



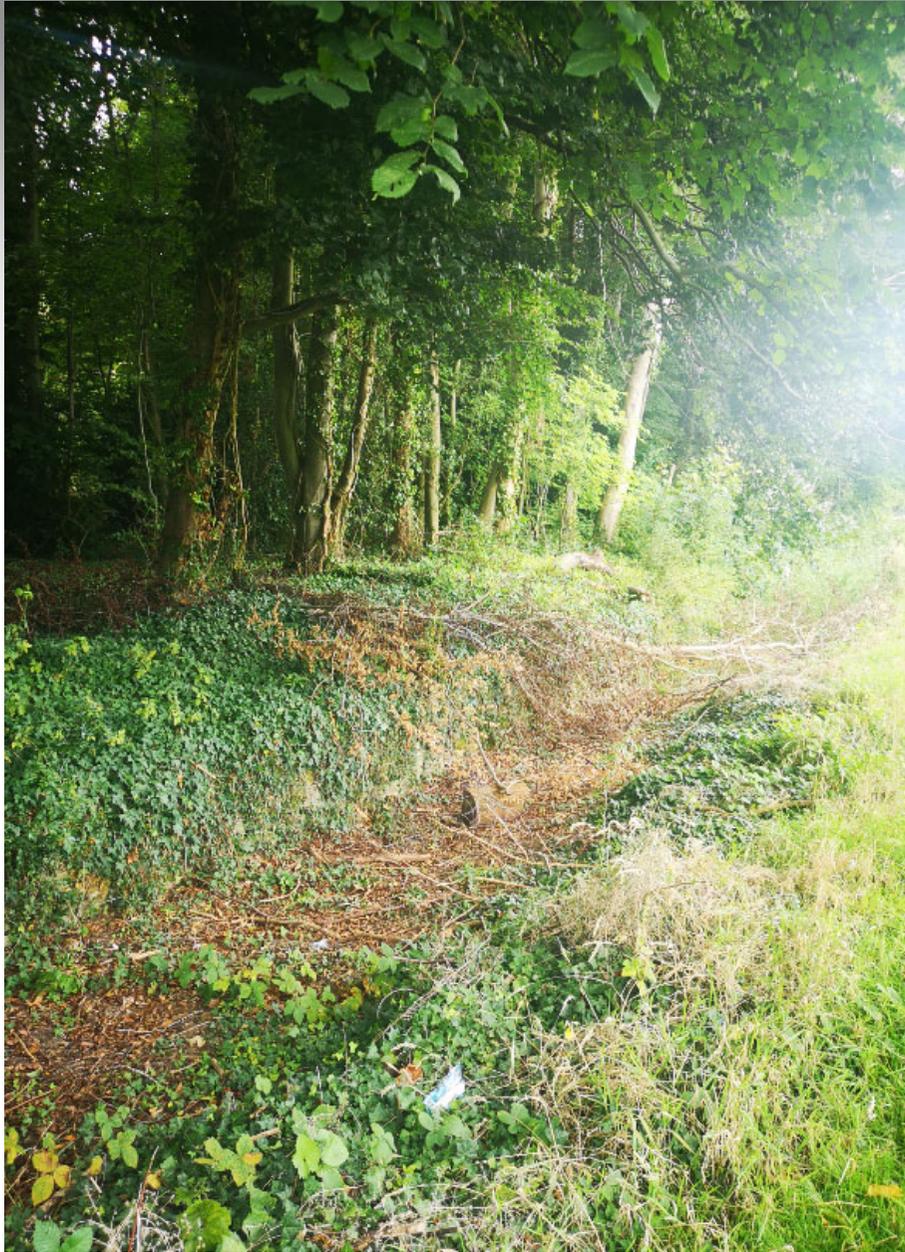
The site facing
north towards
Cemetery



Existing site facing
south towards The
Lodge



View to the west towards the site
from the A525



Woodland boundary
and Haha



Existing access into The Lodge car park and new parking area within the field to the right of the photo

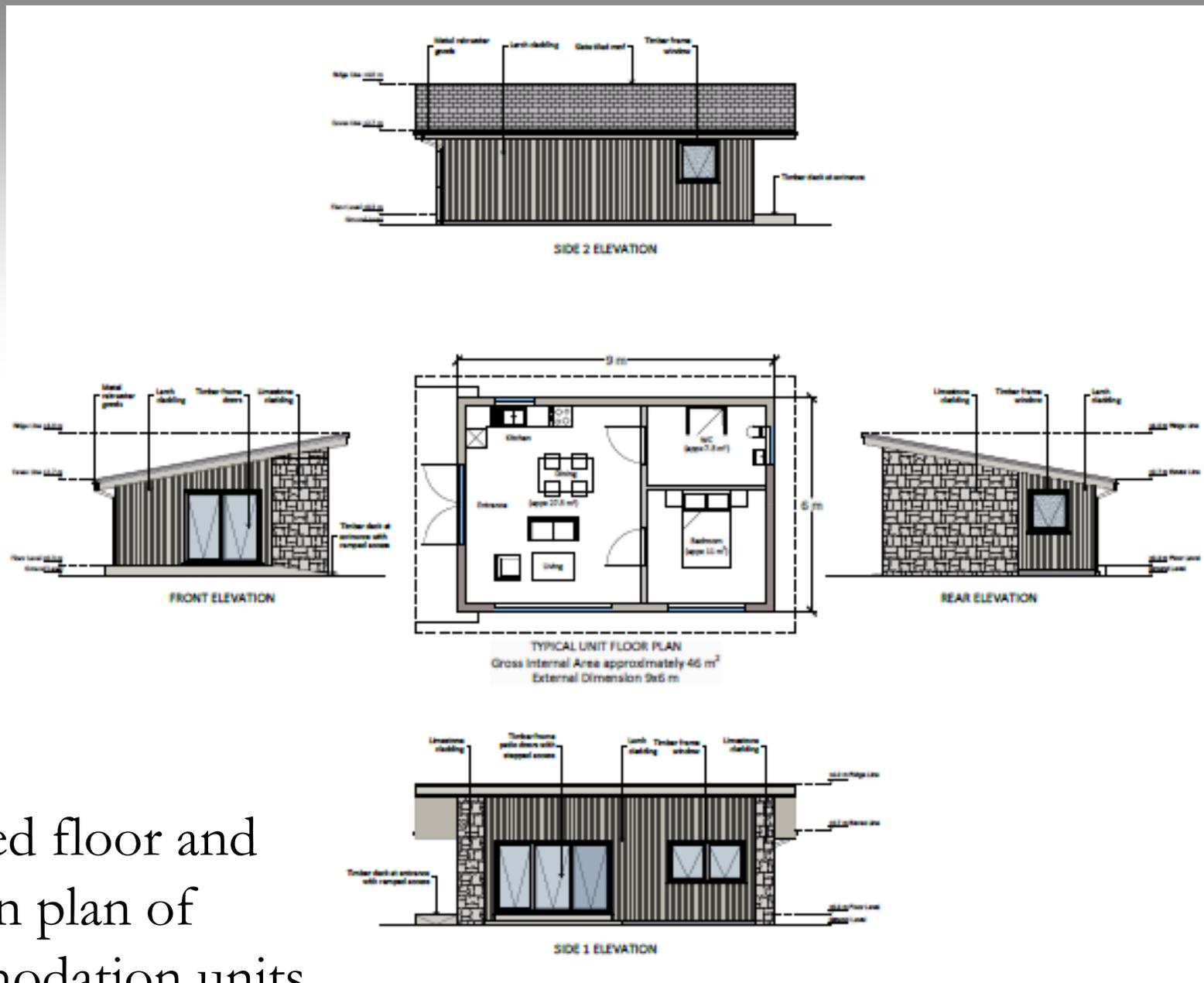


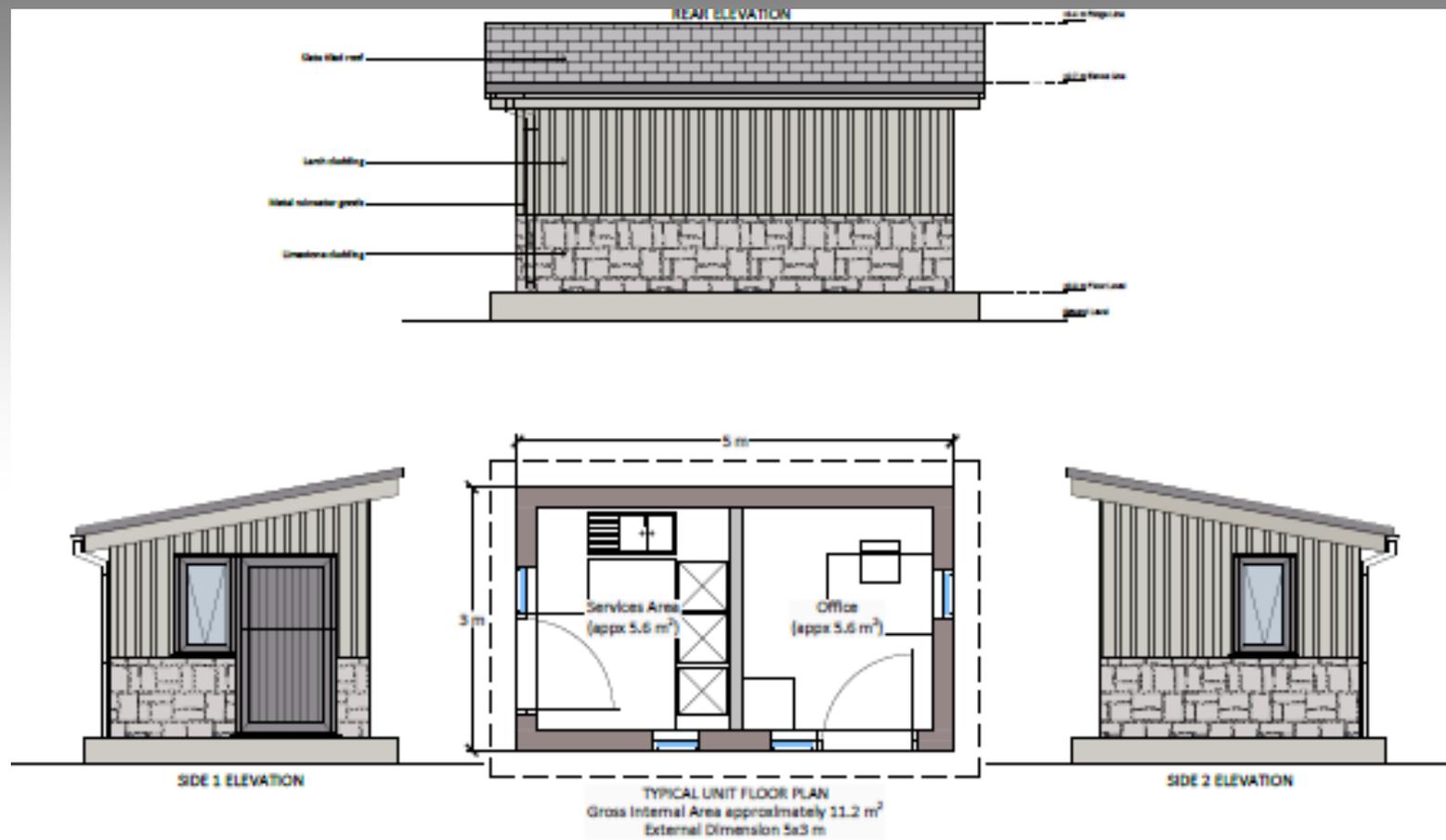
Overgrown woodland to be improved and managed



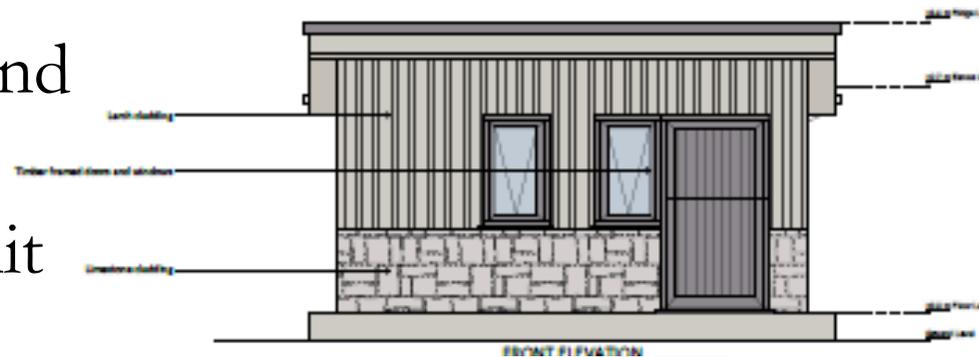
Proposed site plan

Proposed floor and elevation plan of accommodation units





Proposed floor and elevation plan of office/service unit



WARD : Llanrhaeadr Yng Nghinmeirch

WARD MEMBER(S): Cllr Joseph Welch

APPLICATION NO: 23/2021/0852/ PF

PROPOSAL: Erection of 6 no. holiday accommodation units, site office and associated works (amended scheme)

LOCATION: Land at The Lodge Llanrhaeadr Denbigh LL16 4NL

APPLICANT: Mr Russell Shone

CONSTRAINTS: Registered Historic Parks and Gardens

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

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

- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

LLANRHAEADR YNG NGHIMEIRCH COMMUNITY COUNCIL:
"Objection". The land is not within the Local Development Plan.

CADW (Historic Parks and Gardens):

The proposed development is located adjacent to and partly within the grade II registered historic park and garden at Llanrhaeadr Hall PGW(C)44(DEN). PGW (C) 44 Llanrhaeadr Hall (grade II).

The application is supported by a detailed Heritage Impact Assessment by Richards, Moorhead and Laing, which includes measures to enhance the setting of the registered park and garden and reintegrate the two areas of the registered historic park and garden which are separated by the A525.

The current application seeks to reduce the impact on the setting of the registered park and garden through a series of mitigation and enhancement measures. These measures are outlined in Schedule 1 of the Heritage Impact Assessment and shown on drawing 3182/002 and identify opportunities to reunite the two areas of the registered park and garden. The proposed mitigation and enhancement measures are welcome and in our view reduce the impact of the proposed development to an acceptable level. The proposed 25 year woodland and landscape management plan is also very welcome and will inform and guide the measures.

NATURAL RESOURCES WALES:

No objection and note that it is unlikely that any European Protected Species will be using the site. Provide advice on construction waste and environmental management.

DWR CYMRU / WELSH WATER:

The site is crossed by a public sewer and require a protection zone of 3m each side of the sewer. The site is also in close proximity to a 4inch public water main and as such require an easement of 3m each side of the centreline of the water main. It is recommended that the developer carry out a survey to ascertain the location of the sewer and establish its relationship to the proposed development.

No drainage plans have been provided and recommend a condition is attached to any consent requesting a foul drainage scheme is submitted to ensure no detriment to existing residents or the environment or to DC/WW's assets. An additional condition to prevent surface water drainage into the public sewerage network is also advised to be attached.

CLWYD POWYS ARCHAEOLOGICAL TRUST:

While there are no recorded archaeological sites within the proposed holiday cabin plot the red boundary area and access do lie partly within the Llanrhaeadr Hall Park Registered Park and Garden (RPG C44 - Grade II). In addition, there are some very minor footpath additions and restoration proposed to the HaHa ditch on the east side of the woodland which lies within the registered park and Cadw may wish to comment on these proposals. Cadw must be consulted.

WELSH HISTORIC GARDENS TRUST:

Awaiting response

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

- Highways Officer:
No objection to the proposed development.

- Conservation Officer:
No objection but recommends clarification is sought through planning conditions relating to:
 1. a fully detailed landscaping plan
 2. details and locations of gates and fences to be installed and confirmation on finishes and colours
 3. details and materials of all paths or hard-standings
 4. preferable if the parking area was a permeable system allowing grass to grow through to reduce visual impacts and to maintain a more natural setting
 5. confirmation of the materials and finish of the fascia/barge boards, decking and plinth to units
 6. details of proposed colours for the timber windows and doors
 7. preferable to vary the colours of the painted timber cladding to the walls with 2 different colours to break up the visual appearance, suggest light grey and a heritage green but colours to be approved.
 8. Samples to be provided of the stone and slate for approval
 9. Agree with Tree Officers comments regarding the materials for the woodland walk
 10. No bin storage detailed on plans, confirmation and details to be approved.

- Drainage Officer:
Informally commented that SAB approval will be required.

- County Ecologist:
No objections but recommend conditions should be attached to any decision including that the development is carried out in accordance with the Precautionary Method Statement for common reptiles set out in Appendix 2 of the Ecological Report, that works are undertaken outside of bird nesting season, a landscaping scheme, external lighting scheme and ensuring that biodiversity enhancements measures are incorporated into the development for roosting bats and nesting birds is submitted for approval by the LPA.

- Tree Consultant:
No objections. The chalets are set further back from the woodland and the latest scheme is therefore an improvement. In addition the side entrances to most of the chalets means that they are neither towards the road or woodland. The varied orientations also avoids the chalets appearing regimented in the landscape.

I have reservations about the path going through the woodland and consider that it should not be used as the main means of accessing the chalets whatever its construction. In my view it would be better to have a principle path along the edge of the woodland that could be used by visitors, on foot or bikes, and which also allows for a small quad bike and trailer (or something similar) for chalet cleaning and maintenance. The ha-ha might constrain what can be achieved. It is likely that a desire line along this route would be created anyway because it is

a short cut. Any path through the woodland should be subordinate to the other suggested path and have limited use. I would recommend having kissing gates at the entrances to the woodland and just surfacing it with woodchips or bark mulch.

More details on the proposed landscaping are required, to cover species, sizes, density and numbers for the planting which can be required through condition.

RECONSULTATION RESPONSES:

- Tree Consultant:
Site visit conducted. The woodland appears to have been clear felled several decades ago with early mature species mainly comprising of beech, English elm, ash and hazel. The trees on the roadside are fully mature and were spared the felling, it is recommended that a Tree Risk Assessment is undertaken to these trees. (A horse chestnut has a large hung up limb).

Following my visit I have no objection to a footpath through the woodland along the line of the historical path and to the cabins, as a pedestrian only means of access. The main means of access for the servicing the cabins should be the path adjacent to the A525. The path through the woodland should be minimalist in design, such as, a board edged path back filled with woodchip obtained from material on site.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Philip Williams, 6 Bryn Y Llan, Llanrhaeadr yng Nghinmeirch

Wayne Williams, Rosemeade, Llanrhaeadr yng Nghinmeirch

Summary of planning based representations in objection:

Principle

The proposal is for new static caravans which are not permitted under Policy PSE12
Oversupply of lodge and chalet sites locally including the Bryn Morfydd 89 unit site just 500m from the proposed site

The site is outside the boundary of the hamlet and is on land not suitable for development.

Contrary to PSE5 as not appropriate in scale and nature to its location.

Not a natural development of the existing shop and café

Historic assets/Conservation Area

Detrimental affect on historic park and Grade II Church and Conservation area containing 17 listed buildings.

Out of context and impacts important historical architecture.

Visual amenity

The proposal does not respect the site and surroundings

The proposal does not protect or enhance the local natural and historic environment

Impacts to prominent public views into and out of and across the settlement and area of countryside

Residential amenity

Overpopulation of the hamlet and impacts to local people

Location adjacent to A525 at the point where vehicles will accelerate out of a 40mph zone, the noise and fumes will be unacceptable to occupants of the chalets.

EXPIRY DATE OF APPLICATION: 07/12/2021

EXTENSION OF TIME AGREED: 14/01/2022

REASONS FOR DELAY IN DECISION (where applicable):

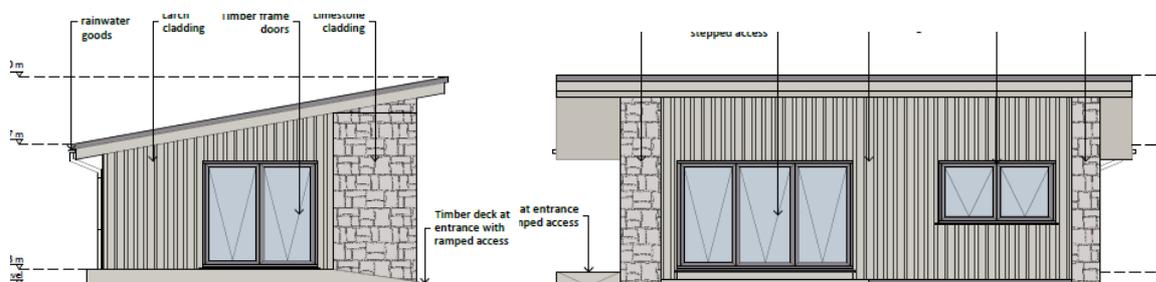
- delay in receipt of key consultation response(s)
- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks permission for the erection of 6 holiday accommodation units, site office and associated works at land adjacent to The Lodge, Llanrhaeadr.
- 1.1.2 The proposed 6 accommodation units would have a gross internal floor area of 46sqm and an external dimension of 9 x 6m. They are proposed to have a mono pitch roof with a maximum height of 4m and eave height of 2.7m.
- 1.1.3 They would comprise an open plan kitchen, living and dining room with bathroom and a double bedroom. A timber deck area is proposed to the entrance with timber frame patio doors. Additional patio doors are proposed to the side elevation with stepped access down.
- 1.1.4 Two additional windows are proposed to the side elevation with a single window to the rear elevation and side to serve the kitchen. A ground level decking area is proposed.
- 1.1.5 The proposed units would be vertically clad in larch timber with limestone cladding to sections and the roof is proposed to be finished in slate.

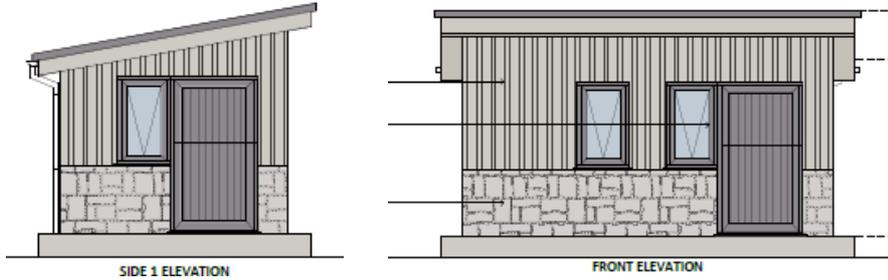


Proposed front elevation

Proposed side elevation

- 1.1.1 The 6 units are proposed to be staggered along the existing hedgerow and orientated at different angles to each other. Supplementary hedge planting is proposed between the pods and along the existing hedgerow along with a 2m high timber fence to provide a noise barrier. Wildflower meadow grass is proposed to the side of the pods.
- 1.1.2 A parking area for 6 vehicles is proposed to the south west corner of the site and is proposed to be finished in stone surface. The site is proposed to be accessed via the main access to The Lodge car park but would be for residents use only.
- 1.1.3 The proposed site office unit would be of a similar design to the accommodation units but would be 5m x 3m in size (15sqm) and would comprise a services area to one side accessed from the side elevation and office to the other accessed by a front door. Small windows are proposed to each side elevation.

- 1.1.4 It is proposed to be clad in larch timber with a slate roof and limestone cladding to the lower elevations. It is proposed to be located directly to the south of the woodland area adjacent to the proposed car parking area.



Side elevation

Front elevation

- 1.1.5 It is also proposed to reinstate the footpath through the adjacent woodland strip and incorporate subsidiary paths and small timber walkways spanning the former ha-ha (which will also be restored as part of the proposals) to access the accommodation units. The footpath through the woodland is proposed as a raised timber walkway and its reinstatement will reconnect this area with The Dingle via the historic tunnel under the road.

1.2 Other relevant information/supporting documents in the application

- 1.2.1 Planning Statement, Business case, Ecological Survey, Arboricultural Survey and Heritage Impact Assessment.

1.3 Description of site and surroundings

- 1.3.1 The site is to the north of the existing parking area connected to the business at The Lodge.
- 1.3.2 The Lodge is a two storey retail clothing shop and coffee shop located approximately 3 miles to the south of Denbigh and 5 miles to the north of Ruthin. There is a local bus stop within close proximity to the site.
- 1.3.3 There is a strip of ancient woodland located adjacent to the site with a ha-ha which runs along the edge of the woodland. There is an unmade path shown on modern OS maps but there is no path in the woodland as existing.
- 1.3.4 The site is bound by a hedgerow along the A525 roadside and mature trees to the south side behind a stone boundary wall.



View to the west towards the site

1.4 Relevant planning constraints/considerations

1.4.1 The site is located outside of any development boundary defined in the Local Development Plan but is partly within the Historic Parks and Gardens designation in at Llanrhaeadr Hall – which is a Grade II listed building with associated stables, barn and Laundry.

1.4.2 The site abuts the boundary of the Llanrhaeadr Conservation Area but is not within it.

1.5 Relevant planning history

1.5.1 Various permissions relating to The Lodge, access and car park. The original application for the erection of 8 (amended to 6) holiday chalets was withdrawn.

1.6 Developments/changes since the original submission

1.6.1 Submission of additional financial information regarding the Business Case.

1.7 Other relevant background information

1.7.1 None.

2. **DETAILS OF PLANNING HISTORY:**

1.2 34/10114 Development of 2.1 a for residential purpose parking play area of village use, REFUSED 30/05/1989

Reasons for refusal:

- 1. The application site lies outside the draft development boundary for the village, prepared in conjunction with the draft Glyndwr District Local Plan, and the development as proposed would represent an undesirable outward extension of Llanrhaeadr into a wooded area forming an important natural feature at its southern approach.*
- 2. It is considered that the release of this site is likely to result in a scale of development detrimental to the character of the village in terms of its social/cultural/linguistic characteristics, as such development could not be properly assimilated, being in conflict with the basis of Policy H3 of the Draft Glyndwr District Local Plan, seeking to limit the amount of development in such villages to identified small sites to accord more closely with local needs.*

1.3 23/2013/0775 Construction of new vehicular access to The Lodge car park, GRANTED 13/08/2013

1.4 23/2020/0463 Erection of 6 no. holiday accommodation units, site office and associated works, WITHDRAWN 19/06/2021

3. **RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

Local Policy/Guidance

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy PSE5 – Rural Economy

Policy PSE12 – Chalet, static and touring caravan and camping sites

Policy PSE14 – Outdoor activity tourism

Policy VOE 5 – Conservation of natural resources

Policy ASA3 – Parking standards

Policy VOE1 - Key areas of importance

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Access For All

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Caravans, Chalets & Camping
Supplementary Planning Guidance Note: Trees & Landscaping

Government Policy / Guidance

Planning Policy Wales (Edition 11) February 2021
Development Control Manual November 2016
Future Wales – The National Plan 2040

Technical Advice Notes

TAN 6 Planning for Sustainable Rural Communities (2010)
TAN 12 Design (2016)
TAN 13 Tourism (1997))
TAN 18 Transport (2007)
TAN 23 Economic Development (2014)
TAN 24 The Historic Environment (2017)

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 11 (February 2021) and other relevant legislation.

Denbighshire County Council declared a climate change and ecological emergency in July 2019. In October 2020 the Council approved an amendment of its Constitution so that all decisions of the Council now have regard to tackling climate and ecological change as well as having regard to the sustainable development principles and the well-being of future generations.

The Council aims to become a Net Carbon Zero Council and an Ecologically Positive Council by 31 March 2030. Its goal and priorities are set out in its Climate and Ecological Change Strategy 2021/22 to 2029/30. The actions, projects and priorities in the Strategy directly relate to council owned and controlled assets and services. One priority of the Strategy is to promote the existing policies within the Local Development Plan (LDP) 2006 to 2021 and Supplementary Planning Guidance (SPG) which contribute to environmentally responsible development. In preparing these reports to determine planning applications we therefore highlight the LDP 2006 to 2021 and appropriate SPG. Applications that are determined in accordance with the LDP 2006 to 2021 are environmentally responsible developments.

Planning applications are assessed in accordance with statutory requirements including The Environment (Wales) Act 2016, national policy (Future Wales, PPW 11) and local policy (LDP 2006 to 2021) and therefore they are assessed with regard to tackling climate and ecological change which is a material consideration.

The following paragraphs in Section 4 of the report therefore refer to all statutory requirements, policies and 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:

- 1.4.1 Principle
- 1.4.2 Visual amenity including impacts to the Conservation Area
- 1.4.3 Impacts to the Registered Historic Park and Garden

- 1.4.4 Residential amenity
- 1.4.5 Drainage (including flooding)
- 1.4.6 Highways (including access and parking)
- 1.4.7 Ecology including impacts to trees

1.5 In relation to the main planning considerations:

1.5.1 Principle

Section 5.5 of PPW11 relates to tourism and sets out a general presumption in favour of encouraging sustainable tourism, where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities.

PPW11 states that in rural areas, tourism-related development is an essential element in providing for a healthy and diverse local/national economy, but requires development to be sympathetic to the local environment and to the needs of visitors and the local community.

Section 5.5.2 of PPW11 confirms that in Wales “the planning system encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities.”

TAN15 -Tourism is consistent with the approach of PPW and confirms the importance of the tourism sector to the Welsh economy and under paragraph 4 states that Tourism “Makes a major contribution to the Welsh economy, provides employment in a wide variety of occupations and can bring benefits to local economies and communities in urban and rural areas”.

TAN 6 Planning for Sustainable Rural Communities provides guidance on how Authorities should seek to create sustainable rural economies. Para. 3.1.2 states that they “should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment.”

This proposal reflects this guidance, as it would be a small rural business that would assist in supporting and diversifying the economy of the rural area in which it is set, and would provide employment for local persons.

The Planning Statement submitted with the application states that The Lodge is a family run small local business which consists of a two storey retail clothing shop and spacious coffee shop, which has been operating since 1976. The proposal is intended to support and diversify the contribution to the rural economy in the area and the proposed units are stated to be a valuable addition to the business at The Lodge and would help to provide a positive impact on the local economy including the nearby pubs and restaurants which are within walking distance from the site.

Having regard to relevant Local Development Plan Policies, Policy PSE 12 relates to chalets, static/touring caravans and camping sites and allows for the environmental improvement of existing sites but does not allow any new static caravan sites to be created. Officers are of the opinion that the proposed units would not meet the definition of a caravan due to the fact that they are more akin to permanent structures as opposed to ‘caravans’ and not capable of being moved once erected. It is therefore considered that the units do not meet the definition of a caravan and Policy PSE12 would not apply in this case.

The Planning statement describes that the site is well situated in relation to reinforcing and expanding the tourism offer in line with Policy PSE14 in connection to the outdoor activity sector as it would complement the extensive outdoor pursuits available within the local area.

Policy PSE 14 states that development proposals that expand or reinforce the tourism offer of the County in the outdoor activity sector will be supported, subject to compliance with four criteria:

- i) the development is appropriate for its setting;
- ii) existing buildings are converted where possible;
- iii) there is no unacceptable impact on the local community; and
- iv) chalet development is only permitted if a significant need is demonstrated.

The justification for policy PSE 14 recognises that Denbighshire is well placed to take advantage of the growth in the outdoor activities sector. It is however stressed that development proposals will require very careful consideration to ensure there will be no detriment to the landscape character.

The Planning Statement states that there are no suitable buildings on the complex which are suitable for conversion. The Lodge is run as a business with retail and café uses and there are no outbuildings which could be used for visitor accommodation.

The proposal is not directly linked to a specific outdoor activity, and as such Officers are of the opinion that Policy PSE14 is not directly relevant to the assessment of the proposal. Officers instead consider that the most relevant policy to be 'Policy PSE5 - Rural Economy'.

Policy PSE 5 states that:

Appropriate employment proposals for both conversions and new build outside of development boundaries will be supported provided the following criteria are met:

- i) the proposal is appropriate in scale and nature to its location; and*
- ii) any suitable existing buildings are converted or re-used in preference to new build; and*
- iii) proposals for new buildings are supported by an appropriate business case which demonstrates that it will support the local economy to help sustain local rural communities; and*
- iv) within the AONB/AOB, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas, take full account of and seek to enhance the nature and distinctive qualities of the local landscape. In line with national policy any proposals that are considered to be detrimental to the quality of the AONB and World Heritage Site will be refused.*

The justification to Policy PSE 5 establishes the need to sustain rural employment throughout the County is recognised and relevant considerations relating to sustainability and minimising environmental concerns are identified. The appropriateness of the scale and nature of the proposal is not considered to be unacceptable in this location. The site is on private land in association with The Lodge retail and café but is not used for any specific purpose. The land has been maintained but the woodland adjacent has not been managed for a number of years and requires attention. The proposal is for 6 units staggered down the field with landscaping and connections through the woodland and into the main car park. Officers consider the nature of the site being put forward for holiday accommodation is a logical expansion of the business at The Lodge and would bring into use an area of private land which is not currently used for any purpose by the landowner or the community.

There are no other buildings available for conversion at The Lodge site and as the proposal is for new build accommodation an appropriate business case is required for the development, in order to establish the benefits of the scheme in relation to sustaining local employment and the rural economy. The benefits could include provision of local employment opportunities, use of locally sustainable sources for any raw materials, scope to sell local produce, and provision of services to local communities. A business case has been submitted with the application with supplementary financial forecasting (confidential). It demonstrates that the proposed holiday accommodation would supplement the existing business at The Lodge and

would demonstrate a direct benefit for the local community due to its proposed siting and other business located within walking distance of the site.

Having regard to the representations received regarding the proposed need for the development, taking into account the approved major holiday accommodation site at Bryn Morfydd which is for around 90 lodges, redevelopment of the hotel and chalets on land near to The Lodge, Officers acknowledge the points raised and consider that the proposal for 6 one bed holiday units at the site would not result in an overconcentration of holiday accommodation sites within the area given the stark contrast in the nature of these developments. The target market at Bryn Morfydd is for families staying for weeks at a time in self-contained lodges, whereas the market at The Lodge site is for retired couples for long weekends with The Lodge business offering breakfasts and other meals provided if required.

With respect to the representations received, it is considered that as the Bryn Morfydd site was adjudged by Members to be acceptable on balance given there were few technical consultee reservations and the overall positive benefits the scheme would bring to the rural economy. Having regard to the proposal at The Lodge, it is considered that the scheme is small scale with a strong connection to an existing business operating at the site and overall would be acceptable in principle. It is accepted that small scale holiday accommodation, such as that now proposed, provides a large proportion of the holiday accommodation on offer in Wales.

To conclude, the principle of small scale holiday unit accommodation is not considered to be unacceptable in this location subject to an assessment of the localised impacts.

1.5.2 Visual amenity including impact on the Conservation Area

The Development Management Manual (DMM) 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.

Local Development Plan Policy VOE1 seeks to protect sites of built heritage from development which would adversely affect them, and requires that development proposals should maintain and wherever possible enhance them for their characteristics, local distinctiveness and value to local communities.

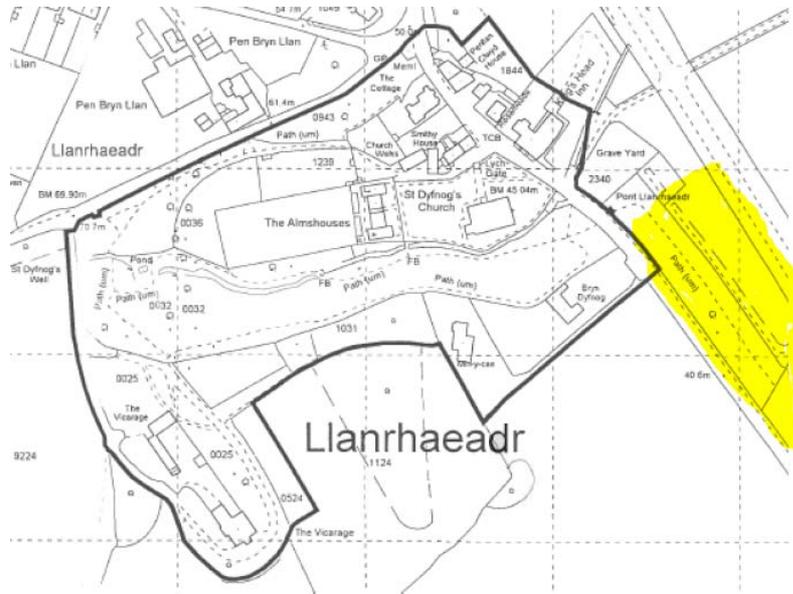
PPW 11 Section 6.3.3 states '*All the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places.*'

Planning Policy Wales (PPW 11) Chapter 6 'Distinctive and Natural Places' states *there should be a general presumption in favour of the preservation or enhancement of the character or appearance of a conservation area or its setting.*

Representations have been receiving raising visual amenity concerns over the impact the proposal would have on the Registered Historic Gardens and the adjacent Conservation Area stating that the proposal does not respect the site and surroundings nor does it protect or enhance the local natural and historic environment and impacts on prominent public views into and out of and across the settlement and area of countryside.

Neither CADW (Historic Parks and Gardens) or the Councils Conservation Officer object to the proposal. The Conservation Officer requires further details on the proposed materials, colour and finish for the units, windows and doors, any proposed gates and fences and materials for areas car park area and recommends conditions are attached ensuring a sample of the proposed stone cladding and slate tiles is provided for approval.

An extract from the HIA submitted has been included below which outlines the Conservation Area boundary of Llanrhaeadr with the site highlighted in yellow.



Conservation Area Boundary (extract from HIA)

The site is currently an open unused field with a section of woodland running parallel to the road to the southwest of the site. There is a large mature common lime tree within the centre of the site and the northern boundary of the site abuts the village graveyard and Conservation Area boundary.

The layout of the proposed 6 units incorporates the addition of hedgerow screening and planting to each side which provides privacy and hedgerow trees have already been planted to the northern boundary which will help to screen the site from the graveyard. The units are proposed to be staggered down the site at different orientations to each other. The maximum height of the units measures 4m with this maximum height on the nearest unit to the boundary with the A525 being 8m away. The hedgerow on this roadside boundary measures approximately 4m in height.

Having regard to the comments received regarding the impacts to the character of the area, Officers consider that the small scale nature of the proposals and the design and materials proposed are not likely to result in an unacceptable impact on the nearby Conservation Area. The materials include timber cladding which will help reflect the woodland adjacent and limestone cladding which is a common material within the area as well as slate roofs. The site is well contained by woodland to the west and hedgerow to the east and the proposed landscaping scheme would help to integrate the units into the site, reducing any visual impacts compared to the existing field which exists pre development. Owing to the woodland there is limited inter-visibility between the site and the conservation area. It is further considered that the site would be well screened from the public highway to the east by 4m high hedging (which is to be improved and supplemented as part of the scheme).

The proposed units are small scale and finished in natural materials which are not considered to have an unacceptable impact on the visual amenity of the area. Further

details of these materials are to be conditioned to ensure that the scheme is high quality within the setting. In terms of overall layout, the units are considered to be integrated well into the landscape and are of an appropriate size and number and the landscaping surrounding will help to ensure that they would not appear as a prominent feature in the landscape whilst also increasing the biodiversity value of the site.

Overall, subject to the imposition of conditions controlling the details of the materials and finishes of the units including windows and doors, areas of hardstanding and any fences and gates, Officers consider that the scheme would not result in any unacceptable visual amenity impacts to the character of the area including the setting of the Conservation Area.

1.5.3 Impacts to the Registered Historic Park and Garden

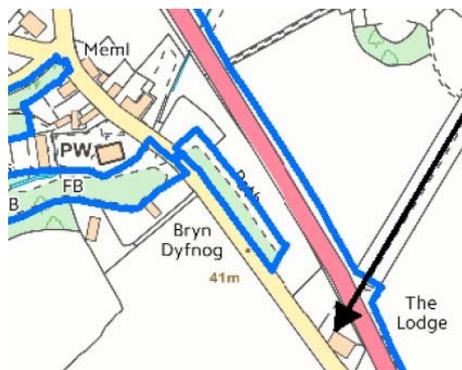
Local Development Plan Policy VOE 1 seeks to protect historic Landscape, Parks and Gardens from development that would adversely affect them.

Planning Policy Wales (PPW 11) Section 6.1.18 and 6.1.19 confirms the effect of a proposed development on a registered park or garden, or its setting, is a material consideration in the determination of planning applications. It states that Local Planning Authorities should protect, conserve and enhance the special interest of parks and gardens and their settings included on the register of historic parks and gardens in Wales.

A number of objections have been received regarding the impacts of the proposed development on the character and setting of the Registered historic Park and Garden. A detailed Heritage Impact Assessment has been submitted and reviewed by the Conservation Officer and CADW.

The HIA concludes that in terms of the guidance offered by Cadw, the registered Park and Garden of Llanrhaeadr Hall and associated listed buildings offers a very strong contribution to the Heritage Asset through all of the four categories of Evidential Value, Historical Value, Communal Value and Aesthetic Value. The HIA contends that the proposals have a neutral and no adverse impact on the value of the Heritage Asset by contributing to a sustainable use for the site which will strengthen the heritage asset. These proposals do not prejudice the future of the site in any way, could be relatively easily reversed, and have a limited but benign effect upon the Heritage Asset.

CADW have informed the content of the HIA and it is worth noting that the outcome of a statutory revision to all Registered Historic Parks and Gardens is still awaited. The extract below however, details the proposed new Historic Parks and Gardens Boundary provided by CADW and only contains the woodland area of the site within the new boundary designation.



Extract from HIA detailing the proposed new Historic Parks and Gardens Boundary provided by CADW in relation to the site.

The Conservation Officer has raised no objection to the scheme and has requested conditions are attached to any approval to control the final details of the scheme in respect of materials, colours and finishes to the units and car parking area.

CADW raise no objection to the proposals and consider that the proposal seeks to reduce the impact on the setting of the registered park and garden through a series of mitigation and enhancement measures which identify opportunities to reunite the two areas of the registered park and garden. The proposed mitigation and enhancement measures are considered by CADW to reduce the impact of the proposed development to an acceptable level. The proposed 25 year woodland and landscape management plan is also very welcome and will inform and guide the measures.

Having regard to the comments by statutory consultees, with respect to representations received, it is not considered that the proposals would have an unacceptable impact on the Registered Historic Park and Garden or on the Conservation Area and local heritage assets.

1.5.4 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.

Representations have been made regarding residential amenity issues such as over population of the village and noise generation.

The nearest dwelling to the site lies to the west approximately 80m away on the opposite side of the road, separated by the area of woodland. As the proposals are for 6 x 1 bed lodges it is considered that the likely increase in vehicles coming to the site would be 6 and as the target market is retired couples, it is not considered that there would be an unacceptable noise generation at the site when it is at full capacity nor would this increase in visitors to the area result in an over-crowding of the village.

Concerns were also raised regarding the proximity to the A525 at the point where vehicles will accelerate out of a 40mph zone, the noise and fumes will be unacceptable to occupants of the units. Whilst it is acknowledged that the site may have some noise from the passing traffic, a noise assessment was not deemed necessary as the units are for holiday purposes not residential. Given the orientation of the units facing to the west towards the woodland and the additional planting and screening to the A525 boundary, it was not considered reasonable to refuse the proposal on the grounds of noise impacts to the future visitors of the units.

It is not considered that the level of activity associated with the proposed holiday accommodation units would result in a level of noise and disturbance to occupiers which would give rise to a reason for refusal.

1.5.5 Drainage (including flooding)

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 drainage and flood risk impacts of development should therefore be regarded as a potential material consideration.

Planning Policy Wales (PPW 11) Section 6.6.9 states '*The adequacy of water supply and the sewage infrastructure should be fully considered when proposing development, both as a water service and because of the consequential environmental and amenity impacts associated with a lack of capacity*'.

Planning Policy Wales (PPW 11) 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.

The site is not in an area of flood risk.

NRW have not raised any objection to the scheme. Welsh Water have advised that there are assets within the site which require an easement. No drainage plans have been provided and Welsh Water recommend a condition is attached to any consent requesting a foul drainage scheme is submitted to ensure no detriment to existing residents or the environment or to DC/WW's assets. An additional condition to prevent surface water drainage into the public sewerage network is also advised to be attached.

The Drainage Officer has confirmed that SAB approval would be required for the development as the site is over 100sqm. No surface water drainage details have been included with the application and it is therefore considered reasonable to condition this detail on any decision to grant, in line with the comments provided by Welsh Water. As SAB approval would be required separately, the proposed drainage scheme would be assessed under different legislation.

1.5.6 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.

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 11 (PPW11) and TAN 18 – Transport, in support of sustainable development.

The Parking Standards in New Developments SPG sets out the maximum parking standards for new developments.

No objections have been received regarding highways matters.

There is an existing site access into The Lodge car park and a separate parking area is proposed for the holiday accommodation including parking for one car per unit which is in line with the advised 1 space per bedroom guidance adopted within the Parking Standards SPG relating to dwellings but is considered to be applicable here. The Highway Officer has raised no objection to the proposal.

It is therefore considered that the proposal would not have an unacceptable impact on the highway network.

1.5.7 Ecology including trees

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests.

This reflects policy and guidance in Planning Policy Wales (PPW 11) Section 6.4 'Biodiversity and Ecological Networks', current legislation and the Conservation and Enhancement of Biodiversity SPG, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

Planning Policy Wales (PPW 11) sets out that "*planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity*" (Section 6.4.5). PPW also draws attention to the contents of Section 6 of the Environment (Wales) Act 2016, which sets a duty on Local Planning Authorities to demonstrate they have taken all reasonable steps to maintain and enhance biodiversity in the exercise of their functions. It is important that biodiversity and resilience considerations are taken into account at an early stage when considering development proposals (Section 6.4.4).

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 ecological impacts of development should therefore be regarded as a potential material consideration.

No representations have been received on ecological grounds.

A Preliminary Ecological Assessment (PEA) and Arboricultural Survey have been submitted with the proposal.

The PEA survey identified the following habitats within or in the vicinity of the application site: semi-improved grassland, deciduous woodland, intact native species-rich hedgerow, defunct native species hedgerow, post and wire fencing, metal fencing, a ha-ha, a gravelled driveway, a woodpile, a large lime tree and three smaller lime trees. The woodland, lime trees and hedgerows within and in the vicinity of the proposed site were assessed likely to support nesting birds during the season and to provide foraging/commuting opportunities for bat species. In addition, the woodland and large lime tree were assessed as having high potential to support roosting bats. Mitigation and enhancement measures have been provided within the report.

The County Ecologist has reviewed the details in the Preliminary Ecological Appraisal and has advised that they raise no objections but recommend conditions should be attached to any decision including that the development is carried out in accordance with the Precautionary Method Statement for common reptiles set out in Appendix 2 of the Ecological Report, that works are undertaken outside of bird nesting season, a landscaping scheme, external lighting scheme and ensuring that biodiversity enhancements measures are incorporated into the development for roosting bats and nesting birds is submitted for approval by the LPA.

Officers have assessed the contents of the Ecology Report and the advice provided by the Ecologist and consider that appropriately worded conditions should be attached to any decision to ensure that there are no negative impacts on protected species or the nature conservation value of the site, and all reasonable

steps have been taken to maintain and enhance biodiversity as required by Section 6.4 of Planning Policy Wales, Edition 11.

The Arboricultural Impact Assessment submitted is the same as for the original application which was withdrawn. It includes a different site plan and Tree Protection Plan in line with the previous layout of the 6 chalets. Nevertheless, the new layout is not considered to be significantly different to this and the trees to be protected would remain the same.

The report identified that all trees and hedgerows can be retained as part of the proposal. The construction of the footpath within these areas has the potential to result in damage to tree roots if undertaken using conventional methods through excavation and installation of a sub base for hard surfacing. The use of a Cellular Confinement System will be essential to mitigate the physical damage to tree roots and compaction of underlying soils thereby maintaining a healthy rooting environment.

The Council's Tree Consultant has reviewed the Arboricultural Assessment and has advised that the woodland appears to have been clear felled several decades ago with early mature species mainly comprising of beech, English elm, ash and hazel. The trees on the roadside are fully mature and were spared the felling. They concluded that the tree report is reasonable in its proposals for safeguarding the trees as the units are outside the Root Protection Areas (RPAs). The hedge should be allowed to grow to act as a screen.

Regarding the footpath through the woodland, the Tree Consultant raised no objection to a footpath along the line of the historical path and to the units, as a pedestrian only means of access. They advised that the main means of access for the servicing the units should be the path adjacent to the A525 and the path through the woodland should be minimalist in design, such as, a board edged path back filled with woodchip obtained from material on site. Officers consider it reasonable to impose conditions to control the final design of the footpath to ensure there is no detriment to the existing trees within the site.

Having regard to the comments received by the Tree Consultant, Officers are satisfied that the Method Statement and Tree Protection Plan would not impact unacceptably on the trees within the site.

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 application is considered to be acceptable on the basis of the information submitted regarding the impact to the character of the area and the associated tourism benefits, and is recommended to be granted.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 12 January 2027
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) Location Plan (Drawing No. 3183/003 Rev A) - Received 13 October 2021
 - (ii) Site Plan as Existing (Drawing No. 3182/007 Rev A) - Received 13 October 2021
 - (iii) Proposed Site Plan (Drawing No. 3182/002 Rev C) - Received 13 October 2021
 - (iv) Proposed Floor Plan and Elevations Accommodation Unit (Drawing No. 3182/005 Rev B) - Received 13 October 2021
 - (v) Proposed Floor Plan and Elevations Service Unit (Drawing No. 3182/006 Rev B) - Received 13 October 2021
 - (vi) Covering Letter (Dated 22/09/21) - Received 28 September 2021
 - (vii) Planning Statement (Dated 23/06/20) - Received 28 September 2021
 - (viii) Heritage Impact Statement (Jeff St Paul) - Received 28 September 2021
 - (ix) Heritage Impact Statement (Richard Moorhead and Laing)) - Received 28 September 2021
 - (x) Ecological Appraisal (PJ Ecological Solutions, November 2020) - Received 28 September 2021
 - (xi) Arboricultural Appraisal (Salopian Consultancy, 30/11/20) - Received 28 September 2021
3. The holiday units hereby approved shall be occupied for holiday purposes only and not as a person's sole or main place of residence. A record shall be kept of all occupiers of the units and shall be made available for inspection at the reasonable request of the Local Planning Authority. The information shall be made available for inspection at all reasonable times on written request from the Local Planning Authority.
4. Prior to the commencement of development, a detailed landscaping scheme designed to deliver a net benefit for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, maturity, location, height, spacing and timing of implementation. The landscaping scheme as approved shall be implemented in the first available planting season following commencement of development.
5. All planting comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the commencement of development. Any hedges, 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.
6. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority.
7. Prior to the commencement of development, a detailed Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include the

future management of all trees hedgerows, plants and biodiversity enhancement measures installed on the site over a 25 year period.

8. The development shall be carried out in strict accordance with the Arboricultural Method Statement as set out in the Arboricultural Appraisal (Salopian Consultancy, November 2020) received on 28th September 2021. The works to tree T4 Common Lime shall not proceed as detailed in the Arboricultural Appraisal but shall be further agreed and included in the Site Management Plan for approval by the Local Planning Authority.
9. The development hereby approved shall be carried out in strict accordance with the Precautionary Method Statement for Common Reptiles set out in Appendix 2 of the Ecological Report (PJ Ecological Solutions, November 2020) received on 28th September 2021, in respect of reptile avoidance and mitigation measures.
10. Works which could result in the damage or destruction of active bird nests shall take place outside the of the bird breeding season (March - August, inclusive) or immediately following a nesting bird check conducted by a suitably qualified ecologist.
11. The development shall contain provision for roosting bats and nesting birds. The number, location and specification of these features shall be determined by a suitably qualified ecologist, and shown on appropriate plans and drawings. The updated plans shall be submitted to the Local Planning Authority for approval and the approved measures shall be implemented in full prior to the use of the site commencing.
12. Notwithstanding the hereby approved plans and documents, the woodland path shall not proceed in accordance with the details contained within the Arboricultural Appraisal (Salopian Consultancy, November 2020) received on 28th September 2021 and shall not be brought into use until the details of the construction, materials and finish of the path have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
13. Notwithstanding the hereby approved plans and documents, no fences, gates or walkways shall be installed or erected within the site (including the area of woodland contained within the blue line site boundary) until the details of the location, design, material, colour and finish have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
14. Notwithstanding the hereby approved plans and documents, no works shall be permitted to commence on the construction of the parking area or maintenance access to the rear of the units until details have been obtained to the method of construction, materials and finish to these areas. The development shall be carried out in accordance with the approved details.
15. Notwithstanding the hereby approved plans and documents, no works shall be permitted to commence on the construction of the units/lodges/office until details regarding the external finishes of the units/lodges/office have been submitted to and approved in writing by the Local Planning Authority. This shall include the material, colour and finish of the timber cladding, walls, windows, doors, barge boards, fascia boards, plinth and decking. The development shall be carried out in accordance with the approved details.
16. Notwithstanding the hereby approved plans, no works shall be permitted to commence on the construction of the units until samples of the materials to be used in the installation of the stone cladding to the walls and the slate tiles for the roof have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
17. Notwithstanding the hereby approved plans, the development shall not be brought into use until details have been obtained to an appropriate bin/recycling storage facility required to serve the units on the site. The details shall include the location, design, materials, colour and finish to the facility. The development shall be carried out in accordance with the approved details.

18. No external lighting shall be permitted to be installed or operated on the site or within the woodland area, including emergency/ security lighting, until the written approval of the Local Planning Authority has been obtained to details thereof, including a light mitigation strategy, with measures to reduce light spillage onto foraging habitats for bats. The scheme shall be carried out strictly in accordance with the approved details.
19. No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water flows and include a detailed design outlining the measures proposed to accommodate the public sewer. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development.
20. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
21. Should the use of the site cease for holiday accommodation purposes, all units shall be removed from the land within 6 months of the date of the cessation of the use and the land shall be restored to the satisfaction 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. To ensure that the units are utilised for holiday accommodation purposes only in line with national and local planning policies.
4. In the interests of nature conservation and in the interest of visual amenity.
5. In the interests of visual amenity.
6. In the interest of visual amenity.
7. In the interests of visual amenity and to protect ecological interests.
8. In the interests of visual amenity and to protect arboricultural interests.
9. To protect the conservation status of protected reptile species.
10. To protect the conservation status of protected birds.
11. To protect the conservation status of protected bat and birds.
12. In the interests of visual amenity and to protect arboricultural interests.
13. In the interests of visual amenity and to protect the character of the area.
14. In the interests of visual amenity and to protect the character of the area.
15. In the interests of visual amenity and to protect the character of the area.
16. In the interest of visual amenity and to protect the character of the area.
17. In the interest of visual amenity and to protect the character of the area.
18. In the interests of visual amenity and to ensure the favourable conservation status of protected bat species.
19. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
20. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
21. In the interest of landscape and visual amenity.