

Appendix 6

Listed of suggested conditions in the event of the appeal being allowed.

Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall be carried out in strict accordance with drawing no. 0/124 received on 25 March 2015 and the Proposed Illustrative Site Plan received on 9 June 2016.
3. The site shall not be occupied by any persons other than gypsies and travellers as defined in paragraph 3 of Welsh Government Circular 30/2007
4. There shall be no more than 7 (seven) pitches on the site and on each of the 7 (seven) pitches there shall be no more than 1(one) static caravan and 1 (one) touring caravan, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, stationed at any time.
5. No part of the development shall be commence until a scheme of foul and surface water drainage for the whole site has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall thereafter be implemented in full prior to the occupation of any pitch.
6. No part of the development shall commence until a scheme of noise mitigation has been submitted to and approved in writing by the Local Planning Authority. The mitigation measures set out in the scheme as approved shall be implemented in full prior to the first occupation of any mobile home sited on the land and shall thereafter be permanently retained.
7. No part of the development shall commence until a scheme of hard and soft landscaping, together with a timescale for the implementation of all landscaping works, has been submitted to and approved in writing by the Local Planning Authority. Landscaping works shall thereafter be carried out in strict accordance with the scheme as approved.
8. The landscaping scheme as carried out in connection with condition nos. 7 shall be retained for the lifetime of the use hereby granted planning permission. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed shall be replaced with trees or shrubs within the next available planting season.
9. Notwithstanding the Proposed Illustrative Site Plan, no pitch shall be occupied until a parking area for that pitch has been laid out, surfaced and drained in accordance with detail that shall first have been submitted to and approved in writing by the Local Planning Authority. The parking area(s) shall thereafter be permanently retained, free of all obstruction and made available solely for the parking of vehicles.

Reasons

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. To ensure the site is layout out as proposed and to ensure the site is provided with a means of vehicular access.
3. The residential use of this site, which is located outside of a defined settlement limit, has only been allowed on the basis of there being a need for gypsy and traveller accommodation and therefore the occupancy of the site must be strictly controlled.
4. In the interests of the amenity of the occupiers of the site and the appearance of the locality.
5. To ensure that effective drainage facilities are provided for the proposed development in the interests of the safety and amenity of occupiers of the site and that no adverse impact occurs to the environment.
6. In the interests of the amenity of occupiers of the site.
7. In the interests of the appearance of the site and immediate locality.
8. In the interests of the appearance of the site and immediate locality.
9. To ensure adequate provision is made for off-street parking and turning of vehicles in the interests of highway safety.