town is highly significant. The Cottage was in itself an attraction for visitors to the town. It has been widely publicised by Visit Mid Wales and featured on a number of television programmes, including a series promoting walking on Offa's Dyke National Path. The Cottage has featured in many magazine articles as an attraction and numerous events have been held there (private and public). These regularly attracted large numbers of people and brought economic benefits to other businesses in town. The Cottage was a thriving business and was not sold because of any lack of viability.

- ii. Alternative solutions to support the long term use of the facility for the community have been adequately explored.

There has been no exploration at all of alternative uses to benefit the community. There has been no consultation whatsoever with community or Council. We are aware, for example, of alternative proposals to the owners for rental for continued commercial use.

2. An existing neighbourhood shop, village shop, public house or service where it can be demonstrated that:

- i. The premises have been for sale and/or vacant for a minimum of 6 months and attempts at

actively marketing the existing use during that time have been unsuccessful.

The property has indeed been unused since the day it was sold in September 2021. The current owners made no attempt at all to continue the business or open a new business so have no cognisance of viability. Marketing has been exceptionally low key and

predominantly as residential throughout, despite lack of change of use consent. Pricing has been set at an unrealistic level for a Public House at some £150k above the purchase price of a few months previously and well above that of similar commercial establishments. The refurbishment to residential accommodation as outlined in this planning application has taken place steadily throughout this period including the removal of the bar. It has also been advertised for letting as self-catering accommodation as a 'former pub'.

The previous owners had extensively refurbished the bar area to a high standard in recent years.

This has been completely altered by the current owners leaving no workable bar for commercial purposes. This clearly demonstrates the lack of any interest in either running or marketing the property as a hospitality business. The removal of the bar would doubtless deter prospective commercial buyers given the considerable expense involved in reinstatement.

ii. Alternative solutions to support the long-term economic viability of the business have been demonstrated to be adequately explored.

There have been no perceptible efforts at all. This was a viable business that was closed on day one despite being sold on the understanding that there were genuine and feasible plans to continue as a hospitality business.

At the time of the September 2021 sale the valuation particulars noted that operating for 5 days a week (12 noon and 6 pm Tuesday to Thursday and 12 noon and 7 pm on Friday and Saturday) and without food sales takings for the calendar year 2019 amounted to £95,000 inclusive of VAT. This hardly represents an unviable business and it is evident that anyone opening for longer hours and perhaps providing food (there was a catering kitchen) could look at significantly enhanced takings.

Proposals that would result in the loss of community facilities and indoor recreation should be justified. Alternative solutions should be considered unless it can be proven that continued provision is not economically viable.

Montgomery is a small town of 1300 residents but local facilities are well supported by the community and the rural hinterland. There is a thriving tourism economy and the Town Council have made strenuous efforts to support this over the last ten years. This has resulted in establishing 'A Town For All Seasons' with regular events throughout the year and the strong attraction of beautiful walking and cycling countryside. There is now a steady stream of discerning visitors, many who return time and again. As well as considerably increased visitor accommodation in town there are several large caravan parks in the vicinity with owners visiting multiple times a year and utilising Montgomery facilities.

As an example of tourism growth, Council notes that The Dragon Hotel reports a doubling

of custom in the last six years which has rebuilt well after covid. They now experience no 'quiet season' in January and February as was previously the case and serve some 20,000 meals a year. Tourist income is critical to the Montgomery economy but visitors want a good selection of places where they can eat and drink.

If these facilities are not available visitors will simply take their business elsewhere. The Cottage is a short walk from the town centre but the only hostelry facility at this end of town giving a unique position. There is a large car parking area, a facility in very short supply in Montgomery. This was well used by visiting groups, car clubs and coach parties from UK and Europe. As well as indoor accommodation it offered a good sized beer garden much enjoyed in the warmer months and a facility not available elsewhere in Montgomery.

Given their importance, the Council recognises the need to retain existing neighbourhood and village shops and services. A flexible approach to the use of existing premises can help sustain much needed facilities and it may be appropriate for a local village pub to operate as a village shop or sub-post office. This may reduce the need for local people to travel long distances in search of essential services, and at the same time may provide additional revenue for the business. It may also be possible to secure the long-term viability of the business through alternative business models such as community ownership.

None of these possibilities have been explored. No discussions have been held with the Town Council or community.

Proposals promoting alternative uses of existing neighbourhood or village shops, public houses or other services will be required to demonstrate that the premises have been actively marketed for a minimum of 6 months and that genuine efforts to sell or let the property over that period have been unsuccessful. Evidence of active marketing of a property should include details of the sales literature, advertisement campaign and buyer interest over the period.

As it is commercially sensitive information the Town Council is not at liberty to allude to specific interests but we know of approaches that have been made to the seller with proposals to re-open as a hostelry / food shop. There could have been interest in community ownership / partnerships at a realistic price point. The asking price was evidently designed to deter commercial investment.

The Town Council has recently carried out the first phase of a community survey and, in an open question on what could be done to improve Montgomery, of over 150 responses the second highest number of comments alluded to the need for more places to eat and drink and a greater choice and variety.

The Cottage was the only public house at the Pool Road end of the town so provided well for local residents. With 33 affordable homes about to be built proximate to the Cottage patronage would have been likely to grow, particularly if the offer extended to food as

well.

Policy DM16 - Protection of Existing Employment Sites

This building has provided employment for over 275 years. Closure of The Cottage resulted in several staff becoming unemployed and needing to find alternative employment out of town. A loss of local jobs for local people.

The only empty employment site in Montgomery has now been designated for housing so The Cottage becoming residential accommodation effectively represents the loss of yet another employment site.

At a fair market price the Town Council may have wished to investigate the possibility of Growth Zone funding with local businesses and producers to maintain and develop the facility.

Our local hospitality businesses all use local suppliers whenever possible and offer local produce from our enterprising farmers and producers specialising in top quality Welsh products. Supplying these businesses is an important source of income for producers but also gives them the opportunity to showcase excellence in food and drink to residents and visitors and thus expand their markets. Loss of the Cottage as a hospitality business will have an adverse impact on these suppliers.

Concluding comments: the Town Council knows there is an unequivocal demand for additional eating and drinking hospitality businesses from our surveys and from the many comments we have received from residents in Montgomery and the surrounding area. A resident set up a Save The Cottage Facebook page which had nearly 300 members within a couple of days. This need has been reinforced by visitors and event organisers, such as the Montgomeryshire Literary Festival Committee.

Should a business wish to open an establishment in town there are actually very few, if any, premises suitable, or desirable, for commercial use.

The town has lost a number of community facilities over the years and the Town Council is pleased that policies of the Powys LDP do now give an opportunity to scrutinise such losses through change of use applications.

This application meets none of the requirements for change of use of a community facility incumbent on an applicant and we would respectfully ask the Planning Officer to recommend refusal.

We understand that this application has been called-in by the County Councillor and the Town Council would wish to register their intention to speak at the Planning Committee determination meeting

PCC-Building Control

4th Aug 2022

Please be advised that a Building Regulations application will be required for this work.

Ward Councillor

23rd Sep 2022

I would like to call this application if for consideration by the planning committee.

I have concerns about losing more commercial hospitality property in Montgomery to residential use. We have recently lost other commercial properties in the town at a time when there is growing interest in the concept of local provision of services as evidenced by the growth of interest in ideas such as 20 minute neighbourhoods. I know that there is research going on in Powys currently to see how this concept can be applied to our rural communities.

Also pertinent to this is that a new development of 33 houses is just being built at the bottom end of town. The nature of Montgomery is that the main road connecting the bottom of town to the Square where the main shopping area and hospitality sites are located is steep so not an easy journey on foot or bike. The Cottage is an ideal location for a shop/eating place to serve the lower end of the town, including the new housing development. At present, there are no shops or eating places serving this area.

I do not believe that sufficient effort has been made to sell it for continued hospitality use. The price it has been advertised at recently is far in excess of the valuation of the property if it were being valued for this purpose.

For these reasons, I would like to register my objection to this application and to request that it be put in front of the planning committee.

PCC-(M) Highways

10th Aug 2022

The County Council as Highway Authority for the County Class II Highway, B4388

Wish the following recommendations/Observations be applied

Recommendations/Observations

1. Prior to the occupation (first operational use) of the dwelling clear visibility shall be provided 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 43 metres in a northerly direction and 26 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.

2. Any vehicular entrance gates installed within the application site shall be set back at least 5.5 metres distant from the edge of the adjoining footway 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.

3. Prior to the occupation (first operational use) of the dwelling the car parking and turning area as detailed on drawing number 00030721-001 shall be fully completed to the written satisfaction of the Local Planning Authority. The parking and turning areas shall be retained for their designated use for as long as the development hereby permitted remains in existence.

Hafren Dyfrdwy

8th Aug 2022

Thank you for the opportunity to comment on this planning application. Please find our response noted below:

With Reference to the above planning application the company's observations regarding sewerage are as follows:

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.

PCC-Ecologist

No response received at the time of writing this report.

CPAT

No response received at the time of writing this report.

Cadw - SAM

11th Aug 2022

Advice

Having carefully considered the information provided, we have no objection to the proposed development in regard to the scheduled monuments or registered historic parks and gardens listed in our assessment of the application below.

The national policy and Cadw's role in planning are set out in Annex A.
Assessment

MG015 Ffridd Faldwyn Camp
MG022 Montgomery Castle

MG023 Town Bank & Ditches

MG221 Montgomery Medieval Town, Part adjacent to Westmead, School Lane

The above scheduled monuments are located inside 500m of the proposed development with scheduled monument MG023 Town Bank & Ditches adjacent to the application area: However, the proposed development will require no external alterations to the buildings and the change to the landscape will not have a significant impact on the settings of the scheduled monuments.

PCC-Built Heritage Officer

As I understand it, the proposed change of use will not see any changes externally to the building. There will therefore not be a visual impact on the Conservation Area or the setting of any nearby listed buildings.

Representations

The Local Planning Authority have received 86 letters of representation following the display of a site notice on the 16th August 2022. The Local Planning Authority received 85 letters of objection and 1 letter of support. The objections relate to the following:

- Loss of a public house
- General dislike of the proposal
- Lack of commercial properties like this in the area
- Affects on the local economy
- Not enough information with the application
- Conflict with local plan

The letter of support raises the following benefits:

- Unsuitable existing use close to neighbouring residential properties
- Use of a disused commercial building
- Saving a disused building from disrepair

Planning History

App Ref	Description	Decision	Date
19/1952/TRE	Application for works to two trees within a conservation area	Approve	18th Dec 2019
19/1558/CAC	Demolition of a garage	Application Returned	
19/1453/FUL	Erection of a building for use as a	Application	11th Nov 2019

brewery (to form an extension to existing visitor centre & microbrewery), improvements to vehicular access, demolition of garage and all associated works

Withdrawn

Principal Planning Constraints

Conservation Area	MONTGOMERY
Historic Landscapes Register	Vale of Montgomery
Minerals Safeguarding Igneous Cat 2	
LDP Development Boundaries	Montgomery/ Trefaldwyn
Scheduled Ancient Monument	Town Bank & Ditches
Mineral Safeguarding Sandstone Cat 2	

Principal Planning Policies

Policy	Policy Description	Year	Local Plan
PPW	Planning Policy Wales (Edition 11, February 2021)		National Policy
NATPLA	Future Wales - The National Plan 2040		National Policy
TAN5	Nature Conservation and Planning		National Policy
TAN11	Noise		National Policy
TAN12	Design		National Policy
TAN18	Transport		National Policy
TAN23	Economic Development		National Policy
TAN24	The Historic Environment		National Policy
SP1	Housing Growth		Local Development Plan 2011-2026
SP5	Settlement Hierarchy		Local Development Plan 2011-2026
SP6	Distribution of Growth across the Settlement Hierarchy		Local Development Plan 2011-2026

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
DM8	Minerals Safeguarding	Local Development Plan 2011-2026
DM11	Protection of Existing Community Facilities and Services	Local Development Plan 2011-2026
DM13	Design and Resources	Local Development Plan 2011-2026
DM15	Waste Within Developments	Local Development Plan 2011-2026
DM16	Protection of Existing Employment Sites	Local Development Plan 2011-2026
T1	Travel, Traffic and Transport Infrastructure	Local Development Plan 2011-2026
C1	Community Facilities and Indoor Recreation Facilities	Local Development Plan 2011-2026
H1	Housing Development Proposals	Local Development Plan 2011-2026
SPGBIO	Biodiversity and Geodiversity SPG (2018)	Local Development Plan 2011-2026
SPGCON	Conservation Areas SPG (2020)	Local Development Plan 2011-2026
SPGLAN	Landscape SPG	Local Development Plan 2011-2026

SPGRES Residential Design Guide
SPG (2020)

Local Development
Plan 2011-2026

SPGHE Historic Environment SPG

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
Marine and Coastal Access Act 2009

Officer Appraisal

Site Location and Description

The application site is located within the Town Council area of Montgomery and within the Montgomery settlement development boundary which is defined as a Town within the Powys Local Development Plan (2018). The application site relates to 'The Cottage Inn' which is a brewery and visitor centre located adjacent to the B4388 county road in which access is gained onto. The site is bound by neighbouring residential properties to the north, east and south with the highway to the west. The site is also located within the Conservation Area of Montgomery. The LPA note that the building's last known use is a Micro-Brewery and Visitor centre, however this was never given change of use permission from a public house back in 2015.

Consent is sought for the conversion of Brewery and Visitor Centre into 1 residential unit and associated works. The existing first and second floors are currently used for residential purposes and the ground floor area will form additional living space. No external alterations are proposed as part of this application.

Principle of Development

Protection of Existing Community Facilities and Services

Policy DM11 of the Powys LDP states the loss of the following existing Community Facilities and Services will only be permitted in respect of:

1. An existing community or indoor recreation facility where it can be demonstrated that:
 - i. Appropriate alternative provision is to be made available or the potential for continued use is no longer viable; and
 - ii. Alternative solutions to support the long term use of the facility for the

community have been adequately explored.

2. An existing neighbourhood shop, village shop, public house or service where it can be demonstrated that:
 - i. The premises have been for sale and/or vacant for a minimum of 6 months and attempts at actively marketing the existing use during that time have been unsuccessful.
 - ii. Alternative solutions to support the long-term economic viability of the business have been demonstrated to be adequately explored. “

Proposals promoting alternative uses of existing neighbourhood or village shops, public houses or other services will be required to demonstrate that the premises have been actively marketed for a minimum of 6 months and that genuine efforts to sell or let the property over that period have been unsuccessful. Evidence of active marketing of a property should include details of the sales literature, advertisement campaign and buyer interest over the period.

As part of the application the agent has submitted evidence of active marketing of the property. The evidence submitted includes details of the sales literature, advertisement campaign and buyer interest over the period.

The property was marketed freehold for 6 months which commenced on the 10th December 2021 until the 22nd July 2022 for offers over £400,000. Evidence submitted demonstrates that the property has been extensively marketed. During the marketing campaign, 3 official viewings have been made with no follow up offers.

It is acknowledged that objections have been raised in regard to the price the property had been marketed for. Following this, the Local Planning Authority received further information from the agent to confirm an independent third party valuation had been undertaken which confirmed the valuation of £400,000 to be accurate.

Officers are satisfied based on the evidence submitted that the property has been robustly marketed at an appropriate price.

In respect of Criterion 2(ii), given the period of time in which the property has been marketed and the limited interest shown in the property to date, it is considered that opportunity has been given for alternative solutions to support the long-term economic viability of the business to be explored and come forward. It is noted that prior to the marketing undertaken, the property was vacant for a number of years.

In light of the above it is therefore considered that the proposed development complies with policy DM11 of the Powys Local Development Plan.

Residential Dwelling

Policy H1 seeks to ensure that housing development is appropriately located and suitable in scale and type to meet Strategic Policies SP1, SP3, SP5 and SP6, housing development proposals will only be permitted:

1. In Towns and Large Villages:

i. On sites allocated for housing or on other suitable sites within the development boundary; or

ii. On sites forming logical extensions outside development boundaries for affordable housing in accordance with Policy H6.

The application site is located within the settlement boundary for Montgomery which is defined as a town within the Powys Local Development Plan. The application is for a change of use of an existing Micro-Brewery and Visitor Centre to one residential dwelling and therefore the existing property is already well established within the town. The application site is seen as an acceptable location for a residential use within the town.

It is therefore considered that the proposed development fundamentally complies with planning policy H1 of the Powys Local Development Plan.

Design

With respect to design specific reference is made to LDP policy DM13 (Part 1) and the Powys Residential Design Guide (2004). This policy indicates that development proposals will only be permitted where the 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.

This proposal relates to the change of use of an existing Micro-Brewery and Visitor Centre to a residential development. The application site is located on the northern side of Montgomery in a prominent location adjacent to a county road. The proposed conversion of the public house to residential property seeks to retain the existing front facade of the property and no external changes are proposed.

Officers would however consider it appropriate to remove permitted development rights to ensure no future unsympathetic additions are erected and the character of the conversion is retained.

It is welcomed that the character and design of the existing property is to be retained and enhanced by way of this proposal.

In light of the above it is therefore considered that the proposed development fundamentally complies with relevant planning policy.

Conservation Area

The PCC Built Heritage officer has been consulted on the development as the site falls within the Montgomery Conservation Area. The Built Heritage Officer confirmed that as there are no external alterations proposed, the officer is content with the principle of the development and raised no objection.

In light of the above it is therefore considered that the proposed development fundamentally complies with relevant planning policy.

Impact upon Neighboring Privacy & Amenity

In considering the impact upon amenities enjoyed by occupiers of neighbouring properties, consideration has been given to the adopted Residential Design SPG and LDP Policy DM13 (Criterion 11). For developments of this nature, considerations of impact upon neighbour amenities should include odour, flies, dust and noise.

The application relates to a conversion of an existing commercial property to a residential unit. All of the existing openings are to be retained and would not be considered to cause an adverse further impact on neighbouring residential properties amenity by way of overlooking than the current situation. It is considered that no adverse issues in respect of overshadowing would arise than already present.

In light of the above it is therefore considered that the proposed development fundamentally complies with relevant planning policy.

Highways

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

As part of the application process the Highway Authority were consulted on the proposed development. The Local Highway Authority raised no objection to the proposal subject to 3 conditions being added to any grant of consent regarding visibility and parking.

In light of the above and subject to the recommended conditions it is therefore considered that the proposed development fundamentally complies with relevant planning policy.

Biodiversity

In accordance with TAN 5: Nature, Conservation and Planning, and Powys LDP Policy DM2: The Natural Environment, as part of the planning process Powys LPA should ensure that there is no unacceptable damage to biodiversity as a result of a proposed development.

The proposed development does not involve any demolition works or alterations to the

existing roof. It is therefore not considered that a preliminary ecology survey is required in this instance.

Given that this application is relation to a change the use with no external changes, it is not considered that a protected site would be affected by the works.

No biodiversity enhancements have been proposed as part of the scheme and therefore a condition will be attached to any granting of planning permission to secure a net biodiversity benefit.

A condition in respect of external lighting will also be included with any granting of planning permission.

In light of the above, and subject to the inclusion of a number of conditions, it is considered the development is acceptable in this regard and compliant with planning policy, guidance and legislation.

Mineral Safeguarding

The application site is within a category 2 Mineral Safeguarding area. Given that this application is simply to change the use of the ground floor with no excavation works proposed, it is not considered to have a significant impact upon any potential future extraction.

Therefore, the proposed development is considered to fundamentally comply with planning policy DM8 given the above and is deemed acceptable at this location.

Scheduled Monuments

The application site is located adjacent to Montgomery Town Bank and Ditches and is also within 500 metres of Ffridd Faldwyn Camp, Montgomery Castle and Montgomery Medieval Town. All are designated Scheduled Monuments and therefore, both Clwyd Powys Archaeological Trust and CADW have been consulted on the application.

CADW have responded to the consultation and have confirmed no objection to the development. Given that the application is for change of use with no external alterations to the property, it is not considered that the Scheduled Monuments or their settings would be significantly impacted the proposed development.

Community Council & Public Comments

Consideration has been given to the community council's comments as well as the objections from the public. It is considered that some of the comments have been dealt with above under the principle of development in regards to planning policy.

It is considered that the proposed development would meet policies H1 and DM11 of

the LDP. Given that the property has been closed for a couple of years, it is also not considered that this development would have an unacceptable impact on the local economy.

It is considered that following the additional information provided in terms of marketing and the property's valuation, that sufficient details have been submitted to determine this application.

RECOMMENDATION – Conditional Consent

Conditions

1. The development to which this relates shall be begun no later than the expiration of five years from the date of this permission.
2. The development shall be carried out strictly in accordance with the plans and documents approved on the date of this consent: 00010921-006, 00010921-007, 00010921-005 & 00030721-001.
3. No external lighting shall be installed unless a detailed external lighting design scheme has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall identify measures to avoid impacts on nocturnal wildlife, including bats and otter, in accordance with the recommendations outlined in the BCT and ILP Guidance Note 8 Bats and Artificial Lighting (12th September 2018). The development shall be carried out in accordance with the approved details.
4. Prior to the commencement of development, a detailed Biodiversity Enhancement Plan shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, (or any Order revoking and re-enacting that Order) no development under Schedule 2, Part 1, Classes A to E other than that hereby permitted shall be carried out without the written permission of the Local Planning Authority.
6. Prior to the occupation (first operational use) of the dwelling clear visibility shall be provided 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 43 metres in a northerly direction and 26 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.

7. Any vehicular entrance gates installed within the application site shall be set back at least 5.5 metres distant from the edge of the adjoining footway 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. Prior to the occupation (first operational use) of the dwelling the car parking and turning area as detailed on drawing number 00030721-001 shall be fully completed to the written satisfaction of the Local Planning Authority. The parking and turning areas shall be retained for their designated use for as long as the development hereby permitted 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 as approved in the interests of clarity and a satisfactory development.
3. To comply with Powys County Council's LDP Policies DM2, DM4, DM7 and to meet the requirements of Planning Policy Wales (Edition 11, February 2021), TAN 5: Nature Conservation and Planning and Part1 Section 6 of the Environment (Wales) Act 2016.
4. To comply with Powys County Council's LDP Policies DM2, DM4, DM7 and to meet the requirements of Planning Policy Wales (Edition 11, February 2021), TAN 5: Nature Conservation and Planning and Part1 Section 6 of the Environment (Wales) Act 2016.
5. To protect the character and appearance of the building and the landscape in accordance with Policies DM4 and DM13 of the Powys Local Development Plan (2018), Technical Advice Note (TAN) 23: Economic Development (2014) and Planning Policy Wales (2018)
6. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 (Part 10).
7. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 (Part 10).
8. In the interests of highway safety and in accordance with the provisions of Powys LDP Policy DM13 (Part 10).

Case Officer: Luke Woosnam, Planner
Tel: 01597 827345 E-mail: luke.woosnam@powys.gov.uk