# Planning, Taxi Licensing and Rights of Way Committee Report

**Application No:** DIS/2017/0222 **Grid Ref:** 322507.54

308226.91

Officer:

Community Council:

Welshpool Valid Date:

06/11/2017 Luke Jones

**Applicant:** Powys County Council

**Location:** 11 Burgess Croft, Welshpool, Powys, SY21 7RJ.

**Proposal:** Discharge of conditions no. 3 & 4 of planning consent P/2017/0845

Application

Application for Approval of Details Reserved by Condition.

Type:

#### The reason for Committee determination

The applicant is Powys County Council.

# **Site Location and Description**

This application is for the discharge of conditions 3 and 4 of planning permission P/2017/0845 for the creation of new driveway and all internal and external adaptation works and alterations to highway/kerb to provide access to the new driveway.

#### Condition 3 states:

"Prior to any works being commenced on site the applicant shall submit and have approved in writing by the Local Planning Authority full engineering details for the proposed alteration to the footway and new drive. Development thereafter shall be completed in full accordance with the details as approved."

#### Condition 4 states:

"Prior to commencement of development a Tree and Hedgerow Replacement Plan in accordance with BS:5837:2012 shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter."

# Consultee Response

# **PCC Highways**

The details submitted with this discharge are considered acceptable and meet with this authority's specification and standards for the alteration of the footway and driveway

### PCC Ecology

I have reviewed the information submitted by the applicant to discharge these conditions which consists of:

Hedgerow Replacement Plan

Having reviewed the information submitted I consider that sufficient detail has been provided and the measures identified and the information submitted is appropriate and sufficient to comply with the requirements of condition 4.

I therefore consider that sufficient information has been submitted to enable discharge of conditions 4 of planning consent P/2017/0845.

## **Planning History**

P/2017/0845 - Householder: Alterations to highway/kerb to provide access to driveway. Creation of new driveway and all internal and external adaptation works, Conditional Consent

### Officer Appraisal

# **PCC Highways**

The Local Highway Authority has been consulted regarding the application and note that the details submitted with this discharge of condition application are acceptable and meet with the Highway Authority specification and standards for the alteration of the footway and driveway.

It is therefore considered that sufficient information has been submitted to enable the discharge of condition 3 of planning consent P/2017/0845.

# **PCC** Ecology

The PCC Ecologist has been consulted regarding the discharge of condition 4 of planning permission P/2017/0845 and has reviewed the information submitted by the applicant to discharge the condition which consists of:

Hedgerow Replacement Plan

The Ecologist reviewed the information submitted and considers that information submitted is appropriate and sufficient to comply with the requirements of condition 4.

It is therefore considered that sufficient information has been submitted to enable the discharge of condition 4 of planning consent P/2017/0845.

#### **RECOMMENDATION**

It is considered that sufficient information has been submitted in support of this application to discharge conditions 3 & 4 of the P/2017/0845 application. The recommendation is therefore one of approval to discharge the conditions as sought by the planning application.