

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning (Development Management Procedure)
(Wales) Order 2012 (as amended)

FULL PLANNING PERMISSION

To: Mr Kevin Jones c/o 3dcadwales Limited F.a.o. Mr J Harris 5 Ashlea Drive Thomastown
Merthyr Tydfil

WHEREAS you submitted an application on the 1st June 2020 to develop: Railway Inn High Street
Bedlinog Treharris CF46 6RP short particulars of the application being as follows:-

Name of the Applicant

Mr Kevin Jones
Railway Inn, High Street
Bedlinog
Treharris
CF46 6RP

Description of Proposed Development

Change of use from public house (A3 Use Class) to 3
dwellings (C3 Use Class) (Full)

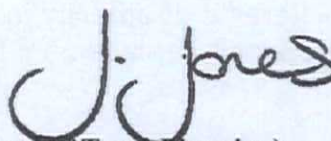
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 22nd September 2020

Signed:


(Head of Town Planning)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

CONDITIONS

- 1 The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the following approved plans and documents:

- Drawing number: 02023040 -01, received: 21st September 2020;
- Drawing number: 02023040 -02, received: 21st September 2020;
- Drawing number: 02023040 -03, received: 29th July 2020;
- Drawing number: 02023040 -04, received: 21st September 2020;
- Drawing number: 02023040 -05, received: 29th July 2020;
- Drawing number: 02023040 -06, received: 21st September 2020;
- BE Ecological Ltd, The Railway Inn, High Street, Bedlinog, Initial Bat Inspection Survey, Issue 1, Version D, received: 25th August 2020.

Reason - To ensure compliance with the approved plans and clearly define the scope of the permission.

- 3 **No development shall commence** until details of a scheme for the disposal of surface water for the parking areas has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to any dwelling being brought into use and retained in perpetuity.

Reason - To ensure adequate disposal of surface water drainage in accordance with LDP EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

- 4 **Prior to the occupation of the dwellings hereby permitted** a plan indicating the positions, height, design, materials and type of boundary treatment to be erected between each of the neighbouring properties, shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the dwellings are occupied.

Reason - To ensure that the new development will be visually attractive and boundaries protected in the interests of amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 **Prior to the occupation of the dwellings hereby permitted**, the blockwork walls of the elevated rear parking, yard and patio areas shall be faced in render, details of which, shall be first submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 Notwithstanding the provisions of Schedule 2, Part 1, Class A, Class B, Class C and Class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no enlargements/extensions, including any additions/alterations to the roof, and no outbuildings or raised platforms shall be erected other than those expressly authorised by this permission.

Reason - In the interest of visual amenity and residential amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 7 Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no gates, fences, walls or any other means of enclosure shall be erected other than those expressly authorised by this permission.

Reason - In the interest of visual amenity and residential amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The developer is advised to contact the County Borough Council's Head of Engineering regarding any retaining works or other works affecting the highway **BEFORE** construction works commence.

NOTES

Your attention is drawn to the following:-

Appeals to the Welsh Government:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government 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, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use the Planning Inspectorate website (<https:acp.planninginspectorate.gov.uk>) to complete your appeal.
- The Welsh Government can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Welsh Government need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Welsh Government does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor 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 Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

Please quote the application number in all correspondence.