

## Approval of Planning Permission

**Town and Country Planning Act 1990  
The Town and Country Planning (Development Management Procedure)  
(Wales) Order 2012**

Application No: **DC/2015/01358**

<b>Applicant:</b> Mr A Styles C/o agent APS Automotive Rhiwlinon Ton Lane Raglan Monmouthshire NP15 2HU	<b>Agent:</b> Mr Robert James Penrhiw Cuckoos Row Raglan Usk NP15 2HH
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**MONMOUTHSHIRE COUNTY COUNCIL** as Local Planning Authority hereby **permits** the following development in accordance with the plans and application submitted to the Council, subject to any conditions.

<b>Location:</b>	APS Automotive Rhiwlinon Ton Lane Raglan Monmouthshire NP15 2HU
<b>Description of Proposal:</b>	Extension to existing workshop.

### PLEASE READ THE ATTACHED NOTES

Date: 17 December 2015



Signed:  
**Philip Thomas**  
**Development Control Manager**

Monmouthshire County Council  
PO Box 106  
Caldicot  
NP26 9AN

**IT IS IMPORTANT THAT YOU COMPLY WITH THE APPROVED PLANS AND THE PLANNING PERMISSION, INCLUDING CONDITIONS. PLEASE READ THE NOTES ACCOMPANYING THIS DECISION.**

**IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY**

### **Conditions and Reasons**

<b>Condition No.</b>	<b>Condition</b>
1	This development shall be begun within 5 years from the date of this permission.
2	The development shall be carried out in accordance with the list of approved plans set out in the table below.
3	<p>No development is to take place until there has been submitted and approved in writing a scheme of tree protection in accordance with British Standard 5837:2012 - Trees in relation to Design, Demolition and Construction Recommendations. Information required is as follows:</p> <ul style="list-style-type: none"><li>- A scaled plan showing the retained trees and their root protection areas.</li><li>- An arboricultural method (AMS) statement detailing how excavations within the RPA of the retained trees will be carried out with minimum damage to the root system.</li><li>- Details of pruning to facilitate the erection of the building.</li></ul>

**Reasons:-**

1.	To comply with Section 91 of the Town and Country Planning Act 1990.
2.	To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.
3.	To protect Oak trees of both visual and conservation importance.

**Informatives :-**

None.
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**Monmouthshire Local Development Plan Policies :-**

1	S13 LDP Landscape, Green Infrastructure and the Natural Environment
2	S17 LDP Place Making and Design
3	DES1 LDP General Design Considerations
4	EP1 LDP Amenity and Environmental Protection

The **Plans** approved with this permission are:

<b>Plan Ref No.</b>	<b>Version No.</b>	<b>Status</b>
510121/5		Approved
510121/4		Approved
510121/3		Approved
510121/2		Approved
510121/1		Approved

**This is a planning permission only. It may be necessary to obtain consent under the Building Regulations or other legislation before the development is carried out.**

# IMPORTANT NOTICE

## YOUR PLANNING PERMISSION HAS BEEN GRANTED

**PLEASE READ THE FOLLOWING INFORMATION CAREFULLY**  
If you are an agent please pass this Notice to your client with the Planning Permission

*How you proceed with your development may affect your property, for example its value or sale and lead to enforcement action if you do not follow this advice.*

### Conditions

*Please read the conditions carefully. It is your responsibility to comply with them.*

- Some conditions may require the submission of details, eg materials or landscaping, *before* work starts or a change of use is made. You must ensure that you comply with all conditions of this type before work starts or within the period specified.
- Failure to submit matters required by condition will make your planning permission invalid and may lead to enforcement action being taken against you.

### Compliance With Approved Plans

*You must carry out the development as approved or agree changes.*  
***If you do not carry out the development in strict accordance with the approved plans your permission will be invalid.***

- If you wish to vary your scheme or changes result from other requirements you will need to make a new application.

*The Council can take enforcement action which may lead to prosecution in the Magistrates Courts where a fine of up to £20,000 can be imposed. In order to ensure that you avoid any of the above consequences please ensure that you comply with all aspects of your permission and plans.*

**Please Keep this Notice with Your Planning Permission**  
**Make Sure Your Builder has a Copy of the Approved Plans**

## NOTES

### Appeals to the Welsh Government

- If you are aggrieved by the decision of the Local Planning Authority to grant planning permission subject to conditions, then you can appeal to the Welsh Government in accordance with 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, Cathays Park, Cardiff CF10 3NQ.
- The Welsh Government can allow a longer period for the giving of a notice of an appeal but will not normally be prepared to use this power unless there are special circumstances that 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 the permission without the conditions they imposed having regard to statutory requirements, to the provisions of the 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 their decision on a direction given by the Welsh Government.

### Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuse permission to develop land or grant it subject to conditions, the owner of the land may claim that he can neither put the land to a reasonably 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 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.