

Application Reference: FPL/2020/191

Applicant: Alan & Eira Thomas

Description: Full application for the erection of a dwelling together with the construction of a vehicular access on land at

Site Address: Rallt Gwta, Niwbwrch, Llanfairpwllgwyngyll



Report of Head of Regulation and Economic Development Service (David Pryce Jones)

Recommendation: Permit

Reason for Reporting to Committee

The application was approved at the April 2021 planning and orders committee subject to conditions and to the completion of a legal agreement requesting the removal and cessation of uses in connection with an existing caravan and containers of the site.

The caravan and containers were to be removed from the land as part of the permission to ensure that the development would not have an adverse impact upon both residential amenity of properties adjacent to the site, but also the amenities of the wider area and the AONB.

Since the April planning committee, the caravan and containers have been removed from the site. This would therefore eliminate the need for the legal agreement and as such release the decision subject to conditions.

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 approved plans, and contained in the form of application and in any other documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:

Location Plan 2775:20:01A

Existing Site Plan 2783:20:02a

Proposed Site Plan 2783:20:03c

As Proposed 2783:20:5

Construction Traffic Management Plan Details Russell Hughes Cyf

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

(03) The means of enclosure (including walls and fencing) shown on the plans hereby approved shall be constructed or erected prior to the occupation of the dwelling(s) to which they relate and shall thereafter be retained in the lifetime of the development hereby approved and any replacement means of enclosure shall be to an equivalent specification.

Reason To ensure that the details and appearance of the development are acceptable to the Local Planning Authority and to protect the amenities of the area.

(04) No development shall take place until a scheme of landscaping and tree planting for the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented not later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner.

Reason: In the interest of the visual amenities of the locality, the Area of Outstanding Natural Beauty and to secure an ecological enhancement.

(05) 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 similar species, size and maturity.

Reason: In the interest of the visual amenities of the locality, the Area of Outstanding Natural Beauty and to secure an ecological enhancement.

(06) A new pedestrian footway shall be constructed along the whole frontage of the application site adjacent the public highway. No development shall commence until full details of the pedestrian footway have been submitted to and approved by the Local Planning Authority. The pedestrian footway must be completed in accordance with the details which may be approved in writing under the provisions of this planning condition prior to the occupation of the dwelling hereby approved.

Reason To enable safe movement of pedestrians from the development.

(07) 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: In order to minimise danger, obstruction and inconvenience to users of the highway and the development.

(08) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 meters back from the nearside edge of the adjoining carriageway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the development.

(09) 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 road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2 metres of the said wall/hedge/fence or any new boundary.

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

(10) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the highway before the use hereby permitted is commenced.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the development.

(11) 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.

(12) No surface water from the development shall discharge onto the public highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the development.

(13) No development shall commence until a foul water drainage scheme for the development hereby approved has been submitted to and approved in writing by the local planning authority. The foul water drainage scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the details as may be approved under the provisions of this condition prior to the occupation of the development.

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

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.