

Rhif y Cais: 30C729 Application Number

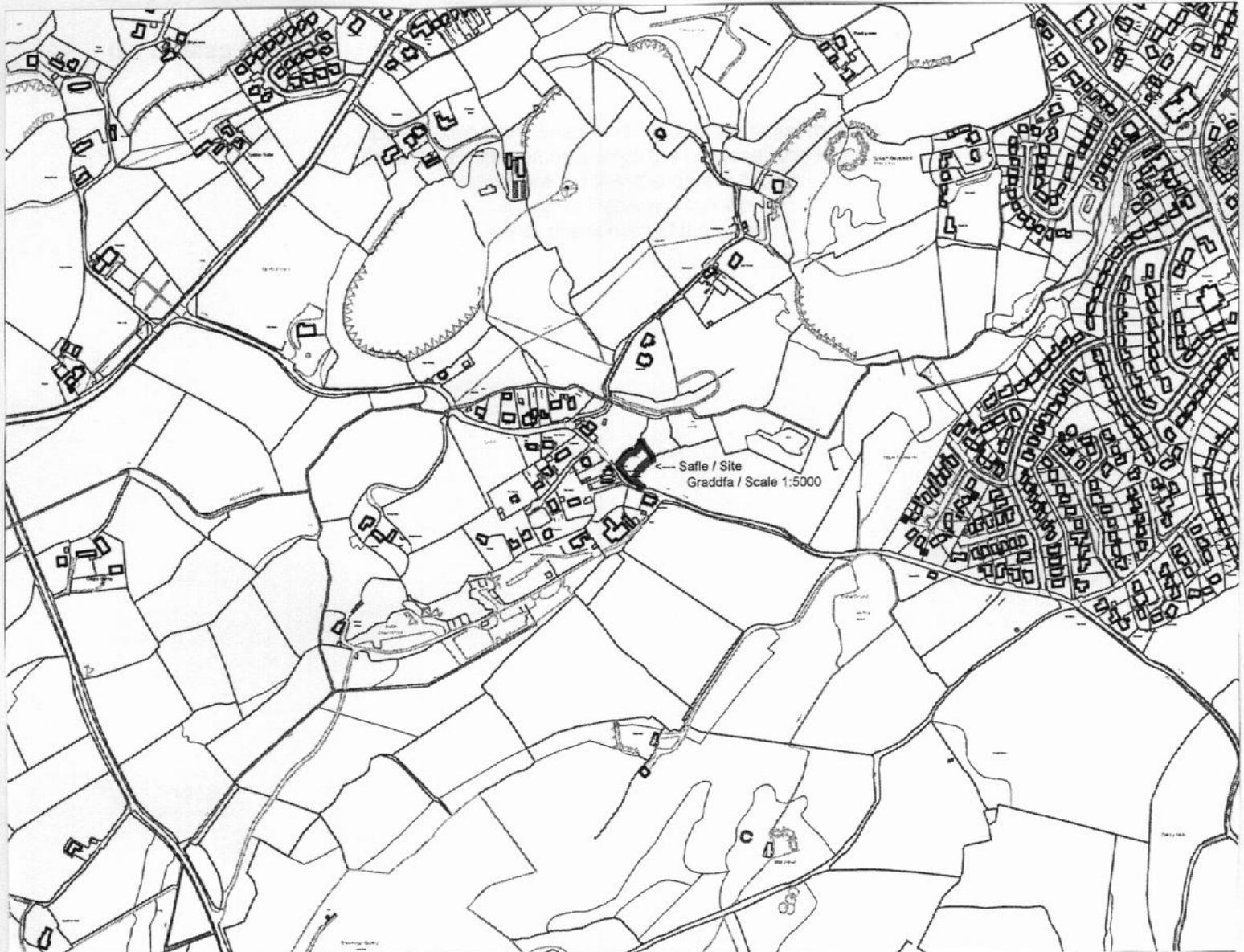
Ymgeisydd Applicant

**Mr & Mrs J Batt
c/o CDN Planning
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Riverside Business Park
Benarth Road
Conwy
LL32 8UB**

Cais llawn ar gyfer codi annedd ynghyd a creu mynedfa newydd ar dir oddi ar

Full application for the erection of a dwelling together with the construction of a new access on land off

Lon Bwlch, Bwlch, Tynygongl



Planning Committee: 05/09/2012

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is a departure from the development plan which the local planning authority are minded to permit.

1. Proposal and Site

The application site comprises agricultural land located on the north eastern edge of Bwlch adjacent to the public highway at "Lon Bwlch". To the north there are existing trees.

This is full planning application for the erection of a 4 bedroom dormer type bungalow and garage. Both buildings are roofed with a thatched straw type roof.

As part of the proposal "Lon Bwlch" would be widened to 5 metres to the east of the development and the wall forming the boundary of the field relocated back behind the visibility forming part of the access to the development.

Foul drainage will be disposed of via the public sewer and surface water to soakaways.

2. Key Issue(s)

Having regard to the provisions of section 38(6) of the Planning and Compulsory Purchase Act 2004 it is necessary for determination to be in accord with the development plan unless material considerations indicate otherwise.

3. Main Policies

Gwynedd Structure Plan

D4 Location, Siting & Design

D28 /natural Mineral Slate

D29 Design

A6 New Dwellings in the Countryside

FF11 Traffic

FF15 Pedestrian Requirements

Anglesey Local Plan

1 General Policy

42 Design

48 Housing Development Criteria

53 (Housing in the Countryside)

Stopped Anglesey Unitary Development Plan

GP1

GP2

HP5 (Countryside Hamlets & Clusters)

Planning Policy Wales

Technical Advice Note 5 Nature Conservation
And Planning

Technical Advice Note 5 Transport

Supplementary Planning Guidance: Design in the Urban and Rural Built Environment

4. Response to Consultation and Publicity

Local Member No response

Community Council New house in the countryside. A petition signed by 122 people was received objecting to this application.

Highways Conditional permission.

The position of the highway surface water drain referred to in the objections below was confirmed and the development is considered acceptable in this regard and does not affect the existing piped highway drainage system

Drainage Sewerage undertaker should be consulted. & soakaways should be designed & constructed to comply with BRE digest 365.

Environmental Adviser I understand that there are unconfirmed reports of crested newts near to this proposal as well as confirmed records in the wider area. There may be justification for using newt exclusion fencing during the building phase, and also for an ecologist to be on site when the proposed changes to the verge are made. I advise that CCW comments and advice be sought on these issues.

From the point of view of wildlife law, felling should not go ahead when nesting birds are present on or very near to trees. The nesting season runs roughly from March to end of August and therefore felling outside these times is to be advised (taking it that other issues can be covered of course).

Built Environment Conditional; permission requiring a stone wall at the entrance and a landscaping scheme incorporating existing trees, also an informative attached as guidance on these issues.

Countryside Council for Wales There is a Great Crested Newt (GCN) record within 300m of the proposed development site. There is also a pond located within 180m of the site which, although its condition is unknown, may potentially be suitable for GCN breeding.

To ensure no detrimental impact on the favourable conservation status of the GCN population, we therefore recommend that the applicant be conditioned to provide a Reasonable Avoidance Measures Strategy to the satisfaction of the local authority. The RAMS should be produced by a suitably qualified ecologist. The site currently supports primarily agriculturally improved grassland. There are trees which are in close proximity to the eastern boundary of the site which, according to the submitted plans, are to be retained (subject to inspection). We also recommend that the consultant ecologist specifies habitat enhancement measures on site (e.g. provision of hedgerow, rough grassland areas, or hibernating opportunities).

We advise that the measures below are also included in the RAMS produced by the ecologist:

1. One way amphibian fencing should be erected around the site boundary prior to any works taking place, and should remain in place for the duration of the works.
2. The vegetation should be carefully removed, under the supervision of a GCN licensed ecologist.

The applicant should be advised that should GCNs be discovered during the supervised vegetation clearing works, all work should stop immediately and CCW contacted for further advice. Where a European protected species such as the GCN is present, a development may only proceed under a licence issued by the Welsh Assembly Government.

To conclude, CCW does not object to the above proposal.

Welsh Water Conditional permission.

Environment Agency Low risk.

98 letters received objecting to the planning application on the following grounds:

- Scale/size of dwelling out of character with other properties.
- Roofing material is out of character.
- Access dangerous/unsuitable, congestion, additional traffic, speed of traffic, Bwlch Lane is narrow & used as a short cut to Breeze Hill/Car Boot Sale. Dangers to pedestrians, cyclists and horse riders. It is stated that there have already been accidents & collisions.
- Improvements to "Bwlch Lane" will be out of character with the area.
- Great Crested Newts present.
- Flora & Fauna.
- Number of planning application in Bwlch.
- Precedent further houses in field.
- Lead to creation of housing estate/amalgamate Bwlch with Breeze Hill.
- Bwlch should be protected, character & appearance retained.
- Houses already for sale additional dwellings not needed.
- Overlooking loss of privacy existing dwellings.
- Noise, dirt, dust and general disturbance from construction.
- Flood risk.
- One letter request that the appended policies are taken into consideration in determining the planning application. The document relates to a version of the "Interim Planning Policy" which required that the development is occupied by a local person and that vacant dwellings and those constructed in the last 10 years are taken into consideration.
- The land forms a buffer between Bwlch & Benllech.
- Surface water is piped traversing the application site which could be damaged & result in flooding.
- Applicant intends to fell mature trees.
- Weight of local opinion is against the development & should count.
- Explained why the application does not in the objector's opinion contravene the provisions of policy HP5 of the Stopped UDP.
- Application is a departure.
- Proposal is made for financial gain.

5. Relevant Planning History

No material planning history.

6. Main Planning Considerations

Principle of Residential Development

Having regard to the provisions of section 38(6) of the 2004 act, if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. The development plan for Anglesey comprises the approved Gwynedd Structure Plan (approved November 1993) and the adopted Anglesey Local Plan (adopted December 1996).

The application site is located in the countryside as it is not a listed settlement under the provisions of the

adopted Ynys Mon Local Plan (December 1996), and has thus been advertised as a departure from the development plan.

Bwlch is included as a settlement under the provisions of policy HP5 of the Stopped Anglesey Unitary Development Plan. This policy permits single dwellings on infill and other acceptable sites subject to the listed criteria. The application site is also located within the indicative frame. In view of the advanced stage reached in the preparation of the Stopped Anglesey Unitary Development weight can be attributed to its provisions such as to outweigh the provisions of the development plan in this instance.

In accord with the provisions of policy HP5 the council's Joint Planning Policy Unit have confirmed that the additional dwelling will not exceed the level of housing requirements of the village, taking into account:

- i) the supply of dwellings with a valid planning permission.
- ii) the number and type of vacant dwellings; and
- iii) the number and type of dwellings built in the village in the last ten years.

The principle of the development is thus acceptable notwithstanding that the planning application is a departure from the development plan, subject to detailed considerations which are assessed below.

Highways, Parking and Pedestrian Safety

As part of the proposal "Lon Bwlch" would be widened to 5 metres to the east of the development and the wall forming the boundary of the field relocated back behind the visibility forming part of the access to the development. The Highways Section are satisfied with the proposal subject to the conditions recommended.

Nature Conservation

The Countryside Council for Wales & the council's Environmental Adviser are aware of the potential for Great Crested Newts on the application site. Both consultees are content with proposals subject to the condition recommended requiring a Reasonable Avoidance Measures Strategy ("RAMS")

Design and External Appearance

Objections have been received as regards the design and size of the proposed dwelling but this is considered to be in accord with the material policies listed previously.

Of particular note is the proposed thatched roof design. Policy 28 of the Gwynedd Structure Plan requires the use of a natural mineral slate of appropriate colour where this is the traditional roofing material. The council's Supplementary Planning Guidance: Design in the Urban and Rural Built Environment contains a section on Roof Design. It states that natural slate is the preferred roofing. The guidance also includes a provision of whether the roof is energy efficient and sustainable. In Bwlch properties are both slated and tiled. Whilst a thatched roof design is not a typical indigenous material traditionally used on Anglesey examples exist and on balance it is considered acceptable in this location. Additionally the applicant's make the case that it is a sustainable material.

Conditions recommended in respect of the use of a natural stone wall and the requirements for a landscaping scheme will also ensure that the proposed widening to the public highway will be mitigated.

Affect on Amenities

Policy 1 of the Ynys Mon Local Plan and GP 1 of the Stopped Ynys Mon Unitary Development Plan relate the effect on residential amenities and pollution and nuisance problems will be assessed in determining planning applications. Due to the distance and siting of the proposed dwelling it is not considered that the proposal will have an unacceptable effect on the amenities of occupants of the dwellings in proximity.

7. Conclusion

The advanced stage reached in the preparation of the Stopped Anglesey Unitary Development Plan means

that in this instance weight can be attributed such as to outweigh the provisions of the development plan and the proposal is recommended for approval.

8. Recommendation

That the application is **permitted** subject to the following conditions:

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans tabled below and contained in the form of application, and in any other documents accompanying such application.

Drawing No	Drawing Name
	(Location Plan)
115/11/1	Proposed 4 Bedroom Dwellinghouse and Garage
115/11/2 E	Proposed 4 Bedroom Dwellinghouse and Garage

Unless otherwise approved in writing by the local planning authority or included within any provision of the conditions of this planning permission.

Reason To ensure that the development is implemented in accord with the approved details.

(03) No development shall take place until trade descriptions of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance to the development.

(04)The access shall be laid out and constructed strictly in accordance with the submitted plan 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 minimise danger and inconvenience to highway users.

(05) 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 site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

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

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction

and inconvenience to users of the adjoining highway.

(07) No surface water from within the curtilage of the site to discharge onto the County Highway. The drainage of the highway at the access along the frontage to be carried out to the requirements of the Highway Authority before any work on the remainder of the development is commenced.

Reason: To minimise danger and inconvenience to highway users.

(08) Full construction details of the highway improvements illustrated on drawing reference number 115/11/2 E and dated May 2011 (or any other highway improvements drawing as may be approved in writing by the local planning authority in addition to or substitution for those shown on the said drawing) (“the works”) shall be submitted to an approved in writing by the local planning authority prior to the commencement of the development hereby approved. The construction of “The works” to be so approved under the provisions of this condition shall be completed to the written satisfaction of the local planning authority prior to the occupation of the development hereby approved.

Reason: To minimise danger and inconvenience to highway users.

(09) All new or altered walls forming part the vehicular entrance and abutting the boundary with the public highway (Lon Bwlch) in connection with the development hereby approved shall be constructed of a local natural stone or a stone of equivalent colour, texture and weathering characteristics.

Reason: In the interests of the amenities of the area.

(10) A Reasonable Avoidance Measures Strategy (“RAMS”) prepared by a suitably qualified ecologist shall be submitted to an approved in writing by the local planning authority prior to the commencement of the development hereby approved. The “RAMS” shall include:

- **Erection of one way amphibian fencing around the application site prior to the commencement of the development and its retention in the duration of the development.**
- **Removal of vegetation under the supervision of a Greater Crested Newt licensed ecologist.**

The development shall be constructed wholly in accord with the “RAMS” approved under the provision of this condition.

Reason To safeguard any protected species present.

(11) No development shall take place until a scheme of landscaping and tree planting for the site which provides for the retention of existing trees has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall show the proposed planting, including species, size and density and distinguish those trees to be retained showing their species, spread and maturity together with measures for their protection in the course of development. The approved new planting shall be implemented no later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.

Reason: In the interests of the amenities of the locality.

(12) Any trees or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

Reason: In the interests of the amenities of the locality.

(13) No development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall be constructed with the approved slab levels.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

(14) 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). 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.

(15) 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).

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

(16) 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).

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

Informatives

The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.

Any adjustments, resiting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.

The footway and/or verge crossing required in connection with this development shall be carried out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.

The applicant should be advised to apply in writing to the Corporate Director of Highways, Transportation and Property for the necessary consent, as required under Section 278 of the Highways Act 1980 to carry out work within the highway for the formation of the access.

If he/she chooses to carry out the work himself/, the Applicant should be advised to apply in writing to the Corporate Director of Highways, Transportation and Property for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.

No felling should not go ahead when nesting birds are present on or very near to trees. The nesting season runs roughly from March to end of August and therefore felling outside these times is to be advised (taking it that other issues can be covered of course).

9. Other Relevant Policies

Gwynedd Structure Plan

A2 Housing Land
D3 Landscape Conservation Area
FF12 (Parking Standards)

Anglesey Local Plan

26 (Parking)
31 (Landscape)

Stopped Anglesey Unitary Development Plan

TR10 (Parking Standards)
EN1 (Landscape Character)

Isle of Anglesey Parking Standards (2008)

10.2

Ceisiadau'n Tynnu'n Groes

Departure Applications

Rhif y Cais: **45C9F** Application Number

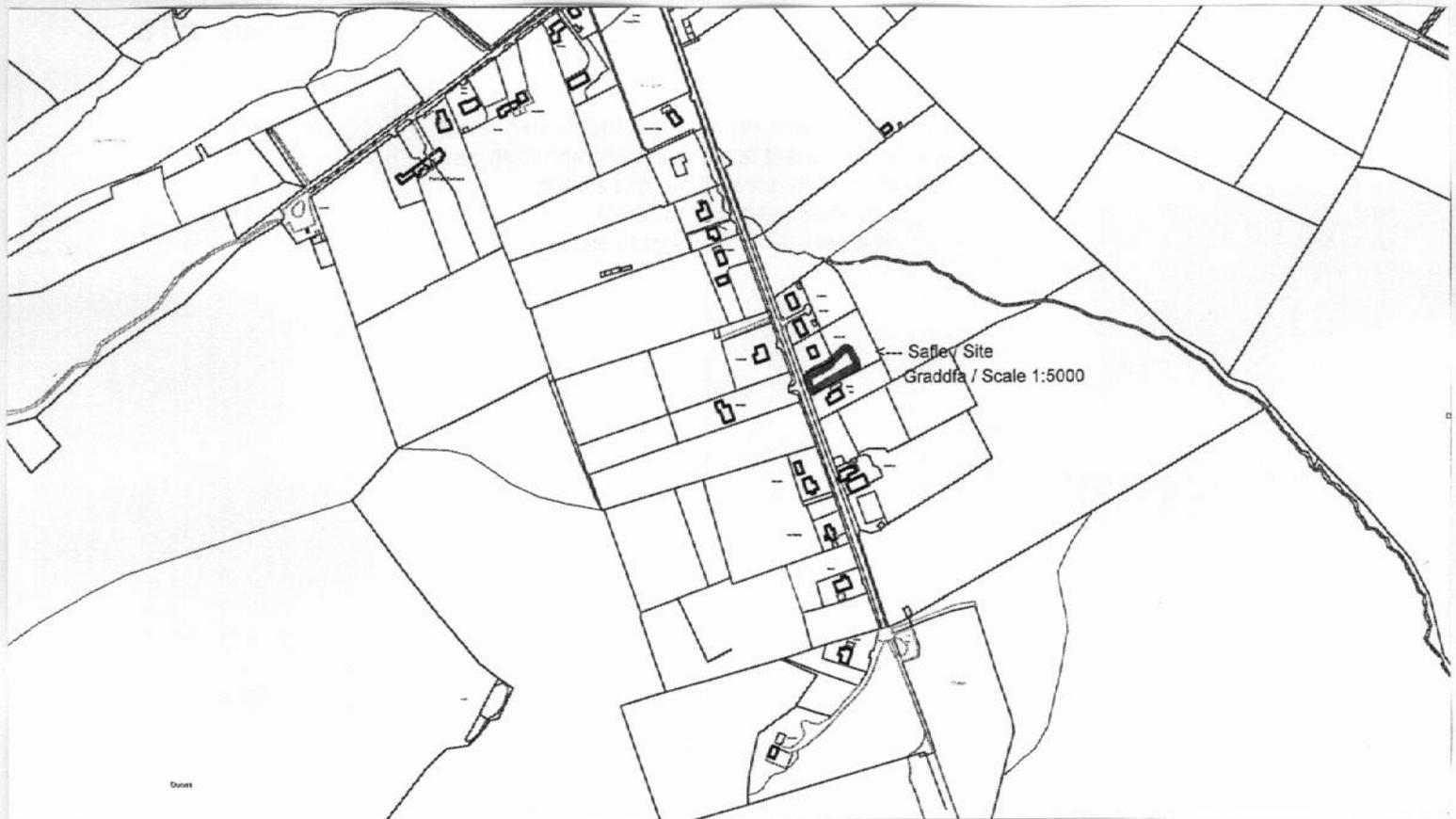
Ymgeisydd Applicant

Mr Howard McCalum
c/o Penseiri Russell-Hughes Architects
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Llangefni,
Ynys Môn.
LL77 7HH.

Cais amlinellol ar gyfer codi annedd ar dir ger

Outline application for the erection of a dwelling on
land adjacent to

Awel Menai, Penlon, Newborough



Planning Committee: 05/09/2012

Report of Head of Planning Service (EH)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is presented to the Committee as an application which is contrary to the adopted Ynys Mon Local Plan but that can be supported under the Stopped Unitary Development Plan.

1. Proposal and Site

The application site is located in Penlon in Newborough. The site is located between two properties and there are dwellings on the opposite side of the road. The dwellings are predominantly single storey or dormer style properties.

The proposal is in outline form for the erection of a dwelling together with the construction of a vehicular access with all other matters reserved.

2. Key Issue(s)

The key issue is whether the proposal is acceptable in terms of policy, design, highways impact on the locality and amenities of nearby residential properties.

3. Main Policies

Ynys Mon Local Plan

- 1 – General Policy
- 48 – Housing Development Criteria
- 53 – Housing in the Countryside.
- 30 – Landscape

Gwynedd Structure Plan

- A2 – Housing Land
- A3 – New Housing Development
- A6 – New Dwellings in the Open Countryside
- D4 – Location, Siting and Design.

Stopped Unitary Development Plan

- GP1 – Development Control Guidance
- GP2 – Design
- HP5 – Countryside Hamlets and Clusters

Planning Policy Wales February, 2011, 4th Edition

Supplementary Planning Guidance: Design Guide for the Rural and Urban Environment.

4. Response to Consultation and Publicity

Local Member – No response at the time of writing this report.

Community Council – No objection

Environment Agency – Standard Advice

Welsh Water – Recommend conditional approval

Highways – Recommend conditional approval.

Drainage – Satisfactory in principle.

Countryside Council for Wales – No objection

5. Relevant Planning History

45C9: Erection of a bungalow and garage on plot of land adjoining Awel Menai, Penlon, Newborough.
Approved – 08.04.84

45C9C: Detailed plans for the erection of a bungalow on land adjoining Awel Menai, Penlon, Newborough.
Withdrawn – 05.12.89

45C9D: Erection of a bungalow on land adjoining Awel Menai, Penlon, Newborough. Refused – 27.09.90

45C9E: Erection of a dwelling on land adjoining Awel Menai, Penlon Newborough. Refused – 15.01.92
(Appeal Dismissed – 09.02.93)

Site History adjoining land:

45C9A: Amended detailed plans for the erection of a bungalow on land adjoining Awel Menai, Penlon, Newborough. Approved – 23.05.85

45C9B: Erection of two porches at Gwawr Eryri, Penlon, Newborough. Approved – 15.06.88

The application has been publicised by means of posting a site notice near the site, individual notifications to neighbouring properties together with an advert in the local press. The latest date for receiving representation was the 18th July, 2012 and at the time of writing this report no representations have been received.

6. Main Planning Considerations

Principle of Development - The application site is considered as being in the countryside under the provisions of Policy 53 of the Ynys Mon Local Plan; however, it is identified as a Countryside Hamlet and Cluster under policy HP5 of the Stopped Unitary Development Plan.

The Stopped Unitary Development Plan remains a material planning consideration in view of the advanced stage reached in the Unitary Development Plan adoption process and since it has been subject to scrutiny at a Public Enquiry and supported in the Inspector's Report of 2004.

The application site is an 'infill site' which is immediately adjacent to the developed part of the rural hamlet as per the provision of Policy HP5.

The principle of the development is therefore acceptable under the provisions of Policy HP5 of the Stopped Unitary Development Plan and this is a material consideration of significant weight.

Design – The area is predominantly a mixture of dormer style or bungalow properties, with a mixture of tiled and traditional slate finish roofs. The upper limit of the proposed dwelling is 6.0m and this is considered acceptable within the locality. The finishes of the dwellings in the vicinity vary from natural stonework to painted render. Conditions shall be imposed to reflect the pattern of development in the vicinity.

Highways – In 1992 when the previous application was refused due to the increase in vehicular traffic on a sub-standard road. The current proposal under consideration entails the construction of a passing bay which will enable vehicles to pass each other on the lane and the Highways Authority are satisfied with the proposal subject to conditions.

Impact on Locality – The proposed siting of the dwelling within the plot follows the pattern of the neighbouring properties situated either side. Given this the proposal will not have a negative impact on the Area of Outstanding Natural Beauty.

7. Conclusion

Whilst the proposal is contrary to policy 53 of the Ynys Mon Local Plan and policy A6 of the Gwynedd Structure Plan, the proposal is acceptable under the provision of policy HP5 of the Stopped Unitary Development Plan.

The proposal is considered acceptable subject to conditions.

8. Recommendation

Permit

(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the layout, 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) The building proposed to be erected on the site shall be single storey.

Reason: In the interests of visual amenity.

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

Reason: To ensure a satisfactory appearance of the development.

(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). 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).

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).

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

(09) Foul water and surface water discharges must be drained separately from the site.

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

(10) 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.

(11) 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.

(12) Full details of the means of construction of the existing highway surface water drainage system where the access is to be constructed shall be submitted as part of any full or detailed application.

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

(13) No part of the development hereby approved shall commence until the passing bay as shown on drawing number 1982:12:3a received 30th July, 2012 have been implemented and fully completed and written confirmation of such has been provided by the local planning authority.

Reason: To minimize danger and inconvenience to highway users.

(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 five meters from the nearside edge of the County Highway before the use is hereby permitted is commenced.

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

(15) Before any development commences, plans shall be submitted and approved by the Planning Authority in consultation with the Highway Authority showing details of the following reserved matters:

(a) the extent and position of vehicle turning facilities.

(b) the extent and position of accommodation for car parking.

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

(16) 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 site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

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

(17) Details of the existing and proposed ground levels, finished floor levels and cross sections shall be submitted as part of any detailed or full application.

Reason: In the interests of amenity.

(18) 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.