



Planning Permission Town and Country Planning Act 1990

Name and address of Applicant	Name and address of Agent (if any)
Aspect Developments Ltd 42, Rhosmaen Street Llandeilo United Kingdom SA19 6HD	Mr Jason Evans, JCR Planning Ltd Units 1-3, Business Workshops Heol Parc Mawr Cross Hands Carmarthenshire United Kingdom SA14 6RE

Part I - Particulars of application

Date of application: **30-Aug-2018**

Application Number: **18/0449/PA**

Particulars and location of development:

Erection of two number A3 (Food and Drink) units, creation car parking and erection of lighting columns. - Land at Honeyborough Industrial Estate, Neyland, Pembrokeshire

Part II - Particulars of decision

The Pembrokeshire County Council 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 shall begin no later than five years from the date of this decision.
Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:
 - Proposed block plan Plan No LW338-01
 - Proposed layout plan-unit 1 Plan No LW338-02
 - Proposed elevations unit 1 Plan No LW338-03
 - Proposed layout plan -unit 2 Plan No LW338-04
 - Proposed elevations-unit 2 Plan No LW338-05
 - Existing location plan Plan No LW338-06
 - Proposed site plan Plan No LW338-07
 - Dwarf wall planter Plan No LW338-09
 - Lighting column details Plan No LW338-10

Reason: In the interests of amenity and to comply with the requirements of policy GN.1 of the Local Development for Pembrokeshire (Adopted 28th February 2013).

3. The approved unit 1 and unit 2 shall not be used for any purpose other than for purposes within class A3 in the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification.

Reason: In interest of protecting the Town Centre vitality and viability and to accord with the requirements of policy GN.15 of the Local Development Plan (adopted 28 February 2013)

4. Before development commences details of the provision of storage for refuse bins and boxes shall be submitted to and agreed in writing by the Local Planning Authority. Both units hereby approved shall not be occupied until the storage areas have been provided in accordance with the agreed details.

Reason: To ensure a satisfactory method of refuse storage and to accord with Policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).

5. The development shall be carried out in accordance with the Hedge survey carried out on the 4th July 2018.

Reason: In the interest of protecting and enhancing biodiversity and to accord with the requirements of policy GN.37 of the Local Development Plan (adopted 28 February 2013).

6. Prior to the commencement of development details regarding the proposed hard and soft landscaping including details such as species and the maintenance shall be submitted to the local authority for approval. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local authority.

Reason: In the interest of amenity and to accord with the requirements of policy GN.1 from the adopted Local Development Plan.

7. There shall be no direct vehicular or pedestrian access to the development from the A477 Road, either during construction or for the future.

Reason: In the interest of highway safety and to accord with the requirements of policy GN.1 from the adopted Local Development Plan.

8. No development shall commence, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) Loading and unloading of plant and materials used in constructing the development
- iii) storage of plant and materials used in constructing the development;
- iv) Maintaining sufficient access, parking and turning for the continued operation of the existing parts of the site where appropriate;
- v) wheel washing facilities.

Reason: In the interest of highway safety to accord with Policy GN.1 of the Local Development Plan (adopted 28 February 2013).

9. Prior to the commencement of development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan will include:
- Targets for sustainable travel arrangements
 - Effective measures for the on-going monitoring of the travel plan.
 - A commitment to delivering the travel plan objectives for a period of at least five years from first occupation of development.
 - Effective mechanisms to achieve the objectives of the travel plan by both present and future occupiers of the development. The development shall be implemented only in accordance with the approved travel plan.
- Reason: In the interest of highway safety and to accord with the requirements of policy GN.1 from the adopted Local Development Plan.*
10. The new parking compound of 18 parking spaces, together with the means of access, shall be complete and fully available for the third-party user in advance of any further construction on the new Units 1 and 2 and the associated new parking for those.
- Reason: In the interest of highway safety to accord with Policy GN.1 of the Local Development Plan (adopted 28 February 2013).*
11. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.
- Reason: To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*
12. No more than 20% of the net retail floorspace shall be for the retail of comparison goods.
- Reason: In the interest of protecting the vitality and viability of Neyland Town Centre and other nearby retail centres.*

Decision Date: 24-Oct-2018

**County Hall
Haverfordwest
Pembrokeshire**



DIRECTOR OF DEVELOPMENT

Notes to Applicant

1. Areas concerned with the preparation of food must comply with the Food Safety Act 1990 and associated Regulations.
2. You may need to apply to Dwr Cymru/Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. You should therefore contact Welsh Water on 0800 917 2652 or email developer.services@dwrwymru.com.
3. Having regard to the details of the application proposals, and the relevant provisions of the Local Development Plan for Pembrokeshire (adopted 28 February 2013) as summarised below

Policies SP 1, GN.1, GN.2, GN.6, GN.8 and GN.15.

It is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan.

This informative is intended only to be a summary of the reasons for the granting of planning permission. For further details on the decision, please see the application report under the above reference.

Notes

If you are in receipt of a householder or minor commercial decision and are aggrieved by the decision of the local planning authority to refuse permission, or to grant permission or approval subject to condition, then you can appeal to the Welsh Ministers under Section 78 of the Town and Country Planning Act 1990 within 12 weeks of the date of the notice of the decision or determination giving rise to the appeal.

If you are in receipt of any other decision notice and are aggrieved by the decision of the local planning authority to refuse permission or, or to grant permission or approval subject to condition, then you can appeal to the Welsh Ministers under Section 78 of the Town and Country Planning Act 1990 within 6 months of the date of the notice of the decision or determination giving rise to the appeal. The Welsh Government has power to allow a longer period for the giving of a notice of appeal but it will not normally be prepared to exercise this power unless there are special circumstances which exclude the delay in giving notice of appeal. The Welsh Government is not required to entertain an appeal if it seems to it that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of any development order, and to any directions given under the order. In practice, the Welsh Government does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by the Welsh Government.

How can you submit your appeal?

You can download the appeal forms online through the planning portal website at: www.planningportal.gov.uk/wales/public. Once you have downloaded the appeal forms you can complete them electronically and email them to us at wales@pins.gsi.gov.uk.

You can also either print off the downloaded appeal forms or get a copy of the forms by contacting us on 0303 444 5940 and complete them by hand. They need to be sent into the address: The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff. CF10 3NQ.

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Welsh Government on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Your attention is drawn to the fact that the proposed development may be located in an area affected by radon gas. Further information may be obtained from the Council's Building Control Section.

Note: This decision refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under Building Regulations or any other enactment, byelaw, order or regulation. You are advised to contact that Section separately to ascertain whether you require their prior approval before commencing any work on site.

This planning permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control of the applicant, including Council owned land