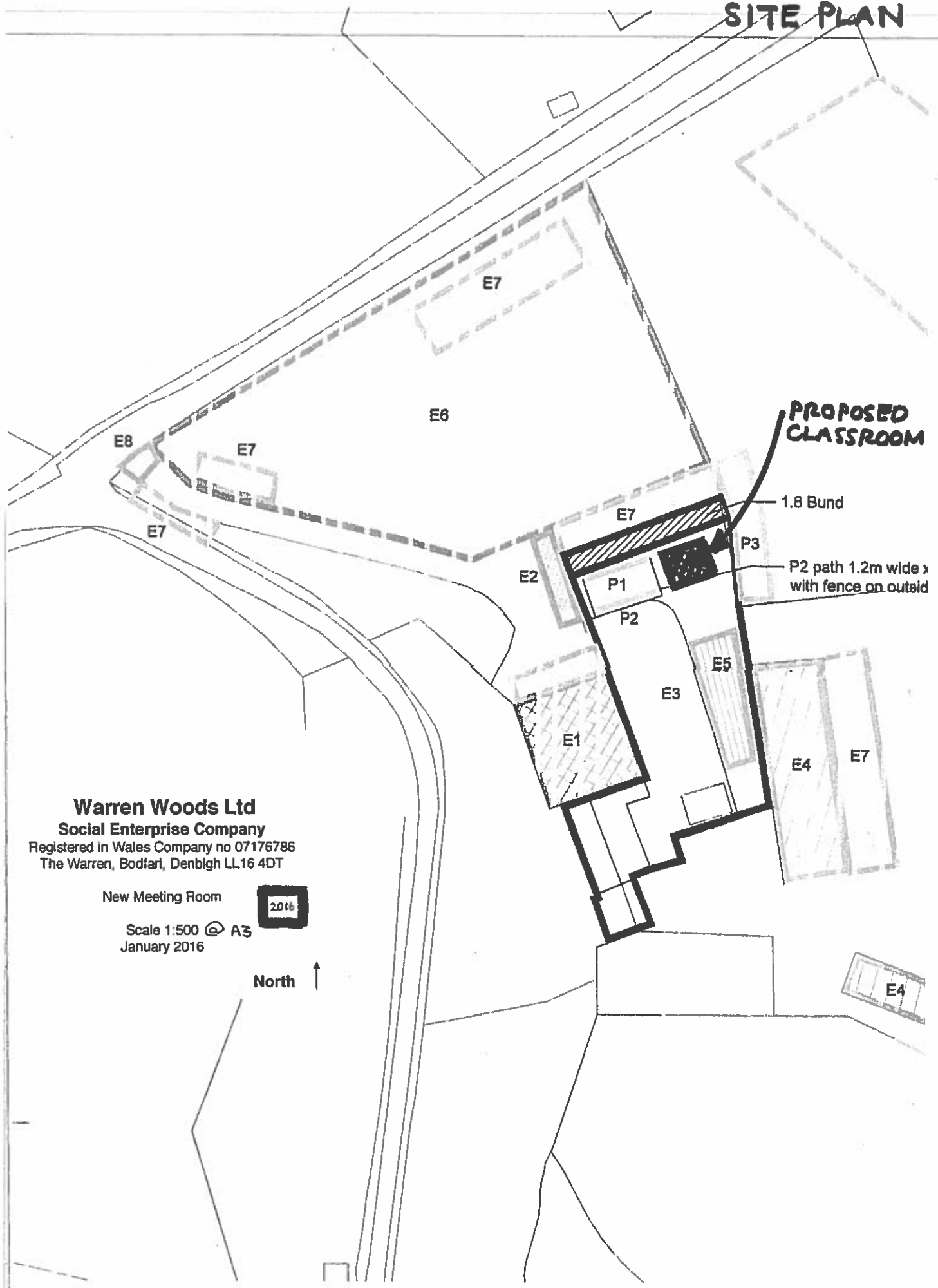


SITE PLAN



Warren Woods Ltd
Social Enterprise Company
Registered in Wales Company no 07176786
The Warren, Bodfari, Denbigh LL16 4DT

New Meeting Room

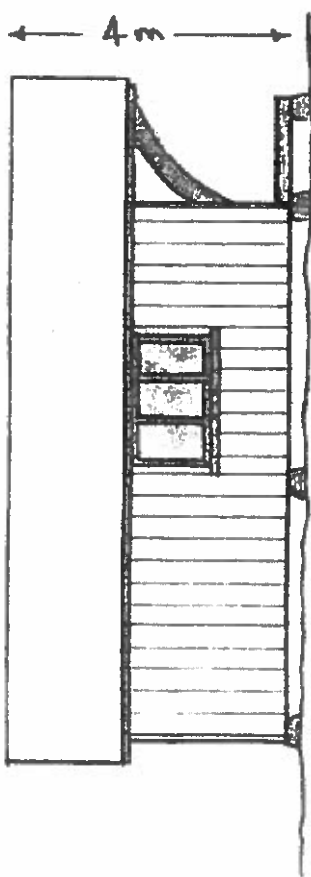


Scale 1:500 @ A3
January 2016

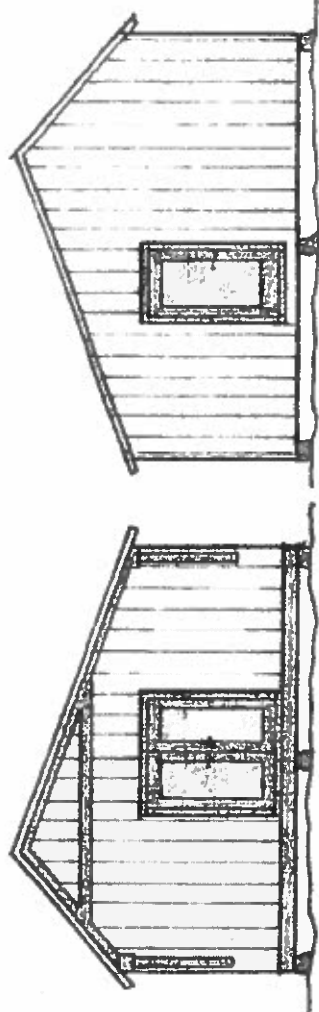
North ↑

PROPOSED NEW CLASSROOM
 AT: THE WARREN, BODFARI.
 NOVEMBER 2015

RON SMITH
 Traditional Oak Buildings
 Rhewl Fach, Ffron, Denbigh LL16 4TS

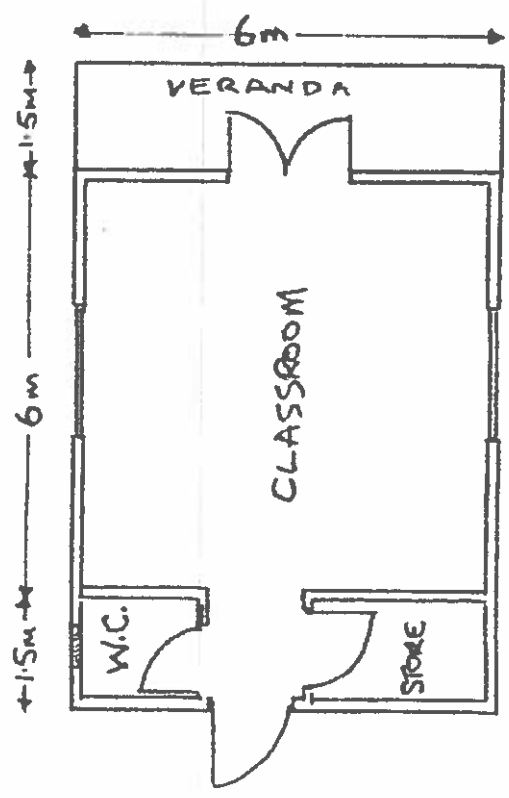


FRONT ELEVATION

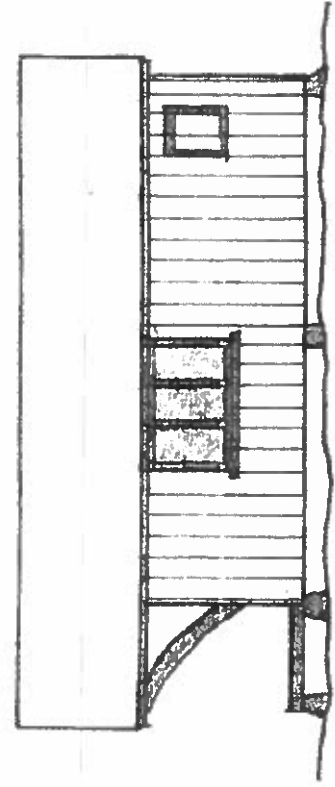


END ELEVATION

END ELEVATION



PLAN



REAR ELEVATION

PLANS & ELEVATIONS

SCALE 1:150

WARD : Tremeirchion

WARD MEMBER(S): Cllr Barbara Smith

APPLICATION NO: 41/2016/0027/ PF

PROPOSAL: Erection of classroom, store, wc and creation of passing places

LOCATION: The Warren Mold Road Bodfari Denbigh

APPLICANT: Mr Rod WaterfieldWarren Woods Limited

CONSTRAINTS: AONB

PUBLICITY UNDERTAKEN: Site Notice – No
Press Notice – No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – 4 or more objections received
- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

BODFARI COMMUNITY COUNCIL

“Bodfari Community Council recommend refusal of this application as there remain unaddressed significant highway safety and residential amenity issues, and there is also concern at the continuing proliferation of buildings on this site in an AONB”.

CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY

JOINT ADVISORY COMMITTEE

“The Joint Committee supports the work of Warren Woods Ltd to develop traditional woodland skills, promote positive woodland management and to enhance woodland access for disadvantaged groups.

The siting, design and proposed materials for the new building will present the appearance of a modest extension to the existing classroom and, in this context, will not have a significantly greater visual impact than the existing complex of buildings and structures on the site. However, given the sensitivity of the site and its limited capacity to accommodate additional development, the committee is of the opinion that any future proposals to intensify the use or further expand the building complex should be looked at very critically. In addition, the committee would recommend a condition requiring the building to be removed and the land reinstated to its original state should the educational use cease.

The committee has previously expressed concerns about the appropriateness of the surrounding highway network to support a large scale operation at this site. Supporting information submitted with the current planning application and the associated application (Code No 41/2015/1229) to remove the 200 day restriction on operations states that the majority of users will access the site via mini-bus which will minimise additional traffic. On this basis, and subject to the Highway Authority being satisfied with the access arrangements, the Joint Committee has no objection to the proposals. However, it is suggested that a traffic management plan should be prepared to assist in managing access to and from the site.”

NATURAL RESOURCES WALES
No reply received at time of report writing.

DWR CYMRU / WELSH WATER
No objection.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
Head of Highways and Infrastructure
- Highways Officer
The case officer has indicated verbally that there are no objections. Planning conditions will be required to control access matters. These will be reported on the late information sheet.

Pollution Control Officer
No objection.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Jill Ainsworth, The Rose Gardens, Bodfari
Mr & Mrs Collins - 5 Llys Cerrig, St Asaph
Mr & Mrs G. McKee, Waen Rodyn House, Bodfari
D. Watkins, Lodge Farm, Off Mold Road, Bodfari
Dr. A. Fowler, Glas Coed, Bodfari
E. Fowler, Glas Coed, off Mold Road, Bodfari
Mrs Gwladys Edwards, Ardugout, Tremeirchion Road, Bodfari
Jill Ainsworth, The Rose Gardens, Bodfari
Mr & Mrs Collins, 5 Llys Cerrig

Summary of planning based representations in objection:
Highways safety- increased use of access onto B road unsafe, surrounding highway network poor/ narrow approach road, no need for passing places.
Residential amenity- increased activity owing to increase in use of site.
Visual impact- negative effect on the area and the AONB.

EXPIRY DATE OF APPLICATION: 10/03/2016

REASONS FOR DELAY IN DECISION (where applicable):

- re-consultations / further publicity necessary on amended plans and / or additional information

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application proposes developments associated with an existing woodland business at Warren Woods, in Bodfari.
- 1.1.2 The proposal is for the erection of a building (which includes a classroom/teaching space, store and WC) and the creation of passing places on the adjacent highway.
- 1.1.3 The classroom building would be sited to the east of the existing classroom (there would be 1.2 metres between the two buildings). Measuring 7.5 metres by 6 metres, it would have an overall height of 4 metres. It would be a timber frame construction, clad in Larch with a box profile sheet roof.

- 1.1.4 The application also includes the creation of 3 passing places on the minor road between Warren Woods and the A541, and access improvements at the access of the centre off the minor road.
- 1.1.5 The Agent has advised that the classroom would enhance the existing woodland based education and training element of the use. The education and training centre is used by a range of people from school children to families. More recently the centre has been used by groups under the guise of 'social forestry', health and wellbeing courses in a woodland setting.
- 1.1.6 The application is supported by the following documents:
- Design and Access Statement, which refers to the relevant planning policies, site context and constraints, environmental sustainability, character, movement, community safety and access.
 - A Traffic Management Document which includes details of the Applicant's intentions in relation to Highways improvements, the installation of the passing places and details of the Applicant's intentions to carry out 'tree and hedge work' at the junction with A541.
 - Letters of support from two Denbighshire Social Services Officers stating they support the proposals and they utilise the services of the Woodland School.

1.2 Description of site and surroundings

- 1.2.1 Warren Woods is located in the open countryside some 1.5km to the north east of the village of Bodfari. Access is via a Class C minor county road which links to the A541 from two junctions 0.5 km apart (see plan at the front of the report).
- 1.2.2 The site comprises an open area of land to the north which is used as a caravan club site, and a group of buildings to the south, adjacent to woodland to the east. The site has been partly hard-cored and there is an earth bund on the lower northern side. There is some landscaping around the boundaries of the site and to the north of the group of buildings.
- 1.2.3 The nearest properties to the site are Glascoed to the north, Argoed House to the north west, and Warren House to the south (see plan).
- 1.2.4 In planning terms the use of site is mixed, comprising land used for woodland based education and training, forestry and a landscape contractors business.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located in the open countryside, in the Clwydian Range and Dee Valley AONB.

1.4 Relevant planning history

- 1.4.1 The original planning permission for the site was granted at Planning Committee in 2003. This permission was for the use of the land for production of charcoal using a twin unit kiln and for associated bagging and storing of charcoal; for the cutting, bagging and storage of fuel wood (e.g. logs, kinder); production of coppice craft goods, retention of the earth bund, erection of a polytunnel (involving engineering operations to level sloping ground). The application also referred to using the land as a tree nursery and providing woodland education services and a landscape contractors business.

1.4.2 As the use of the site developed, a subsequent planning permission was made in 2010 for a more formal training space. Planning Committee granted permission for the erection of a classroom, installation of new septic tank, continuation of use for woodland based education and training centre for up to 200 days per year and the retention of 2 'forest school' structures in the woodland. It is understood that this use of this building started on completion of the building in 2013.

1.4.3 There is currently another application being considered (at this Committee) to remove the condition attached to the 2010 application which limited the number of days woodland based training courses could run on the site.

1.5 Developments/changes since the original submission

1.5.1 Following concerns raised by Highways Officers, the application was amended to include the creation of the passing places on the minor road serving the site.

1.6 Other relevant background information

2. DETAILS OF PLANNING HISTORY:

2.1 41/2002/0808 - Retention of hardstanding, and earth bund and continued use of land for mixed forestry-related uses incorporating storage of machinery/materials in connection with Landscape Contractor's business, timber storage, cutting, bagging & storage of fuelwood, charcoal production, tree nursery, coppice crafts, and woodland-based education and training. Erection of polytunnel. (Retrospective application). GRANTED 23/04/2003

2.2 41/2010/ Erection of a detached building to provide classroom, office, kitchen and WC and installation of new septic tank; and retention of use for woodland based education and training centre for up to 200 days per year and 2 no. forest school structures in woodland known as The Warren. GRANTED 16/06/2011

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:
Denbighshire Local Development Plan (adopted 4th June 2013)

Policy PSE5 – Rural economy

Policy VOE2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

Policy ASA3 – Parking standards

3.1 Government Policy / Guidance

Planning Policy Wales Edition 8 January 2016

Technical Advice Notes

TAN 6 Planning for Sustainable Rural Communities

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 8, January 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning

considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Highways (including access and parking)

4.2 In relation to the main planning considerations:

4.2.1 Principle

The application site lies outside any development boundary. Local Development Plan Policy PSE 5 outlines the general intent of the Local Development Plan to help sustain the rural economy, through the support of tourism and commercial development, subject to detailed criteria relating to the character and distinctive qualities of the local landscape.

Welsh Government Guidance in TAN6 encourages the development of appropriate scale woodland-based enterprise that adds to rural diversification. Section 7.3 of Planning Policy Wales seeks to promote diversification in the rural economy, and offers in principle support for suitable small scale enterprises, and the expansion of existing businesses located in the open Countryside provided there are no unacceptable impacts on local amenity.

The application proposes further development of the woodland enterprise element of the use at Warren Woods, and includes a classroom building and associated road improvements. The supporting information aims to justify the development in this location, and provide some background relating to the need for the building. The proposed building would be of a small scale and well related to the existing built development.

It is considered that the principle of the proposal is acceptable in relation to policy, subject to assessment of the detailed impacts set out below.

4.2.2 Visual amenity

In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 refers to the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. The impact of a development on visual amenity is therefore a relevant test on planning applications. Policy VOE 2 requires that development must not cause unacceptable harm to the character and appearance of the AONB.

The site is located off a minor road. There is an existing group of buildings on the site that are relatively well contained and screened to the west by woodland, and to the north by established landscaping. The design and materials of the classroom building would be similar to the existing classroom building on the site (albeit with a different roof material). Additional landscaping is proposed to the east of the building. The AONB JAC have raised no objection to the design and detailing of the proposed building and consider it would appear to form a logical extension to the existing classroom. Concerns have been raised by the Community Council and local residents over the visual impact of the proposal.

In acknowledging the comments of the Community Council and local concerns, having regard to the scale of the proposal, the design of the building and the nature of the use, it is not considered that the development would adversely impact upon the visual amenities of the site and surroundings and therefore it is not considered that the proposal conflicts with Policy GEN 6, EMP 11 of ENV 2.

4.2.3 Residential amenity

Paragraph 3.1.7 of PPW states that proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. It is also advised that the Courts have ruled that the individual interest is an aspect of the public interest, and it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties.

The documentation submitted with the application states that there would be no intensification of the existing use in terms of traffic movements. Courses run currently four days a week between the hours of 08.00 and 17.00 (although this would increase to daily if the removal of condition application is permitted). The nearest dwellings are Glascoed to the north of the site on the opposite side of the minor Road, and Argoed House to the north west. There is some screening along the boundary and two bunds partially obscure views to the buildings on site. Public Protection Officers have raised no objection to the proposal as there are conditions on the original planning permission relating to noise which are still in place on the site. Concerns have been raised by neighbours and the Community Council over increased activity at the site.

With respect to the concerns from the Community Council and private individuals, owing to the separation distances and nature of the use, it is not considered that the proposed building or the development of the passing places would impact significantly on the amenity of the adjacent occupiers. It is considered there would be no policy conflicts as a result of the development.

4.2.4 Highways (including access and parking)

Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales Section 8 relating to consideration of highways safety and transport implications of development proposals.

Access to the site would be from the existing entrance and driveway from the minor road. Improvements are proposed to the access point to improve visibility. Three passing places are proposed to be created on the minor road to improve access. There is onsite parking for 13 cars (including one disabled space) and a minibus. The applicant has also provided details of his intentions to carry out tree work at the A541 junction to improve visibility.

Concerns have been raised by the Community Council, AONB JAC and neighbours over the highways safety implications of the development.

Highways Officers in their assessment of the application and have checked records, and there have been no reported highway related problems arising from the Woodland Skills Centre, and no reported accidents at the Junction with the A541 Mold Road. Based on the vehicle movements indicated and the improvements proposed to the highway network leading to the site, Highway Officers have raised no objection to the proposal, subject to suitable conditions. Hence it is not considered that the proposal conflicts with the highways considerations of Policy ASA 3 or PPW.

5. SUMMARY AND CONCLUSIONS:

5.1 Although there are local concerns over this proposal and further developments on the site, Officer's view is that the proposal is unlikely to give rise to significant local impacts,, and therefore it is recommended for grant, subject to suitable conditions.

RECOMMENDATION: GRANT - subject to the following conditions:-

1. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Proposed elevations and floor plan received 11 January 2016
 - (ii) Existing site plan (Drawing No. 0170-a002 Rev. P1) received 11 January 2016
 - (iii) Proposed site plan received 11 January 2016
 - (iv) Location plan received 15 January 2016
 - (v) Proposed passing places received 7 April 2016
2. The development to which this permission relates shall be begun no later than the 18th May 2016
3. Should the woodland based education and training centre use cease, the building shall be removed from the site and land restored to its former condition within 6 months of the cessation of the use.

Reasons for the conditions:

1. For the avoidance of doubt and to ensure a satisfactory standard of development.
2. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
3. The classroom building has been granted planning permission on the basis of need for the building.

NOTES TO APPLICANT:

Planning Conditions/History:

You are reminded that the conditions on previous consents still apply at the site and that you need to ensure compliance with conditions relating to the nature of the use, noise and parking.