Planning, Taxi Licensing and Rights of Way Committee Update Report

Application 21/2343/FUL Grid Ref: E: 325436 Number:

N: 315011

Community Llandrinio And Arddleen Valid Date: 13.01.2022

Council: Community

Applicant: Ruth Neville

Location: The Vine, Arddleen, Llanymynech, Powys, SY22 6RU

Proposal: Formation of hardcore over storage area (retrospective) together with erection of a 2.4 metre high security perimeter fence with gates and the construction of 8No. bollard lights at a maximum height of 800mm and improvements to existing access.

Application Type: Full Application

Reason for Update Report

Additional Consultee comments have been received.

Consultee Responses

Consultee

Environmental Protection

Additional Comments 17th Apr 2023

RE: Town and Country Planning Act 1990, Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) Consultation [21/2343/FUL] The Vine, Arddleen,

Llanymynech, Powys - Formation of hardcore over storage area (retrospective) together with erection of a 2.4 metre high security perimeter fence with gates and the construction of 8No 6m high lighting columns and improvements to existing access.

The following additional information has been submitted in support of planning application 21/2343/FUL:

- Gwynfor Humphreys & Co drawing (amended): 'Site Plan: Caravan Storage Area, The Vine, Arddleen' (ref: 4336.02) Dec 2021.
- Data Sheet: 'Stellus PATHOS Stainless Steel Path Light'.

The submitted information, referenced above, confirms that lighting for the proposed development will comprise of 8No. 800mm high bollard lamps, with the fittings to be 'Stellus Pathos or similar approved'. Based on the information submitted, for the proposed lighting scheme, there would be no further requirements in respect of planning application 21/2343/FUL.

Ward Councillor

Additional Comments 14th May 2023

Unfortunately I am unable to attend the planning meeting on this occasion but I understand that Mrs Carol Davies, clerk to the Community Council will speak on the Community's behalf

My major outstanding concern with this application is the large amount of stone that has been brought onto the site and the detrimental effect that is having in terms of additional surface water run off from the site. The stoned surface is nothing like as permeable as the grass sward was and as a result water is running off the site at speed and running onto the road and into surrounding drainage ditches which already exceed capacity in heavy rainfall. I am surprised that NRW does not seem to have been consulted and believe that this application should be combined with a Sustainable Urban Drainage System to ensure that run-off is minimised were permission to be granted. However, I am concerned that this might not happen retrospectively.

RECOMMENDATION – Conditional Consent

In light of the above, the recommendation and recommended conditions as outlined within the main Planning, Taxi Licensing and Rights of Way Committee Report remain unaltered.

Case Officer: Charis Denham, Planner

Tel: 01597827371 E-mail: charis.denham@powys.gov.uk