Planning, Taxi Licensing and Rights of Way Committee Report

UPDATE REPORT

Application No: P/2017/1112 **Grid Ref:** 308200.64 289379.51

Community Mochdre Valid Date: Officer:

Council: 04/10/2017 Karen Probert

Applicant: Mr Emyr Davies, Tynypwll, Llandinam, Powys, SY17 5BQ.

Location: Site Next to Manteg, Stepaside, Newtown Powys, SY16 4JJ.

Proposal: Outline: Erection of an eco-friendly dwelling (all matters reserved)

Application

Application for Outline Planning Permission

Type:

The reason for Committee determination

The application is to be determined by planning committee as it represents a departure from the development plan and is recommended for approval.

Update:

Please note the application is to be determined in accordance with the list of conditions as set out below which supersede the previously published committee report:

Conditions

- 1. Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- 2. Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
- 3. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

- 4. Prior to commencement of development, a Species List for the Landscape Planting shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.
- 5. Prior to commencement of development, a reptile and small animal Reasonable Avoidance Method Statement shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.
- 6. Prior to commencement of development a lighting design scheme to take any impacts on nocturnal wildlife into consideration shall be submitted for written approval by the Local Planning Authority.
- 7. Prior to commencement of development a Tree and Hedgerow Protection Plan in accordance with BS:5837:2012 shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.

Reasons

- To enable the Local Planning Authority to exercise proper control over the development in accordance with Section 92 of the Town and Country Planning Act 1990.
- 2. Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 3. Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 4. To comply with Powys County Council's UDP Policies SP3 and ENV3 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 the Environment (Wales) Act 2016.
- 5. To comply with Powys County Council's UDP policies SP3, ENV2, ENV3 and ENV7 in relation to The Natural Environment and to meet the requirements of TAN 5: Nature Conservation and Planning, Welsh Government strategies, and the Environment (Wales) Act 2016.
- 6. To comply with Powys County Council's UDP Policies SP3 and ENV3 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 the Environment (Wales) Act 2016.
- 7. To comply with Powys County Council's UDP policies SP3, ENV2 and ENV3 in relation to The Natural Environment and to meet the requirements of TAN 5: Nature

Conservation and Planning, Welsh Government strategies, and the Environment (Wales) Act 2016.

Informative Notes

Building Regulations

Please be aware that the proposed scheme will require Building Regulations approval.

Biodiversity

The applicant's attention is drawn to the comments of the County Ecologist which are attached for information.

Case Officer: Karen Probert- Planning Officer

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