

Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 19/0242/DIS

Grid Ref: E: 320428
N: 290808

Community Council: Kerry Community

Valid Date: 05.03.2019

Applicant: Mr Jim Knight

Location: Land Adjacent To Southeast of Village Hall, Sarn, Newtown, Powys, SY16 4HQ

Proposal: Discharge of condition 7 from planning approval P/2017/1489 in respect of a foul and surface water drainage scheme

Application Type: Discharge of Condition

Reason for Committee determination

The applicant is Powys County Council.

Consultee Responses

Consultee

Received

Hafren Dyfrdwy

19th Mar 2019

The submitted drainage plan (drawing: D01_05) shows foul sewage to discharge to the public foul sewer, and surface water to a surface water HD sewer at greenfield discharge rates. Please note I can only see foul sewers available in the area, no surface water sewers.

For your information, before we would consider a connection to the public sewer for surface water discharge we would request that soakaways are investigated. If these are proven to not be feasible on site (with satisfactory evidence) we would reluctantly consider a connection to the public foul sewer with flows restricted to a minimum. We therefore would ask that the drainage related condition is not discharged at this stage.

Hafren Dyfrdwy

26th Mar 2019

Thank you for the confirmation. We would have no comment to make on surface water flows and advise these proposals are discussed with the Highways Agency.

We have no objections to the discharge of the condition, with foul sewage to discharge to the public foul sewer.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contact our Development Services Team (Tel: 0800 707 6600). Please provide a copy of this email when making your application.

Planning History

App Ref	Description	Decision	Date
P/2017/1489	Outline: Erection of 7x affordable dwellings, alterations to road, provision of footpath, formation of access to agricultural land and associated works (all matters reserved)	Consent	15th Mar 2018
18/0922/RES	Reserved matters for details of access, appearance, landscaping, layout and scale in connection with proposed development of 7 no. affordable dwellings and all associated works	Consent	25 th Mar 2019
18/1065/DIS	Discharge of condition 8 of planning approval P/2017/1489 in relation to affordable housing details	Approved	25 th Mar 2019

Other Legislative Considerations

Crime and Disorder Act 1998

Equality Act 2010

Planning (Wales) Act 2015 (Welsh language)

Wellbeing of Future Generations (Wales) Act 2015

Officer Appraisal

Site Location and Description

This application site is located off the classified highway (C2053) opposite Sarn School and adjacent to the Village Hall. The site comprises of an agricultural field used for the purposes of grazing. The site is bound by agricultural land to the south east and south west. The classified highway bounds the site to the north east.

This application is for the discharge of condition 7 attached to outline planning consent granted under application number P/2017/1489 for the erection of 7x affordable dwellings, alterations to road, provision of footpath, formation of access to agricultural land and associated works (all matters reserved).

Consideration

Condition 7 states:

‘Prior to commencement of development a detailed foul and surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall detail the location of the proposed soakaways and porosity test results. Thereafter the drainage system shall be implemented in accordance with the details so approved prior to the first use of the dwellings hereby approved and retained as such in perpetuity unless otherwise agreed by the local planning authority’.

The reason for the condition is as follows:

‘To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with policies GP1 and DC13 of the Powys Unitary Development Plan (2010)’.

The submission details that foul sewage will be discharged shows the public foul sewer and surface water would be discharged with permission already granted from the Council’s Highway Authority to the highway surface water network sewer at greenfield discharge rates. On this basis Hafren Dyfrdwy have confirmed that they have no objection to the discharge of the condition.

RECOMMENDATION

Given that the condition also requires the implementation of the approved scheme as well as its approval, it is recommended that the condition is partially discharged to ensure that the scheme is implemented prior to first use of the dwellings.