

Brecon Beacons National Park Authority



Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

NOTICE OF DECISION



This permission does NOT
include approval under
Building Regulations

Application Reference:
11/07358/REM

Applicant/Agent:

Roger Field
FTAA LTD
6 HIGH STREET
CRICKHOWELL
POWYS
NP8 1BW

In pursuance of its powers under the above mentioned Act, the Brecon Beacons National Park Authority (hereinafter called 'the Local Planning Authority') hereby grants **PERMISSION** for the following development:

"Reserved Matters Application to consider Access, Appearance, Landscaping, Layout and Scale pursuant to Outline Application 08/01722/OUT" (Approval of Reserved Matters) at Brookside Cottage, Waenllapria, Llanally Hill, Abergavenny NP7 0PS

subject to the following condition(s):

- 1 In the case of applications for the approval of reserved matters, the condition that the development to which this permission relates must be begun before whichever is the later of the following dates:
(i) the expiration of five years from the date of the grant of outline planning permission; or
(ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. NP1v1, NP3v1 and NP4v1), unless otherwise agreed in writing by the Local Planning Authority.
- 3 No development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 4 Prior to the commencement of development, details and samples of the window and door frames and external doors shall be submitted to and approved in writing by the Local Planning Authority. The timber shall be from a local source which has been accredited by the Forest Stewardship Council. Thereafter, the development shall be completed in accordance with the approved details and retained as such in perpetuity.
- 5 The garage element hereby permitted shall be kept available for the parking of motor vehicles at all times and shall at no time be converted to habitable accommodation. The garage shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.
- 6 All hard and soft landscape works shall be carried out in accordance with the details contained on the approved plans reference NP4v1. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.
- 7 If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective another tree of the same species and size

as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 8 Before any other works hereby approved are commenced, visibility splays shall be provided from a point 0.6 metres above ground level at the centre of the access to the application site and 2 metres back from the nearside edge of the adjoining carriageway (measured perpendicularly). Nothing shall be planted, erected and/or allowed to grow in the areas of land so formed which would obstruct the visibility described above.
- 9 The Grey water harvesting system shall be installed and fully functional prior to the beneficial occupation of the dwelling hereby approved. The grey water harvesting system shall remain in use in perpetuity.
- 10 Foul water and surface water discharges shall be drained separately from the site.
- 11 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.
- 12 Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.
- 13 No development shall take place until a biodiversity enhancement scheme, to provide bat roosting opportunities in the new eaves structures and external lighting plan, is submitted to and approved in writing by the Local Planning Authority. The approved schemes shall be implemented in full and retained in perpetuity.

Reasons:

- 1 Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 2 To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 3 To ensure that the materials harmonise with the surroundings.
- 4 To safeguard the character and appearance of the cottage and to achieve sustainable development.
- 5 To ensure adequate off street parking arrangements remain available at all times.
- 6 To ensure the site is satisfactorily landscaped and in the interests of biodiversity.
- 7 To ensure the site is satisfactorily landscaped and in the interests of biodiversity.
- 8 In the interests of highway safety.
- 9 In order to ensure that satisfactory drainage arrangements are provided.
- 10 To protect the integrity of the public sewerage system.
- 11 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.
- 12 To prevent hydraulic overload of the public sewerage system and pollution of the environment.
- 13 In order to achieve sustainable development through biodiversity enhancement.

Informative Notes:

- 1 The developer shall note if there are changes to the plans hereby approved due to building regulation requirements or any third party requirements, details should also be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work.
- 2 If a connection is required to the public sewerage system, the developer is advised to contact the Dwr Cymru Welsh Water's Network Development Consultants on 01443 331155.
- 3 Without the appropriate licence it is a criminal offence to harm or disturb many protected species of mammal (for example bats), reptile, amphibian, bird, plant and habitat. It is also an offence to disturb the nests or eggs of any wild bird during their breeding season. For further information about protected species visit www.ccw.gov.uk. If, during any works in relation to the development hereby permitted any protected species are discovered or nesting birds disturbed, works must immediately cease and the Countryside Council for Wales be contacted on 0845 1306229.

Policies considered relevant to this decision:

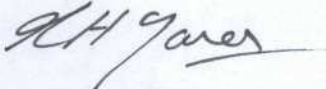
G3: "Development in the National Park" (Unitary Development Plan 2007)

G6: "Design" (Unitary Development Plan 2007)

LPG3: "Development in the National Park." (Local Plan 1999)

LPG7: "Design and energy conservation." (Local Plan 1999)

LPH2: "New housing in larger settlements." (Local Plan 1999)

Signed: 

National Park Authorised Officer

Date: 23rd December 2011

Brecon Beacons National Park Authority

NOTES TO APPLICANT

Appeals to the National Assembly for Wales

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the National Assembly for Wales under Section 78 of the Town and Country Planning Act 1990 (as amended).

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Crown Buildings, Cathays Park, Cardiff CF10 3NQ.

The National Assembly for Wales can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The National Assembly for Wales need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the National Assembly for Wales does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices

If either the local planning authority or the National Assembly for Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the local planning authority in whose area the land is situated. This notice will require the local planning authority to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the National Assembly for Wales on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990 (as amended).

Notes

Failure to adhere to the details of the approved proposals for development contained in this application, or to comply with any conditions or limitations subject to which this permission was granted, will constitute a breach of planning control. This may result in the local planning authority serving an enforcement notice requiring the breach to be remedied under Section 172 of the Town and Country Planning Act 1990 (as amended).

1. The Commission is pleased to announce that the following individuals have been selected to receive the 2011 National Park Service Award for Outstanding Achievement in Interpretation.

National Park Service
Department of the Interior

Date: 2011 December 1st
Signed: [Signature]

NO. 101-100000000

Department of the Interior, National Park Service

The following individuals have been selected to receive the 2011 National Park Service Award for Outstanding Achievement in Interpretation. The award is presented annually to individuals who have made significant contributions to the interpretation of the National Park System.

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