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41/2019/0671

Scale: 1:2500

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SITE PLAN

GENERAL NOTES:
Any discrepancy found between this and any schedule or specification must be referred back to the consultant before work is executed.
All dimensions to be checked on site.

REVISIONS		
no	description	date
B	Wellfare unit omitted	22/01/2020

project:
Retrospective permission
for stable block at:
Land off Mold Road
Bodfan
LL16 4DP

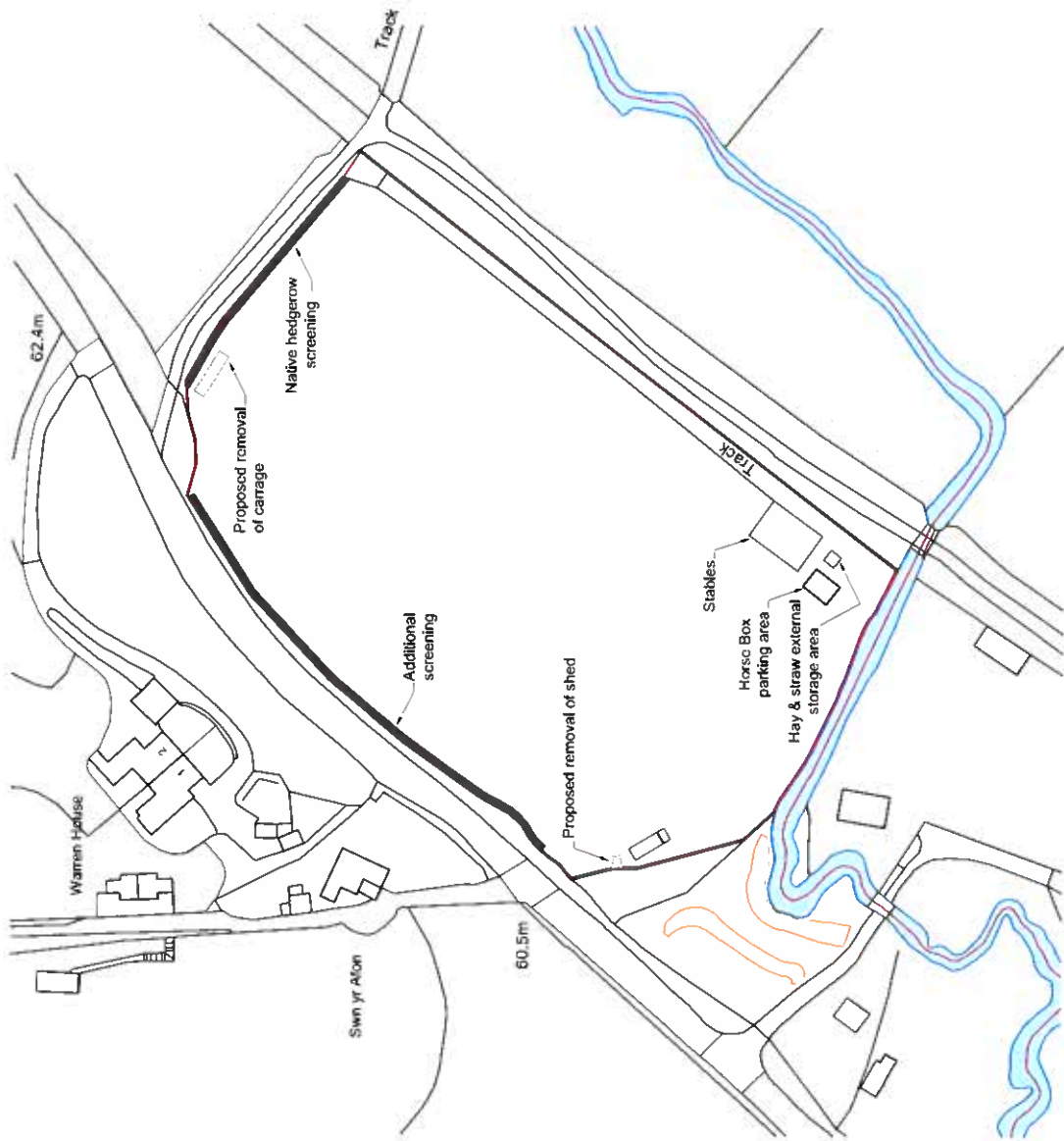
client: Mr Paul Butt

title: Proposed Block Plan

date: 22.07.19

scale: 1:1250 @ A3

drawing no.: 75719/04_Rev B



Proposed Block Plan
Scale: 1:1250

PLANS OF STABLE BLOCK

GENERAL NOTES:
Any discrepancy found between this and any schedule or specification must be referred back to the consultant before work is executed. All dimensions to be checked on site.

revisions	
no	description

project:
Retrospective permission
for stable block at:
Land off Mold Road
Bodfari
LL16 4DP

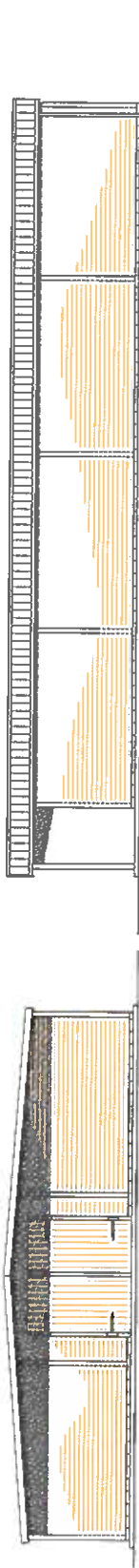
client: Mr Paul Butt

title: Elevations & Plan

date: 22.07.19

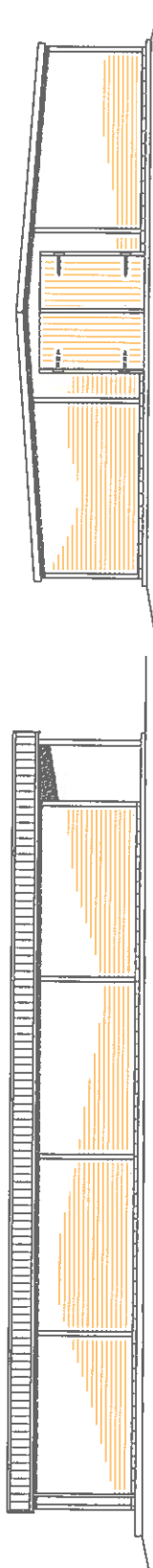
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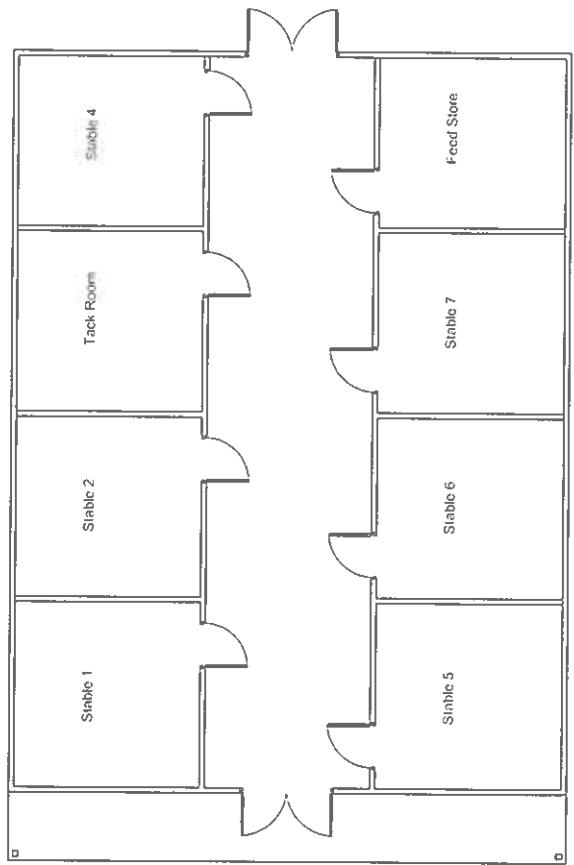
North Elevation
Scale 1:100

West Elevation
Scale 1:100



East Elevation
Scale 1:100

South Elevation
Scale 1:100



Plan
Scale 1:100

WARD : Tremeirchion

WARD MEMBER: Councillor Christine Marston (c)

APPLICATION NO: 41/2019/0671/ PC

PROPOSAL: Change of use from agriculture to mixed use of land for agriculture and keeping of horses, retention of stables

LOCATION: Land south-west of Ty Draw Farm Mold Road Bodfari Denbigh

APPLICANT: Mr P Butt

CONSTRAINTS: C2 Flood ZoneAONB

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

REASON(S) APPLICATION REPORTED TO COMMITTEE:

Scheme of Delegation Part 2

- Member request for referral to Committee

CONSULTATION RESPONSES:

BODFARI COMMUNITY COUNCIL

"... we have to ask ... that planning take into consideration the disposal of animal waste from the site due to its proximity to the river wheeler.

Also we do feel this is a creep. First application to build a menage. Then the retrospective application for the stables and now this for parking and a storage area for hay/feed.

Previous comments was a concern about the access for large vehicles coming into and off the site. We feel that highways have underestimated the speed of traffics on that road and the lack of visibility exiting the site".

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

Original comments:

"The Joint Committee deplores the retrospective nature of this application and notes that the site was the subject of another retrospective application in 2016 for related development which was subsequently granted permission (Code No. 41/2016/1272).

Developing the land for 'horsiculture' has changed the previously open, agricultural character of the site in the landscape and the large new stable block represents a further intensification of this use. However, the committee notes that the previous permission has formalised equine use of the site and includes a new manege adjacent to the stable block as well as retaining an existing stables/tack room and caravan.

In this context, to mitigate the change in the character of the area the Joint Committee would suggest that any permission for the new stable block should be subject to removal of the other stables, tack room and caravan, the use of which should be consolidated into the new building (it is noted that this will reduce the number of stable units in the building). In addition, conditions should be attached to ensure the facility is maintained for private use only and to restrict commercial equine operations. This is a dark area of countryside and the committee would also recommend a condition that there should be no external lighting at the site to conserve the AONB's dark sky. Finally, a landscaping condition is also recommended to facilitate the planting of new native trees and traditional hedgerows to break up views of the building in the landscape."

Re-consultation comments:

"The Joint Committee notes the amended and extended description of the proposed development and welcomes the proposal to remove the derelict railway carriage and smaller shed/store to help tidy up the site. In addition, the intention to incorporate the feed store and tack room within the new building is acceptable, and the proposed new native hedgerow along the footpath and strengthening of the landscape screen along the A541 is supported. However, the committee is of the view that additional planting of new native trees and traditional hedgerows is also required in the vicinity of the new stables and proposed external storage area to further integrate the site into its rural setting.

The siting of the external storage area behind the stables is acceptable and it is suggested that a condition be attached to any permission limiting external storage and any permanent parking of a horse box to this area only.

The committee does not consider that the permanent siting of a caravan on the site to provide welfare facilities is appropriate in this setting, and would recommend that such facilities should also be incorporated into one of the existing buildings on the site".

NATURAL RESOURCES WALES

Original comments:

NRW do not consider the proposal is likely to adversely affect any of the interests listed below and therefore has no objection to the proposal:

Flood Risk:

Site lies partially within C2 flood risk zone. Proposal is for stables which is less vulnerable land use. Given the scale and nature of the proposals and the fact he proposed is linked to an existing use, have no objections on flood risk grounds

Re-consultation comments:

NRW do not consider the proposal is likely to adversely affect any of the interests listed below and therefore has no objection to the proposal:

Flood Risk:

The site lies partially within Zone C2.

The proposal is for retrospective planning consent for the change of use from agriculture to mixed use of land for agriculture and keeping of horses, retention of stables, stationing of touring caravan for ancillary purposes. The site benefits from a less vulnerable land use, and is used as land for agriculture, keeping horses and existing stable. Understand that the intention is to locate a caravan on the site for convenience/welfare purposes. On the basis that the caravan will not be used for overnight use or as habitable accommodation, and will be used solely for welfare purposes, do not have any objections to this planning application.

Recommend that your Authority restricts the use of the caravan for welfare purposes through the use of an appropriately worded planning condition.

(There are no comments in the NRW response with respect to impact on the statutory landscape)

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officer –

Acknowledge that there is an existing access which is used at present to gain access to the land and can be used by large agricultural vehicles without any restrictions. Highway Officers would recommend that planning permission is given for personal use to the applicant as the Highway Authority would not support any further vehicle increase given its location on the A541 without access and visibility improvements being carried out.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Alan Waterfield, Community Councillor (comments submitted as personal opinion and not on behalf of Bodfari Community Council)

Summary of planning based representations in objection:

Access / highway safety

- access is on a bad bend on the A541. The drive is lower than the road making visibility poor for anyone leaving the site.

Size / scale

- Building is too big for the site and for personal use.
- Concern that it could be a commercial venture long term which would only add to the access issues.

If permission is granted, controls should be applied to ensure site is only used for personal use.

EXPIRY DATE OF APPLICATION: 23/09/2019

EXTENSION OF TIME AGREED: 15/01/2020

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is seeking retrospective planning consent for a new stable building and a change of use of land to a mix of agricultural use and for the keeping of horses. The original submission proposed a caravan on the site to provide welfare facilities, but this element has been removed from the application.
- 1.1.2 The stable building is of timber construction with a shallow pitched roof, constructed from black metal box profile sheeting. The building footprint measures 15.1m in length by 10.3m in width with a ridge height of 2.5m.
- 1.1.3 Revised floor plans show the building would comprise 6 individual stables with a tack room and feed store accessed off a central corridor within the building.
- 1.1.4 An existing stable within the site is proposed to be retained, however an existing small shed building and old railway carriage sited within the site are proposed to be removed.
- 1.1.5 Additional screening and native hedgerow planting is proposed along the boundary with the highway and along the access track, however planting details are not provided.
- 1.1.6 The supporting statement confirms the stables and land would be used for personal use only and would not be used in connection with any business. The applicant currently owns 3 Arab horses and a Section A Welsh Pony, and intends to purchase a further two ponies for her sons.
- 1.1.7 It goes on to state that existing stable block at the site is not large enough to house Arab horses, however the existing stables at the site would be retained and used as a temporary quarantine and to provide winter stables for the applicant's Section A Welsh Pony .

1.2 Description of site and surroundings

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

- 1.2.2 The site abuts the A541, approximately 1km to the north-east of Bodfari village.
- 1.2.3 A public footpath runs along the north-western boundary of the site.
- 1.2.4 There is an existing stable / tack room and storage shed in the south-west section land which was granted in 2017; a small wooden shelter in the southern corner of the plot; and a dilapidated carriage in the northern corner of the plot which appears to have been on site for some time.
- 1.2.5 Fencing has been erected within the plot, and the site currently appears to be in active use for the keeping of horses.
- 1.2.6 The application site extends to some 1.8 hectares.
- 1.2.7 There are residential properties on the opposite side of the A541.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the open countryside outside of any development boundaries as identified in the Local Development Plan (LDP), and lies within the Clwydian Range and Dee Valley AONB.
- 1.3.2 The site is within a mineral safeguarding area as defined in the LDP.
- 1.3.3 The site lies within a C2 flood risk zone.
- 1.3.4 A public right of way runs along the north-western boundary of the site.

1.4 Relevant planning history

- 1.4.1 A prior notification application relating to a store building was refused in 2010 (it was not deemed to be permitted development due to site area, hence the planning merits of the proposal were not considered).
- 1.4.2 Retrospective planning consent was granted in 2017 for change of use of land to mixed agricultural / equestrian use, retention of stable /tack room, construction of manege and stationing of touring caravan.
- 1.4.3 Conditions were applied to the 2017 permission to restrict the consent for the benefit of the applicant only and to restrict the use of the touring caravan to a welfare / rest facility for the benefit of the applicant only and to require its removal should the land cease to be owned by the applicant.
- 1.4.4 The site is now in different ownership, and the caravan has been removed from the site.

1.5 Developments/changes since the original submission

- 1.5.1 Amended plans have been submitted which include the change of use of land as well as the new stable block. The proposed block plans indicates an existing shed / store building and train carriage currently sited at the site are proposed to be removed and additional screening is proposed along the boundary with the highway and along the access track to mitigate visual impact.
- 1.5.2 A previously proposed ancillary caravan to provide welfare facilities has been omitted from the proposal to address concerns raised by the AONB Committee and Officers.

1.6 Other relevant background information

- 1.6.1 The planning application is retrospective in nature and the application has been submitted following a planning compliance investigation.
- 1.6.2 The application is referred to Committee following a request by Councillor Christine Marston, to allow consideration of highway safety, the size and scale of the development.

2. DETAILS OF PLANNING HISTORY:

2.1 41/2009/1588 (agricultural prior notification application). Erection of agricultural building for storage of feedstuff and agricultural machinery. Refused 05/01/2010 (not permitted development).

2.2 41/2016/1272. Change of use from agriculture to a mixed use of land for agriculture and keeping of horses, retention of stables/tack room, construction of manege and stationing of a touring caravan for ancillary purposes.

Granted 22/03/2017. The following conditions of relevance to the current application:

5. The development hereby permitted shall enure for the benefit of the applicant only and the land shall at no time be used as a horse livery, riding centre or for any commercial purpose. No competitive events or public address and sound amplification system or lighting shall be permitted on the land at any time.

Reason: In the interests of visual and residential amenity and highway safety.

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 VOE1 - Key areas of importance

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

Supplementary Planning Guidance

N/A

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

Technical Advice Notes

TAN 6 Planning for Sustainable Rural Communities (2010)

TAN 15 Development and Flood Risk (2004)

3.3 Other material considerations

None.

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It 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.

The DMM further 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 (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

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 / AONB
- 4.1.3 Residential amenity
- 4.1.4 Drainage (including flooding)
- 4.1.5 Highways (including access and parking)

4.2 In relation to the main planning considerations:

4.2.1 Principle

There is limited planning policy and guidance relating specifically to equestrian developments, as these are not strictly a form of agricultural development. Officers nonetheless consider the following policy and guidance in relation to agricultural proposals in open countryside is relevant to the principle and detailing of such equestrian proposals.

Policy PSE5 states that development, including agricultural diversification, will be supported throughout the County subject to consideration of detailed criteria, which includes making a significant contribution to sustainable development and recognising any special status of the Area of Outstanding Natural Beauty/Area of Outstanding Beauty.

Paragraph 5.6.6 of PPW 10 advises that Local Planning Authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation.

TAN 6 2.1.1 states the planning system must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces.

Paragraph A14 TAN 6 provides advice to local planning authorities when dealing with Prior Approval submissions for agricultural buildings. However, the guidance on siting and design set out in Paragraph 14 is also considered useful and relevant for the subject application as it states :

“The siting of a new agricultural or forestry building, road, excavation or waste deposit, or fish tank can have a considerable impact on the surrounding landscape. Developments should be assimilated into the landscape without compromising the functions they are intended to serve. New buildings should normally form part of a group rather than stand in isolation, and relate to existing buildings in size and colour. However, new buildings of modern design may sometimes best be separated from a group of traditional buildings to avoid visual conflict. Sites on skylines should be avoided. To reduce visual impact, buildings should be blended into the landscape or, on sloping sites, set into the slope if that can be achieved without disproportionate cost.”

As mentioned previously, planning consent was granted in 2017 for change of use of the land to mixed equestrian / agricultural use and existing stables. Whilst this signified acceptance of the principle of the equestrian use of the land, it is of relevance that conditions were applied to restrict the consent for the benefit of the applicant only on visual amenity and highway safety grounds. Circumstances have since changed, however, as the land is now in separate ownership, and accordingly Officers suggest the issues pertaining to the development proposed have to be reconsidered afresh.

The following sections of the report assess the local impacts arising in relation to the proposals.

4.2.2 Visual amenity / AONB

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The visual amenity and landscape impacts of development should therefore be regarded as a potential material consideration.

PPW 10 Section 6.3.3 states '*All the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places.*'

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 site is located in an open countryside location in the Clwydian Range and Dee Valley AONB and abuts the A541 Mold Road and public rights of way, and is therefore considered to be in a visually sensitive location.

The application is retrospective and the larger stable building has already been constructed. There is a smaller stable building on the land which was subject of the previous planning application, together with a number of other smaller structures and fencing has been erected within the site to subdivide the land into paddocks.

The Community Council have raised concerns over the size and scale of the building proposed, and development 'creep' at the site.

The AONB Committee note the amended and extended description of the proposed development and welcome the proposal to remove the derelict railway carriage and smaller shed/store to help tidy up the site, and they consider the intention to incorporate the feed store and tack room within the new building is acceptable, along with the proposed new native hedgerow along the footpath and strengthening of the landscape screen along the A541. However, the committee is of the view that additional planting of new native trees and traditional hedgerows is also required in the vicinity of the new stables and proposed external storage area to further integrate the site into its rural setting. They also recommend conditions are imposed to limit external storage and parking in the interests of protecting the character and appearance of the AONB.

In response to the concerns of the AONB Joint Committee and Officers, the applicant has subsequently omitted the previously proposed caravan from the proposal.

The site is approximately 1.8 ha in size and the new stable building has a footprint of approximately 155 sq. metres, and whilst it is larger than a typical private stable block building, it is of a similar scale and form to a small agricultural building and therefore its scale and design are not considered unusual in its rural setting. The floor plans of the building have been amended and a tack room and feed store have now been incorporated into the building and the number of stables has been reduced from eight as originally submitted to six. There are existing buildings already in situ on the land and fencing has been erected to subdivide the site into smaller paddock areas.

Additional screening is proposed along the boundary along the main road and along the access track (a public right of way) to screen views of the site, which would help to mitigate visual impact of the proposal, however details of planting have not been provided and Officers consider conditions would be necessary requiring the submission of a landscaping plan.

A dilapidated carriage structure sited close to the site access and a small existing shed building are also proposed to be removed mitigate the visual impact of the proposal, and a dedicated external hay / straw feed area and horse box parking area

is identified next to the stable block. The smaller existing stable building would be retained within the site.

Subject to the proposed mitigation measures including additional planting along the boundary and removal of some existing structures, the proposed new stable building is considered to be acceptable in terms of its visual impact, however Officers consider it necessary to apply conditions to restrict external storage and parking of horse boxes to only those areas located on the proposed block plan and to prohibit the storage, siting and stationing of other ancillary structures on the land in the interests of visual amenity in order to prevent the site appearing cluttered and overdeveloped, which would be to the detriment of the character and appearance of the AONB.

Officers also consider conditions to restrict the use of outdoor lighting are also necessary on visual amenity grounds.

The application documents clearly state the stables and land would be used for private personal use, and not for commercial purposes. Officers would therefore suggest any permission be conditioned to make this explicit, as commercial use of the site may necessitate further development which would further erode the visual quality of the area.

With regards to the change of use of land and erection of a new stable building, Officers consider adverse impacts on visual amenity could be mitigated, and therefore having regard to the design, siting, scale, massing and materials of the proposed development, in relation to the character and appearance of the locality and setting within the statutory landscape, it is considered the proposals would not have an unacceptable impact on visual amenity.

4.2.3 Residential amenity

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The residential amenity impacts of development should therefore be regarded as a potential material consideration.

No representations have been received raising concerns on residential amenity grounds.

As suggested in the section above, conditions can be included to prevent the commercial use of the land in the interests of visual amenity, however as there are residential properties in close proximity to the site, Officers also consider it would be necessary to restrict the use of the land to private use only and also to prohibit public address / sound amplification systems to protect the amenities of occupiers.

Having regard to the scale, location and design of the proposed development and separation distances between residential properties, subject to the inclusion of restrictions on the use of the land it is considered that the proposals would not have an unacceptable impact on residential amenity, and would therefore be in general compliance with the tests of the policies referred to.

4.2.4 Drainage (including flooding)

Planning Policy Wales (PPW 10) Section 6.6.22 to 6.6.29 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, which provides a detailed framework within which risks arising from different sources of flooding should be assessed. TAN 15 advises that in areas which are defined as being of high flood hazard, development proposals should only be considered where:

- new development can be justified in that location, even though it is likely to be at risk from flooding; and
- the development proposal would not result in the intensification of existing development which may itself be at risk; and
- new development would not increase the potential adverse impacts of a flood event

The proposed stable building is located within a C2 flood risk zone and is therefore at risk of flooding.

As the proposal is considered to be in the 'less vulnerable' development category in TAN 15, having regard to the scale and nature of the development, NRW have raised no objection to the principle of the development on flood risk grounds.

Having regard to the nature and scale of the development and the views of NRW, Officers would conclude the proposal would not result in any unacceptable flood risk.

4.2.5 Highways (including access and parking)

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The highway impacts of development should therefore be regarded as a potential material consideration.

Representations from the Community Council and a private individual have raised highway safety concerns.

Highways Officers have noted the site is served by an existing access which is used at present to gain access to the land and can be used by large agricultural vehicles without any restrictions. They recommend that if planning permission is to be granted, consideration should be given to restricting it to use by the applicant as they would not support any further vehicle increase given its location on the A541, without access and visibility improvements being carried out.

Whilst the proposal is for a large stable building containing 6 stables, which is in addition to the existing stable building at the site, the supporting information submitted with the application however stresses the proposal is for private use and would not be used in association within any commercial business.

Due to the size of the site and the stables proposed, in the interests of highway safety, a condition is therefore proposed to make it explicit that the land and buildings cannot be used for commercial purposes.

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 taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. 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 The site is located within open countryside adjacent to Mold-Denbigh Road and a public right of way, within the Clwydian Range and Dee Valley AONB, and is therefore in a visually sensitive location.

5.2 Officers consider, having regard to the planning history, that the mixed use of an area of land of the size involved for agricultural purposes and the keeping of horses, and the retention of stables is acceptable in principle, subject to suitable conditions being imposed, including to restrict commercial use of the land, to require landscaping to be carried out and to control external storage in the interests of visual amenity, to prevent the site appearing unduly cluttered, to the detriment of the character and appearance of the AONB.

5.3 The application is therefore recommended for grant, subject to the imposition of the conditions listed below.

RECOMMENDATION: GRANT - subject to the following conditions:-

1. The development to which this permission relates shall be begun no later thaninsert DATE 2025
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) Elevations and floor plan (Drawing No. 75719/02 - revised) received 6 November 2019
 - (ii) Existing Block plan (Drawing No. 75719/03 Rev A) received 02 December 2019
 - (iii) Proposed Block Plan (Drawing No. 75719/04 Rev B) received 22 January 2020
 - (iv) Location Plan (Drawing No. 75719/01 Rev A) received 28 November 2019.
3. The land and buildings subject of this permission shall at no time be used as a horse livery, riding centre or for any commercial purpose. No competitive events or public address and sound amplification system or external lighting shall be permitted on the land at any time.
4. The developments / uses hereby permitted shall not be allowed to continue after 1st September 2020 unless the written approval of the Local Planning Authority has been obtained to details of a scheme of landscaping and planting for the site. All planting comprised in the approved details of landscaping shall be carried out no later than the autumn 2020 planting and seeding season. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing.
5. Within 3 months of the date of this permission, the shed building and carriage identified for removal on the approved proposed block plan shall be removed from site and the land shall be restored to a grassed field.
6. The parking of vehicles and horse boxes and the external storage of hay and straw shall be restricted to the locations shown on the approved proposed block plan and no other external storage or stationing of horse boxes; caravans; lorry backs; crates; storage containers; machinery; tools; goods; bulk hay, straw or other animal feed and bedding material; waste or any other equestrian paraphernalia relating to the use of the land shall be permitted within the application site boundary without the prior written approval of the local planning authority.

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. In the interests of visual amenity, residential amenity, to protect the character and appearance of the Clwydian Range and Dee Valley AONB and highway safety.

4. In the interests of visual amenity and to protect the character and appearance of the Clwydian Range and Dee Valley AONB.
5. For the avoidance of doubt and in the interests of visual amenity and to protect the character and appearance of the Clwydian Range and Dee Valley AONB.
6. For the avoidance of doubt and in the interests of visual amenity and to protect the character and appearance of the Clwydian Range and Dee Valley AONB.

NOTES TO APPLICANT:

None.

COMPLIANCE WITH APPROVED PLANS AND CONDITIONS

Please be reminded that any permission or consent must be carried out strictly in accordance with the approved plans and conditions imposed which are clearly listed on this certificate of decision. Pre-Commencement conditions should be given particular attention. Failure to do so could result in enforcement action being taken by the Local Planning Authority.

Further detailed information on how to comply along with other relevant information relating to your decision is contained in the detailed Notes to Applicant attached to this certificate which you are strongly advised to consider.

If you are in any doubt about your obligations, including any obligation you may have to pay commuted sums, please contact the Local Planning Authority at planning@denbighshire.gov.uk quoting the reference of your planning permission.