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16/2018/0027

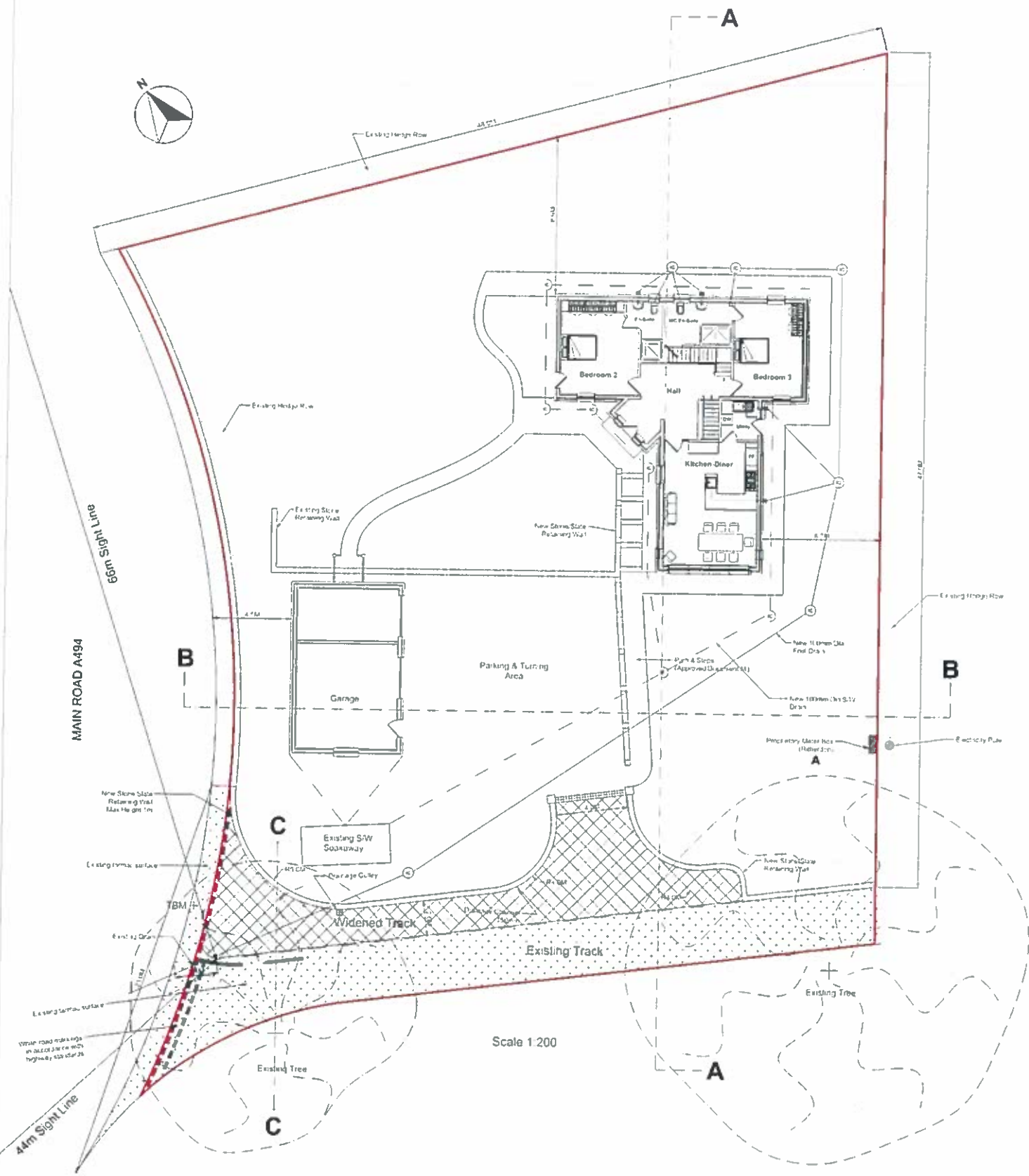
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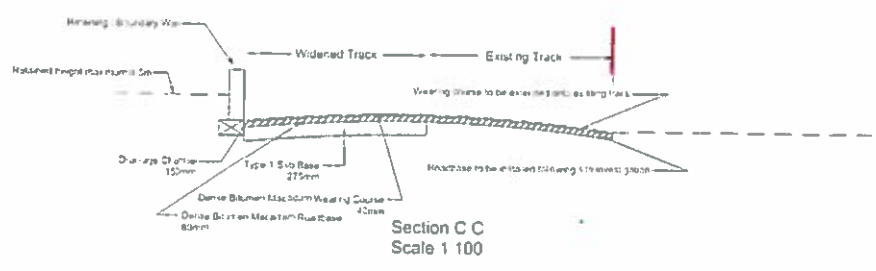


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PROPOSED SITE PLAN



Scale 1:200



Section C C
Scale 1:100

SCALE 1:200

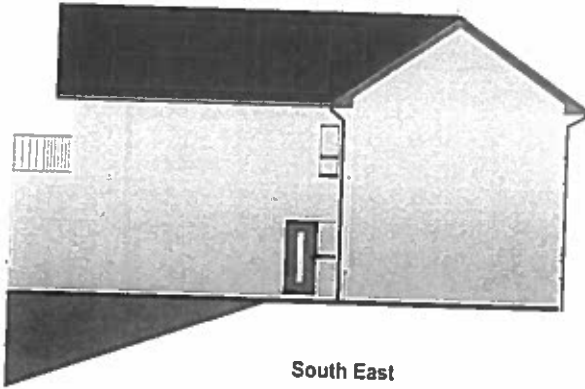
New Dwelling
 Ty Capel
 Llanbedr DC
 Nr Ruthin, LL15 1UT
 for Mr & Mrs R. Tidd

Proposed Block Plan
 Scale 1:200

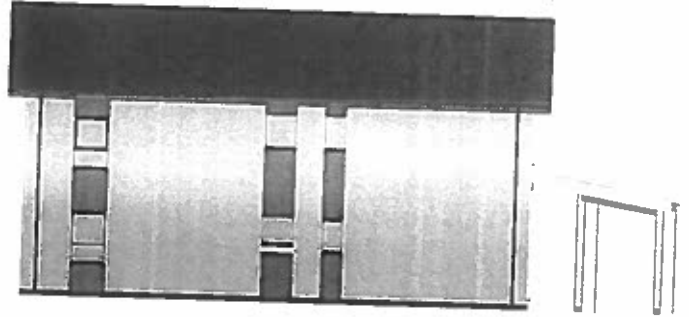
Drawing no RET/2018/03 Rev C

Paper Size: A3

PROPOSED ELEVATIONS



South East



North East

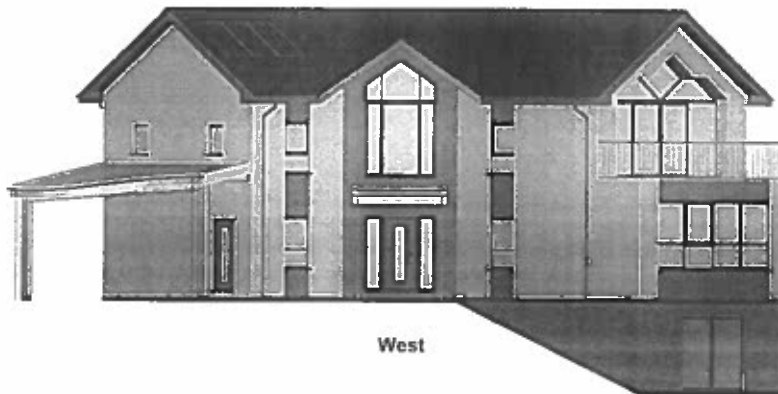
SCALE 1:100

New Dwelling
Ty Capel
Llanbedr DC
Nr Ruthin, LL15 1UT
for Mr & Mrs R. Todd

Proposed House South-East and
North-East Elevations
Scale 1:100

Drawing no. RET/2018/07 Rev A

Paper Size A3



West

SCALE 1:100

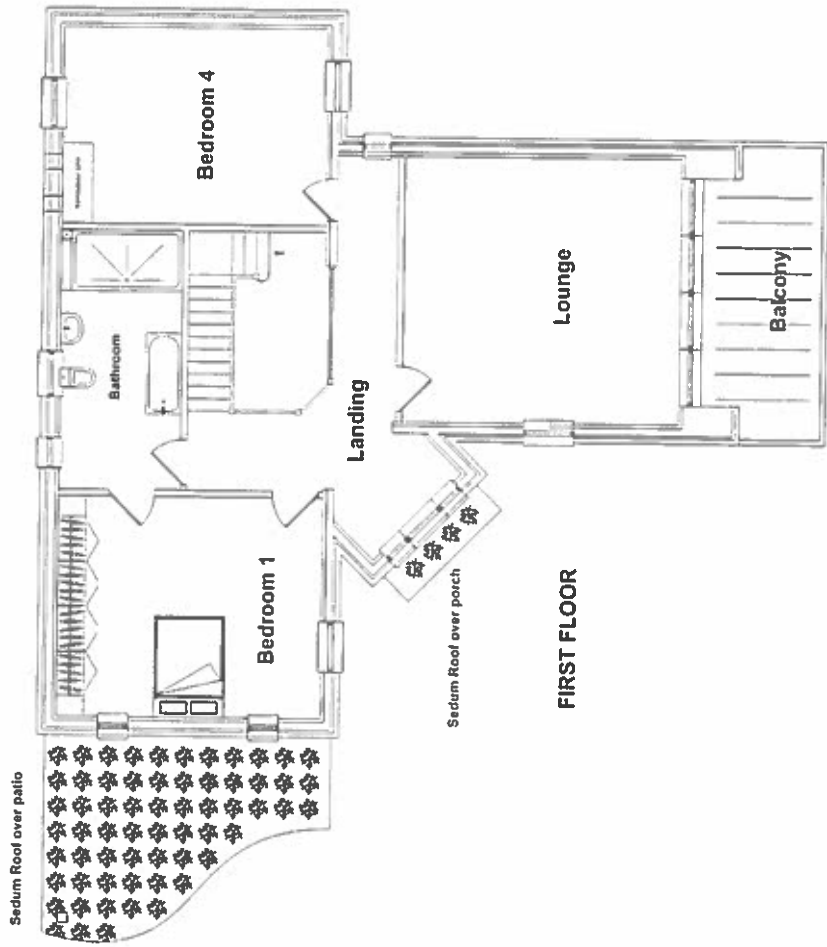
New Dwelling
Ty Capel
Llanbedr DC
Nr Ruthin, LL15 1UT
for Mr & Mrs R. Todd

Proposed House West Elevation
Scale 1:100

Drawing no. RET/2018/08 Rev A

Paper Size A3

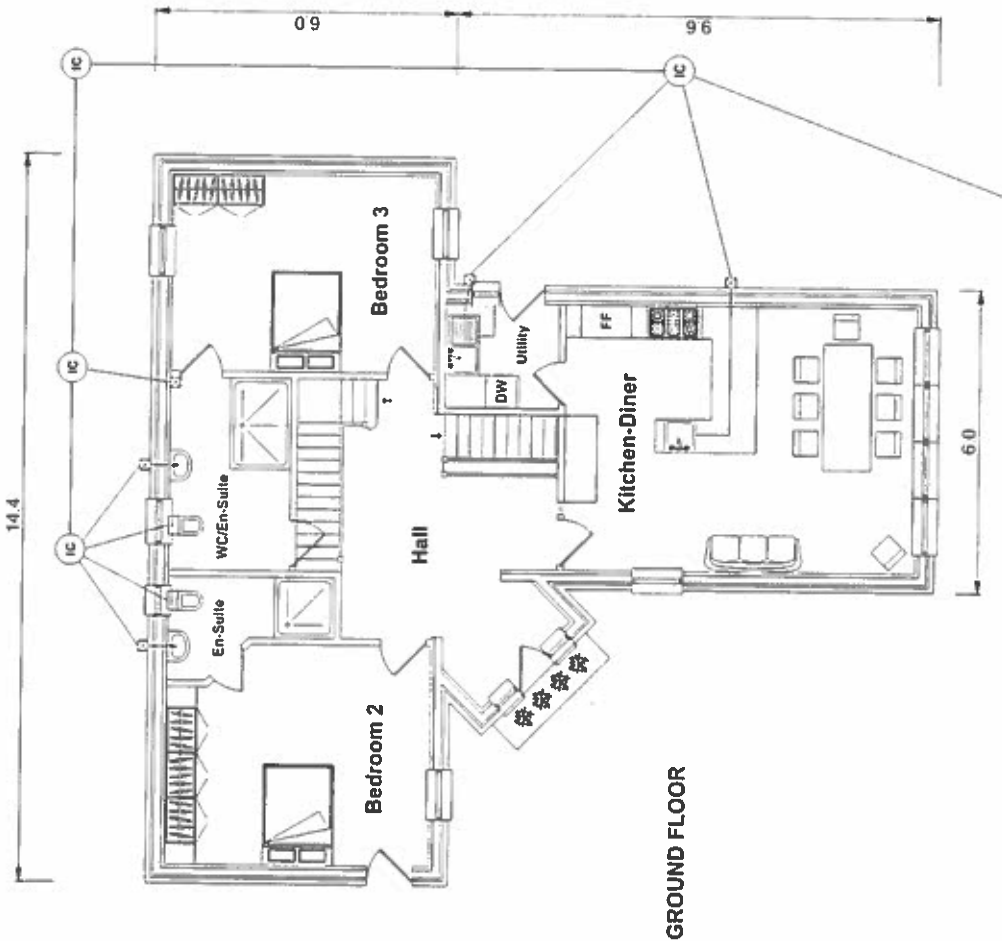
PROPOSED FLOOR PLANS



New Dwelling
 Ty Capel
 Llanbedr DC
 Nr Rulhin, LL15 1UT
 for Mr & Mrs R. Tidd

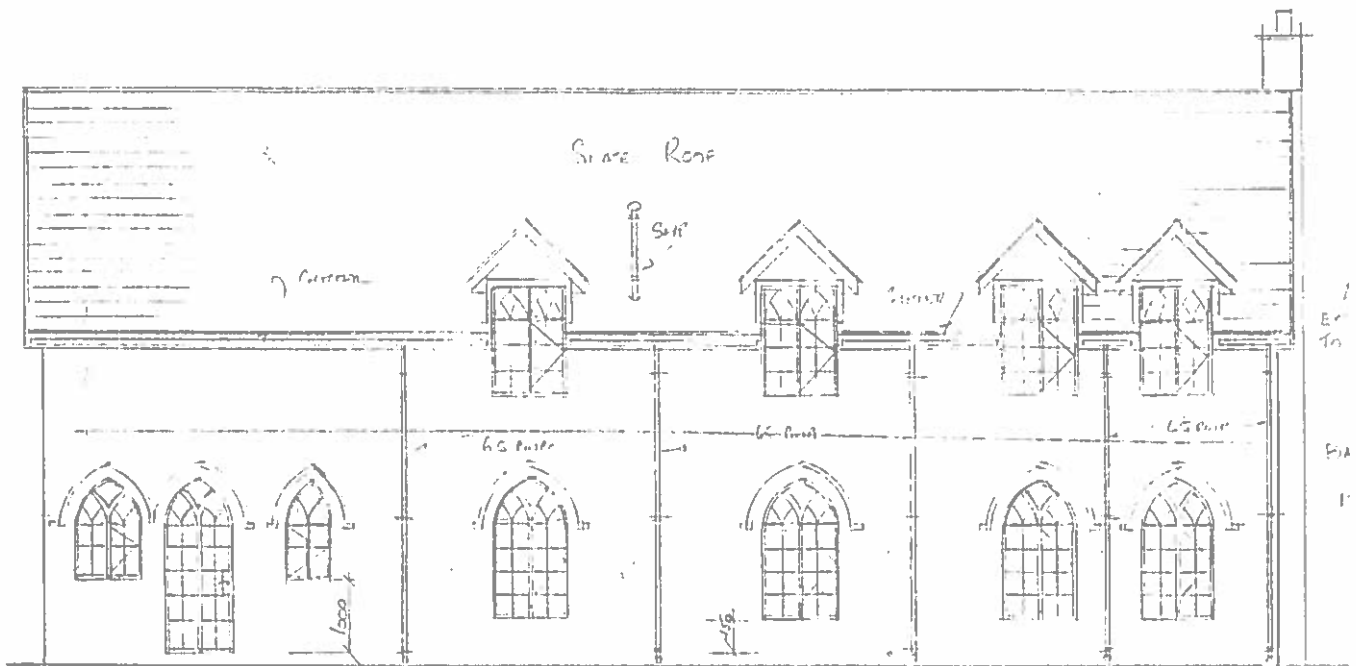
Proposed House Floor Plans
 - Ground & First Floor
 Scale: 1:100

Drawing no. RET/2018/04 Rev A
 Paper Size: A3



SCALE 1:100

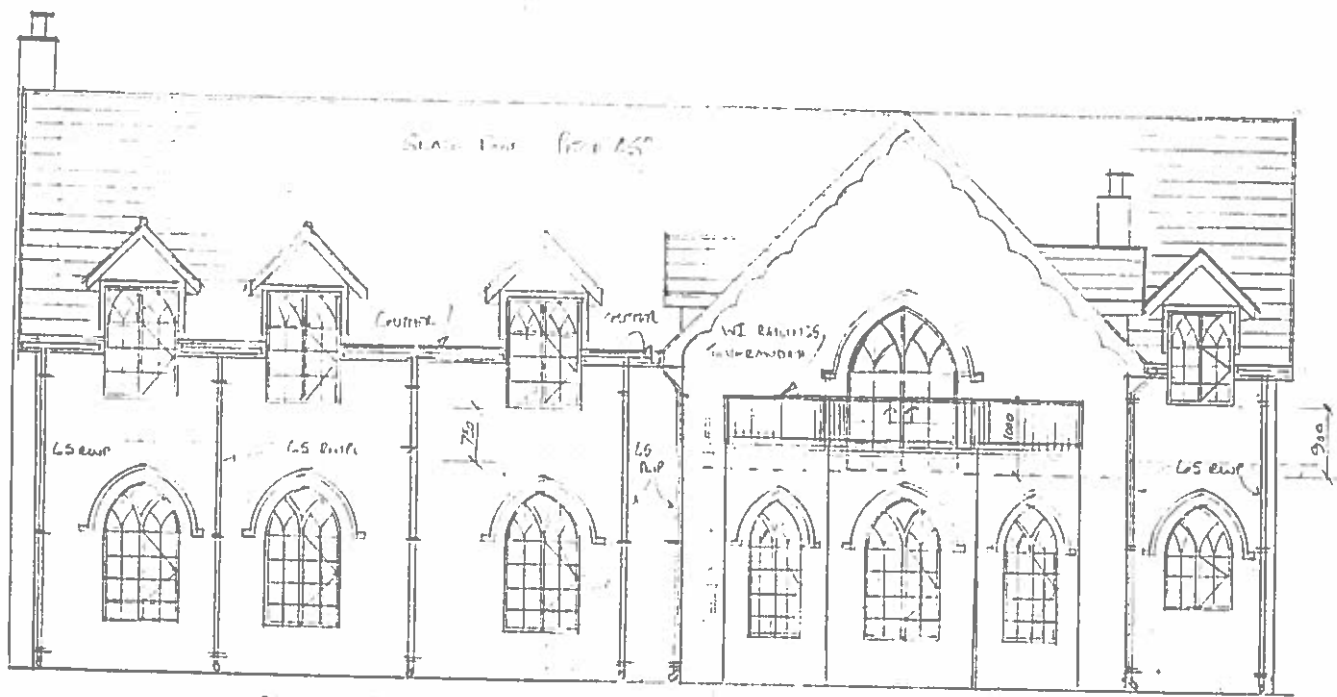
1996 SCHEME ELEVATION PLANS



EXTERNAL WALLS TO BE FINISHED & PAINTED

REAR ELEVATION

MIL CAL
EX' 103



EXTERNAL WALLS TO BE FINISHED & PAINTED

FRONT ELEVATION

1996 SCHEME ELEVATION PLANS



SIDE ELEVATION

WARD : Llanbedr Dyffryn Clwyd / Llangynhafal

WARD MEMBER(S): Cllr Huw Williams

APPLICATION NO: 16/2018/0027/ PF

PROPOSAL: Erection of 1 no. dwelling (amended details to previously approved/implemented scheme ref. 16/294/96)

LOCATION: Ty Capel (former Llwynedd Chapel) Llanbedr Dyffryn Clwyd Ruthin LL15 1UT

APPLICANT: Mr & Mrs Robert Tidd

CONSTRAINTS: Within 67m Of Trunk Road
PROW
CouncillorName
AONB

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

LLANBEDR DC COMMUNITY COUNCIL:

"Llanbedr Dyffryn Clwyd Community Council has reviewed the revised plans for this application and wishes to make the following observations:

Llanbedr Dyffryn Clwyd Community Council still does not support this application because:

The revised plans do not answer any of our original objections, which we will use the number order that was in our original letter:

2. Scale of the proposed development does not reflect the existing dwellings in the immediate area

The development is still a three storey dwelling. The Council supports the representation made by Clwydian Range and Dee Valley AONB Committee:

"The committee would favour the three storey section being reduced in scale to two storeys which will have the effect of stepping the building up the hillside which will reduce its impact and better integrate the development into the local topography."

Hence our original observations remain unchanged.

3. Biodiversity and habitat for existing fauna and flora

The revised plans do not answer our original objection, which thus remains our view, especially that a Biodiversity Statement should be a de minimis requirement for this application.

4. Access

The revised plans do not answer our original objection, especially the destruction of a large section of an historic stone wall, which thus remains our view

5. Surface Run Off Water

The revised plans do not answer our original objection, which thus remains our view

6. Conclusion

Llanbedr Dyffryn Clwyd Community Council still opposes this proposed development for all the grounds set out above and in our initial letter, plus the fact that it continues to fail to meet:

Denbighshire's LDP Policy RD 1 Sustainable Development and Good Standard Design criteria i), iii), iv), vi), xi) and xiii)"

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE**

Response to initial consultation:

““The Joint Committee has no objection in principle to development of this site within the Development Boundary of Llanbedr DC. However, the committee is concerned that the design and scale of the currently proposed dwelling is excessive in this location. In particular, the three storey elevation appears incongruous and is an overdevelopment of the site. The committee would favour the three storey section being reduced in scale to two storeys which will have the effect of stepping the building up the hillside which will reduce its impact and better integrate the development into the local topography. In addition, the roof should be natural blue/grey slate and not the specified Cambrian slate. The intention to inset solar PV panels into the roof with dark grey/blue panels and frames to match the roof is supported, along with the reuse of reclaimed stone from the site to create new traditionally finished stone walls and retaining structures. ”

Response to re-consultation:

“The Joint Committee notes the amended design which has slightly reduced the potential impact of the new dwelling and, having regard to the extant permission for a dwelling of similar scale, has no further observations to make.”

DWR CYMRU / WELSH WATER

No objections

WELSH GOVERNMENT TRUNK ROAD AGENCY:

No directive issued subject to conditions relating to the creation of the access being imposed.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

- Highways Officer:
No objections

- Footpaths Officer:
No objections

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Robin Davies, Bryn Derw, Llanbedr D.C., Ruthin x2
Bob Barton, Glan Alyn, Llanferres Road,
Llanarmon yn Ial
Sian Jones, Llwyn Dedwydd, Llanbedr DC

Summary of planning based representations in objection:

Access:

The proposal does not have a safe access and the increase in vehicular movements would have an adverse impact upon highway safety

Design:

The proposed design is not in keeping with the character of the area and would be harmful to the character of the AONB

Drainage:

The proposal would result in an increase in surface water run off as the soakaways will be ineffective.

Biodiversity:

The site should be surveyed for the presence of protected species.

EXPIRY DATE OF APPLICATION: 11/03/2018

EXTENSION OF TIME AGREED? Yes

REASONS FOR DELAY IN DECISION (where applicable):

- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Full planning permission is sought for the erection of a 3 storey dwelling on a plot within the development boundary of Llanbedr D.C. village.
- 1.1.2 The 'T' shaped dwelling would have a ridge height of 8 metres above ground level and 10.2 above its lower ground floor, as the lower ground floor would be partially sunk into the ground owing to the sloping nature of the site. The lower ground floor would be approximately 2 metres higher than the access track running along the southern boundary of the site.
- 1.1.3 The dwelling would include 4 bedrooms, a kitchen/diner, lounge with balcony, games room and w/c's.
- 1.1.4 A 2 storey pitched roof garage/ancillary building is also proposed between the dwelling and the A494. This would measure 9.8m by 6.4m and be 6m high to the ridge.
- 1.1.5 Materials for both buildings would be slate for the roofs and render for the walls,
- 1.1.6 Parking and turning would be provided within the site, with private garden area to the north and west of the dwelling. The garden area would exceed 400 square metres.
- 1.1.7 The application proposes to regrade the land to sink the rear of the dwelling into the slope. Existing mature hedging and planting would be retained along the northern, western, and eastern boundary. To the southern boundary, an existing retaining wall would be removed and rebuilt 2 metres further to the north to facilitate construction of the access to the site.

- 1.1.8 Access to the site would be via the aforementioned access track onto the A494(T), which serves 3 other properties. Alterations to this access point are proposed, in the form of widening the access and constructing a new retaining wall along the northern visibility line.
- 1.1.9 The detailing of the development can be appreciated from the plans at the front of the report. The main elevation plans are below:



1.2 Description of site and surroundings

- 1.2.1 The site was formerly occupied by Capel Llwynedd, which was demolished in the late 1990's. It is located east of the A494 trunk road on the outside of a bend below Tan Yr Unto bend as the road falls into Llanbedr D. C. village from the Mold direction.
- 1.2.2 The site slopes significantly up from south to north, with a 7 metre difference in levels.
- 1.2.3 The east, west and northern boundaries are marked by mature hedgerows and planting. The southern boundary features a low stone wall and a low hedge.
- 1.2.4 A public bridleway runs along the southern boundary of the site. This bridleway serves as an access road to 3 other dwellings, Llwyn Dedwydd, Llwynedd and Plas Tan y Bwlch. To the north of the site is the dwelling Bryn Derw, which is accessed from a separate access further up the A494.
- 1.2.5 Development in the surrounding area is of mixed character, with a number of modern dwellings featuring rendered walls, slate roofs, large expanses of glazing and balconies.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of Llanbedr D. C. village, as defined in the adopted Local Development Plan. The site is also within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty AONB.

1.4 Relevant planning history

- 1.4.1 Planning permission was granted in 1996 for the demolition of the chapel, and the erection of a dwelling-house with detached garage with ancillary office over.
- 1.4.2 Work commenced on this permission in 1998, and included the laying of the foundation and base for the detached garage. The development did not progress beyond this point.
- 1.4.3 In 2014 the owner applied for a Certificate of Lawfulness of Existing Development. This was granted, establishing that the 1996 permission was extant and could still be implemented.
- 1.4.4 It is a matter of fact that the scheme as approved in 1996 is a fall-back position which is a significant material consideration in determining the current application.

1.5 Developments/changes since the original submission

1.5.1 Following discussions with the Welsh Government Trunk Road Officers, the improvement of the junction of the access onto from the A494 has been included in the scheme and features improvements to its width.

1.6 Other relevant background information

1.6.1 In relation to the improvements to the already approved access, following discussions with the Rights of Way Officer, the Council's Legal Officer and the applicant, it was concluded that on balance it was most likely that the bridleway along the frontage of the site was owned jointly by the applicant and the owner of the field opposite the site and adjacent to the Bridleway.

1.6.2 Investigation followed into the ownership of the bridleway, and a Certificate B has been submitted with the application confirming that requisite notice has been served on the owner of the field opposite the site. To Officers' best knowledge and in the absence of evidence to the contrary, it is considered that the correct ownership notices have been served.

1.6.3 During the time that this application has been being considered, work in relation to the previously consented development has recommenced in the form of ground clearance.

2. DETAILS OF PLANNING HISTORY:

2.1 16/294/96/PF – Erection of dwelling house and detached garage with office accommodation over and construction of new vehicular access. GRANTED at planning committee 2nd December 1996.

2.2 16/2014/1010 - Existing Lawful development certificate to determine that planning permission 16/294/96 for the erection of a dwelling is extant. GRANTED 9th October 2014

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy BSC1 – Growth Strategy for Denbighshire

Policy BSC3 – Securing infrastructure contributions from Development

Policy BSC11 – Recreation and open space

Policy VOE2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

Policy ASA3 – Parking standards

3.2 Supplementary Planning Guidance

Residential Space Standards

Residential Development Guide

Parking requirements

Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB)

3.3 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Development Control Manual November 2017

Technical Advice Note 18 Transport

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (PPW section 3.1.3). PPW advises that material considerations must be relevant to the regulation of the development and use of land in

the public interest, and fairly and reasonably relate to the development concerned (PPW section 3.1.4).

Development Management Manual 2017 states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (DMM section 9.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Drainage
- 4.1.5 Highways (including access and parking)
- 4.1.6 Open Space
- 4.1.7 Area of Outstanding Natural Beauty/Area of Outstanding Beauty
- 4.1.8 Ecology

4.2 In relation to the main planning considerations:

4.2.1 Principle

The main policy in the LDP which is relevant to the principle of housing development is BSC1, which seeks to make provision for new housing in a range of locations, concentrating development within identified development boundaries.

Policy RD1 states that development proposals within development boundaries will be supported subject to compliance with detailed criteria.

The proposal is acceptable in terms of the general principles of these policies.

It is to be noted that the dwelling would be located within the development boundary.

The planning history of the site and the extant planning permission for one dwelling are significant considerations.

The development of the land in this location for residential purposes is therefore considered acceptable, subject to compliance with the general development control criteria as set out in Policy RD 1.

4.2.2 Visual amenity

Policy RD 1 contains general considerations to be given to the impacts of development. Among these considerations is the impact on the visual amenity of the area. There is a general requirement for development proposals to respect the site and surroundings by virtue of siting, scale, form, character, materials and spaces in and around buildings. Public views into and out of townscapes and across the open countryside should be respected.

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The visual amenity impacts of a development proposal are a material consideration.

Given the fall-back position of the extant planning permission, this application is to all intents and purposes seeking approval of an amended design to that previously approved.

Concern has been raised by the Community Council that the proposed dwelling does not reflect the character of other dwellings in the area. They suggest that the dwelling should be 2 storey and stepped up the hill to better integrate the development into the local topography.

In respecting the Community Council's comments, it is important initially to consider what can be built on the site under the extant permission. Examining the previously approved plans shows that the ground floor level would be set at approximately 5 metres above the level of the bridleway. This is the same as the ground floor level on the plans now being considered. The lower ground floor of the current proposal would be below this level and be approximately 2 metres above the level of the bridleway. The ridge height of both the current and extant scheme would be 8m above ground level, which is approximately 13 metres above the bridleway. The form of both the original dwelling and the one now proposed are similar, although the approved dwelling is 2.5metres wider than the current proposal. Both involve schemes with the main sections of 15 metres depth and feature glazing and balconies to the southern elevation overlooking the open fields. The previous scheme included 4 dormers to the front elevation, 4 dormers to the rear elevation, and 5 in total to the side elevations. The current scheme does not include dormers. The garage building design on both schemes is to all intents and purposes identical.

With regard to the points raised by the Community Council, it is Officers' opinion that the current proposal is almost identical in scale to that as previously approved. Whilst noting the inclusion of a lower ground floor in the current scheme, this would be partially set into the ground and would not make the dwelling appear any higher from most angles. It is also considered that to implement the previously approved scheme and achieve the approved ground floor level, the ground would have to be built up by approximately 2.5 - 3 metres, so the impact would be similar. Having regard to the topography of the land to the rear of the proposed dwelling, the established trees, and the presence of other large dwellings on higher ground, it is not considered that the proposed dwelling would appear obtrusive within the landscape. In terms of detailed design, it is considered that the omission of dormer windows results in a less 'fussy' appearance than the previously approved scheme, and reflects other new development in the area.

In conclusion, it is considered that the scale and form of the proposed dwelling are in keeping with the character of the area. The choice of materials and layout are considered acceptable in this location. It is therefore Officers' opinion that the proposal would not result in a detrimental impact upon the visual amenity of the area, and the proposal therefore accords with the general aims of Policy RD 1.

4.2.3 Residential amenity

Policy RD 1 sets specific tests to be applied to amenity impacts of development. Proposals for development should comply with these tests. The Residential SPG offers guidance on site layout to ensure the impact on residential amenity is acceptable. Space standards are suggested in SPG Space Standards.

There are no representations on the application raising residential amenity concerns.

The proposed dwelling would be located to the front but offset from the dwelling Bryn Derw, which lies to the north east. It would be located some 32 metres from this dwelling, and set 5 metres lower. There is mature planting along the boundary between the site and Bryn Derw. To the east of the site is the dwelling Llwyn Dedwydd. The side elevation to side elevation distance between the proposed dwelling and Llwyn Dedwydd would be approximately 30 metres. The boundary between the two dwellings features mature planting and inter-visibility between the two plots is limited as a result.

In respect of the above, having regard to policy RD 1 and relevant SPG's, the siting, orientation, internal space, external space and window positions are not considered

likely to result in harm to the residential amenity of the area. The distance between the proposed dwelling and neighbouring properties is considered acceptable and in excess of guidance as set out in the Residential Development SPG. It is not considered that the dwelling would result in an unacceptable loss of light, overshadowing or loss of privacy to neighbouring dwellings. The proposed dwelling provides an adequate amount of amenity for the future occupants in terms of room size and garden area.

4.2.4 Drainage (including flooding)

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding.

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The drainage / flooding impacts of a development proposal are a material consideration.

Concerns have been raised by the Community Council in regard to the adequacy of the ground to for a soakaway.

Drainage from the site is proposed to be handled by way of mains drainage for foul sewage and soakaway for surface water.

The application proposes the same drainage mechanism as the scheme as previously approved. The suitability of the ground to accommodate a soakaway would be tested at the Building Regulations stage, and if it is not acceptable, the developer would have to consider alternative means of dealing with soakaway water. It is therefore considered to be acceptable to leave the details of the soakaway system to be controlled through the Building Regulations process.

4.2.5 Highways (including access and parking)

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

Representations have been received that raise concern about the impact upon highway safety in the form of obstructing visibility at the junction, unacceptable increase in vehicular movements, and substandard access onto the A494. The Welsh Government has been consulted in this respect and they have not raised an objection and have submitted suggested conditions to deal with the alterations to the access onto the trunk road and to prevent surface water run off onto the trunk road. The Public Rights of Way Officer has not raised an objection, but agrees that the method of dealing with surface water should be a condition. The Public Rights of Way Officer has also requested that a visual demarcation between the public bridleway and the additional 2 metres of tarmac provided by way of a planning condition. The Highway Officer does not raise an objection to the proposal.

The proposal involves the creation of a new vehicular from the public bridleway into the site. Land from within the site is to be lowered to that of the Public bridleway to allow its width to be increased from 2 metres to 4 metres along the width of the site frontage. A new 6m radii curve to the access onto the A494 is proposed. These details all roughly accord with the previously approved plans.

Whilst acknowledging the concerns of the Community Council and residents, given the extant planning permission and the comments of the Welsh Government, The Public Rights of Way Officer and the Highway Officer, it is not considered that there is any reasonable grounds to oppose the development on grounds of highway safety and the suitability of the access to the site.

4.2.6 Open Space

Policy BSC 3 of the local development plan sets the basic requirement for development to contribute, where relevant, to the provision of infrastructure, including recreation and open space, in accordance with Policy BSC 11.

In this instance the fall back position of an extant planning permission that allows one dwelling to be built on the site without the need for an open space contribution should be given significant material weight.

It is Officers' opinion that given the planning history of the site there are no grounds for insistence on an open space contribution in this instance.

4.2.7 Area of Outstanding Natural Beauty/Area of Outstanding Beauty

Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation.

Planning Policy Wales section 5.3 refers to considerations to be given to conserving landscape and biodiversity, and in respect of statutory designations such as AONBs, confirms the primary objective for designation is the conservation and enhancement of their natural beauty, whilst noting the need to have regard to the economic and social well-being of these areas.

The AONB committee, having considered the planning history of the site, have not raised an objection to the proposal.

The site is located within a designated Area of Outstanding Natural Beauty. It is visible from the adjacent public bridleway, and from some distant views further to the south of the site. Views of the site from the trunk road would be limited to those travelling north wards. The site would be seen against a backdrop of scattered development rising up above the site. There is mature planting around the site.

It is therefore Officers' opinion that the proposal would not have an unacceptable impact upon the character and appearance of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.

4.2.8 Ecology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment.

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests.

The Community Council have raised concern that the site should be surveyed for the presence of protected species.

The site has been lain dormant for nearly 20 years, and consequently has become overgrown.

In noting the Community Council's comments, the fall-back position is that the developer can go on site and clear the site and continue work regardless of the outcome of the current application. The Authority has no control over this aspect of the development and cannot insist that the site be surveyed. In any event, since this application was submitted the site has been cleared of all vegetation, save for the boundary planting.

On the basis of the planning history of the site, and the current state of the site, it is not considered that there any ecological issues to address.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The commenced planning permission established the principle of developing the site, and dealt with drainage, ecological and open space issues, and significantly accepted the use of the access track onto the A494 to serve the development. This development can continue regardless of the decision on the current application.
- 5.2 It is therefore suggested the main considerations on the current application are the detailing of the dwelling and whether there are material changes from the previously approved scheme. The proposed improvements to the access from the Bridleway provide an opportunity to add some additional controls that were not included on the 1996 permission.
- 5.3 In Officers' opinion the revised design would not harm the visual amenity of the area, or the character and appearance of the Area of Outstanding Natural Beauty. It is therefore recommended that planning permission be granted.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 23rd May 2023
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Proposed South-West & North-West Elevations (Drawing No. RET/2018/06 Rev A) received 6 March 2018
 - (ii) Proposed South-East & North-East Elevations (Drawing No. RET/2018/07 Rev A) received 6 March 2018
 - (iii) Proposed West Elevation (Drawing No. RET/2018/08 Rev A) received 6 March 2018
 - (iv) Proposed Garage Elevations & Floor Plan (Drawing No. RET/2018/09) received 15 January 2018
 - (v) Proposed House Ground & First Floor Plan (Drawing No. RET/2018/04 Rev A) received 6 March 2018
 - (vi) Proposed House Basement Floor & Roof Plan (Drawing No. RET/2018/05 Rev A)

received 6 March 2018

(vii) Proposed Cross Section A-A Plan (Drawing No. RET/2018/10 Rev A) received 6 March 2018

(viii) Proposed Cross Section B-B Plan (Drawing No. RET/2018/11) received 15 January 2018

(ix) Existing Block Plan (Drawing No. RET/2018/02 Rev B) received 27 March 2018

(x) Proposed Block Plan (Drawing No. RET/2018/03 Rev C) received 27 March 2018

(xi) Location Plan (Drawing No. RET/2018/01 Rev A) received 27 March 2018

(xii) Additional Elevational Images received 6 March 2018

3. The access shall be laid out and constructed strictly in accordance with the approved plan RET/2018/03 REV C and shall be completed before the dwelling is occupied.
4. No drainage from the development site shall be connected to or allowed to discharge into the Trunk Road drainage system, and the proposed junction and access road shall be constructed so that the surface water run off does not drain onto the Trunk Road or onto Public Bridleway 17.
5. No external wall or roof materials shall be applied until the written approval of the Local Planning Authority has been obtained to the proposed materials to be used for the external surfaces of the walls and roofs of the development hereby permitted and no materials other than those approved shall be used.
6. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the approved plan and which shall be completed before the development is brought into use.
7. No work shall commence on the erection of the external walls of the dwelling until there has been submitted to, and approved in writing by the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:
 - (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.
 - (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;
 - (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;
 - (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
 - (e) Proposed positions, design, materials and type of boundary treatment;
 - (f) Design, siting and materials of retaining walls within the site and on the site boundaries
8. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the dwelling of the development and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
9. The finished floor level of the ground floor shall not be higher than 5metres above the level of public bridleway 17 (where adjacent to the site), as indicated on approved drawing no. RET/2018/10 Rev A.
10. No trees or hedges within the application site shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Those removed without consent or which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing by the Local Planning Authority.
11. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority.
12. No obstacles, fences, gates or other means of enclosure shall be erected on or immediately adjacent to the access track and bridleway.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. To maintain the safety and free flow of trunk road traffic.
4. To maintain the safety and free flow of trunk road traffic
5. In the interest of visual amenity.
6. To provide for the parking and turning of vehicles and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of highway safety.
7. In the interest of visual amenity
8. In the interest of visual amenity.
9. In the interest of visual amenity.
10. In the interest of visual amenity.
11. In the interest of visual amenity.
12. In the interest of ensuring that the benefits of the widened access track are achieved and in the interest of the safe and free flow of traffic on the highway.

NOTES TO APPLICANT:

The dwelling shall not be occupied until a permanent line denoting the boundary between the proposed access track and the public bridleway has been marked upon the surface and that line shall be maintained as such at all times.

- (i) Highway Supplementary Note No's, 1, 3, 4, 5, & 10.
- (ii) New Roads and Street Works Act 1991 - Part N Notice.
- (iii) Highways Act 1980 Section 184 Consent to Construct/Alter a Vehicular Crossing over a verge.

If you are intending to resurface the full bridleway surface as well as the access area, to contact the Council for a license agreement to resurface the existing highway whatever agreement they come to with the opposite owner. Furthermore, any wearing course may need to have an appropriate grip treatment to increase skid resistance. Please could the applicant contact the Public Rights of way Team on 01824 706872/71, or 01824 706923. In addition, you must ensure the following:

- The boundary between the widened access and old road area needs to be defined in a permanent manner
- No building materials to be stored on the right of way, which may cause a nuisance or obstruction to the user.
- No diminution in width of the Bridleway as a result of the development
- No additional gates are placed across the right of way, of either a temporary or permanent nature, unless required for agricultural purposes. If so, a licence will be required - please contact the Public Rights of Way Team on the numbers above for further information.