

Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 23/0655/FUL

Grid Ref: E: 317064
N: 314973

Community Council: Meifod Community

Valid Date: 12.05.2023

Applicant: Mr JR Wilkinson

Location: Land at Allt Y Maen, Meifod, Powys, SY22 6BP.

Proposal: Erection of replacement livestock building and all associated works

Application Type: Full Application

UPDATE REPORT

Amendments to the conditions from the previous report have been updated to reflect the recommendations from the Highway Authority and to update the numbering of the previous conditions.

RECOMMENDATION – Conditional Consent

In light of the above assessment, it is considered, whilst the concerns of third-party representations have been noted and duly considered, that the proposed development complies with relevant planning policy and the recommendation is therefore one of 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 following plans and documents: RJC-MZ770-01 Rev B RJC-MZ770-02 Rev B, RJC-MZ770-03 Rev B, RJC-MZ770-05 Rev B, RJC-MZ770-06 Rev D, RJC-MZ770-07 RJC-MZ770-09 (Landscaping Plan) and RJC-MZ770-10 (Section Plan).
3. There shall be no erection of lighting (temporary or permanent) at the construction site, at the construction site access or along the construction site access route during the entirety of the construction phase.

4. 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, specifically lesser horseshoe bats, 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.

5. Prior to the first beneficial use of the building hereby approved 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, 60mm of bituminous macadam binder course material and be finished in a 40mm bituminous surface course material for a distance of 15 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.

6. Prior to the first beneficial use of the building hereby approved the existing entrance gate installed within the application site shall be set back at least 15 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.

7. The width of the access carriageway, shall be not less than 5.5m for a minimum distance of 15 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

8. The developer shall ensure that a suitably qualified archaeological contractor is present during all the ground reduction for the application area and access routes so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.

A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (neil.bayliss@cpat.org.uk)

On approval by the Local Planning Authority, project data must be submitted and approved for inclusion in the Clwyd-Powys Archaeological Trust's Historic Environment Record [CPAT HER]. For any questions regarding this submission process, please contact the HER Team at her@cpat.org.uk. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

9. All planting, seeding or turfing comprised in the approved details of landscaping as

shown on drawing RJC-M2770-09 shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 in relation to The Natural Environment, and DM7 in relation to Dark Skies and External Lighting 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 in relation to The Natural Environment, and DM7 in relation to Dark Skies and External Lighting 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. In the interests of highway safety in accordance with policies DM13 and T1 of the Powys Local Development Plan (2018), Technical Advice Note 18 and Planning Policy Wales (Edition 11, 2021).
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8. To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.
9. To comply with Policy DM2 and DM4 of the Powys Local Development Plan (2018) in relation to the natural Environment and Landscape and to meet the requirements of Planning Policy Wales (Edition 11, February 2021), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Part 1 Section 6 of the Environment (Wales) Act 2016.

Informative

1. Natural Resources Wales Guidance

As of 1st January 2023, any organic manure (other than slurry) must be stored in a vessel; in a covered building; on an impermeable surface; or in a free-standing temporary field heap. Effluent from the manure pile must remain contained within the building and drain into a dirty water tank. From this date anyone who intends to spread manure on the holding must produce and maintain a risk map which highlights the areas on which spreading may cause pollution, including buffer zones and surface waters. Sites suitable for field heaps should be marked if manure is to be stored in field heaps.

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