



APPROVAL OF RESERVED MATTERS

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995
Application No.M/2634

Westbury Homes (Holdings)per:
Ltd, South Wales Region
34/37 Lambourne Crescent
Cardiff Business Park
Llanishen

In pursuance of its powers under the above mentioned Act and Order
MONMOUTHSHIRE COUNTY COUNCIL as Local Planning Authority
hereby permits the following development in accordance with the plans
and application submitted to the Council.

CONSTRUCT 78 RESIDENTIAL UNITS TO INCLUDE PUBLIC OPEN SPACE
LAND ADJACENT TO STATION ROAD, ROGIET

The conditions imposed are attached. Please read them carefully.

The development hereby granted shall be carried out in accordance
with any attached conditions and the details shown on the approved
plans. You must agree any variation to your development with the
Council.

PLEASE READ THE ATTACHED NOTES

Date: 19th October 1998

County Hall
Cwmbran
NP44 2XH

Signed:

Director of Planning and Economic Development

IMPORTANT THIS COMMUNICATION
AFFECTS YOUR PROPERTY.

M/2634

CONSTRUCT 78 RESIDENTIAL UNITS TO INCLUDE PUBLIC OPEN SPACE
LAND ADJACENT TO STATION ROAD, ROGIET

Conditions:

1. The landscaping of the site shall be carried out in accordance with the approved plan during the first planting season following the substantial completion of the development of the site or that part of the site to which the landscaping relates. Any trees, shrubs or hedges dying, being severely damaged, or becoming seriously diseased within five years from the date of planting shall be replaced with trees, shrubs and hedges of similar size and species to those originally required to be planted.
2. No development shall take place until the applicant or his agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
3. The garages hereby approved shall be retained solely for the parking of private motor vehicles and for no other purpose including any other purpose ancillary to the enjoyment of the dwellinghouses.
4. Notwithstanding the provisions of Article 3, Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no gates, fences, walls or other means of enclosure (other than any expressly authorised by this permission) shall be erected or constructed within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.
5. No dwelling shall be first occupied until that part of the roads and footpaths which provide access to it have been constructed to at least base course level.

Reasons:

1. To safeguard the landscape amenities of the area.
2. To ensure that any items of archaeological interest are properly investigated and recorded.
3. The garage is the only parking provided and its loss for this purpose may lead to parking problems.
4. In the interests of visual amenity and to safeguard the appearance of the area.
5. In the interests of road safety and the amenities of the occupants of the dwellings.

Note to Applicant

1. No development affecting the line of footpath 1 in Llanvihangel Rogiet and 1 and 2 in Rogiet shall commence until the appropriate diversion order has been submitted to, made, confirmed and implemented.