



CYNGOR
Sir Ddinbych
Denbighshire
 COUNTY COUNCIL

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Heading:
 22/2012/1363
 near Lliidiart Fawr
 Llangynhafal

6

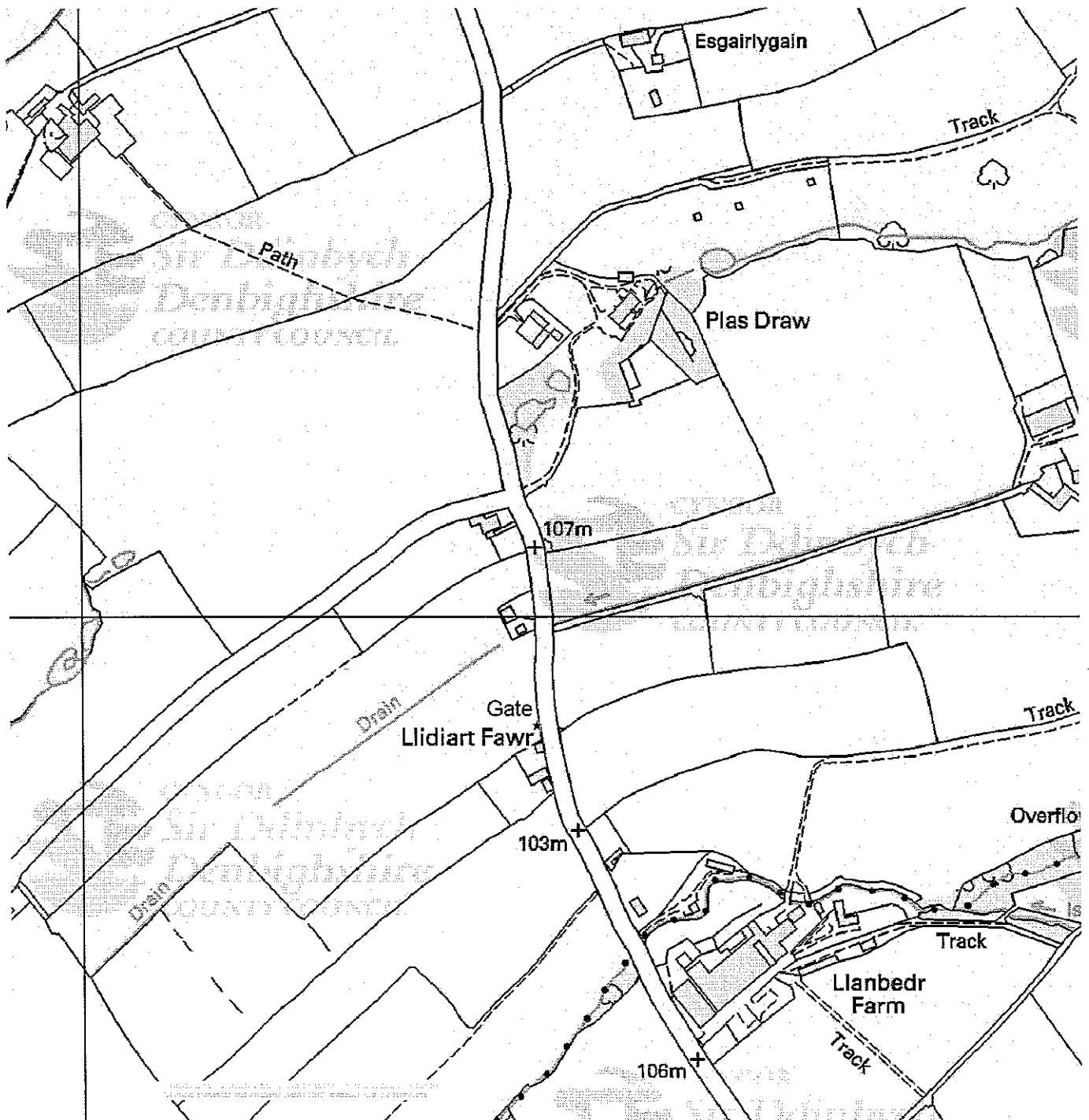
 Application Site



Date 7/3/2013
 Centre = 313406 E 362045 N

Scale 1/5000

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



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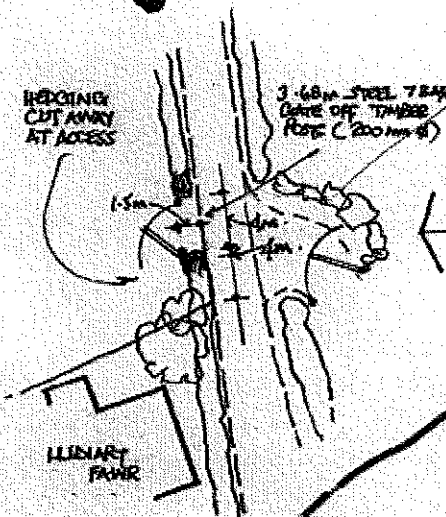
Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawlfraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

DETAIL OF FIELD GATE

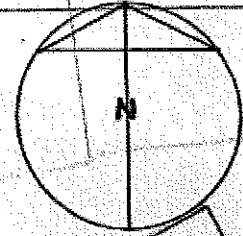
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22 / 2012 / 1363 / PC

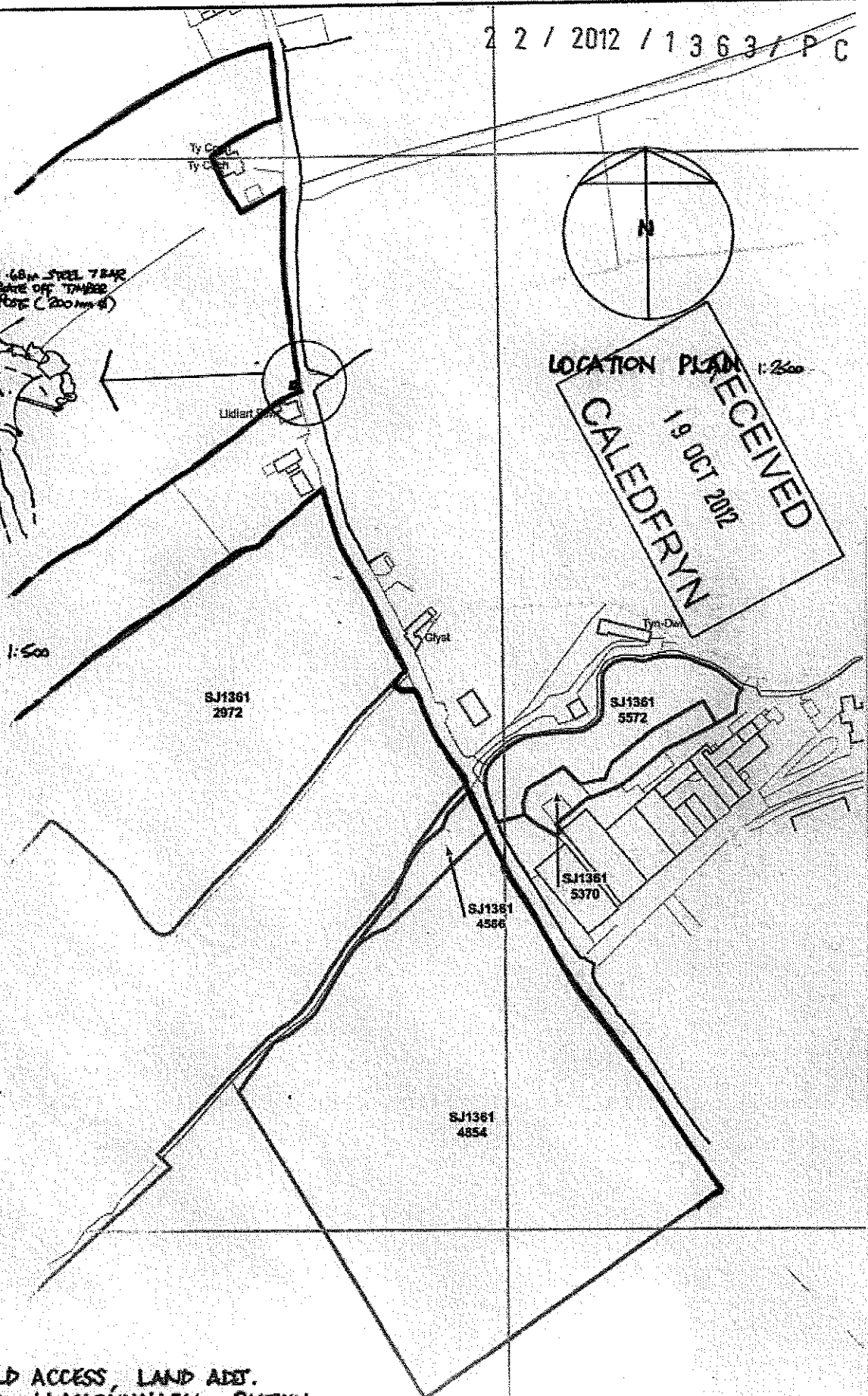
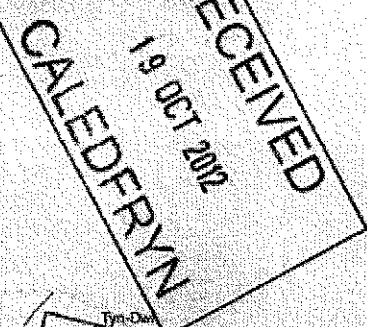
DETAIL



DETAIL AT ACCESS 1:500



LOCATION PLAN 1:2500



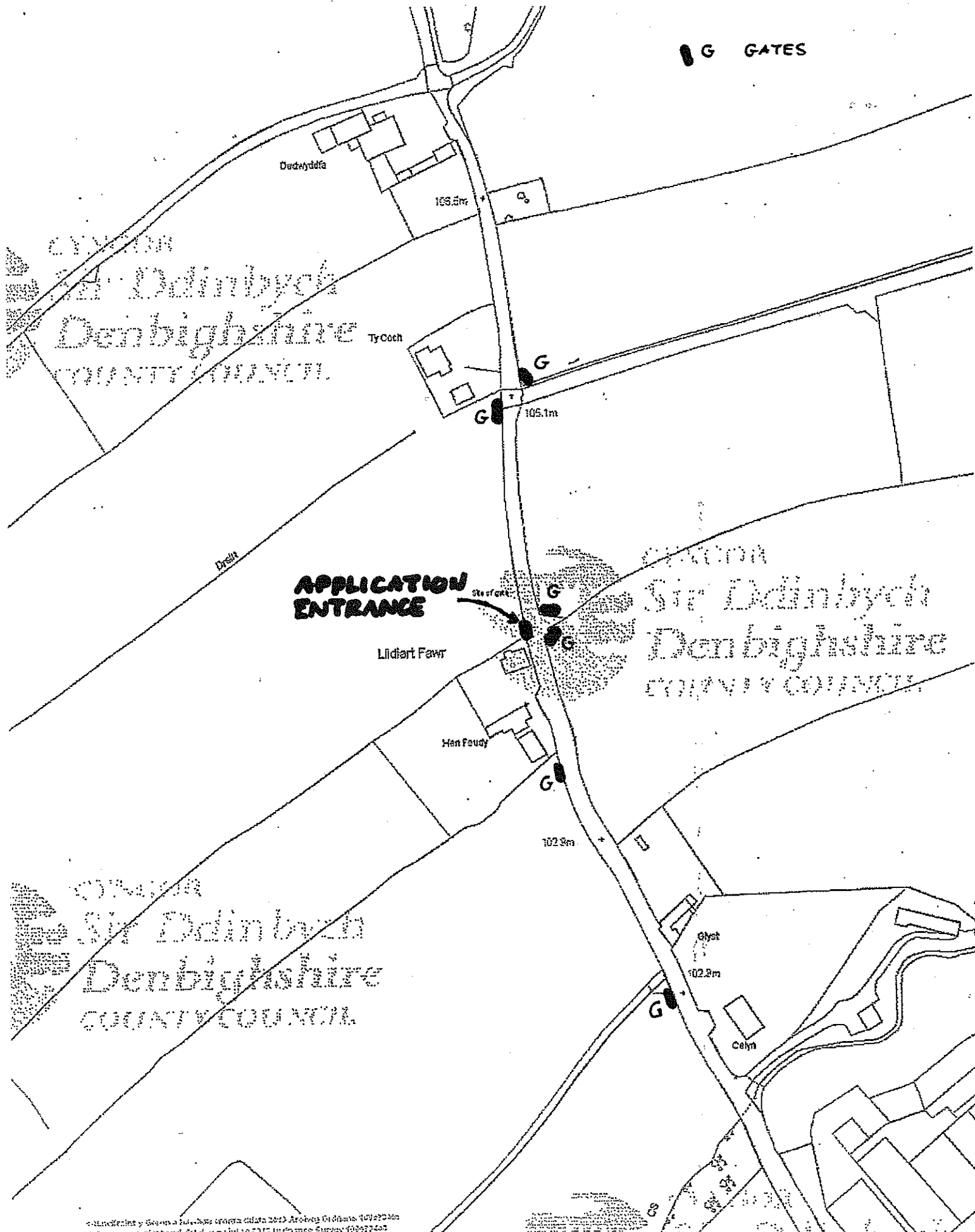
PROPOSED FIELD ACCESS, LAND ADJ.
LLIDIART FAWR, LLANGYNHAFAL, RUTHIN.,
for G. Whittingham & Sons.

REF: 12/34

313500

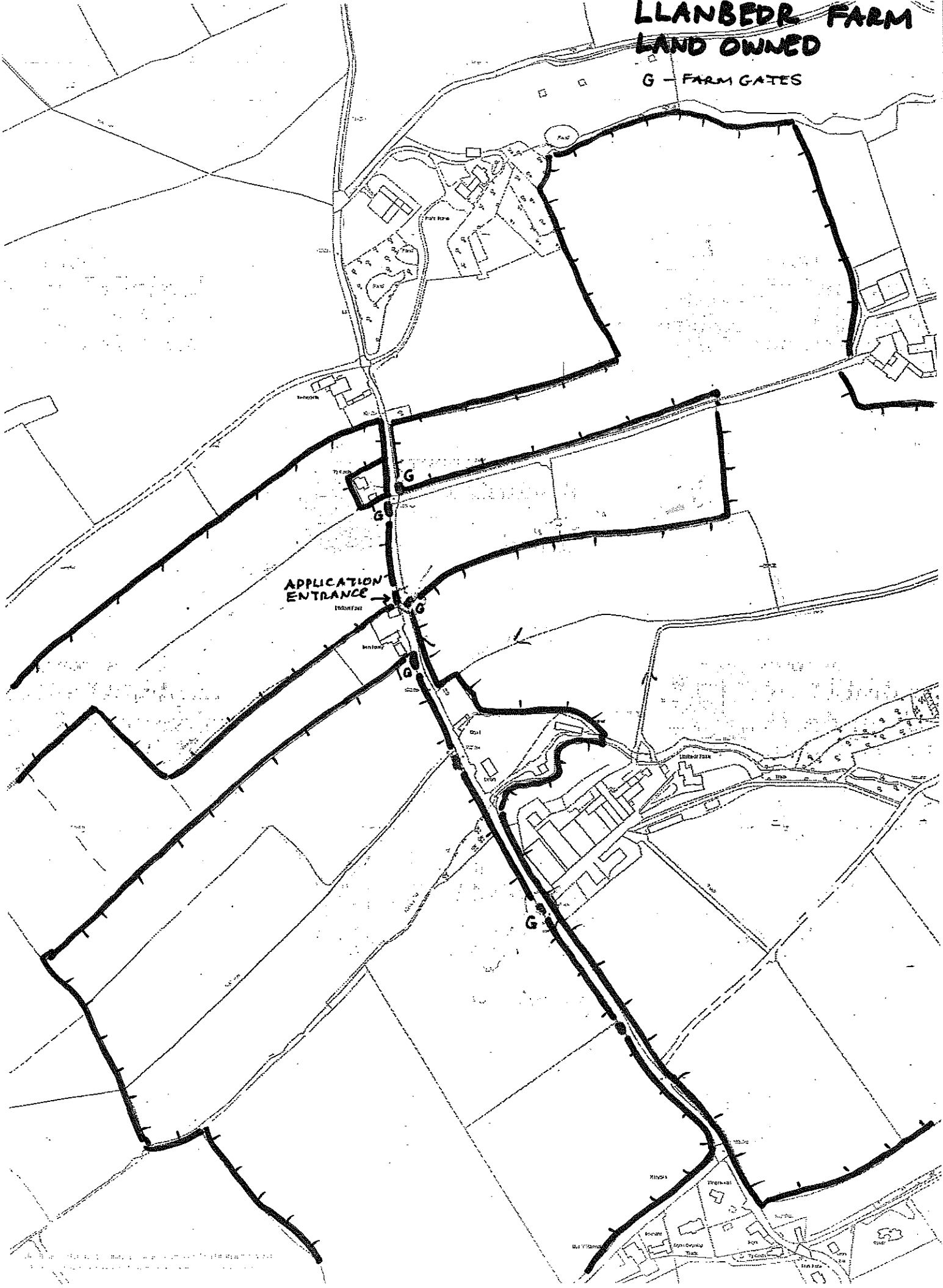
LOCATION OF FARM GATES IN VICINITY OF SITE

G GATES



LLANBEDR FARM LAND OWNED

G - FARM GATES



APPLICATION
ENTRANCE

1:1000 Scale
1:1000 Scale
1:1000 Scale

ITEM NO: 6
WARD NO: Llanbedr Dyffryn Clwyd / Llangynhafal
APPLICATION NO: 22/2012/1363/ PC
PROPOSAL: Retention of new cattle/field access and 7-bar steel gate
LOCATION: Land adjacent to Llidiart Fawr Llangynhafal Ruthin
APPLICANT: Mr Charles Whittingham G Whittingham & Sons
CONSTRAINTS: Groundwater Vulnerability 1
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:

LLANGYNHAFAL COMMUNITY COUNCIL-

".....resolved that they are not able to support the application for the following reasons:

- There are 2 gateways already in existence situated a short distance up the road and members do not believe that it is essential/necessary to have another access at this new location.
- Cattle can gain access to the field in question via the established gateways either by travelling the short distance up the road or via the right of way to Wern Fawr or land in the applicant's ownership opposite Ty Coch.
- Wherever possible, the Community Council supports the maintaining and preservation of hedgerows and is of the view that the hedgerow at this location should not have been removed.
- Visibility is severely restricted due to the narrowness of the roadway and the substantial hedgerow/trees at this location. It is felt therefore that the new access could prove dangerous to traffic using the roadway.
- The opening up of the hedgerow has resulted in a number of safety concerns for the adjacent property at Llidiart Fawr".

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Highways Officer
No objection subject to condition requiring details of means of preventing discharge of water from the road onto adjacent land.
- Pollution Control Officer
No comments to make.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Bronwen and Ian McGregor, Llidiart Fawr, Llangynhafal

Summary of planning based representations in objection:

Need for new access

Already 3 existing points of access into field next to Llidiart Fawr/why can existing field access near Ty Coch not be used to allow cattle to cross the road?

Highway impact

Access is used by agricultural vehicles as well as cattle/movement of cattle and farm vehicles and machinery carries mud and muck onto highway resulting in hazards for road users/mud is never cleared/limited visibility at point of access creates dangers to farm vehicles and road users on a narrow section of highway/no warning signs of cattle crossing.

Drainage

New opening allows surface water running along the road to flow into the field at the rear of Llidiart Fawr, raising concerns over subsidence.

Residential amenity impact

Access used by at least 400 cattle 4 times a day, for 3 days/cattle collect close to nearby dwelling, churning up the field and attracting seagulls which defecate over that property/noise, smell, flies and mess/loss of privacy at rear of Llidiart Fawr from removal of hedge, to create access opening up view of rear of house.

Impact on important hedgerow

Removal of 4 metres of 'Important Hedgerow' and historic bank beneath/contravention of Hedgerow Regulations and Environment Act/impacting on environment and wildlife/Council should refuse permission and take action under Regulations, including to secure replanting of hedgerow.

Fear of crime

New entrance exposes rear of Llidiart Fawr to the road, allowing intruders easy access to house and oil tank in location where supervision is difficult.

Other matters

- Proposals contradict conversations between objectors and applicant/Suggestion that there was a previous access in this location are not accepted/entrance has not been used exclusively for cattle, but by farm vehicles;
- Slurry pumping is carried out close to Llidiart Fawr and also attracts seagulls;
- Retrospective nature of proposals/concerns over traditional stone gateposts removed elsewhere to widen gateways;
- No environmental impact assessment or flood risk assessment has been undertaken;
- Lack of consultation on proposals;
- Community Council comments have been severely censored;
- Site panel should visit site;
- Original Officer report over condensed objections, did not consider, misrepresented or ignored key issues and Community Council objections; reference to the field forming part of the Llanbedr Farm complex is misleading as it is cut off from the farm by Llidiart Fawr;
- Site history information is lacking and should refer to previous removal of hedgerow;
- Questions over Member conduct in relation to the application.

EXPIRY DATE OF APPLICATION: 26/03/2012

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Members may recall that consideration of this item was deferred at the February 2013 meeting to allow opportunity to assess late representations, and to permit the site to be visited by a Site Inspection Panel. The Site Panel notes will be included in the late representations sheets for Committee.
- 1.1.2 The application seeks retrospective planning permission for the retention of what is referred to on the application forms as a "new cattle/field access", on land close to the dwelling at Lliart Fawr, Llangynhafal. The location and detailing are shown on the plans at the front of the report.
- 1.1.3 It is understood the entrance was created in September 2012, through the removal of some 4 metres of hedgerow, and it consists of a 3.7 metre wide steel bar gate with timber posts.
- 1.1.4 The entrance is off the highway which runs north from Hirwaen to Llangynhafal, and is in connection with the operation of the agricultural business run from Llanbedr Farm.
- 1.1.5 The Design and Access Statement submitted with the application advises:-
 - The access is to provide a crossing point from the applicant's field and gated access opposite to enable the movement of cattle/animals across the road in the minimum distance possible and to avoid movement over a length of roadway from another access some distance away.
 - The access has not been set back from the road and the length of hedgerow removed has been limited to the opening itself as normal vision/splay requirements are not applicable as any agricultural vehicle is of such a height to afford natural visibility.
 - The access will have minimal effect on the natural character of the immediate area and the hedgerow lined highway.
- 1.1.6 Following the deferral of the application at the February Committee, the applicant has provided additional information to help clarify aspects of the proposals, which may assist consideration of the application:
 - The purpose of the gate is to allow cattle to cross the road using a quad bike or something similar. It may be useful for laying a hose across for about 2 days a year to pump slurry. The cattle would be grazing the field for approximately 2 days in the spring, and 10 days in late summer/early autumn. Movements across the road would normally be at 8a.m., 3.30p.m. and 6.00p.m.
 - The rest of the time the field would be harvested, with vehicles using the existing wider gates further down the road.
 - Without the new gate, it would mean the cows walking double the distance if they were to cross the road below Wern Fawr Lane, and they would have to walk up hill for a long way, then down to by pass fields outside the ownership, making it unviable and unethical. On animal welfare grounds, the farm vet has advised minimising distances cows walk along the public road as stones can enter their feet and lead to lameness and pain, and because of the risk of disease.
 - There are about 350 – 360 Jersey Cows.
 - The farm consists of about 100 hectares.

- The aim is always to minimise disruption to neighbours, hence the benefits of walking cows directly across the road, rather than along it, potentially holding traffic up for up to 20 minutes.
- The site chosen for the gateway was the only place where the farm has an existing access on land they control on the opposite side of the road.

1.2 Description of site and surroundings

- 1.2.1 The access is located on the west side of a narrow rural road, immediately to the north of the private dwelling Llidiart Fawr.
- 1.2.2 The lanes in this area are characterised by long established hedgerows punctuated by agricultural accesses and entrances to farms and a scattering of private dwellings.
- 1.2.3 The land on which the access has been created is used in connection with the extensive Llanbedr Farm unit. The farm itself, where the main outbuildings are located, is some 250 metres to the south west.
- 1.2.4 The location of field accesses in the vicinity of the application site are marked on one of the plans at the front of the report.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is in open countryside outside any settlements identified in the Unitary Development Plan. The highway defines the western boundary of the Clwydian Range AONB.

1.4 Relevant planning history

- 1.4.1 The planning section's records reveal no history of previous applications in the vicinity of the site, including in relation to the removal of a section of hedgerow to create an access to the north of the application site, as referred to by the objector.

1.5 Developments/changes since the original submission

- 1.5.1 None.

1.6 Other relevant background information

- 1.6.1 To assist understanding of the proposals, clarification was sought from the applicant/agent of the extent of the Llanbedr Farm unit and the nature/frequency of use of the new field entrance. The key points are summarised in Section 1.1.6 of the report.
- 1.6.2 The site and objector's property have been visited by Planning Officers, and will be seen by the Site Inspection Panel prior to the March meeting of the Committee.

2. **DETAILS OF PLANNING HISTORY:**

- 2.1 There are no records of planning applications relating to agricultural accesses/developments in the vicinity of the site.

3. **RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

- 3.1 DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
 - Policy GEN 3 - Development Outside Development Boundaries
 - Policy GEN 6 - Development Control Requirements

Policy EMP 13 - Agricultural Development
Policy TRA 6 - Impact of New Development on Traffic Flows
Policy ENP 4 - Foul and Surface Water Drainage
Policy ENP 6 - Flooding

3.2 GOVERNMENT GUIDANCE Planning Policy Wales Edition 5

4. MAIN PLANNING CONSIDERATIONS:

4.1 The main land use planning issues are considered to be:

- 4.1.1 Principle
- 4.1.2 Need for the development
- 4.1.3 Residential amenity
- 4.1.4 Visual/landscape impact
- 4.1.5 Ecological impact/loss of hedgerow
- 4.1.6 Highway impact
- 4.1.7 Surface water drainage issues
- 4.1.8 Fear of crime

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy GEN 3 relates to development outside development boundaries and states development in connection with agriculture is permitted providing there is no unacceptable impact on the social, natural, and built environment.

Policy EMP 13 relates specifically to agricultural development, and also permits development provided it has no unacceptable impact on the environment. The policy lists tests relating to; i) the need for the development, ii) the use of alternative existing buildings, iii) the impact of development on the character and appearance of the countryside and iv) the siting relating well to the existing complex. Tests ii and iv clearly relate primarily to development involving new buildings.

The tests of Policy GEN 6 must also be applied to assess the detailed impacts of any proposals to determine their acceptability.

In Officers' view, the principle of creating a new agricultural access to serve an established farm business would be generally acceptable in principle in relation to the policies of the Development Plan. The detailed impacts are assessed in the following sections of the report.

4.2.2 Need for the development

Policy EMP 13, test i) obliges consideration of whether a development is required to meet the needs of a farm enterprise.

The objector and Community Council question whether there is a need for an additional access in this location, given the existence of other accesses in the vicinity. The applicant/agent's case is that the access is required to minimise the distance necessary for cattle to be moved along the public highway, the new access being immediately opposite existing field gates on the eastern side of this road. The additional information provided by the applicant refers to animal welfare grounds for minimising movement along the road and confirms the number of occasions the access is likely to be used over a year (approximately 12 days for cattle movement).

Officers' view is that there are planning grounds to support the idea of

minimising the movement of cattle along any length of public highway, and that this appears to be a reasonable proposal in the context of the efficient operation of what is a significant rural enterprise with over 350 head of cattle, reducing the time spent escorting animals along the road, delay to motorists, and the extent of road likely to be covered in mud/muck. Consequently with respect to the concerns over the need for an additional field entrance, it would be Officers' conclusion that the justification set out in 1.1.6 establishes a reasonable case for this access to assist the ease of movement of cattle between parts of a large established agricultural unit split by a public highway.

4.2.3 Residential amenity

Policy GEN 6 test vi sets specific tests to be applied to impacts of development; to ensure new development does not unacceptably affect the amenities of local residents, by virtue of noise, activity, disturbance, fumes, etc. This reflects the requirements of Policy EMP 13 test iii, which obliges consideration of the impact of agricultural development on the local environment.

The land use planning objections raised in relation to residential amenity are that the access gives rise to unacceptable noise, smells and disturbance, and loss of privacy for occupiers of the adjacent dwelling. The concerns arise from the new access resulting in the congregation and movement of cattle in close proximity to the rear of Llidiart Fawr, with associated activity. The Public Protection Officers have been consulted on the application and have offered no comments.

Officers recognise the concerns of the objector insofar as the presence of a new field access in close proximity to a dwelling creates the potential for the congregation of cattle in the vicinity at certain times, with associated amenity implications for occupiers. Whether this could be considered so unreasonable as to merit refusal of planning permission for the access is a more difficult matter, given the context of the proposals and the likely frequency of use of the access. In this respect, there has to be some recognition initially of the fact that the adjoining property is sited in a rural area and immediately bordering pasture land forming part of a long established farm where animals will have been let out to graze for many years. It is not unreasonable to suggest anyone living in a rural area or occupying property next to farmland in separate ownership has to accept there is always the potential for animals to graze adjacent land, to collect and give rise to a level of impact, so noise and disturbance from cattle is an ever present possibility regardless of the existence of a new field entrance. Having due regard to the frequency of use of the field for grazing and hence the use of the access (detailed in Section 1.1.6), it would be Officers' conclusion that the case for refusal of permission for an access, based on the side effect of cattle congregating on occasions in the field nearby would be limited, and could not justify refusal of permission.

4.2.4 Visual/landscape impact

Policy GEN 6 tests ii and iii require assessment of the impact of development on the form and character of the surrounding landscape, natural and historic environment, and on prominent views across areas of open countryside.

The objections to the proposal, including from the Community Council, refer to the loss of a section of hedgerow which contributes to the character of the area.

Officers' opinion is that the visual and landscape impact of the removal of a 4

metre length of a long section of roadside hedgerow is, respectfully, minimal. The 'gap' created in the hedge can really only be seen when passing directly by the access, and is almost impossible to detect on the approach along the land from north or south. This has no wider visual or landscape impact, and would not be contrary to the basic planning policy requirements.

4.2.5 Ecological impact/loss of hedgerow

Policies ENV 6 and ENV 7 require assessment of impact on ecological interests, including on protected species and landscape features such as traditional field boundaries of value to landscape character and nature conservation.

The Community Council and the objector have expressed concerns over the removal of a length of hedgerow and bank to create the access and it is suggested this is in contravention of Hedgerow and associated legislation; matters it is suggested the Council should pursue and take action to remedy, including the planting of a replacement hedge.

Officers recognise the concerns of the Community Council and the objector in relation to the loss of hedgerow, but would respectfully put into context the scale of loss in this case, which is 4 metre length in a stretch of hedgerow running some 70 metres to the north and the next field gate. Roadside hedgerows and gaps for field accesses, entrances to houses, etc., are a characteristic of this area and it would be difficult to conclude that the creation of the field access here has had significant impact on the overall character of these features. In noting concerns over loss of a section of an 'important hedgerow', i.e. one which may meet the criteria set in the Environment Act 1995/Hedgerow Regulations 1997 and be subject to those Regulations, even if this were to be the case, Officers understand there is provision in Regulation 6 for the removal of any hedgerow to which they may apply, including where such removal is required in connection with any development for which planning permission is granted. If the Committee resolve to grant planning permission, then Officers believe there is no conflict with the Hedgerow Regulations.

4.2.6 Highway impact

Policy TRA 6 permits development subject to other plan policies provided proposals do not unacceptably affect the safe and free flow of traffic, and the capacity of and traffic conditions on the surrounding road network are satisfactory. GEN 6 test vii requires that proposals do not have an unacceptable effect on the local highway network as a result of congestion, danger and nuisance arising from traffic generated.

The entrance created is onto a minor country lane and is intended for use as a cattle/field access. The Community Council and the objector express concerns over the development on grounds of highway safety including limited visibility at the point of access, and there is reference to mud being spread on the road, and the absence of any warning signs. The Highways Officer has no objections to the proposals, having regard to the nature of the proposal and surroundings, subject to implementation of measures to deal with surface water.

In noting local concerns over the highway safety aspects of the development, Officers suggest it may be reasonable to take a pragmatic approach in relation to the visibility standards at the point of access given the nature and likely frequency of use of the agricultural access. In concluding that the proposal is acceptable, the Highways Officer has taken into account the fact that this is a narrow rural road with relatively low traffic volumes and speeds,

where few if any farm accesses will have the extent of visibility normally required for new entrances for residential;/commercial properties, but where use would include tractors or farm machinery with driver positions likely above the tops of hedges offering some visibility along the road. Whilst the use of modern quad bikes with a lower driver position does raise questions over adequacy of visibility at the entrance, the risks associated with such use seem small given the anticipated frequency of use of the gate in connection with cattle movement, and the necessary routines which quad bike drivers would need to exercise as part of the herding of cattle across a public road. The provision of splays to improve visibility from the point of access would involve the reduction in height or removal of additional sections of hedgerow, which would potentially exacerbate concerns over hedgerow loss and impact on the character of the area. In relation to the depositing of mud on the road, the use of warning signs for cattle crossing, and the surface water drainage details, the Highway Officer has advised that it is the farmer's responsibility to keep the road in a safe condition and to clean off mud/muck arising from use of a highway by cattle; that there is no obligation on a farmer to erect Cattle Crossing signs, although these would be encouraged by the Authority; and that steps should be taken to remedy problems of surface water running off the road into the field if permission is granted.

4.2.7 Surface water drainage/flooding

Policy GEN 6 test x requires new development to satisfy physical or natural environmental considerations relating to land stability, drainage and liability to flooding. Policy ENP 4 requires satisfactory arrangements to be made for the disposal of surface water in connection with development. ENP 6 does not permit development which would result in an unacceptable risk from flooding either on or off site.

It would appear from information provided by the objector that the opening of the access onto the road has led to surface water which was previously channelled along the road flowing into the field immediately adjacent to Lliart Fawr; all leading to concerns over impacts on ground conditions and potential for subsidence of buildings. The Highways Officer has requested the imposition of a suitable condition requiring agreement to the detailing of a scheme to stop highway water entering the field.

Officers would acknowledge there is an urgent need here to address surface water drainage problems arising from the removal of the bank alongside the road, which previously served the purpose of directing surface water past the entrance and the adjacent dwelling. Although it is difficult to conclude that the water entering the field near Lliart Fawr would result in a potential for subsidence of buildings, it would be in the interests of all parties to ensure that suitable steps are taken to prevent passage of surface water onto the field, and the recommendation of the Highways Officer is to impose a suitable condition on any permission to oblige submission of details of such arrangements and implementation within a set time frame.

4.2.8 Fear of crime

Policy GEN 6 test xi requires account to be taken of personal and community safety and security in the design and layout of development, and implications for crime and disorder. This requirement reflected general advice given in the Crime and Disorder Act 1998 and subsequent good practice guide that prevention of crime and enhancement of community safety are matters a planning authority should consider when exercising its functions.

The objector states that the opening of the field access effectively exposes the rear of Lliart Fawr to public view from the road, generating concerns

over the security of the dwelling because of the ease of access to that area and the difficulties of supervision from the property.

In offering Members advice on this matter, Officers recognise that perception of harm may be a legitimate consideration in the assessment of planning application, but that it is a very difficult matter to determine what weight, if any, should be accorded to fear of crime in the determination of an application for a field access in open countryside. There is no evidence basis to indicate there is a reasonable likelihood of the adjoining property being subject to the occurrence of crime from the opening of the field gate, any more than the risks that may exist at any other property in a rural area close to existing agricultural accesses. There is also an onus on every household to take reasonable measures to secure their own property, and a limit on how far it would be fair to expect a farmer to curtail legitimate proposals for undertaking such minor development in order to eliminate a neighbour's fear of crime. If this were to be accepted as a sustainable ground for refusal of permission, it would seem to potentially rule out a wide range of simple householder developments and other schemes where new accesses, removal of fencing, hedges, etc., may be proposed, on the basis that these could open up adjoining property to easier access by those intent on criminal activity. It would be Officers' view therefore that whilst acknowledging the grounds of concern, this is not an instance where significant weight should be given to fear of crime as a ground for resisting the development.

4.3 Other matters raised

In relation to other points raised by the objector:

Retrospective nature of the application

Members will appreciate that the current planning system makes specific provision for the lodging of retrospective planning applications, and that the Council has a duty to consider such applications in the same manner as others, purely on their planning merits. With regard to the fact that some (or all) of a development has been carried out at the time of making a determination, it should play no part in the Council's determination of the acceptability or otherwise of the application. Works carried out on gateways elsewhere in the area are of no relevance to the merits of the current application.

Slurry pumping, and spreading in the vicinity of the objector's property

With respect to the matters raised, this activity is not 'development' forming part of what the current application is seeking consent from the Council. Nuisance or other public health issues arising from this type of farm activity are more properly ones for consideration under separate legislation administered by Public Protection colleagues.

Absence of Environmental Impact Assessment and Flood Risk Assessment

Applications involving the creation of an agricultural access do not require the submission of a formal Environmental Impact Assessment (EIA) which as Members may be aware is only necessary as part of more major planning proposals having potentially significant environmental effects over a wide area. Current EIA legislation provides clear guidelines for those categories of development requiring a full Environmental Statement, and do not include field accesses within those schedules. The area is not identified in any Environment Agency Flood Maps as susceptible to flooding and the type of development involved would not fall within the guidance of TAN 15 : Development and Flood Risk where formal Flood Consequences assessments are required by the Agency in order to determine the acceptability of development. The issue identified at Lliidiart Fawr is the re-direction of surface water into the field next to the dwelling as a result of the opening of the new entrance; this is not a 'flooding' matter but one concerning localised surface water drainage (dealt with

in Section 4.2.7 of the report).

Consultation on the application

The objector's concerns appear to relate to dialogue with the applicants as the situation has developed over the opening of the entrance. The Council has carried out its duties in notifying the neighbour(s) on the receipt of the planning application and has offered full opportunity for interested parties to make comment on the proposals before the application has been brought before the Committee.

Censoring of Community Council comments

There is no substance in this statement from the objector. The Community Council's response, quoted at the start of this report is the full text of the email received from the Clerk to the Community Council on 11th January, 2013.

Site panel should visit the site

Members resolved to appoint a site panel to view the site, when deferring the application at the February Committee. The decision to appoint a site panel is solely that of Members and the Committee regardless of insistence by objectors, applicants, etc.

Inadequacies of original report to Committee

The deferral of the application has allowed all parties time to assess the issues, and the Officer report has been redrafted as necessary to address detailed matters raised, including in correspondence following preparation of the original report.

Questions over Member conduct

These are matters which have been referred to the Legal Officer and should play no part in the deliberations on the planning merits of the proposals.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The application seeks retrospective permission to retain a field access off a minor road between Llangynhafal and Llanbedr D.C. The access is primarily to allow easier movement of cattle from Llanbedr Farm between fields on the east and west side of the road which splits the large agricultural unit.
- 5.2 The report sets out the applicant's reasons for creating the access, and a range of concerns over its impact from the Community Council and occupiers of a private dwelling close to the access. The key planning considerations are reviewed in some detail.
- 5.3 Having due regard to all the issues raised, Officers' conclusions are that subject to imposition of a suitable condition to remedy surface water drainage problems, there is a reasonable basis for granting permission.

RECOMMENDATION: GRANT – subject to compliance with the following Condition:-

1. Within a period of one month from the grant of this permission, details of a scheme to prevent surface water running through the access and onto land adjacent to Lidiart Fawr shall be submitted for the consideration of the Local Planning Authority, and such details as may be approved in writing by the Authority shall be implemented no later than 3 months from the date of such approval.

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

1. To ensure adequate steps are taken to control surface water flows, to prevent water logging of the land adjacent to Lidiart Fawr and potential impacts on that property.

NOTES TO APPLICANT: None