

# Brecon Beacons National Park Authority

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

## NOTICE OF DECISION

BRECON BEACONS  
NATIONAL PARK

This permission does NOT  
include approval under  
Building Regulations

**Applicant/Agent:**

Mr C Meredith  
8 Beechgrove  
Ebbw Vale  
Blaenau Gwent  
NP23 8WQ

**Application Reference:**

12/08085/REM

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:

**“Approval of reserved matters, details of landscaping for new dwelling” (Approval of Reserved Matters) at Pant Yr Eos, Common Road, Gilwern, Monmouthshire NP7 0BB**

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, NP2v1 received 23 May 2012), unless otherwise agreed in writing by the Local Planning Authority.

**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.

**Informative Notes:**

- 1 Please note that this planning approval does not supercede any of the conditions of planning approval 11/07447/REM or 10/05253/OUT.

**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)

**LPH3:** “New housing in larger settlements.” (Local Plan 1999)

Signed:



**National Park Authorised Officer**

Date:

19<sup>th</sup> July 2012

**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).