Planning, Taxi Licensing and Rights of Way Committee Report

Application No:	P/2017/0751	Grid Ref:	303807.21 251605.41
Community Council:	Llanelwedd	Valid Date: 30/06/2017	Officer: Thomas Goodman
Applicant:	Mr Aled Jones, The Royal Welsh Agricultural Society, Royal Welsh Showground, Llanelwedd, Builth Wells, Powys, LD2 3SY		
Location:	Field adjoining Old Creamery Llanelwedd Builth Wells Powys LD2 3SY		
Proposal:	Full: Change of use of land for temporary show time caravan park for ten days per annum each Royal Welsh Show as an extension to existing park		
Application Type:	Application for Full Planning Permission		
Update report			

Location and Description

Consultee Response

Emergency Planning

No response received at the time of writing this report.

Officer Appraisal

Whilst no response has been received from Emergency Planning regarding this area, it is noted that the development site lies within a C2 flood zone. NRW have confirmed that a FCA would not be required in this instance. In this instance it is considered that an appropriately worded condition be attached to any granting of consent in order to secure a flood evacuation scheme prior to the commencement of development.

Recommendation

Whilst this report forms an update to the original report, it is considered that the recommendaiton remains the same with the addition of a condition to secure a flood evacuation scheme to be submitted prior to the commencement of development. The recommendation is therefore one of conditional consent.

Conditions

1. The development to which this permission 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 stamped as approved on XX/XX/XX (drawing no's: Site Location Plan).

3. No external lighting shall be installed unless a detailed external lighting 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. The development shall be carried out in accordance with the approved details.

4. The temporary caravans hereby approved shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. The temporary caravans hereby approved shall only be sited for 10 continuous days of the year each year during the Royal Welsh Agricultural Show Period.

5. Prior to the commencement of the development hereby permitted a flood evacuation scheme shall be submitted to and approved in writing by the Local Planning Authority and implemented in full thereafter.

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. To comply with Powys County Council's UDP Policies SP3, ENV3, ENV5 and ENV7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

4. In order to ensure proper control of the use of the holiday unit and to prevent the establishment of permanent residency.

5. To protect the development from flooding in accordance with policies GP1 and DC14 of the Powys Unitary Development Plan.

Informative Notes

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