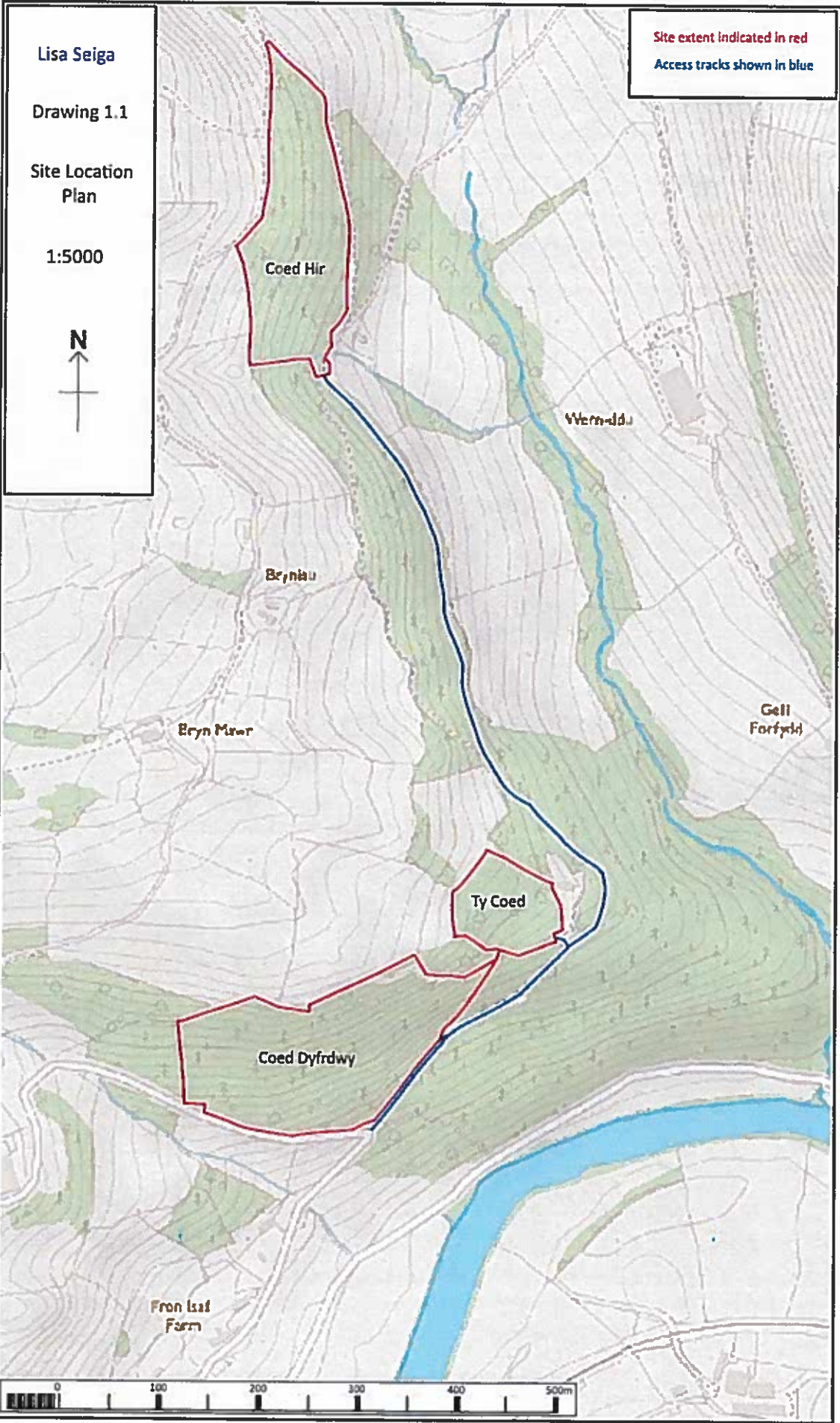
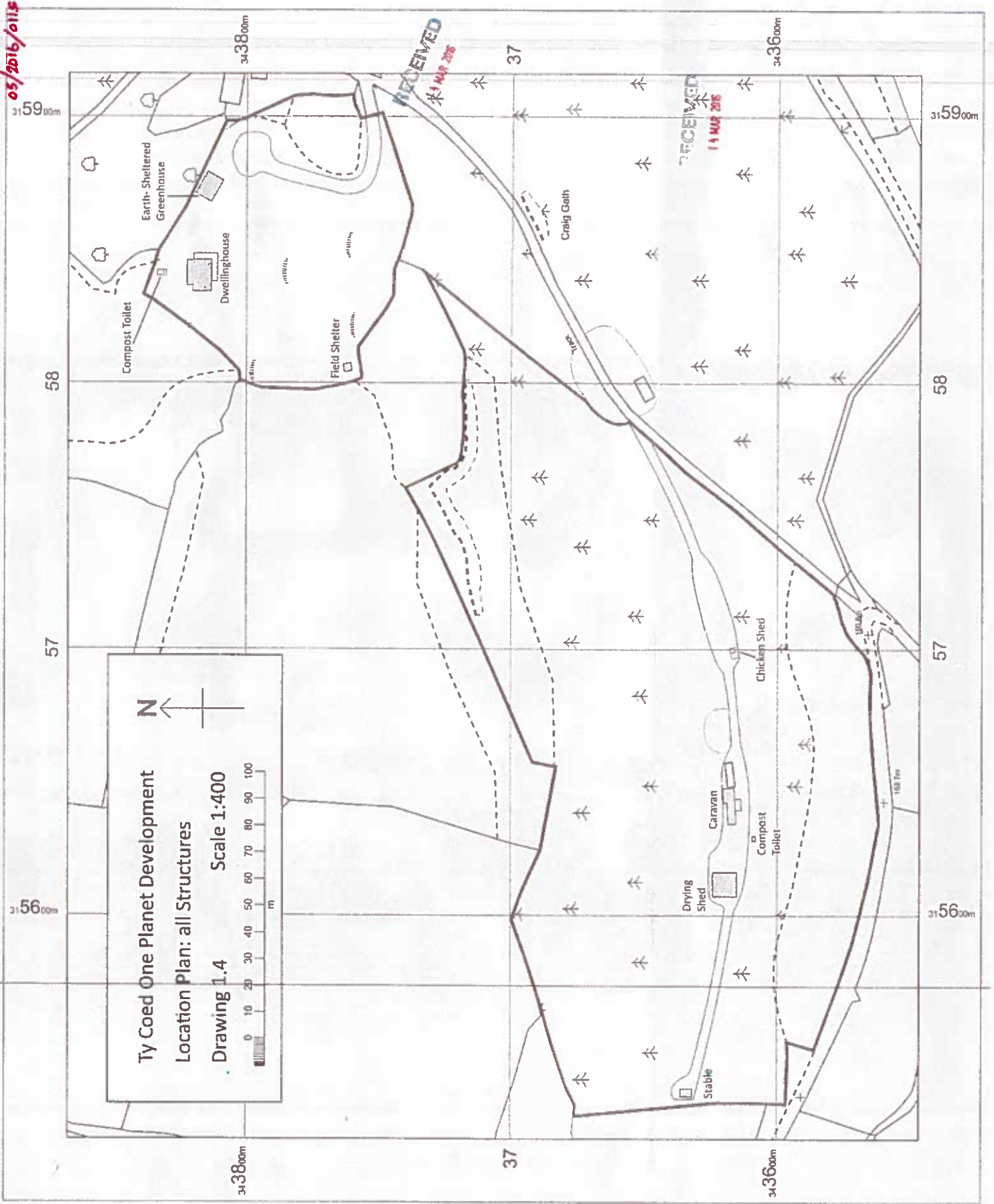


EXTENT OF SITE



PROPOSALS AT COED DYFRDWY

05/2016/0118

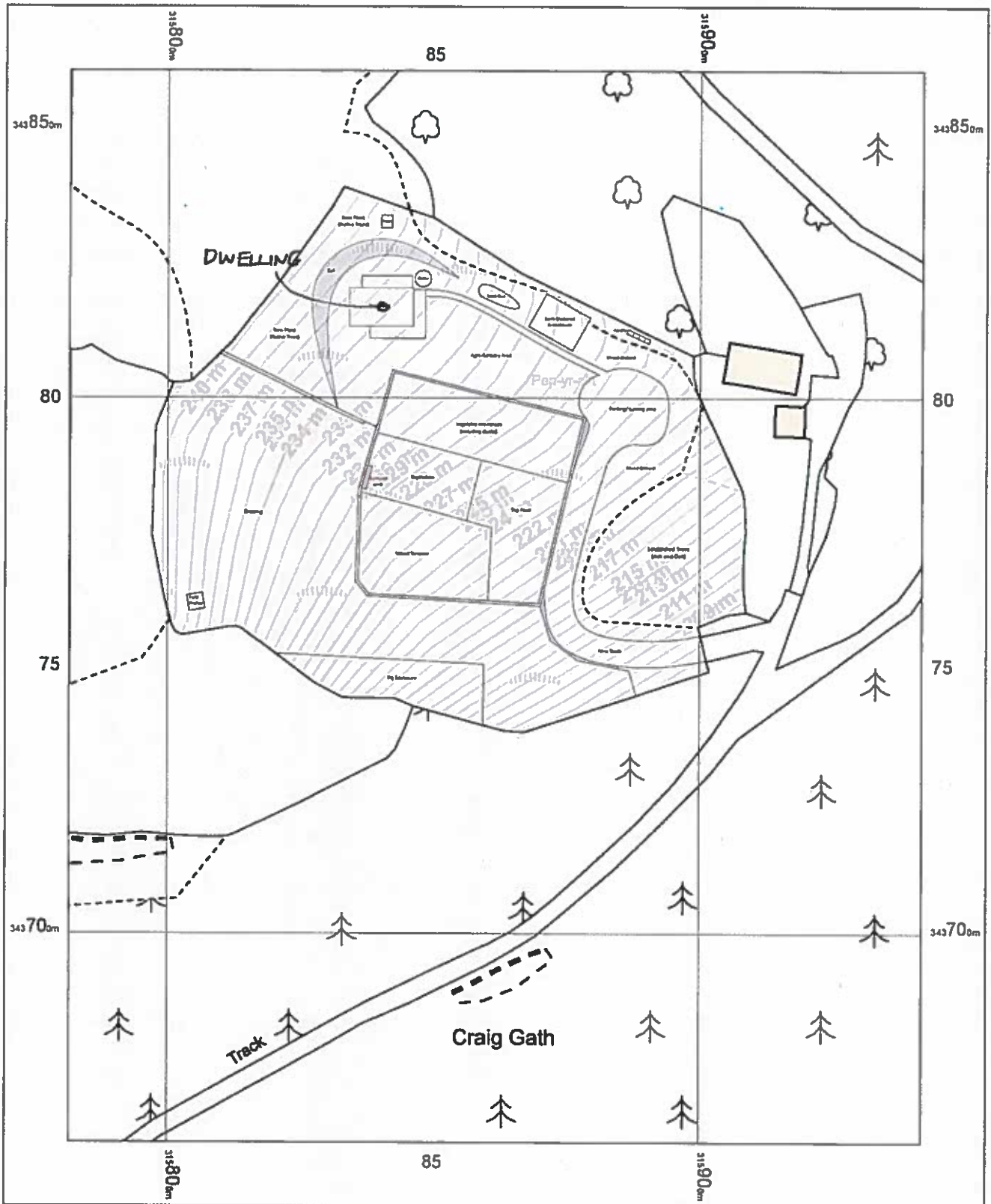


Ty Coed One Planet Development
Location Plan: all Structures
Drawing 1.4 **Scale 1:400**

0 10 20 30 40 50 60 70 80 90 100
m

N ↑

PROPOSALS AT TY COED



Lisa Seiga
 Ty Coed
 Glyndyfrdwy
 LL21 9BS

OS MasterMap 1250/2500/10000 scale
 29 November 2015, ID: BW1-00483434
maps.blackwell.co.uk

1:1000 scale print at A4, Centre: 315882 E, 343761 N

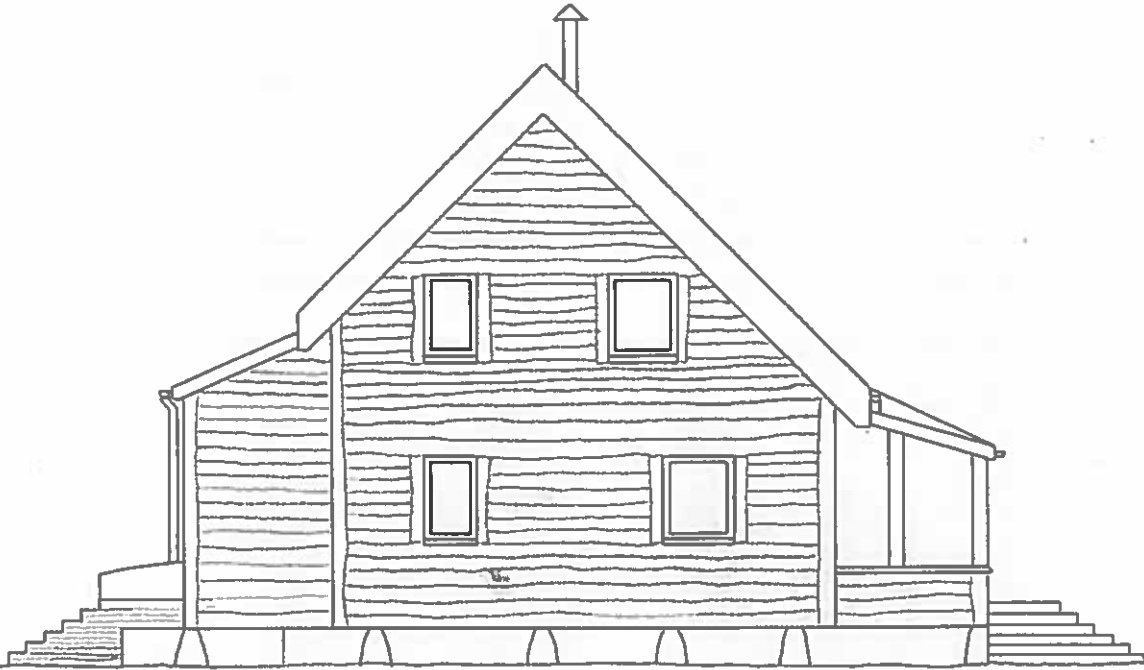
© Crown Copyright Ordnance Survey. Licence no. 100041040



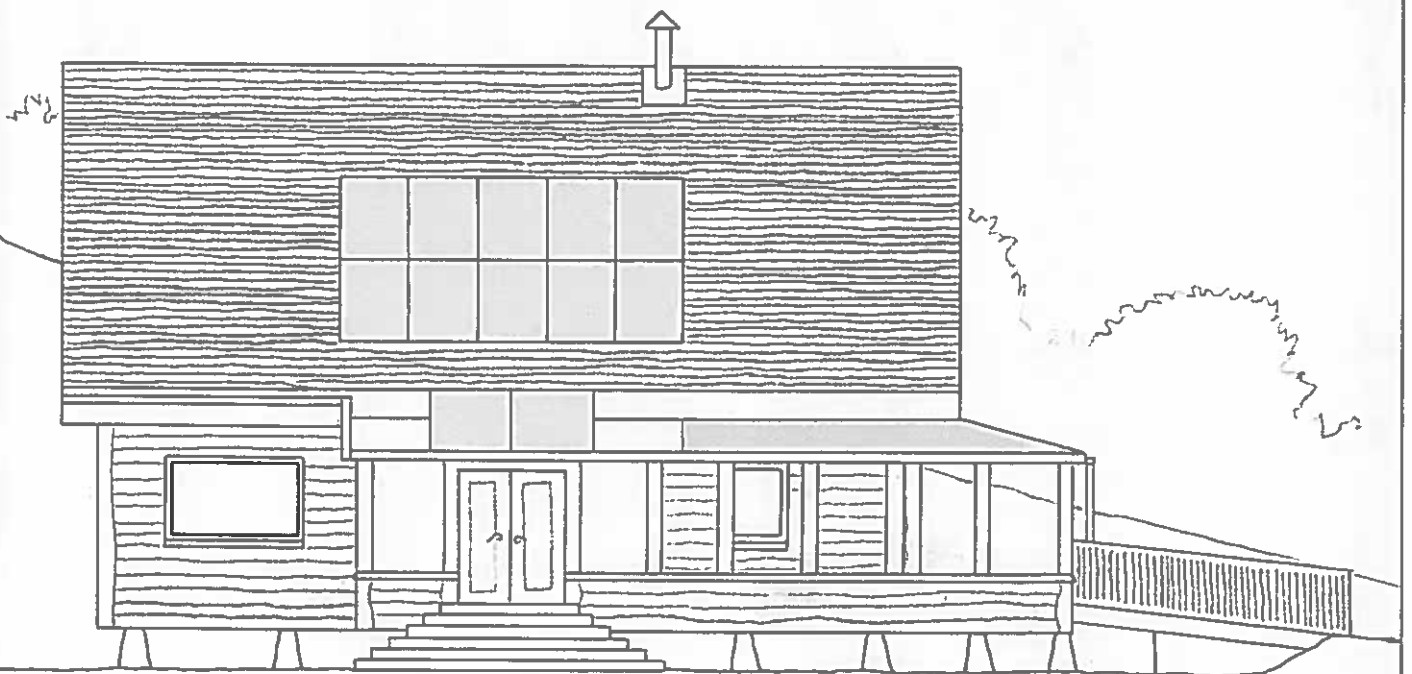
BLACKWELL'S
www.blackwellmapping.co.uk

TEL: 0113 245 2623
comments@maps.blackwell.co.uk

DETAILS OF DWELLING (1/2)

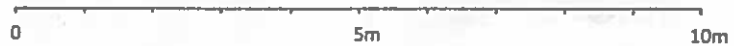


West Elevation



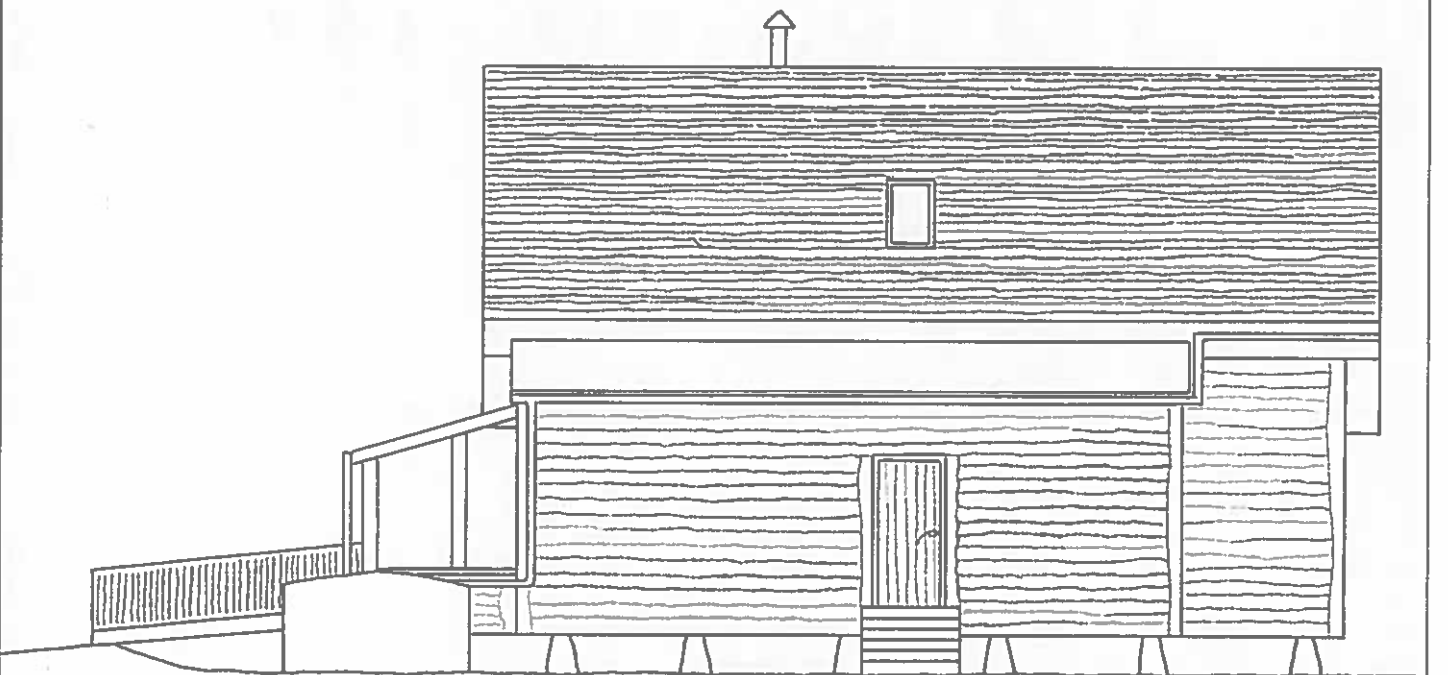
South Elevation

Lisa Seiga
Drawing 2.5
Dwellinghouse Elevations
1:100





East Elevation

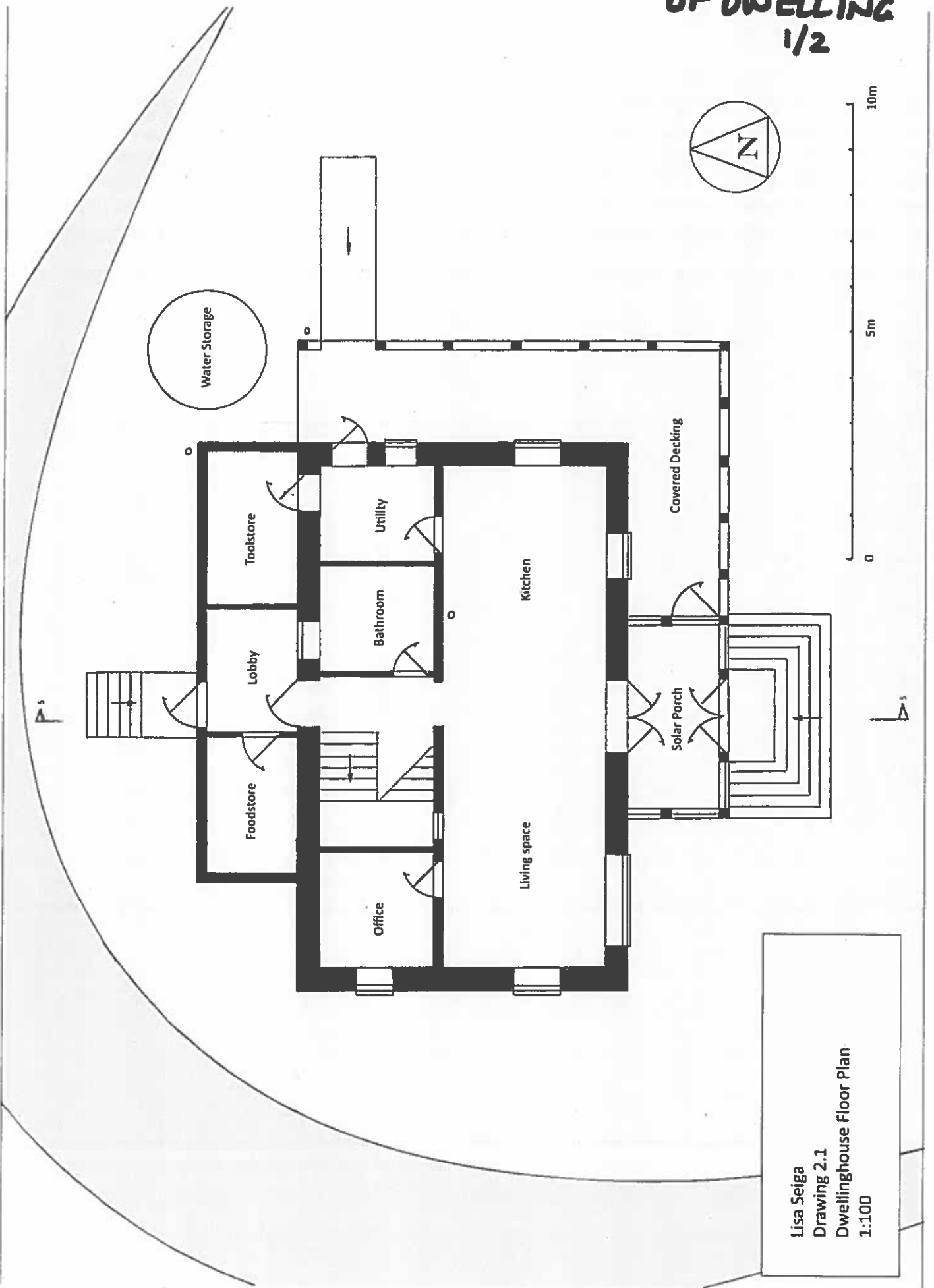


North Elevation

Lisa Seiga
Drawing 2.4
Dwellinghouse Elevations
1:100

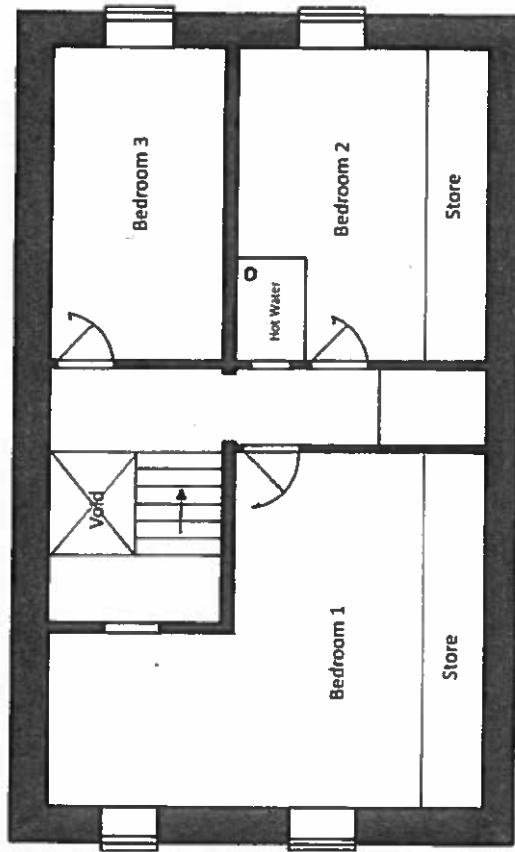
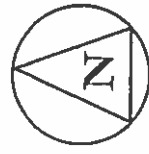


FLOOR PLANS OF DWELLING 1/2



Lisa Seiga
Drawing 2.1
Dwellinghouse Floor Plan
1:100

FLOOR PLANS OF DWELLING 2/2

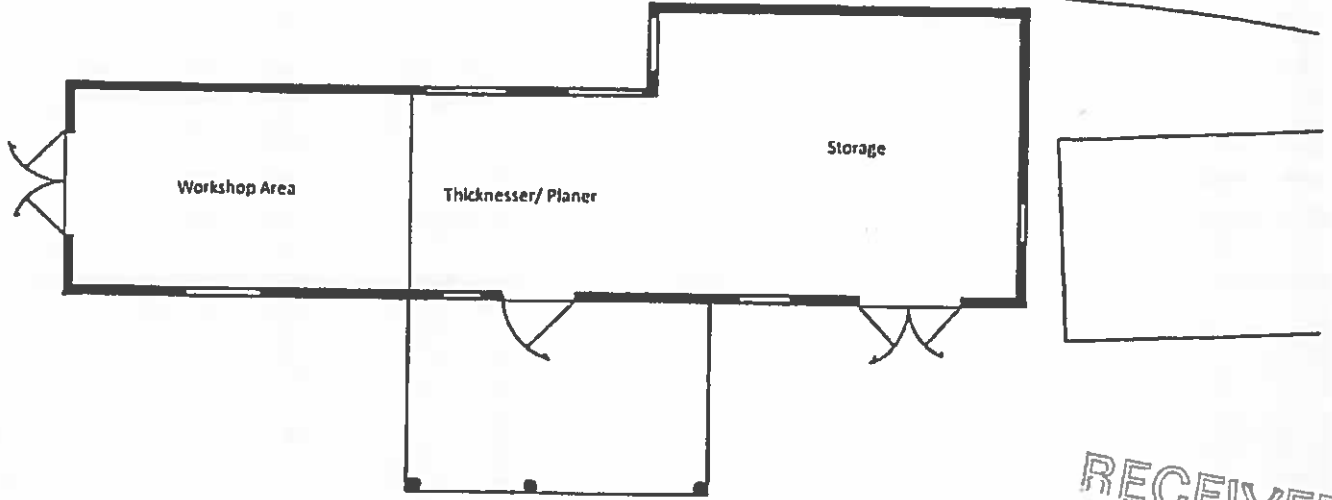


Lisa Seiga
Drawing 2.2
Dwellinghouse First Floor Plan
1:100

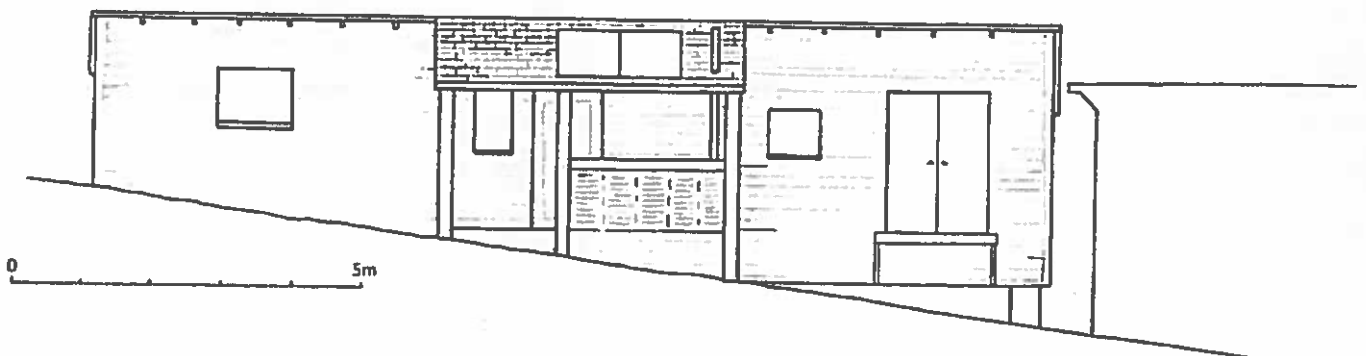
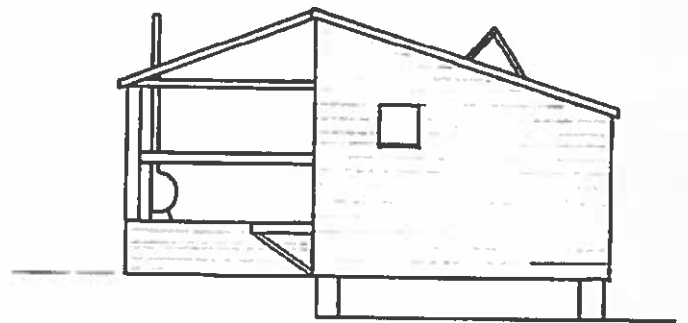
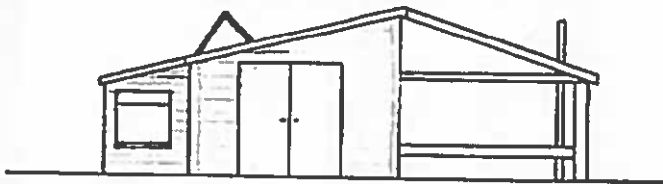
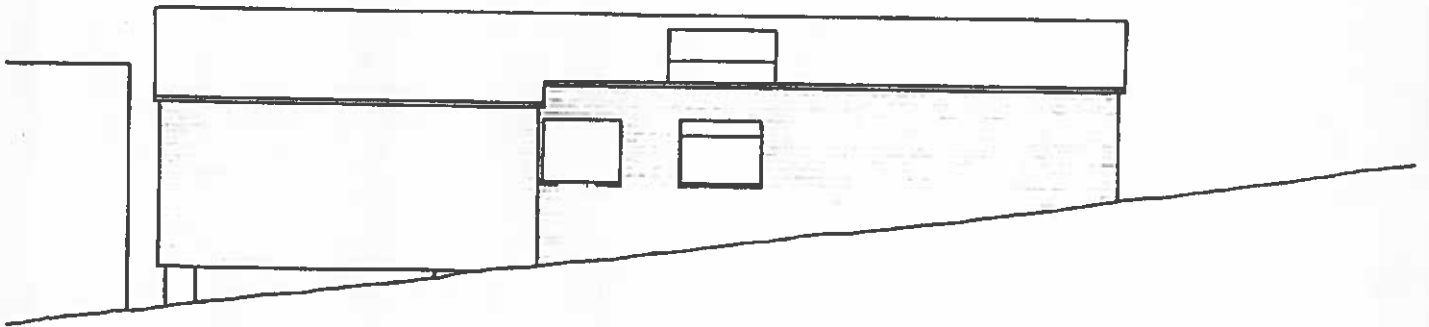
Lisa Seiga
Caravan (Proposed)

Drawing 3.10
1:100

CARAVAN



RECEIVED
14 MAR 2016



WARD : Corwen

WARD MEMBERS: Cllr Huw Jones (c)

APPLICATION NO: 05/2016/0115/ PF

PROPOSAL: One Planet Development including dwellinghouse, earth sheltered greenhouse, drying barn, stable, animal shelter and temporary structures

LOCATION: Ty Coed, Coed Dyfrdwy and Coed Hir, Glyndyfrdwy Corwen

APPLICANT: Ms Lisa Seiga

CONSTRAINTS: SSSI
Special Area of Conservation
PROW
AONB
Ancient, Semi Natural Woodland

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

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

- Referral by Head of Planning / Development Control Manager

CONSULTATION RESPONSES:

CORWEN TOWN COUNCIL

“Corwen Town Council have concerns regarding the location of the application, and also the access.”

CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY JOINT COMMITTEE

“One Planet Developments are a rare and unusual form of development, and the Joint Committee has serious concerns about the potential for such proposals to subvert the long standing and well established presumption against new housing in the countryside and the precedent that may be set by allowing such development.

However, the committee is aware that national policy (Planning Policy Wales and TAN 6) allows for such development subject to the proposal meeting stringent tests and criteria to justify the grant of permission as an exception to national and local planning policies . The Management Plan and other documentation accompanying the application suggests that there is a genuine motivation to create a low impact development which can meet many of these tests, but the Joint Committee is not in a position to verify the accuracy of the data or assumptions made in the calculations.

The committee welcomes the intention to bring the woodland blocks under active and positive management, particularly the conversion of existing conifer plantations into more natural broadleaf woodland with consequent landscape and biodiversity benefits.

The LVIA accompanying the application acknowledges that there will be some visual impact arising from the development. Of particular concern to the Joint Committee is the more open Ty Coed site where the dwelling and main structures are located. Although partly screened by

existing woodland, the site is visible from the A5 and higher ground of the AONB to the south and east. Seasonal effects and the reduction in surrounding tree cover as over-mature and windblown conifers are removed will potentially open up the site still further. Should permission be granted, it is therefore important to ensure the long term continuity of the existing tree screen and to strengthen this with additional native local planting to break up views of the site from the south and east. In addition, the colour and reflectivity of external finishes of the dwelling (including the solar panels) and other structures must be recessive to help the development blend into the landscape. The existing light coloured tepees and polytunnel on the site demonstrates the need for control in this regard. This part of the AONB enjoys particularly dark skies, and any external lighting should also be subject to strict control.

The applicant's willingness to accept specific land based occupancy and site reinstatement conditions (and associated S.106 agreement) should the venture not succeed is commended, and should form part of any permission.

Should the application be refused, the Joint Committee would suggest that those structures on the site which are not permitted development should be removed and the land reinstated."

NATURAL RESOURCES WALES

No objection.

READING AGRICULTURAL CONSULTANTS (RAC):

RAC have reservations about the productive capacity and sustainability of the OPD proposal at Ty Coed. However it is considered that these reservations might be addressed within the timescale of a five-year approval of the planning application. The applicants will be aware that activities at the site will be closely monitored through a comprehensive annual report of consumption and production at the site, which is set against the baseline and expectations identified in the Management Plan.

Gross divergence from the Management Plan would conclude that the site is unsustainable and would prompt the exit strategy to be implemented. In order to prevent catastrophic failure of the development, it is recommended that the performance of food crops in particular at the site is monitored frequently and reported with the annual report.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officer

No objection.

Ecologist

No objection, subject to conditions.

RESPONSE TO PUBLICITY: None.

EXPIRY DATE OF APPLICATION: 08/05/2016

REASONS FOR DELAY IN DECISION (where applicable):

- additional information required from applicant

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks planning permission for a 'One Planet Development' (OPD) in woodland in Glyndyfrdwy.
- 1.1.2 For Members information, the concept of OPD was introduced in 2012 by Welsh Government. Planning Policy Wales and Technical Advice Note (TAN) 6 Planning for Sustainable Rural Communities are the sources of policy for OPD. It is specifically designed for developments in the open countryside with a focus towards sustainable

living and reductions of carbon footprints. OPD is defined at paragraph 4.15.1 of TAN 6 as:

“development that through its low impact either enhances or does not significantly diminish environmental quality. One Planet Development is potentially an exemplar type of sustainable development. One Planet Developments should initially achieve an ecological footprint of 2.4 global hectares per person or less in terms of consumption and demonstrate clear potential to move towards 1.88 global hectare target over time.”

- 1.1.3 The application site is spread over three parcels of woodland; Ty Coed extends to 0.79ha (1.96 acres), Coed Hir 2.8ha (7 acres) and Coed Dyfrdwy 3.2ha (8 acres). Coed Hir and Coed Dyfrdwy are located to the north and south of Ty Coed. The three parcels of land are linked by a private track. The respective locations of the parcels of land are shown in the plans at the front of the report, along with the different elements of the scheme.
 - 1.1.4 The proposal is to construct a dwelling at Ty Coed where the Applicants would live and manage a Land Based Enterprise OPD, and involves a number of related elements detailed in the description of the application and elsewhere in the report.
 - 1.1.5 The proposed dwelling would be a log cabin type structure, extending to 140m² floorspace spread over two floors. The dwelling would comprise of living accommodation on the ground floor and three bedrooms above.
 - 1.1.6 Other proposed permanent structures are; an earth-sheltered greenhouse, a drying barn, a stable, a field shelter for livestock. Some temporary structures are also proposed including the retention of an existing caravan.
 - 1.1.7 At Ty Coed where the dwelling is proposed, there is an open area of land which was formerly covered in bracken. The Applicants have cleared the area for fruit and vegetable growing area and grazing for livestock. There is also a fenced allotment here and it is the intention is to increase this growing area if the proposed OPD is approved. Further land has been terraced for raised planting beds.
 - 1.1.8 The woodlands are primarily planted with conifer species (Hemlock). The southernmost section of Coed Dyfrdwy comprises broadleaf woodland. It is the Applicant's intention to fell the mature coniferous trees and replace them with broadleaved species, utilising the harvested timber to create a range of wood products for sale locally.
 - 1.1.9 The site is not connected to mains water or electricity. Although a connection to the national grid is proposed should excess energy be generated at the site to capitalise on the 'feed in tariff'. It is proposed that future electricity would be supplied by solar panels and water would be harvested from the roofs of the buildings. Drinking water would be UV treated and filtered.
- 1.1 Description of site and surroundings
- 1.1.1 The site is located in the open countryside, north of the River Dee, approximately one mile north-east of the village of Glyndyfrdwy and some four miles north-west of Llangollen.
 - 1.1.2 The surrounding land use is predominantly rough grazing land and woodland on steeper slopes.
- 1.2 Relevant planning constraints/considerations
- 1.2.1 The site is located in the open countryside outside any defined development boundary.
 - 1.2.2 It is within the Clwydian Range and Dee Valley AONB.

1.2.3 Coed Dyfrdwy and a small section of Ty Coed are situated within Berwyn and South Clwyd Mountains Special Area of Conservation (SAC).

1.3 Relevant planning history

1.3.1 Under permitted development allowances the Applicants obtained approval in 2010 for a barn/tool store and a welfare shelter (caravan) both of which are sited in the southern woodland (Coed Dyfrdwy).

1.4 Developments/changes since the original submission

1.4.1 The application was originally submitted in March 2016. It has been the subject of lengthy exchanges geared towards ensuring adequate technical information was provided in order to assess the merits of, what is, the first application of this type to be determined in the County.

1.5 Other relevant background information

1.5.1 It is understood the Applicants have lived in the adapted welfare caravan on the site with their two children since August 2014.

1.5.2 When the application was submitted, it included details of the animals kept on the holding as well as details of the intended expansion. It is planned to grow a range of fruit and vegetables in the garden alongside some fruit trees in a new orchard. Surplus produce would be sold locally.

1.5.3 The Applicants produce milled timber products from the site, logs, and charcoal, furniture and chainsaw sculptures. The milled timber products include garden sheds, fencing and shepherd's huts.

1.5.4 Lisa Seiga is also a Counsellor in Chester. The application documents indicate it is proposed to introduce 'ecotherapy' to the site as an income stream and enable her to work closer to home.

2. DETAILS OF PLANNING HISTORY:

05/2010/1264 Prior Notification - Erection of timber barn for drying and air-curing milled timber and storage of tools. Approved 12/10/2010

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy BSC1 – Growth Strategy for Denbighshire

Policy PSE5 – Rural economy

Policy VOE1 - Key areas of importance

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

Policy VOE5 – Conservation of natural resources

Policy VOE6 – Water Management

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Technical Advice Note 6 Planning for Sustainable Rural Communities
One Planet Development TAN 6 Practice Guidance

Development Control Manual November 2016

3.3 Other material considerations

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 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' (PPW section 3.1.3). 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 (PPW section 3.1.4).

Development Management Manual 2016 states that material considerations 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 (DMM section 9.4).

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 site is located in the open countryside where rural restraints policies to control development apply. However the application has been submitted as a "One Planet Development" proposal for which Planning Policy Wales and Technical Advice Note (TAN) 6 applies.

The key issues in Officers' opinion are inevitably ones relating to the principle of this particular type of development in an open countryside location. The report therefore attempts to provide members with a comprehensive summary of issues. The report highlights the considerations to be applied from Welsh Government's policy and guidance along with the assessment provided by the Council's Independent Agricultural consultant. These key considerations will assist Members in concluding on the merits of this proposal.

Planning Policy Wales 9.3.11 refers to One Planet Development as "development that through its low impact either enhances or does not significantly diminish environmental quality. One Planet Developments should initially achieve an ecological footprint of 2.4 global hectares per person or less in terms of consumption and demonstrate clear potential to move towards 1.88 global hectares over time".

Planning Policy Wales 9.3.12 goes on to note that "land based One Planet Development in the open countryside should provide for the minimum needs of the inhabitants in terms of income, food, energy and waste assimilation over a period of no more than five years from the commencement of work on the site.

TAN 6 Planning for Sustainable Rural Communities provides detailed content on matters relevant to consideration of One Planet Developments (paragraphs 4.15 to 4.23). This is supported by Practice Guidance on One Planet Development, produced by Welsh Government in October 2012. The TAN states that land based OPD located in the open countryside should, over a reasonable length of time (no more than 5 years), provide for the minimum needs of the inhabitants' in terms of income, food, energy and waste assimilation. Where this cannot be demonstrated, they should be considered against policies which seek to control development in the open countryside.

The practice guidance provides useful detail on the level and type of information required to be submitted with an OPD application, namely how applicants must justify the need to live on the land, and how the applicant's requirements in terms of income, food, energy, and waste assimilation can be obtained directly from their land. This has to be communicated through a Management Plan, the purpose of the first Management Plan for the site being to describe the condition of the site now, the proposed site strategy/design and how it will be implemented. In this case the Management Plan originally submitted in 2016 has been supplemented with some additional information. The requirement is that the Management Plan must be formally reviewed every 5 years with interim annual monitoring taking place.

The Management Plan must comprise of and meet minimum criteria in relation to:

- A Summary
- A Baseline
- The Design/Strategy
- A 'Business and Improvement' Plan. This is further subdivided into:
 - Land based activity
 - Land Management
 - Energy and Water
 - Waste
 - Zero Carbon Buildings
 - Community Impact Assessment
 - Transport Assessment and Travel Plan

Other information requirements relate to:

- Ecological Footprint Analysis
- Exit Strategy

In relation to the detailed aspects of the Management Plan for Ty Coed:

- **Summary**

The Summary gives some background to the Applicants case. It provides an overview of what the management plan is intending to achieve for the site, and a synopsis of the contents of the management plan. It is for information purposes.

- **Baseline**

To set the context of the development OPD proposals need to identify the site's characteristics to provide a benchmark against which to judge whether the development benefits the land over time. Applicants are required to undertake an audit to cover the physical character, biodiversity, cultural heritage, existing structures, landscape features, past and present land uses, statutory designations both on site and in the immediate vicinity, existing transport generated by the site and its transport connections.

The baseline information provided in the application submitted in 2016 referred to 2014 as the base year. Subsequent information has been provided, updating some of that information.

The application is supported by reports on the soil capacity of the site, soil classification information and landmap data. The Council's Agricultural Consultant has reviewed this and had some reservations over the proposal, owing to the soil environment. This said, the most recent crop yields show a good range of produce provided in 2016-2017.

Officers concur with the reservations of the independent consultant in so far as there are some doubts over the appropriateness of the site for the intended purpose. It is suggested, however, that some of these reservations can only be tested upon an approval of the planning application. Annual monitoring and provision of a report to the Council will identify failings or shortfalls against any assertions made in the five-year management plan.

A Phase 1 habitat survey has been submitted which provides an analysis of the three land blocks. As present the sites have poor biodiversity value, therefore there is potential for significant improvement under the proposed management regime.

A cultural analysis has been provided with a LANDMAP printout. There are no cultural heritage features on the site, although there are some Listed Buildings in the wider locality. There is no separate assessment of cultural heritage in the management plan, but given that there are no identified issues in the LANDMAP and Sureline reports, this is considered satisfactory. The essential criterion for cultural heritage is that “All cultural heritage features (e.g. archaeology) on the site are conserved and enhanced through appropriate management.”

Owing to the absence of relevant features, this criterion is considered met.

In relation to the landscape criteria, the main landscape constraint is the location of the site within an Area of Outstanding Natural Beauty (AONB). In the original submission a landscape analysis was provided within a LANDMAP printout. This was supplemented by a Visual Impact Assessment submitted later. The VIA notes that the site is in an elevated position and largely surrounded by coniferous plantation on most sides. However, the proposals involve the gradual felling of the coniferous plantation (Coed Hir) to the north of the site and replacing with slower growing broadleaved trees. There would also be selective single tree felling at Coed Dyfrdwy to the south of the site.

The proposed dwelling, greenhouse, field shelter, allotment and track are however at least 120m from the felling areas and so unlikely to impact upon the views into the site. Concerns raised over the amount of equipment and machinery on the site, have been addressed by clarification provided by the applicants that most of the vehicles will be sold under the proposal, which will minimise the number of vehicles stored on the site.

The OPD would introduce new features in an open field, where a public footpath passes some 70m east of the proposed dwelling and the proposed greenhouse and track are 35m and 20m distant respectively from the footpath. There is also a dwelling to the east of the proposed dwelling.

The essential test in relation to landscape impact is that “the landscape of the site is enhanced by the addition and traditional management of characteristics, or once characteristic, local landscape features that, amongst other things, may be used to screen and filter views to built elements of the proposals and to provide shelter and screening to horticultural areas. Buildings and other structures and access tracks are located where they can be recessed into the landscape and do not stand out in views from public vantage points.”

Clearly, the elevated AONB location and proximity to the public footpath and adjacent dwelling means it may be difficult to achieve this criteria entirely, therefore should permission be granted Officers suggest that as per the AONB response, conditions relating to supplementary hedge planting would be appropriate, and owing to the scale of the dwelling, hard and soft landscaping as well as site levels would need to be approved.

▪ **Design Strategy**

The design/strategy section is intended to demonstrate the overall layout of land uses and activities on the site, and how they link and interrelate. It should identify the number of households to be accommodated, the ability of the site to accommodate them, and the need for them to work the site, and the outline programme for the development of the site.

The proposal is for a single household. The site is naturally divided into the three woodland sectors, with the area around Ty Coed designed on permaculture principles. Whilst the strategy section of the Management Plan is brief, the principles are considered to be both an efficient and sustainable use of the land in line with the practice guidance.

- **Business and Improvement Plan**

The Practice Guidance states that this element of the Plan is essentially the fundamental justification for the development, where it should describe how people on the land are able to reduce their environmental impact by meeting their everyday needs from the site, whilst also enhancing the environmental benefits of the site through their activities.

This is assessed using the following components;

- Land based activity

For an OPD, food and income have to be derived from the land based resources of the site, which must be the results of the labours of the occupant of the site and not of hired hands. The land based activities on the site must, therefore, be capable of generating an income that would be sufficient to meet both the minimum income needs and minimum food needs of the occupant within five years of first habitation on the site. Unearned income (property, investments and pensions), other income derived from the site (rents), or income unrelated to land based activities cannot be included. The Welsh Government have recognised that it would not be feasible to produce 100% of all of the food needs of an occupant. Therefore Applicants are expected to be able to meet 65% of their basic food needs from the land, by producing no less than 30% from the land and the remaining 35% (or less) using income derived from the sale/barter of produce grown and reared on their site.

Additional information was sought in relation to the food production and crop yields on the site. This was provided at the end of the 2016-2017 planting season, it appears the site is likely to be providing in excess of 30% of its diet for the OPD occupants. Therefore at present, the criteria appears to be met.

The principal income source identified for the site relates to woodland activities. The Council's Advisor states that turnover and costs appear plausible. However, there were some queries raised over the sustainability of the business model after 7-10 years owing to the nature of the activity. However the Applicants acknowledge this and state that over time the small scale nature of their enterprise will enable them to be flexible and respond to market opportunities as they arise. Furthermore using other land based activities will supplement their primary income stream. There will be an opportunity to update the management plan should the situation change in the future, and worst case scenario the exit strategy would have to be implemented should the business model fail.

An OPD needs to be financially self-sustaining and thus a calculation of annual household expenditure is required. In this case, no five-year projection has been provided. However, the yearly Monitoring Plan would be required to monitor annual yearly income to ensure that the OPD is proceeding as planned. From the submitted information, in the short term, it is demonstrated that the applicants would be able to meet their own basic needs from income derived solely from the site.

- Land Management

One Planet Developments in the open countryside should have the objective of conserving, managing and, where possible, enhancing environmental quality. The baseline already discussed earlier forms the starting point for this. Objectives for biodiversity, cultural heritage and landscape should be an integral part of a land management system which provides food and produce, and benefits the environment.

It is considered that the land management proposals are acceptable.

- Energy and Water

The TAN 6 Practice Guidance requires that the energy needs of the site must be minimised and met from sources of renewable energy on site. Small amounts of non-renewable fuel is allowed for purposes such as bottled gas for cooking in warmer

months where wood stoves are not lit, or for running agricultural machinery and equipment. These uses would be accounted for in the ecological footprint.

The Applicants' Management Plan states that the estimated domestic electricity use would be 730kWhr/annum (2kWhr/day), which compares very favourably to the Welsh average annual household electricity use of 3,875kWh³. It is intended to install 10 PV panels on the proposed dwelling with an estimated generating capacity of 2,157kWh. Surplus production would be exported to the National Grid, although there is no existing connection. Heating and cooking would be provided by a Rayburn utilising biomass and wood offcuts in the winter. In the summer hot water would be generated from solar thermal panels and an LPG cooker and charcoal would be used for cooking.

Of some concern is energy consumption for the business associated with the OPD which generates the income for the household. However, the applicants have stated that the tractor use will be phased out over time as the large log work will decrease with the move from harvested softwood to coppice work and the larger cutting equipment will become obsolete. Therefore subject to the phasing out of the use of the fossil fuelled machinery over the next five years which will be detailed in the annual monitoring and management plan, it may be considered that the proposal would meet the energy criteria.

- Water

OPD Practice Guidance states that the minimisation of water use should be a target for each development. The residents of the holding currently use approximately 500 litres of water/week. Roof water is stored in three 1,000 litre containers and pumped using electricity supplied by a generator.

Under the proposal there would be a part buried 13,000 litre storage tank for water collected off the proposed dwelling roof and five 1,000 litre containers would store water off the greenhouse roof for use in the garden. All water would be pumped by PV-generated electricity and the potable supply would be filtered and UV treated using renewable electricity. In the event of an exceptionally dry period water could be extracted from the pond at Coed Hir.

The proposal accords with the guidance, however if water is abstracted from the Coed Hir pond under severe weather conditions there is a significant chance of causing environmental harm, which would be problematic. However, the applicants advise that rainfall would provide some 50,000 litres of harvested water and so there should be adequate water for the needs of the holding.

- Waste

TAN 6 requires quantification of how OPD inhabitants' requirements for waste assimilation can be achieved within the site. The amount of waste should be minimised through reduction in the amount of disposed material, reuse of any of that material and the recycling of as much waste as possible.

The residents currently compost some domestic food waste, with waste meat fed to the dog and cat. It is suggested that some of the raw kitchen waste (fruit and vegetables) will be fed to the pigs, which is considered acceptable and is capable of reducing purchased feed marginally.

A compost toilet is in use, which minimises water use in this area. The treatment system proposed for grey water is via a reedbed system which is a satisfactory technical method of treating it.

The Practice Guidance states that essential criteria for waste are that: "All biodegradable waste produced on site is assimilated on site in environmentally sustainable ways". Baseline data have been provided for ongoing comparative

purposes in terms of all wastes likely to be produced on the holding, as required by OPD guidelines. The essential criteria are considered to be satisfied.

- Zero Carbon Buildings

The application involves the construction of a number of buildings, including the dwelling. The size of the dwelling is mentioned previously, a two storey timber dwelling designed in a manner to maximise environmental performance.

Paragraph 3.86 of the practice guidance states: "... *The use of renewable natural materials for the main elements of One Planet Development, including insulation, should be prioritised.*" The materials used will be reclaimed or locally sourced as described in the Sureline assessment. All five of the building elements of the dwelling have achieved A+ ratings and so accord with the Practice Guidance. All energy used within the proposed dwelling would be from renewable sources apart from a small amount of LPG which is allowable under the Practice Guidance. The export of electricity to the National Grid is also advantageous. It is considered that the proposed dwelling would achieve zero carbon in construction and use.

- Community Impact Assessment

TAN 6 policy requires the identification of possible impacts of the OPD upon the surrounding community together with any mitigation measures for adverse impacts.

It is clear from the management plan that the Applicant's proposals centre on and around the site, including most of their social network. The only detraction, as highlighted in the plan is the current travel to Chester for the Applicant, although in 2014 she advised that she is likely to give up her work in Chester in the near future in favour of more local work. It is not known if she has done this to date.

The essential criteria for community impacts are that: "*there is a thorough assessment of all impacts of the proposals on neighbouring communities. One Planet Development in the open countryside should not impact negatively on neighbouring communities. Any negative impacts are mitigated.*"

In officers' view, these criteria are considered satisfied.

- Transport and Travel Plan

The site is one mile from the village of Glyndyfrdwy and some four miles north-west of the outskirts of Llangollen. There is a bus stop in Glyndyfrdwy which services Corwen, Wrexham and Barmouth on a regular basis.

The transport plan splits the vehicle use into domestic and non-domestic journeys. For an OPD there are more vehicles than would be expected under the conventional understanding of minimising the use of non-renewable resources. Two domestic vehicles are itemised: a car and a motorhome; and a Land Rover and two tractors for use relating to land-based work. The Applicant advised that they use a horse and cart to travel locally and make some deliveries.

For monitoring purposes each vehicle journey would need to be logged, accompanied by details and justification of the journey. This would then help to identify where reductions might be made in the future when analysing the annual data.

It is indicated that the number of vehicles on the development is likely to be reduced over time and the Applicant anticipates finishing work in Chester (11,500 miles/year) which will significantly reduce travel within the household and accords with OPD principles.

Other OPD Policy Requirements:

- **Ecological Footprint Analysis**

The Ecological Footprint Analysis (EFA) is the tool by which the Ecological Footprint of the occupants on the site is assessed both at the outset and as part of on-going monitoring of the management plan. Paragraph 4.15.1 of TAN 6 states

"One Planet Development is potentially an exemplar type of sustainable development. One Planet Developments should initially achieve an ecological

footprint of 2.4 global hectares per person or less in terms of consumption and demonstrate clear potential to move towards 1.88 global hectare target over time.”

The Practice Guidance states in the introduction at paragraph 1.5 that an ecological footprint of 1.88gha per person is “*a very challenging but necessary target.*”

The Applicants have calculated that they have an ecological footprint of 1.43gha per person already (excluding the 11,500 miles travelling to Chester), with a suggestion that this will decrease to 1.28gha per person after five years. EFA methodology only takes into account domestic consumption, but clearly in order to produce an income from the site there is a need for non-domestic activities to be undertaken as part of an OPD. Whilst large, the dwelling would be almost entirely run on renewable energy sources, although there are substantial non-renewable energy sources associated with the woodland work. In as much as the EFA relates solely to domestic consumption, the requirements of the Practice Guidance are satisfied.

- **Phasing, Monitoring and Exit Strategy**

Although slightly out of date, the phasing of the project has been identified and appears logical. Updated information was requested from the Applicants in relation to the annual monitoring however they declined to provide this as despite living on the site they have not fully implemented the OPD project. Going forward, the management plan enables the occupants to monitor progress against the early targets in the annual report that might be produced in the future.

The monitoring strategy clearly identifies that the occupants are aware of the commitment to detailed record keeping of all activities on the holding. Although some baselines were not provided and so the current position will be acknowledged rather than progress being monitored against the current position in their absence. The exit strategy also acknowledges the actions which need to be taken in the event of a failure of the OPD and details the means of disposal of all the various components of the proposed dwelling.

In conclusion, whilst there are some areas for concern raised by the Council's Agricultural Advisor and Officers, it is considered that overall the applicant has put forward a sufficiently detailed Management Plan, which has covered the criteria set out in the TAN 6 Practice Guidance. Having regard to the details, it would be difficult for Officers to argue against the application based on the planning policy requirements. The balancing of the case needs to be on consideration the evaluation of the principles set out in this section of the report and the other material considerations set out in the following sections.

4.2.2 **Visual amenity, impact on AONB**

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. Para 4.11.9 confirms that the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations.

Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation.

The AONB Joint Committee have asked for careful attention to use of materials and to consideration of controls over external lighting.

The various elements of the scheme would be spread over woodland above Glyndyfrdwy within the AONB, including a dwelling and a range or temporary and permanent structures of varying scales. As discussed previously, the landscape and

visual impacts are not anticipated to be significant, although it would be appropriate to consider attaching conditions to control external materials lighting and to oblige improvements to boundary treatments.

It is therefore considered that subject to suitable controls, the OPD in this location would not be unacceptable in respect of visual and landscape impacts, and as such the proposal would not be out of accord with the policies and guidance referred to.

4.2.3 Residential amenity

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The residential amenity impacts of a development proposal are a material consideration.

There are no representations on the application raising residential amenity issues.

Officers are satisfied that the proposal would not unacceptably impact on residential amenity or residential visual amenity.

4.2.4 Highways (including access and parking)

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The residential amenity impacts of a development proposal are a material consideration.

The application includes details of access and it is proposed that a new access to serve the property would be created as a spur off the existing private drive leading to the main farmhouse.

Corwen Town Council have expressed concerns over the access.

Highways Officers have raised no objection to the proposed access arrangements.

In noting the comments of the Town Council, Officers do not consider there are significant issues over access to this site. The Highway Officers have no objections. Having regard to the size of the site, it is reasonable to assume that sufficient parking provision can be provided within the curtilage.

Officers would therefore conclude the proposal would not adversely impact on highway safety and the proposal is considered to be in compliance with the policies and guidance.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

- 5.1 This is the first application of its kind to be submitted in Denbighshire. The report attempts to outline the complex considerations to be applied to One Planet Developments, which are very different to those familiar to members in assessing traditional 'rural enterprise dwellings'.
- 5.2 Officers have taken advice from Reading Agricultural Consultants on the OPD proposal as they have advised local planning authorities on similar schemes across Wales. They have concluded that the submission has correctly identified all the aspects of an OPD and a sufficient level of detail has been provided in most areas to assist in the understanding of the operation.
- 5.3 Members will note that Reading have raised some questions in relation to the scheme, which have been answered by the Applicants, although it is acknowledged that some uncertainties remain, arising primarily from the nature of the land based activity associated with the use and some of the long term aspirations of the Applicants.
- 5.4 It has to be recognised that there is a high level of risk associated with an OPD as the applicants have only a 5 year period to prove they are operating under the approved Management Plan and meeting the targets set. Annual monitoring is also required, obliging the Applicants to submit a significant amount of data to the local planning authority ranging in detail from use of resources to car journeys. Should the OPD fail, the applicants are required to implement an 'exit strategy', which would essentially mean dismantling the dwelling and ceasing residential use of the site.
- 5.5 In conclusion, as the Applicants are willing to take a significant risk in developing the OPD and the dwelling, and there is a clear onus on them to conduct an ongoing monitoring process to prove the ongoing viability of the OPD, with the requirement for an 'exit strategy' after 5 years if the enterprise fails, Officers conclusion is that it would be reasonable to adopt the principle in TAN 6 and the Guidance to give any 'benefit of the doubt' to the Applicants and to offer a positive recommendation.
- 5.6 The recommendation is therefore subject to the imposition of planning conditions that permission be granted.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 14th March 2023.
2. 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 north and east elevations (dwelling) (Drawing No. 2.4) received 5 February 2016
 - (ii) Proposed south and west elevations (dwelling) (Drawing No. 2.5) received 5 February 2016
 - (iii) Proposed roof plan (dwelling) (Drawing No. 2.3) received 5 February 2016
 - (iv) Proposed ground floor plan (dwelling) (Drawing No. 2.1) received 5 February 2016
 - (v) Proposed first floor plan (dwelling) (Drawing No. 2.2) received 5 February 2016
 - (vi) Proposed section (dwelling) (Drawing No. 2.6) received 5 February 2016
 - (vii) Proposed elevations and floor plan (earth sheltered greenhouse) (Drawing No. 3.2) received 5 February 2016
 - (viii) Proposed elevations (drying shed) (Drawing No. 3.3) received 5 February 2016
 - (ix) Proposed floor plan (drying shed) (Drawing No. 3.4) received 5 February 2016
 - (x) Proposed elevations and floor plan

3. The use of the site shall be carried out in accordance with the management objectives set out in the Ty Coed One Planet Development Management Plan 2016 and subsequent information submitted to the Local Planning Authority in support of the application on 7th October 2017, including monitoring requirements and exit strategy provisions should the One Planet Development objectives not be achieved.
4. For the avoidance of doubt the phased requirements for monitoring and information required shall be:
 - a) an annual monitoring report, to be submitted on or before the 15th March each year, reporting on the criteria being monitored. Within the annual monitoring report, there shall be a short commentary on changes made since the previous year that are likely to increase or decrease the Ecological Footprint of the OPD household and other footprints, equivalent to a short EFA progress report. In the event that the report identifies that any objective has not been met a supplementary report setting out corrective or mitigating measures shall be submitted to the local planning authority no later than the 15th June of that year. Those measures shall be implemented in accordance with the supplementary report.
 - b) a re-run of the Ecological Footprint Analysis in year three (15th March 2021) to assess whether the Ecological Footprint of the site is on course to meet the identified target of 2.4 global hectares per person (gha) by year five.
 - c) a resubmission of the Management Plan in year five (15th March 2023) accompanied by a separate EFA that identifies if the target of 2.4 gha has been achieved.

Thereafter the sequence shall be retained with (a) an annual monitoring report and accompanying EFA progress report; (b) a full EFA in the third year (36 months) after the last management plan; and (c) a revised management plan and accompanying EFA at year 5 (60 months since submission of the last management plan). In each case the EFA should indicate an Ecological Footprint below 2.4 global hectares per person.

5. For the avoidance of doubt, in the event that the One Planet Development fails to achieve one or more of the essential characteristics of One Planet Development specified in the Management Plan at the end of the first period of review (five years), the exit strategy shall be implemented, which will result in the dismantling of the dwelling and the cessation of the residential use at the site.
6. The occupation of the dwelling shall be limited to the persons identified in the Ty Coed One Planet Development Management Plan as undertaking the land-based activities on the land associated with that dwelling and to any resident dependants. The dwelling shall be the sole residence of its occupants.
7. Notwithstanding the approved plans, no development shall be permitted to take place on the OPD dwelling until the written approval of the local planning authority has been obtained to the details of site levels and sections. The development shall be carried out in accordance with the approved details.
8. Notwithstanding the approved plans, no development shall be permitted to take place on the OPD dwelling until the written approval of the local planning authority has been obtained to a scheme of hard and soft landscaping specifically aimed at enhancing boundary screening for the Ty Coed plot from neighbouring occupiers and wider views. The landscaping plan shall be implemented in the first planting season following the occupation of the dwelling and shall be maintained thereafter.
9. No development shall be permitted to commence on the external faces of the walls and roof of the dwelling until the written approval of the Local Planning Authority has been obtained to the details of all the materials and finishes it is proposed to use thereon, including, where relevant, the texture, type and colour of the finish.
10. No external lighting shall be installed on the site until the written approval of the Local Planning Authority has been obtained to the detailing thereof. The lighting shall be installed in accordance with the details approved under this condition.
11. Notwithstanding the provisions of schedule 2, part 1, class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no buildings shall be erected other than those expressly authorised by this permission.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. To ensure the development is implemented in compliance with the One Planet Development Policy.
4. To ensure the development is implemented in compliance with the One Planet Development Policy.
5. In the interests of clarity and to ensure the development is implemented in compliance with the One Planet Development Policy.
6. To ensure the development is implemented in compliance with the One Planet Development Policy.
7. In the interest of visual amenity and the sensitive location of the site in the AONB.
8. In the interest of visual amenity and the sensitive location of the site in the AONB.
9. In the interest of visual amenity and the sensitive location of the site in the AONB.
10. In the interest of visual amenity and the sensitive location of the site in the AONB.
11. To protect the character and appearance of the dwelling and its setting and the amenity and appearance of the AONB.

NOTES TO APPLICANT:

None