

Rhif y Cais: 14C164D Application Number

Ymgeisydd Applicant

Mr Ian Edwards

Cais amlinellol gyda rhai materion wedi eu cadw'n ôl ar gyfer codi par o anheddau un talcen a chreu mynedfa i gerbydau ar dir ger / Outline application with some matters reserved for the erection a pair of semi-detached dwellings and the creation of a vehicular access on land adjacent to

Tryfan, Trefor



Planning Committee: 30/07/2014

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is a friend of a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

1. Proposal and Site

The application is in outline form for the erection of two semi-detached dwellings with only the means of access to the site being considered as part of the application.

The land is currently used for agricultural purposes. The site lies adjoining the property known as Tryfan and lies on the edge of the settlement of Trefor.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies, will the proposal affect the amenities of the neighbouring properties and whether the proposal will harm the surrounding landscape and highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 – Housing

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP5 – Countryside Hamlets and Clusters

Technical Advice Note 12: Design

Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Member, Cllr. D Rees – No response to date

Local Member, Cllr. N Roberts – No response to date

Local Member, Cllr. B Parry - No response to date

Community Council – Plan differs to the previous application. The bend in the road is dangerous

and the application will result in additional traffic. It appears that the intention is to sell the properties and not keep them for family use. Unhappy with the situation.

In response to these comments I would state that the access to the site has been approved under planning application reference 14C164A which was an application for an open market dwelling.

Highways – No recommendation

Drainage – Drainage details satisfactory

The application was afforded two means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties. The latest date for the receipt of representations was the 4th July, 2014 and at the time of writing this report 4 letters of representation had been received at the department. The main issues raised can be summarised as follows:

- i) Proposal will be too dominant and overbearing
- ii) Proposal will result in loss of light and privacy to the neighbouring property
- iii) Contrary to Policy 50
- iv) Proposal will not be affordable for local families and there has been no need for dwellings in this locality since 1960s
- vi) Effect on Welsh Language

Other non-material issues were raised regarding the previous application, which the correspondent thought was for an agricultural family/dwelling. Planning application 14C164A was an outline application for one dwelling and the proposal was for an open market dwelling and not an agricultural dwelling.

Concerns were also raised in regards to the possibility of developing the site for an additional two units. I am unable to comment on any future applications as they will be dealt with on their individual merits with due regards to all material considerations existing at that time.

In response to these issues I would comment as follows:

i) The proposal is in outline form and the information submitted as part of the application states that the proposed height of the units would be between 6.8 and 7.5 metres. The ridge height of the neighbouring property is approximately 5.3 metres high. The proposed dwelling would therefore be between 1.5 and 2.2 metres higher than the neighbouring property. There is a mixture of house types in the vicinity and the proposal reflects that of the 4 terraced properties known as Awelfor. The dwellings will be situated approximately 8 metres away from the gable of Tryfan, due to this distance and the fact that there are two storey properties in the immediate locality the proposal will not result in a dominant and overbearing development.

ii) Although not fully compliant with the guidance contained within Supplementary Planning Guidance – Guidance Note 8: Proximity of Development it is not considered that the proposal will harm the amenities currently enjoyed by the occupants of the dwelling. The recommended distances between secondary aspects and side elevations are 9 metres. The gable of the nearest proposed dwelling will be situated approximately 8.2 metres away from the gable of Tryfan. There are three windows in the gable of Tryfan; which are located within the lounge, kitchen and utility room. The proposed dwelling will not be situated as far back as the utility room. The lounge window is one of two windows that provide light to this room. The gable of the proposed dwelling will be approximately 8.2 metres away from the kitchen window of Tryfan. Only part of the proposed dwelling will be situated directly in front of the existing kitchen window. Careful consideration during the design stage together with boundary screening, such as fencing or hedging will ensure that the proposal will not harm the amenities currently enjoyed by the occupants of the neighbouring properties to such a degree as to warrant the refusal of the application.

iii) This issue will be addressed under the section 'Main Planning Considerations' below.

iv) As the proposal is for two units only it does not meet the threshold for the need for 'affordable units'. However, evidence submitted by the applicant and data received from the Rural Housing Enabler confirms that properties in the region of £120-125,000 are within the affordable brackets for local people. No new dwellings have been constructed in the settlement within the past 10 years. Further evidence provided by the Rural Housing Enabler illustrated that although there are no specific data for Trefor there are applicants who have registered an interest with Tai Teg for 2 and 3 bedroom properties in the surrounding villages and due to its close proximity to Bodedern, Bryngwran and other villages it is anticipated that there would be an interest for the properties.

v) During the preparation of Local Development Plans the effect of residential development on the Welsh Language within the communities has been considered in order that this does not have to be investigated further during the course of determining minor residential developments. Due to its small scale the proposal does not trigger the need for a Welsh Language Impact Assessment to be submitted as part of the proposal. As stated above Trefor has been defined as a listed settlement within the Ynys Môn Local Plan which states that planning permission will 'normally' be granted for single dwellings within or on the edge of the settlement.

5. Relevant Planning History

14C164A – Outline application for the erection of a dwelling on land adjacent to Tryfan, Trefor - Approved 16/10/12

14C164C/VAR – Application for the variation of condition (04) and (05) from planning permission 14C164A so as to create a new vehicular access and the creation of a new boundary wall on land adjacent to Tryfan, Trefor – Approved 02/04/14

Site history of neighbouring land

14C164 – Extension to the existing agricultural building on land at Star Farm, Trefor – Approved 23/10/01

14C164B – Full application for alterations and extensions, conversion of outbuilding into an annexe, together with the extension of the curtilage at Star Farm, Trefor – Approved 13/09/13

6. Main Planning Considerations

Policy Context - Trefor is defined as a Listed Settlement under Policy 50 of the Ynys Môn Local Plan and as a countryside hamlet and cluster under Policy HP5 of the stopped Unitary Development Plan.

Policy 50 of the Ynys Môn Local Plan states that planning permission will 'normally only' be granted for single dwellings within or on the edge of the settlement. Although the proposal is for the erection of two semi-detached properties the proposal can be supported under Policy 50 of the Ynys Môn Local Plan as the applicant has provided information confirming that there is a need for properties of this scale in the locality. In the past 10 years no dwellings have been constructed in the settlement.

Effect on neighbouring properties – This issue has been discussed in detail under the publicity section above. The concerns raised in relation to the proposal have been fully taken into account but are not considered sufficient to warrant the refusal of the application.

Effect on surrounding area –As stated above the site lies on the edge of the settlement and lies immediately next to the dwelling known as Tryfan. There is a mixture of house types in the locality. The immediate neighbouring property known as Tryfan is of a single storey, however there is a row of two storey terraced properties located further towards the junction of the B5112 and B5109. The proposal therefore is a logical minor extension to the village and will not harm the character of the surrounding area.

Highway Safety – The Highway Authority have confirmed that they do not wish to make any

representations on the current application. The means of access to the site has been approved under planning application reference 14C164C/VAR which was to serve one dwelling.

7. Conclusion

The proposal complies with current policies and is considered as an acceptable extension to the settlement. The residential development of the site will not harm the amenities of the occupants of neighbouring properties or harm the surrounding area or have a detrimental impact on highway safety.

8. Recommendation

Permit

(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the scale, appearance of the building and the landscaping of the site.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(04) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: In the interests of visual amenity.

(05) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced.

Reason: In the interests of visual amenity.

(06) The dwellings hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 - Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration). The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(07) Construction of the dwellings hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of

registration).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(08) Prior to the occupation of the dwellings hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(09) Full details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.

Reason : In the interest of amenity

(10) The development permitted by this consent shall be carried out strictly in accordance with the plans, sections and elevations required to be approved by the local planning authority under the conditions imposed.

Reason: For the avoidance of doubt.

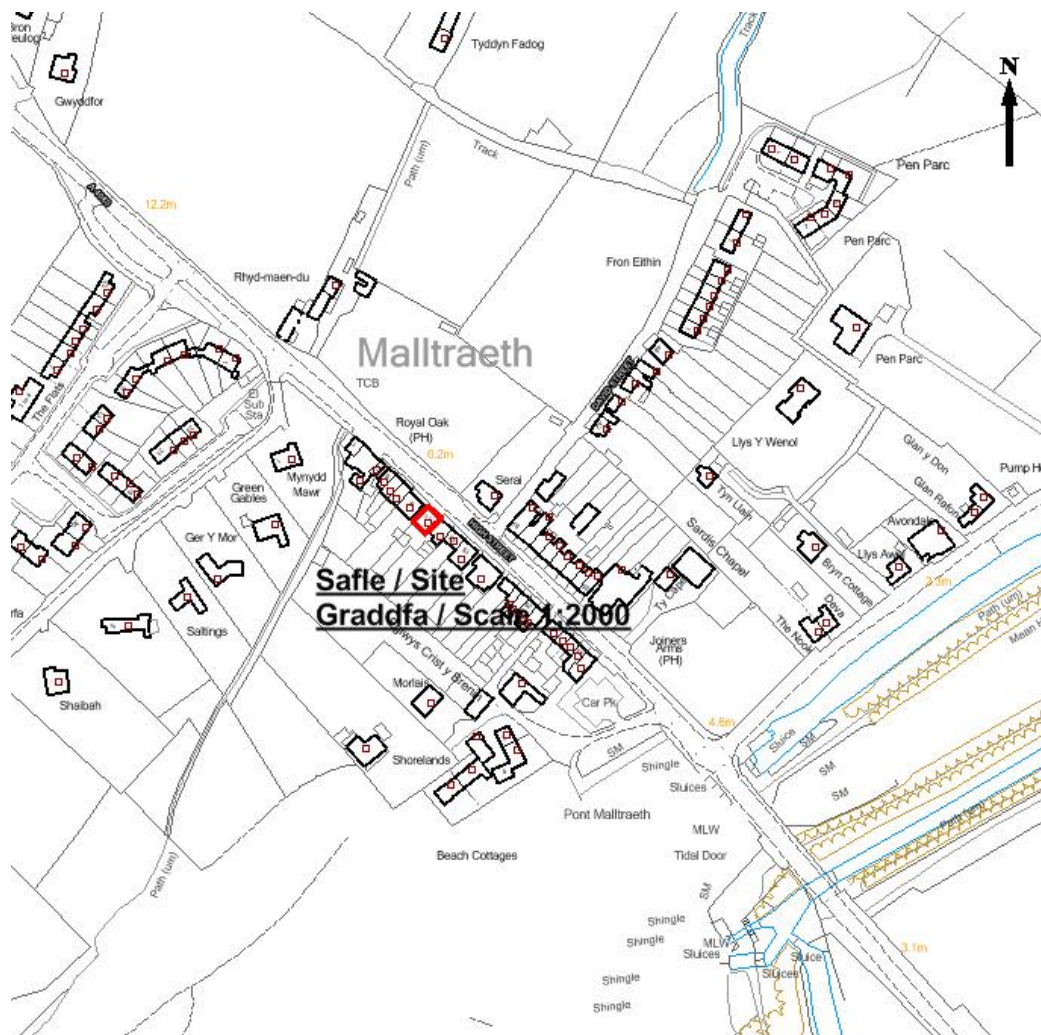
Rhif y Cais: 15C147A Application Number

Ymgeisydd Applicant

Mr Mark Davies

Cais llawn ar gyfer newid defnydd llawr gwaelod yr annedd o fod yn ddefnydd preswyl i ddefnydd cymysg o preswyl neu manwerthu yn / Full application for the change of use of ground floor of the dwelling from residential use to mixed use of residential or retail at

11 High Street, Malltraeth



Planning Committee: 30/07/2014

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

1. Proposal and Site

The application is to change the use of the ground floor of the property into a mixed use for both residential and retail use.

The property is an end of terrace; two-storey property situated fronting the highway in the centre of the village of Malltraeth and lies within the designated Area of Outstanding Natural Beauty.

2. Key Issue(s)

The applications main issues are whether the proposal will harm the amenities of the neighbouring properties or harm the surrounding area and whether the proposal will detrimentally affect highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 2 – New Jobs

Policy 5 - Design

Policy 19 - Shopping

Gwynedd Structure Plan

Policy B1 - Jobs

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EP4 – Other Employment Opportunities and Rural Diversification

Policy EP9 – Retailing Outside Existing Centres

Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Member, Cllr P Rogers – No response to date

Local Member, Cllr A Griffith – No response to date

Community Council – No response to date

Highways - No response to date

The application was afforded two means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties. The latest date for the

receipt of representations was the 25th July, 2014 and at the time of writing this report no letters of representation had been received at the department.

5. Relevant Planning History

15C147 – Change of use from salon and staff room to lounge and kitchen at 11 High Street, Malltraeth – Approved 21/10/05

6. Main Planning Considerations

Effect on amenities of neighbouring properties – The former use of the property was as a hairdressers and the building was reverted back into residential use in 2005. The proposal involves the change of use of the ground floor only and no works are proposed to the external appearance of the building. The site is situated within the main street of the village with on-street parking and a car park located close by. It is not considered that the change of use of the ground floor into a mixed use to both residential and retail use will harm the amenities

Effecting on surrounding area – The application site is located within an Area of Outstanding Natural Beauty (AONB). It is a statutory designation that recognizes its importance in landscape quality and nature conservation terms.

The primary objective for an AONB designation is the conservation and enhancement of their natural beauty. Local authorities have a statutory duty to have regard to AONB purposes and development control decisions affecting AONB's should in the first instance favour conservation of natural beauty. The proposal is for the change of use of the building only and no changes are proposed to the external appearance of the building and therefore the proposal will not affect the surrounding landscape.

Highway Safety – At the time of writing this report no response had been received from the Highway Authority, however as the site lies close to a public car park and due to the former use of the building as retail use it is not considered that the proposal will have a detrimental effect on highway safety.

7. Conclusion

The proposal will not harm the amenities currently enjoyed by the occupants of the neighbouring properties and will not have an adverse effect on highway safety.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 27/06/2014 under planning application reference 15C147A.

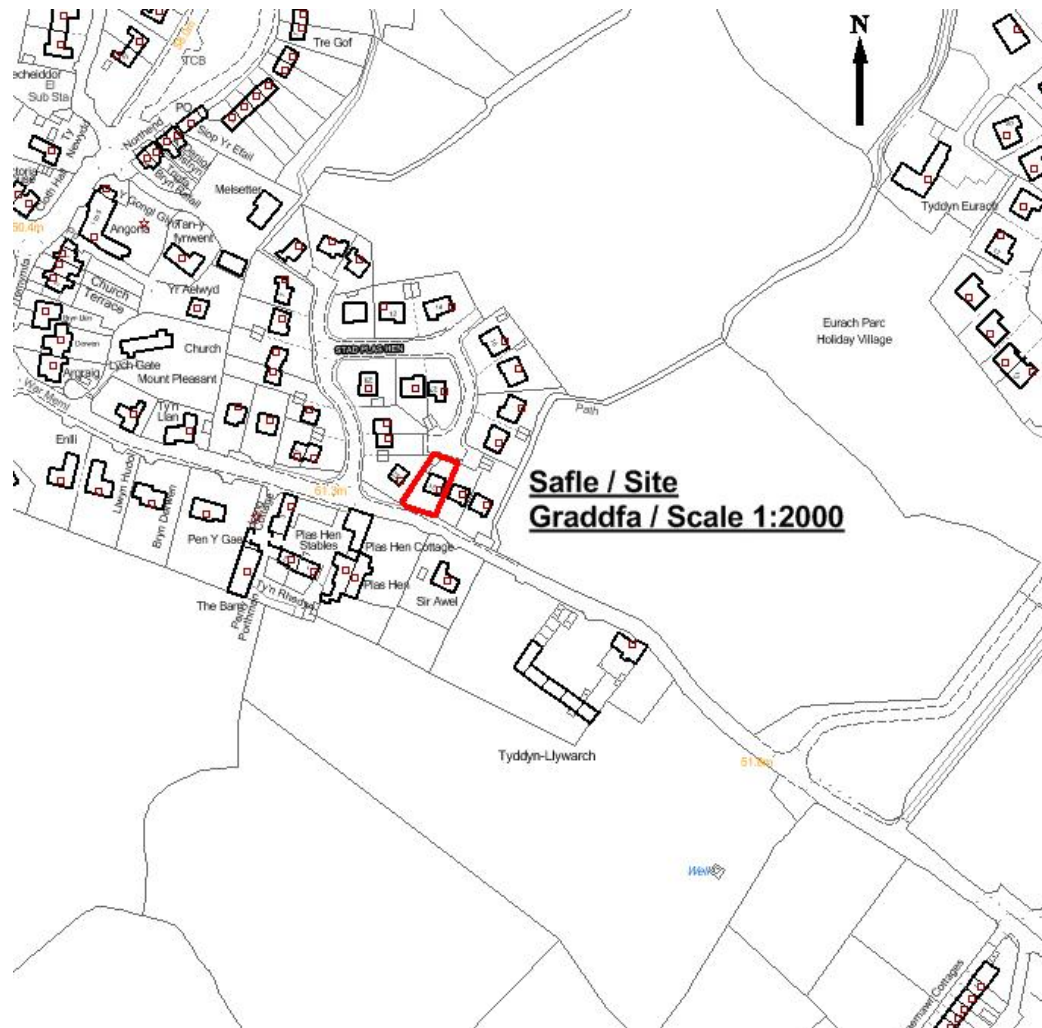
Reason: For the avoidance of doubt.

Rhif y Cais: 21C158 Application Number

Ymgeisydd Applicant

Mr Stephen Hayward

**Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at
21 Stad Plas Hen, Llanddaniel**



Planning Committee: 30/07/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is the parent to a relevant officer as identified in the constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the constitution.

1. Proposal and Site

The application lies at Stad Plas Hen in Llanddaniel village. The front of the dwelling faces the main road which leads towards the junction of the A4080 road.

The proposal entails 2 storey alterations to the rear of the dwelling which faces the end of the estate road.

2. Key Issue(s)

The key issue is whether the siting and design of the extension is acceptable.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 - Design

Policy 42 - Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy HP 7a - Extension

Planning Policy Wales (6th Edition), February 2014

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Victor Hughes – No response received at the time of writing this report.

Councillor Hywel Jones – No response received at the time of writing this report

Community Council – No response received at the time of writing this report

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 16/07/2014. At the time of writing this report, no letters of representations had been received.

5. Relevant Planning History

No site history

6. Main Planning Considerations

The proposed extension to the rear elevation will form a new bedroom on the first floor and a new dining room on the ground floor. Overlooking of adjoining properties will not occur as the rear windows will overlook the estate road; the side window in the dining room will overlook the applicant's garden. It is not considered that the proposed extension will look out of place in the estate.

The materials used for the proposal are considered acceptable and match the existing dwellings and as such will not look out of place.

In my considered opinion, the proposal would not affect any neighbouring properties by reason of overlooking of adjoining properties and the design will not impact the surrounding amenities to such an extent that it would warrant refusal.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted subject to conditions.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 19/06/2014 under planning application reference 21C158.

Reason: For the avoidance of doubt.

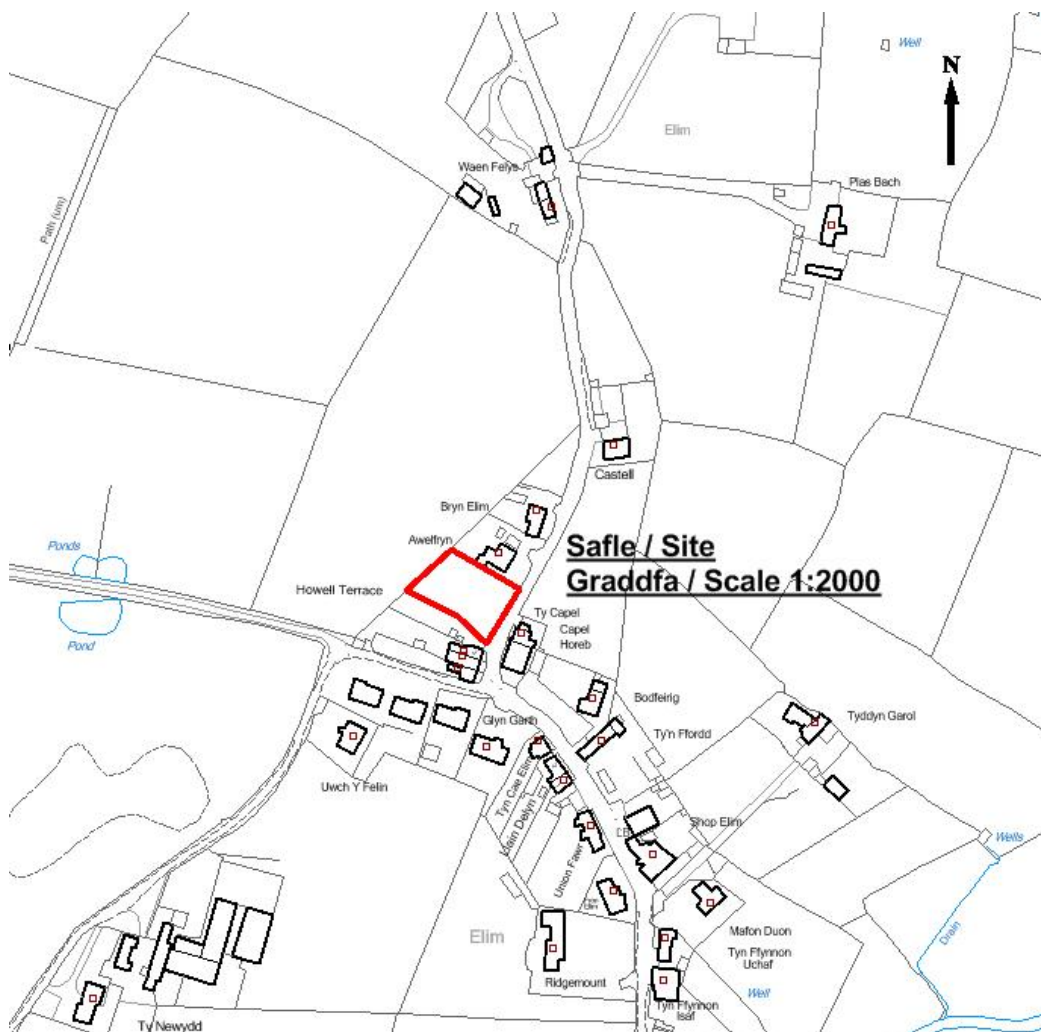
Rhif y Cais: 47C139 Application Number

Ymgeisydd Applicant

Mr Ifor Owen

Cais amlinellol ar gyfer codi annedd gyda'r holl materion wedi'u gadw'n ôl ar dir ger / Outline application for the erection of a dwelling with all matters reserved on land adjacent to

Awelfryn, Elim, Llanddeusant



Planning Committee: 30/07/2014

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

1. Proposal and Site

The application is in outline form for the erection of a detached dwelling with all matters being reserved for future consideration.

The land is currently used as a paddock and lies between the properties known as Awelfryn and 1 Howell Terrace. The site lies within the settlement of Elim.

2. Key Issue(s)

The applications main issues are whether the proposal complies with current policies, will the proposal affect the amenities of the neighbouring properties and whether the proposal will harm the surrounding landscape and highway safety.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 42 – Design

Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 – Housing

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy HP5 – Countryside Hamlets and Clusters

Technical Advice Note 12: Design

Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Member, Cllr. J Griffiths – No response to date

Local Member, Cllr. K P Hughes – No response to date

Local Member, Cllr. LI M Huws - No response to date

Community Council – No objection

Welsh Water – Recommend conditions

Highways – Recommend conditions

Drainage – Requested further information

The application was afforded two means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties. The latest date for the receipt of representations was the 10th July, 2014 and at the time of writing this report no letters of representation had been received at this office.

5. Relevant Planning History

No previous site history

6. Main Planning Considerations

Policy Context – Elim is defined as a Listed Settlement under policy 50 of the Ynys Môn Local Plan and as a countryside hamlet and cluster under Policy HP5 of the stopped Unitary Development Plan.

Single plot applications within or on the edge of a settlement are considered acceptable under Policy 50 of the Ynys Môn Local Plan. Policy HP5 of the stopped Unitary Development Plan re-iterates that of Policy 50. The erection of a dwelling on this site is considered acceptable as the site lies immediately adjoining the properties known as Awelfryn and 1 Howell Terrace.

Effect on neighbouring properties – The site measures approximately 24m x 36 m. There is ample space within the site to accommodate the proposal without affecting the amenities currently enjoyed by the occupants of the neighbouring properties. Careful consideration during the design process will also ensure that the proposal will not harm the amenities of the neighbouring properties.

Effect on surrounding area – The submitted 'illustrative' plan indicates that the proposed dwelling will be situated on an angle within the site. The majority of the properties in the locality are front facing. The applicant has been advised that the proposal as submitted is not acceptable and at the time of writing this report we are still awaiting the receipt of an amended plan illustrating the siting of dwelling fronting the highway.

Highway Safety – To date no response has been received from the Highway Authority

7. Conclusion

The proposal complies with Policy 50 of the Ynys Môn Local Plan and will not adversely affect the amenities of the neighbouring properties or have a detrimental effect on the character of the surrounding area or on highway safety.

8. Recommendation

Permit

(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the scale, appearance of the building and the landscaping of the site.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(04) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: In the interests of visual amenity.

(05) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before any work on the site is commenced.

Reason: In the interests of visual amenity.

(06) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 - Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration). The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(07) Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(08) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11th November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration).

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

(09) Full details of the existing and proposed ground levels and finished floor levels shall be submitted as part of any full or detailed application.

Reason : In the interest of amenity

(10) The development permitted by this consent shall be carried out strictly in accordance with the plans, sections and elevations required to be approved by the local planning authority under the conditions imposed.

Reason: For the avoidance of doubt.

(11) The access shall be laid out and constructed strictly in accordance with the submitted plan drawing no. 1326/15 before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(12) The vehicle driveways shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining footway.

Reason: To comply with the requirements of the Highway Authority.

(13) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall.

Reason: To comply with the requirements of the Highway Authority.

(14) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced.

Reason: To comply with the requirements of the Highway Authority.

(15) No surface water from within the curtilage of the site to discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: To comply with the requirements of the Highway Authority.

(16) The car parking accommodation shall be completed in full accordance with the details as may be approved before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority.

(17) The car parking accommodation shall be completed in full accordance with the details as may be approved before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority.

(18) Foul water and surface water discharges must be drained seperately from the site.

Reason: To protect the integrity of the public sewerage system.

(19) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

(20) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.