

Town and Country Planning Act 1990

PLANNING PERMISSION (FORM D)

Name and address of applicant

Mr N Nicholas
c/o agent

Name and address of Agent (if any)

Mr G Davies
15 Connacht Way
Pembroke Dock
Pembrokeshire SA72 6FB**Part I - Particulars of application:**

Date of application:	17/02/2006	Application Number:	NP/06/076
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Particulars and location of development: Demolish existing dwelling & build new house
Bettws Newydd, The Parrog, Newport

Part II - Particulars of decision:

The PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development hereby permitted shall be begun not later than the expiration of FIVE YEARS beginning with the date of this permission.
2. The development hereby permitted shall be carried out, and thereafter retained, strictly in accordance with the amended plan received by the National Park Authority on 24th July, 2006 and subject to any following conditions.
3. Following site clearance and prior to the commencement of any construction work, site profiles of the external ground and internal finished floor levels shall be set out on site for approval by the National Park Authority.
4. Prior to the commencement of development the existing dwelling shall be demolished, and all material arising there from be permanently removed from the site.
5. A schedule of external finishes and colours to be submitted to the National Park Authority for approval, in writing, prior to the commencement of work.
6. Full details of all windows and doors (including their means of opening, glazing bars and framing), dormers, soffits, fascias, and verges shall be submitted to the National Park Authority for approval in writing prior to the commencement of the construction of the dwelling.

Note:

The permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, order or regulation.

Cathryn H. H. H.
For the National Park Authority

Date:

17 OCT 2006

**Pembrokeshire Coast
National Park Authority**

Llanion Park
Pembroke Dock
Pembrokeshire SA72 6DY
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7. A suitable and comprehensive scheme for the soft and hard landscaping of the site shall be submitted to the National Park Authority for approval, in writing, prior to the commencement of work. Such a scheme shall take full account of the natural trees and shrub species on the site and in the area in general. The scheme should also include measures for the retention and management of the wetland scrub on the site.
8. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development, fail, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give written consent to any variation.
9. All existing hedgebanks and natural stone boundary walls indicated on the approved plan shall be retained and protected at all times.
10. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) any electricity or telephone supplies to the site shall be by underground cables.
11. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling and to development or the siting of a caravan within the curtilage of the dwellinghouse), no development of Parts 1, 2 and 5 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.
12. Foul water and surface water discharges must be drained separately from the site.
13. No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.
14. No land drainage run-off will be permitted to discharge to the Public Sewerage System.
15. The parking and turning area shown on the submitted drawings shall be made up to the satisfaction of the National Park Authority before the development is brought into use and thereafter shall be used for no purpose other than parking and turning.

Reasons:

1. Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990.
- 2, 3, 4, 6. To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. (Dyfed Structure Plan Policies EN3 and EN13; PCNP Local Plan Policy GE1 - Development in the National Park)
5. To preserve the character of the area. (Dyfed Structure Plan Policies EN3 and EN13; PCNP Local Plan Policy GE1 - Development in the National Park)
- 7, 8. In the interests of maintaining a satisfactory scheme of landscaping and to protect the visual amenity of the area. (Dyfed Structure Plan EN13 PCNP Local Plan, Policy LA1 Conservation of Landscape Character)
9. In the interests of maintaining a satisfactory scheme of landscaping and to protect the visual amenity of the area. (PCNP Local Plan, Policy LA1 Conservation of Landscape Character, LA4 Trees and Woodlands)
10. To preserve the character of the area. Dyfed Country Structure Plan Policy EN13 and

PCNP Local Plan Policy GE1 (Development in the National Park)

1. To preserve the character of the area. (PCNP Local Plan Policy GE11 - Removal of Permitted Development Rights)
12. To protect the integrity of the Public Sewerage system. (PCNP Local Plan Policy PU2 - Utilities)
- 13, 14. To prevent hydraulic overload of the Public Sewerage System and Pollution of the Environment. (PCNP Local Plan Policies PU2 - Utilities and PU3 - Water Resources)
15. To reduce the likelihood of obstruction of the highway or danger to road users.

Notes to Applicant:

The attention of the applicant is drawn to the following notes:

The Environment Agency advises that:

See attached Guidance Notes.

Dwr Cymru Welsh Water have made the following comments:-

If a connection is made to the public sewerage system, the developed is advised to contact the Dwr Cymru Welsh Water's Network Development Consultants on Tel. No. 01443 331155.

Note to Applicant: The site does contain an active badger sett, and a licence may be required under the Protection of Badgers Act 1992. Prior to the commencement of any works, advice should be sought from the Countryside Council for Wales on the need for such a licence.

Appeals to the Secretary of State:

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 Secretary of State for Wales under Section 78 of the Town and Country Planning Act 1990.

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, Welsh Office, Cathays Park, Cardiff CF1 3NQ.

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

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notes:

If either the local planning authority or the Secretary of State 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 reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

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