



**21/2021/0903**



 **N Graddfa / Scale:** 1:1417

**Canol / Centre:** 318237, 361436

**Dyddiad / Date:** 2024-01-02 10:03:43

© Hawlfraint y Goron a hawliau cronfa ddata 2023 Arolwg Ordnans AC0000819894 © Crown copyright and database rights 2023 Ordnance Survey AC0000819894



**21/2021/0903**

## **The Paddock, Llanferres**

**Change of use of land by the siting of 4 no. holiday accommodation units, installation of a package treatment plant, formation of parking, internal track, pedestrian footbridge and associated works**





Location plan



- 06/ Existing ecological area.
- 07/ Existing highway.
- 08/ Existing track.
- 09/ Proposed expanded parking area (6 spaces).
- 10/ Proposed woodland pedestrian pathway.
- 11/ Proposed pedestrian footbridge over watercourse.
- 12/ Proposed lodge (Cladding Style 1).
- 13/ Proposed lodge (Cladding Style 2).
- 14/ Proposed communal area with covered canopy.
- 15/ Proposed planting/screening.
- 16/ Proposed lay down area.
- 17/ Proposed wildlife trust planting/screening.



Foul drain from holiday lodges

Sampling point

Distribution chamber

Proposed package treatment plant

408m<sup>2</sup> drainage field

Foul drain from 2no bungalows

All locations are approximate only and subject to detailed drainage design (to be undertaken on receipt of planning permission). Drainage field and treatment plant locations shown 25m from ephemeral watercourse

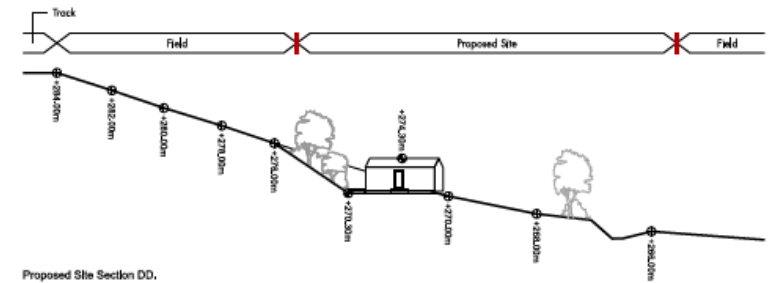
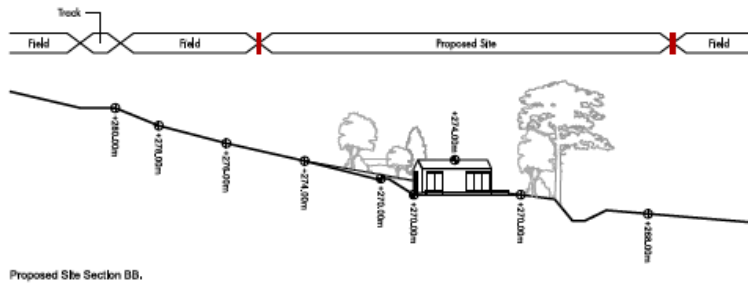
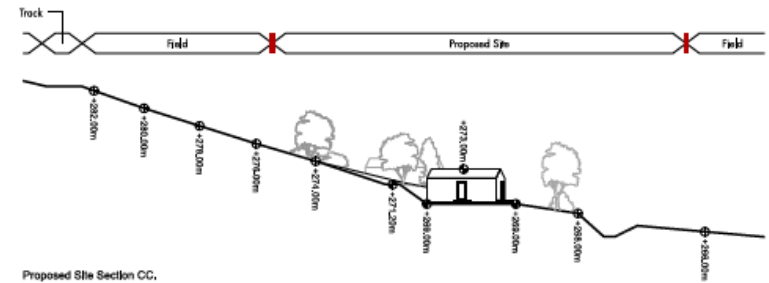
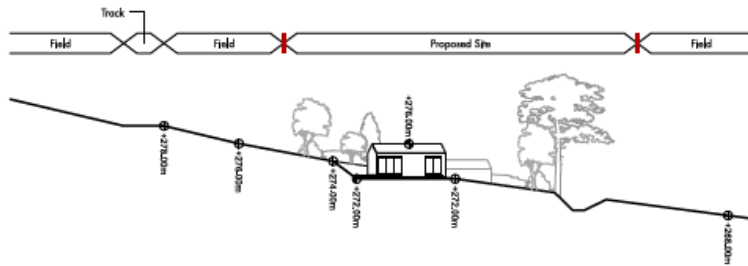


The Paddocks

Proposed site plan

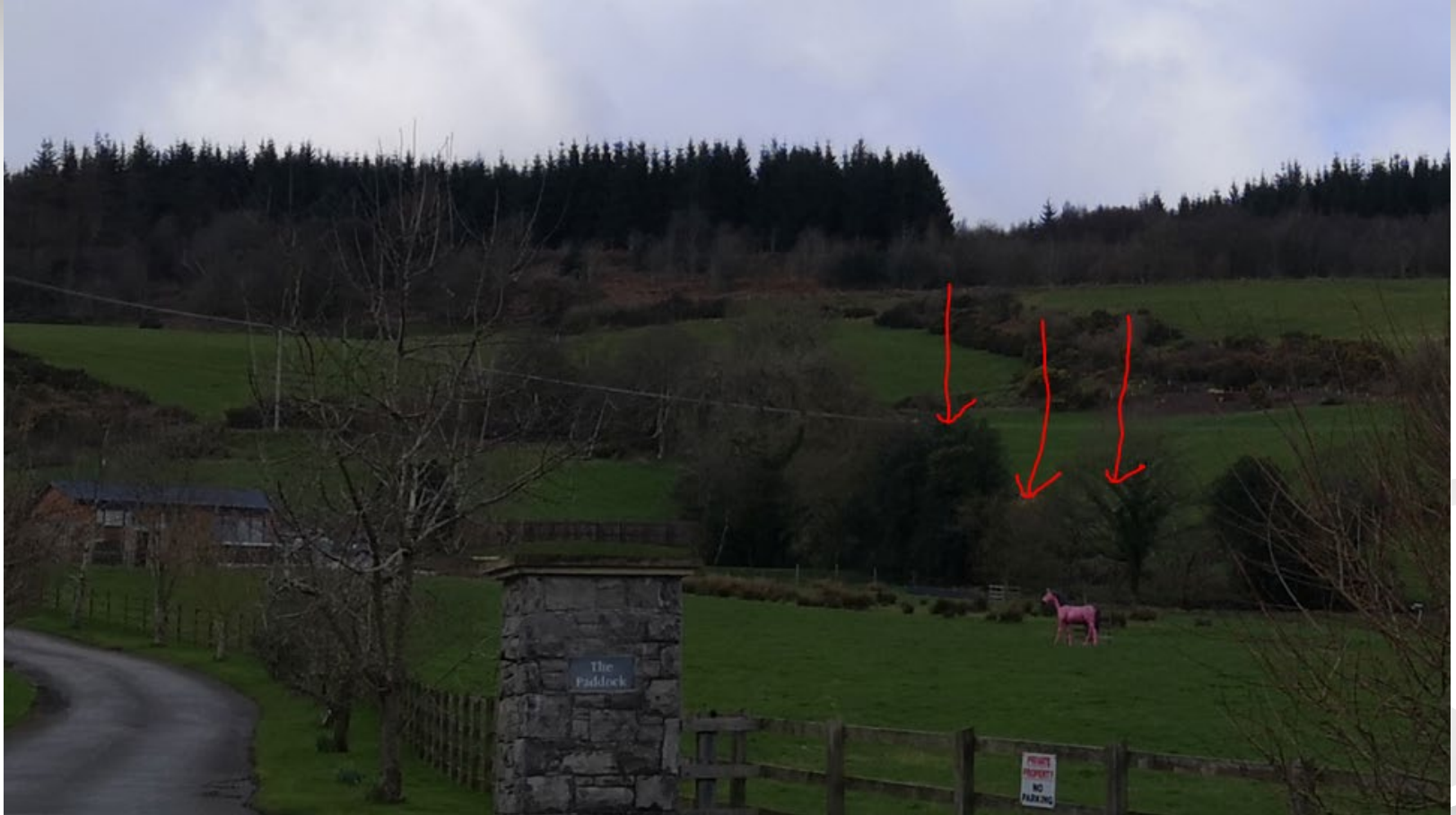






Proposed cross section of site





View towards site from the road





View  
towards  
site from  
the track





Views within the site facing east

**WARD :** Moel Famau

**WARD MEMBER:** Cllr Huw Williams

**APPLICATION NO:** 21/2021/0903/ PF

**PROPOSAL:** Change of use of land by the siting of 4 no. holiday accommodation units (use class C6), installation of a package treatment plant, formation of parking, internal track, pedestrian footbridge and associated works

**LOCATION:** Land Adjacent to The Paddock, Llanferres Mold CH7 5SH

**APPLICANT:** Mr & Mrs G & M Davies, The Larch Cladding Company

**CONSTRAINTS:** PROW / Phosphorus Sensitive / SAC / AONB

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

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

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

**CONSULTATION RESPONSES:**

**LLANFERRES COMMUNITY COUNCIL-**

'Denbighshire's PSE12 Caravan, Chalets and Camping Advisory notes states in section 3.3 that 'lodges, chalets, pods and other similar structures which cannot be lawfully moved on a highway when assembled will be treated as static caravans'. Section 6 states that 'proposals for new static caravan sites will not be permitted'.

Councillors felt the drawings submitted were misleading as they did not show the public footpath; extent of flood risk; lack of mains water and lack of sewage disposal on the site. Councillors did not feel able to support the application for the reasons stated above'

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

'Concerned that the current proposals cannot be assimilated into the landscape as required by LDP Policies PSE5 and VOE2. The committee notes and endorses the detailed comments made by NRW in respect of landscape integration and will reserve judgement on the application until the further detail requested by NRW is made available. In addition, further details of any external lighting should be provided (or confirmation that none is proposed) to ensure that the AONB's dark sky and nocturnal wildlife are conserved'.

**NATURAL RESOURCES WALES**

Concerns that inadequate information has been provided on landscaping and foul drainage. The proposal needs to demonstrate it can be successfully integrated within the site and fully support the conservation and enhancement of the AONB.

*Landscaping*

Require a detailed planting list and indicative cross section of the site to determine the height of the chalets against the height of screening vegetation.

*Foul drainage*



Regarding foul drainage, the site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). The site is within a sewered area and justification provided as to why it is not feasible should be provided.

*Protected species*

The bat report identified that bats are likely to be present in the area using the site for foraging and commuting. Consider the proposal a lower risk case for bats but require that avoidance measures in the report are implemented.

Advise that the Ecological Appraisal document is included within the approved plans and documents on any decision notice to grant.

DWR CYMRU / WELSH WATER-

'As the applicant intends utilising a private treatment works we would advise that the applicant contacts Natural Resources Wales who may have an input in the regulation of this method of drainage disposal'.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

- Highways Officer  
'No objection'

- Footpaths Officer

Public Path 6 Llanferres (footpath) directly abuts the application site and there is a need to protect the line of the path from obstruction during and after any works and ensure the safety at all times of the public using the path.

The line of the path is sufficiently distant that as long as it is kept open free of obstruction for use, the development of the camping facility would not have a negative impact on it. The facility's parking area is off the line of the path at the side of the private access to the property and would not impede path users.

The proposed ecological area (6) which should be managed to ensure vegetation does not obstruct or hinder use of the path that passes through it and ask that this requirement is noted to the applicants in any consents given.

- County Ecologist

No objection but recommend conditions are attached to ensure there are no negative impacts to protected species or the nature conservation value of the site. Conditions include submission of a detailed landscaping scheme, an external lighting scheme and that the development shall contain provision for roosting bats and nesting birds.

**RECONSULTATION RESPONSES:**

Additional foul drainage information submitted.

NATURAL RESOURCES WALES

Further information required regarding foul drainage. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered.

The Applicant should thoroughly investigate the possibility of connecting to the foul sewer by taking the following steps:

- Formally approach the sewerage undertaker regarding a connection under Section 106 or a requisition under Section 98 of the Water Industry Act (WIA) 1991.
- Serve notice for connection under Section 106 of the WIA 1991 if the sewerage undertaker has refused connection.
- Provide details of the reasons given by the sewerage undertaker if it has refused connection under section 98 or section 106 of the WIA 1991 and confirmation that they have appealed against this decision.
- Demonstrate that it is not reasonable to connect to the public foul sewer.

- Where it is not reasonable to connect to the public foul sewer, demonstrate that they have considered requesting that the sewerage undertaker adopt their proposed system.

Landscaping condition is recommended and the ecological appraisal should be included in the list of approved plans and documents.

**RECONSULTATION RESPONSE:**

NATURAL RESOURCES WALES

No information has been presented to show it is not feasible to connect to the mains, previous response remains valid.

**RECONSULTATION RESPONSE:**

Revised information relating to proposed foul drainage scheme to serve the two bungalows and the 4 holiday pods. Signed permit from NRW to these arrangements provided.

NATURAL RESOURCES WALES

*Phosphate sensitive SAC*

Advise that the LPA should undertake a Habitats Regulations Assessment (HRA). Should an Appropriate Assessment be required, we should be consulted on the Appropriate Assessment.

*Landscape and Protected species*

Landscaping condition is recommended and the ecological appraisal should be included in the list of approved plans and documents.

*Pollution of controlled waters*

Hot tubs form part of the development and it is strongly recommended that filter backwash and drain down water are not disposed of through an independent domestic sewage treatment facility (e.g. septic tank, or other domestic package treatment plant) as this can cause hydraulic overload and / or kill off microorganisms, rendering the system ineffective and potentially polluting the ground.

Therefore advise that additional information is submitted which demonstrates there will be no groundwater pollution. The plans do not indicate how waste water from the hot tubs will be discharged, where the drainage field will be and that the ground conditions are suitable for a soakaway.

Have no objection to secure these details via condition.

**RECONSULTATION RESPONSE:**

Appropriate Assessment conducted by LPA Ecologist submitted to NRW.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

- County Ecologist

Based on an assessment of the potential impact pathways, and specification of the proposed package treatment plant, the proposed development will not result in adverse effects on the River Dee and Bala Lake/ Afon Dyfrdwy a Llyn Tegid Special Area of Conservation (SAC), and will not affect the integrity of the site or its' qualifying features.

NATURAL RESOURCES WALES

Concur with conclusions that the development will not have a significant impact on the Phosphate Sensitive SAC.

## RESPONSE TO PUBLICITY:

### In objection

Representations received from:

Paul Dyson, 1 Bryn Eithin, Tafarn y Gelyn  
Ian Hemming, 8 Bryn Eithin, Forestry Road, Tafarn Y Gelyn  
Phil Mann, 2 Bryn Eithin, Tafarn Y Gelyn, Llanferres  
Paul and Gwenda Jelley, Bryn Ffynnon Farm, Llanferres  
Mark Wilding, Oldfield, Forestry Road, Tafarn y Gelyn  
Yvonne Davies, Erw Delyn, Tafarn y Gelyn, Llanferres

Summary of planning based representations in objection:

#### *Accuracy of plans*

The ownership boundary is incorrect and does not extend over the land to the north east of Oldfield.

#### *Principle*

Over intensification as already a holiday park nearby, no demand for a new site and no lack of accommodation in the area

Conflict with existing land use being industrial at the saw mill and tourism.

Not suitable site for what holiday makers are seeking

The site is already overdeveloped

#### *Visual Amenity and impacts on AONB*

Impact to character of AONB and sets a precedent for this development within the AONB

The development does not conserve or enhance the natural beauty of the area

Light pollution and impacts to the Dark Skies Status of the AONB

Impacts on views from trails above on both sides of the mountain.

#### *Residential Amenity*

Residential amenity and noise and light pollution by increased activity and people at the site

Odour concerns by proposed foul water disposal

#### *Highways*

Highways impacts to narrow lane and an increase in traffic

Impacts to users of the PROW nearby

#### *Ecology*

Already impacts to area with loss of wildlife from the current use of the site, use will exacerbate the issue.

Impacts to European protected species including the Eurasian curlew which is threatened and red grouse

#### *Drainage*

Concerns over sewage disposal and odour pollution

#### *Water supply*

Concerns over the spring water supply which is unreliable during dry spells.

### In support

Representations received from:

Linos Davies, 8 Cae Gwyn, Llanferres  
Neil Blackburn, Llys Fynydd, Llanferres, Mold  
Alan Pimblett, Tyddyn Y Fawd, Forestry Road, Llanferres  
Sion Edwards, Tany Fron, Llanferres  
James Smith, Bryn Saeson Ucha, Llanferres

Summary of planning based representations in support:

Local people benefiting from visitors to the area

Longer stays will help support the local economy not just day tripping  
Tourism is an important part of the Welsh economy especially in AONBs.  
Will provide employment for local people  
Diversification of rural business

**EXPIRY DATE OF APPLICATION: 12/12/2021**

**EXTENSION OF TIME AGREED: 19/01/2024**

**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**

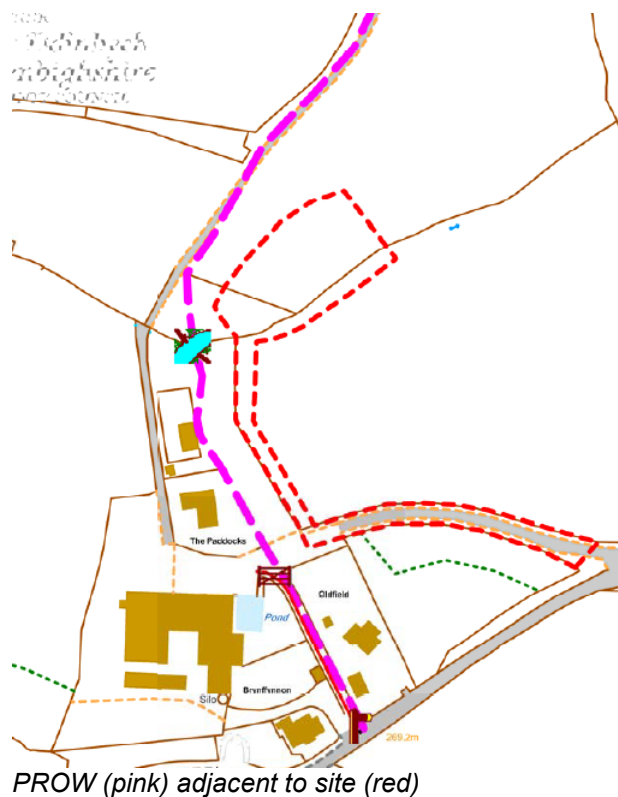
- 1.1.1 The application seeks permission for the change of use of land by the siting of 4 no. holiday accommodation units, installation of a package treatment plant, formation of parking, internal track, pedestrian footbridge and associated works at land adjacent to The Paddock, Llanferres.
- 1.1.2 The proposed units are to be located approximately 60m to the north west of The Paddocks dwelling. The units are proposed to be accessed via a wood chip track located to the east side of the existing fence line along the main access track to the dwelling.
- 1.1.3 The site is accessed through an existing hedgerow boundary and over a stream via a timber footbridge. This area is proposed to have environmental enhancements along its length extending outside the boundaries of the site.
- 1.1.4 The layout involves a central path within the site and 2 units to each side including 2 oriented facing south west and 2 oriented facing east. There is a proposed communal area to the centre of the site with a covered canopy and hedgerow planting to the boundaries of the site and between the units.
- 1.1.5 The proposed units measure approximately 8m x 4m with a pitched roof height of 3.4m and eave height of 2.4m. They would comprise a double bedroom, bathroom and open plan kitchen/dining/living area.
- 1.1.6 Patio doors are proposed to the rear along with corner bi-fold doors to serve the living area which go out onto a decking area. A hot tub area is proposed to the rear along with a bbq and fire pit area.
- 1.1.7 The units are proposed to be finished in natural timber larch cladding.
- 1.1.8 6 parking spaces are proposed at the start of the access track within a yard area opposite an existing parking area.
- 1.1.9 A new package treatment plant is proposed to replace an existing septic tank system and would serve the development as well as the two existing dwellings.

1.2 Other relevant information/supporting documents in the application

- 1.2.1 Planning Statement and business case, Ecology Report, Drainage Assessment and Plan, additional information on foul drainage and connection to mains sewer.

1.3 Description of site and surroundings

- 1.3.1 The application site is a field adjoining the complex at The Paddock. The site forms part of a field which slopes down to the south towards The Paddock and consists of scrub, scattered trees and hedgerow along the southern boundary abutting the stream below.
- 1.3.2 The surrounding fields are used for grazing and in association with a donkey trekking business. There is a PROW which runs north to south adjacent to the site, see extract below.
- 1.3.3 There is a long driveway up to the site with existing parking provision available.



1.4 Relevant planning constraints/considerations

- 1.4.1 The site is located outside of any development boundary defined by the LDP.
- 1.4.2 The site is within the AONB designated area of protection
- 1.4.3 There is a PROW running north to south immediately west of the site boundary.
- 1.4.4 The site is located within a Phosphorus sensitive Zone- Bala Lake and River Dee Phosphate Sensitive Special Area of Conservation Catchment.
- 1.4.5 The site is partly within a 3b and grade 4 classification as defined by the Predictive Agricultural Land Classification (Welsh Government).

1.5 Relevant planning history

1.5.1 Previous permissions relating to a Rural Enterprise Dwelling, domestic extensions and change of use of land to form donkey trekking business.

1.6 Developments/changes since the original submission

1.6.1 Additional information on foul drainage scheme and why connection to mains sewer was not feasible. Submission of Package Treatment Plant Permit from NRW.

1.7 Other relevant background information

1.7.1 None.

**2. DETAILS OF PLANNING HISTORY:**

31/13639 Use of Agricultural Building For Processing/ Treatment Of Raw Timber. GRANTED 24/12/1993.

21/2004/1077 Application for Certificate of Lawful use of existing use of land for the storage of round and square timber. REFUSED 26/04/2005.

21/2007/0915 Continuation of use of land and buildings in connection with sawmills business. GRANTED 07/11/2007.

21/2011/1506 Construction of a new vehicular access and driveway. GRANTED 27/03/2012.

21/2012/0956 Continuation of use of agricultural land as extension to curtilage of the Existing sawmills business for storage of incoming round log timbers and for additional vehicle turning purposes (Retrospective). GRANTED 12/09/2012.

21/2014/0360 Change of use of part of existing agricultural building and rear yard area to sawmill business use, erection of a dry wood storage building and retention of staff car parking (partly retrospective). GRANTED 30/07/2014.

21/2014/0427 (i) Installation of 2 no. biomass boilers to serve existing sawmill business And dwelling (ii) Erection of dry wood storage building. GRANTED 30/07/2014.

21/2015/0213 Erection of ancillary domestic building, GRANTED 24/04/2015

21/2019/1032 Erection of extension to existing domestic ancillary building, formation of access track to serve the domestic ancillary building and associated works (Partly retrospective) WITHDRAWN 5/10/2020

21/2021/0230 Change of use and extension of existing domestic ancillary building to form one Rural Enterprise Dwelling, formation of access track associated works (partly retrospective), GRANTED at planning committee on 16/06/2021

21/2022/0980 Change of use of land and part of building to form donkey trekking business and associated works (partly retrospective) GRANTED at Planning Committee on 15/02/2023

21/2022/0490 Display of 2 no. colour coated aluminium signs with natural timber framing fixed to timber post and boarded fence, GRANTED 24/08/2022

21/2023/0391 Variation of condition 4 of planning permission 21/2022/0980 to allow varied opening hours, GRANTED at Planning Committee on 6/09/2023

21/2023/0510 AD- Erection of 2 no sign board panels displaying 3 no colour coated aluminium signs per panel and fixed to larch boarded panels fixed to timber post supports, GRANTED 24/10/2023

### 3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

#### **Local Policy/Guidance**

Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

**Policy PSE5** – Rural economy

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

**Policy PSE14** – Outdoor activity tourism

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

**Policy VOE5** – Conservation of natural resources

**Policy ASA3** – Parking standards

#### **Supplementary Planning Guidance**

Supplementary Planning Guidance Note: Access For All

Supplementary Planning Guidance Note: Clwydian Range and Dee Valley Area of Outstanding Natural Beauty

Supplementary Planning Guidance Note: Clwydian Range and Dee Valley Area of Outstanding Natural Beauty: Planning for the Dark Night Sky

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 5 Nature Conservation and Planning (2009)

TAN 6 Planning for Sustainable Rural Communities (2010)

TAN 12 Design (2016)

TAN 13 Tourism (1997)

TAN 18 Transport (2007)

### 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:

- 4.1.1 Principle
- 4.1.2 Visual amenity and impact on the AONB
- 4.1.3 Residential amenity
- 4.1.4 Ecology
- 4.1.5 Drainage (including flooding)
- 4.1.6 Highways (including access and parking)

4.2 In relation to the main planning considerations:

4.2.1 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.*”

It is considered that the proposal reflects this guidance, as it would be an additional source of income to an existing rural enterprise that would assist in supporting and diversifying the economy of the rural area in which it is located and would provide employment for local persons.



Concerns have been raised by the Community Council and neighbours that the principle of development is unacceptable as Policy PSE12 does not permit new static caravan sites and there is no demand in this area as there is already holiday accommodation site nearby.

The Planning Statement submitted with the application states that the proposal will provide an additional source of income for the existing rural enterprises on the site. It states that the proposal will 'increase their existing business enterprise's resilience to challenges facing the industry in the future'. 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 existing enterprises. The site is located on an unused piece of land and is claimed to provide a positive impact on the local economy including the nearby pubs and restaurants and attractions.

With regard to agricultural development, Planning Policy Wales 11 (PPW 11) states that diversification activities come in many forms and include both agricultural and non-agricultural activities. PPW 11 goes on to state that diversification projects "*should be supported where there is no detrimental impact on the environment and local amenity*". The statement addendum confirms that the existing businesses including the recently approved Donkey Trekking experience, will be operating as usual and will not be impacted by the proposal and vice versa.

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, however it states that proposals for new sites involving holiday accommodation which sustain the rural economy will be supported subject to the criteria in policy PSE5 being met. Officers are of the opinion that the proposed units would meet the definition of a caravan due to the fact that they are of a size and scale which is likely to be capable of being moved once sited on the land. It is therefore considered Policy PSE12 would apply in this case.

PSE12 states that new touring caravan and camping sites will be encouraged where all the following criteria are met:

- (i) *the site is small in scale and proportionate to its location, particularly within and adjoining the Area of Outstanding Natural Beauty or Area of Outstanding Beauty, Pontcysyllte Aqueduct and Canal World Heritage 56 Site (including the buffer zone) or other regionally important landscape areas; and*
- (ii) *the development would not result in an over concentration of sites in any one locality to the detriment of the landscape or residential amenity; and*
- (iii) *the development makes a positive contribution to the local biodiversity, and natural and built environment; and*
- (iv) *the development would not appear obtrusive in the landscape and is high quality in terms of layout, design and landscaping in line with the development principles, and it has no adverse highway or community impacts;*

It is important to note that the reasoned justification for PSE 12 explains:

*"Static and touring caravan sites together with chalets and camp sites are an important source of holiday accommodation, which can be crucial to the success of the tourism industry, although such sites are often seen as being visually intrusive. This is particularly felt in the main resort areas of Rhyl and Prestatyn where a series of adjoining sites are prominent and in various countryside locations. In some areas the cumulative impact of existing sites may be considered visually obtrusive and dominant in the landscape therefore the Council will encourage landscaping schemes to improve and screen sites. The Plan will seek to ensure that future development is permitted only where the proposal would not result in an over concentration of similar uses in the locality and where there is significant enhancement of the biodiversity of the area."*

The proposal is for the siting of 4 holiday pod units on land connected with The Paddock, Llanferres. The land is unused and has a number of trees and scrub on the hillside. The number of proposed units is considered to be small scale and proportionate to its location within the parcel of land. The proposal is not considered to represent an overconcentration of similar sites in the locality as each site has different characteristics and offers a different experience to visitors, no one site is the same. The units are not considered to be an obtrusive form of development and would be set into the hillside and well landscaped. The landscaping scheme would provide a large biodiversity enhancement to the wider site through extensive native species planting. The proposal put forward is of a high quality and well thought-out design and will significantly enhance the biodiversity of the area. It is considered the proposal is in compliance with Policy PSE12.

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. 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 relevant policy is '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. Having regard to criteria i) the appropriateness of the scale and nature of the proposal is not considered to be unacceptable in this location. The site is on land in association with the The Paddock and is used only for grazing due to the topography. A donkey trekking route is located adjacent to the site which had permission approved earlier in the year. It is acknowledged that the site is a short distance away from the main complex of built development, however, due to the scale of the proposal, it is not considered to be detrimental to the rural nature of location, providing the units are appropriately integrated into the site through landscaping.

Officers acknowledge the points raised by the Community Council and neighbours, however, consider that the proposal for 4 x 1 bed holiday units at the site would not result in an overconcentration of holiday accommodation sites within the area. It is accepted by the Council that small scale holiday accommodation contributes a large section of the holiday accommodation on offer in Wales.

To conclude, it is acknowledged that there is some conflict with Policy PSE 12, but that there is also support for the proposal from Policy PSE 5. Assessing the principle of development in this instance is a matter which requires a balanced view to be taken between compliance with policy and an assessment of the impacts of the proposal. Noting the reasoned justification of Policy PSE12 and the support from

Policy PSE 5, Officers consider the principle of a small-scale holiday unit accommodation as part of a rural enterprise scheme in this location to be acceptable, subject to an assessment of the localised impacts.

#### 4.2.2. Visual amenity and impact on the AONB

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.

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.*'

The Caravans, Chalets and Camping SPG states that proposals should have regard to the following:

- *The scale of a development must respect its surrounding environment;*
- *Larger development will generally only be permitted within or adjacent to settlements;*
- *Proposals in rural locations must be sensitively developed;*
- *Proposals should be sited so as to avoid skylines, prominent hillsides or exposed sites.*
- *Proposals in open countryside should normally be set against a backdrop of semi-mature/mature trees or within woodland settings. Sites which require extensive screening through new planting will not be appropriate;*
- *Proposals should respect the topography of the site and existing site levels should be retained wherever possible. Where minor changes in level are necessary in parts of a proposed site, the preference will be for cutting into slopes rather than creating platforms for building;*
- *All planning applications must be accompanied by a comprehensive landscaping scheme;*
- *Close scrutiny should be given to environmental designations throughout the county. In line with national guidance, proposals within areas of flood risk will not be permitted;*
- *For development within the AONB or its setting, developers should have regard to the AONB Management Plan and the need to conserve and enhance the special qualities of the protected landscape. Similar considerations apply to the Pontcysyllte Aqueduct & Canal World Heritage Site and its buffer zone.*

Representations have been made on visual amenity issues raising concerns regarding the impacts on the AONB and dark skies status and impacts to views from the wider landscape.

The site is currently in agricultural use, being part of an open field. It is approximately 60m from the nearest built development. The layout of the site is considered to be appropriately sited to take advantage of the existing hedge/tree screening and topography of the land. The layout of the proposed units incorporates the addition of further hedgerow and native planting around the site and between the units, which helps to separate the site from the wider field and screen it from long distance views. Whilst it is acknowledged that the site is slightly away from the main complex, this is considered a logical site for amenity, safety and visitor experience, with sufficient screening and landscape arrangements, on balance, the site is considered to be acceptable in this location.

The site is approximately 185m from the public road, on the hillside and is screened by existing trees and hedging. These are to be improved and supplemented as part of a landscaping scheme and would help to reduce the visibility of the units from wider ranging viewpoints. The site is in a relatively open location, however, having regard to the small scale nature of the proposal and the proposed general planting, existing hedgerows, screening arrangements and topography, it is considered that these would help to integrate the site into the landscape and reduce its prominence in the rural setting.

On balance, it is considered that the scheme would not result in an unacceptable adverse visual impact due to the small scale nature of the proposal. The scheme is not considered to be prominent within the landscape due to the siting of the units the natural timber finish and the proposed landscape and screening arrangements. It is not considered that the development of the site for holiday units would have an unacceptable impact to the visual appearance and character of the AONB and the proposal is considered to be compliant with the tests contained within the DMM.

The indicative landscaping shows that in principle, a suitable landscaping scheme can be delivered, however, further details of the soft landscaping arrangements will be conditioned on any decision to grant, to add to this to ensure that the scheme is successful in ensuring the site is well integrated into the wider setting.

#### 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.

Representations have been made raising residential amenity concerns including the potential for noise and light pollution by increased activity and people at the site and odour concerns by proposed foul water disposal.

The nearest unrelated dwellings to the site is Oldfield approximately 150m from the site and Bryn Ffynnon approximately 180m away. It is not considered that the level of activity through the coming and going of visitors would impact unacceptably on the residential amenity of occupiers, more than what already exists at the site. The car generation is likely to be 1 car per unit given they are 1 bed units. It is not considered that the additional movements of 4 vehicles would impact unacceptably on the amenity of the nearby properties. The site is located within the AONB and it is important to ensure all external lighting respects the dark skies status. A condition will be attached to any decision to ensure this is controlled and does not impact on residential amenity as well as the character of the AONB. Odour concerns have been raised, however odour is not usually an issue from new Package Treatment Plants as the water that is discharged is filtered and cleaned.

Given the separation distances and the existing activities on the site, it is not considered that the level of activity associated with the 4 proposed glamping units would result in a level of noise and disturbance to occupiers which would give rise to a reason for refusal.

#### 4.2.4 Ecology

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 updated Chapter 6 of PPW 11 introduces policy changes relating to green infrastructure, net benefits for biodiversity and the Step-Wise Approach, protection for Sites of Special Scientific Interest (SSSI) and Trees and Woodlands.

- *Green Infrastructure*  
A stronger emphasis on taking a proactive approach to green infrastructure covering cross boundary considerations, identifying key outputs of green infrastructure assessments and the submission of proportionate green infrastructure statements with planning applications.
- *Net Benefit for Biodiversity and the Step-wise Approach*  
Further clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and, the need to consider enhancement and long-term management at each step. A number of factors will affect the implementation of the step-wise approach, pre-emptive site clearance works should not be undertaken however if this does occur its biodiversity value should be deemed to have been as it was before any site investigations or clearance took place and a net benefit for biodiversity must be achieved from that point.
- *Protection for Sites of Special Scientific Interest (SSSI)*  
Protection is strengthened with increased clarity on the position for site management and exemptions for minor development necessary to maintain a 'living landscape.
- *Trees and Woodlands*  
A closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right trees in the right place.

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.

Future Wales (2021) advises that "*In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature based approaches to site planning and the design of the built environment.*"

Representations have been received raising concerns regarding the loss of habitat and impact on wildlife.

The application is supported by an Ecological Appraisal which concluded that the main potential ecological constraints would be, loss of habitats for foraging/commuting bats and nesting birds. The report suggested mitigation and recommendations to offset the loss of habitats and that a management regime will be incorporated into the proposals to improve the quality of the retained habitats. This will include the planting of native hedgerow species to provide the new boundary between the site and new path between the parking area and the glamping pods. Any tree or hedgerow (or part thereof) removal should be timed to avoid the bird breeding season, which runs from March to September (inclusive). This is to avoid adverse impacts to any nests present. It is understood there are no plans to remove any standard trees only shrub species.

The report states that a lighting plan sympathetic to any bat species which may roost within the trees or utilise the trees or hedgerows for foraging or commuting will be incorporated into the proposals.

As an enhancement prescription, it is recommended that bat roosting boxes are installed on suitable trees within the vicinity of the site. The new hedgerow to be laid to offset the loss of habitats, once it has matured, is considered to constitute a potential biodiversity gain.

The County Ecologist and NRW raise no objection the proposals on this basis and set out conditions to secure the appropriate mitigation and enhancement measures are implemented.

#### 4.2.5 Drainage including Phosphate Sensitive SAC

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'. Representations have been received raising drainage concerns from the proposed foul drainage arrangements and concerns regarding water supply.

The application site is served by a private water source and the Public Protection Officer has raised no concerns in this regard. The application proposes a replacement Package Treatment Plant to replace an older existing, unregistered, septic tank system. Queries were initially raised by NRW regarding a potential connection to the public sewer which could be available nearby. However, as the site is over 100m away from the sewer, NRW are satisfied that the costs involved in creating a connection would be unreasonable and are satisfied that this connection is not feasible in this instance.

The application site is located within the Phosphate Sensitive Catchment Area (River Dee and Bala Lake). A Record of Assessment of Likely Significant Effect On A European Site was carried out by the Local Planning Authority as the Competent Authority under the Habitat Regulations regarding phosphate. This concluded that the proposed development involves a replacement private sewage treatment system to replace an old septic tank system discharging domestic wastewater to ground more

than 50m from a SAC boundary, and which has a maximum daily discharge rate of less than 2 cubic metres (m<sup>3</sup>). The location of the proposed private sewage treatment system is however, within 40m of a watercourse and is within 200m of an existing system discharging wastewater to ground (Oldfield registered septic tank, approx. 134m away).

As a result, it was not possible to screen the proposal out against the Habitats Regulations and an Appropriate Assessment was required to be undertaken by the County Ecologist to demonstrate that the development will have no impact on phosphate levels within the Phosphate Sensitive Catchment of the SAC.

The Appropriate Assessment concluded that, based on an assessment of the potential impact pathways, and specification of the proposed package treatment plant, the proposed development will not result in adverse effects on the River Dee and Bala Lake/ Afon Dyfrdwy a Llyn Tegid Special Area of Conservation (SAC), and will not affect the integrity of the site or its' qualifying features.

Therefore, due to the distance from the SAC boundary being 22km, NRW also concur that there would be no direct pathways for phosphate to enter the catchment and the proposed development will not result in likely significant effects alone, or in combination with other plans or projects. This conclusion resulted in the permit agreement for the replacement Package Treatment Plant which was agreed on 18/10/2023.

NRW raised concerns about the installation of hot tubs to serve the pods and strongly recommended that filter backwash and draindown water are not disposed of through the independent domestic sewage treatment facility as this can cause hydraulic overload and / or kill off microorganisms, rendering the system ineffective and potentially polluting the ground.

NRW therefore recommended that a condition is attached which indicates the location of the hot tubs and drainage details, including soakaway position and porosity tests are submitted to demonstrate the ground conditions are suitable for the additional discharge. Officers consider this to be reasonable, and an appropriately worded condition will be attached to any decision to grant.

#### 4.2.6 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 (PPW) 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.

Representations have been received raising concerns regarding an increase in traffic on the narrow lane and impacts to users of the Public Right of Way (PROW) nearby.

The proposal involves the use of an existing parking area for 4 vehicles in connection with the glamping site. This equates to one parking space per unit which is expected

as there is one bedroom per unit. The access arrangements are to remain as existing and there is adequate parking provision within the site to accommodate the glamping site and for visitors to the Donkey Trekking experience and Sawmills/ log business.

The Highway Officer raises no objection to the proposed scheme and it is not considered an additional 4 vehicles will result in unacceptable impacts on the highway to warrant a refusal of permission in this regard.

Having regard to the PROW, the PROW Highways Officer has advised that Public Path 6 Llanferres (footpath) directly abuts the application site and there is a need to protect the line of the path from obstruction during and after any works and ensure the safety at all times of the public using the path. It is considered that the line of the path is sufficiently distant that as long as it is kept open free of obstruction for use, the development of the camping facility would not have a negative impact on it. The facility's parking area is off the line of the path at the side of the private access to the property and would not impede path users.

To conclude, it is not considered the proposed development would result in an unacceptable impact on the Highways network and adequate parking provision can be achieved 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.

##### Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation. A public authority must, in the exercise of its functions, have due regard to advancing equality.

Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.



## 5. SUMMARY AND CONCLUSIONS:

5.1 The application is considered to be acceptable on the basis of the information submitted regarding the impact to visual amenity, tourism benefits and impacts to the phosphate sensitive SAC, and is recommended to be granted subject to the imposition of conditions.

### RECOMMENDATION: GRANT- subject to the following conditions-

1. The development to which this permission relates shall be begun no later 17th January 2029
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) Existing Site Location Plan (Drawing No. 21N.A001 Rev P07) - Received 24 November 2023
  - (ii) Existing Site Plan (Drawing No. 21N.A003 Rev P05) - Received 24 November 2023
  - (iii) Proposed Site Location Plan (Drawing No. 21N.A002 Rev P07) - Received 24 November 2023
  - (iv) Proposed Site Plan (Drawing No. 21N.A004 Rev P09) - Received 24 November 2023
  - (v) Proposed Floor Plan (Daytime Configuration) (Drawing No. 21N.A005 Rev P01) - Received 26 August 2021
  - (vi) Proposed Floor Plan (Nighttime Configuration) (Drawing No. 21N.A006 Rev P01) - Received 26 August 2021
  - (vii) Proposed Roof Plan (Drawing No. 21N.A007 Rev P01) - Received 26 August 2021
  - (viii) Proposed Elevation (1 of 4) (Drawing No. 21N.A008 Rev P01) - Received 26 August 2021
  - (ix) Proposed Elevation (2 of 4) (Drawing No. 21N.A009 Rev P01) - Received 26 August 2021
  - (x) Proposed Elevation (3 of 4) (Drawing No. 21N.A010 Rev P01) - Received 26 August 2021
  - (xi) Proposed Elevation (4 of 4) (Drawing No. 21N.A011 Rev P01) - Received 26 August 2021
  - (xii) Planning Statement & Business Case (Dated 07/09/21) - Received 26 August 2021
  - (xiii) Ecological Appraisal (Dated Aug 21) - Received 26 August 2021
  - (xiv) Tree Survey (Treesure, Dated 14/10/21) - Received 18 October 2021
  - (xv) Existing Site Sections (Drawing No. 21N.A012 Rev P01) - Received 4 January 2022
  - (xvi) Proposed Site Sections (Drawing No. 21N.A013 Rev P01) - Received 4 January 2022
  - (xvii) Proposed Site Plan - Planting (Drawing No. 21N.A004 Rev P07) - Received 4 January 2022
  - (xviii) Larch Cladding Company Fencing and Planting Plan - Received 4 January 2021
  - (xix) Waterco Foul Drainage Technical Note (Dated March 2022) - Received 23 March 2022
  - (xx) Drainage Quote (Dated 21/03/22) - Received 23 March 2022
  - (xxi) Permit Issue letter NRW (Ref PAN-022437, dated 18/10/23) Received 18 October 2023
  - (xxii) Signed Permit NRW (dated 18/10/2023) Received 18 October 2023
  - (xxiii) Certificate PIA Kingspan Biodisk + P - Received 31 October 2023
  - (xxiv) Proposed site plan with drainage- Received 31 October 2023
  - (xxv) Additional info hot tub capacity email - Received 24 November 2023
3. The holiday units hereby approved shall be occupied for short term holiday accommodation purposes only (use class C6) and not as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.
4. 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 in accordance with a scheme of land restoration to be submitted in writing to the Local Planning Authority within 6 months of the cessation of the use. The scheme of land restoration shall include details of the timing of restoration, and the restoration shall proceed in accordance with those approved details

5. Notwithstanding the hereby approved plans, the development shall proceed in strict accordance with the Tree Protection Plan and details contained in the approved Tree Survey (Treesure, Dated 14/10/21).
6. **PRE COMMENCEMENT**  
No development shall be permitted to commence until the details of the provision for roosting bats and nesting birds has been submitted to and approved in writing by the Local Planning Authority. The details shall include the number, location and specification of these features which shall be determined by a suitably qualified ecologist and shown on appropriate plans having particular regard to the external lighting scheme which shall also be detailed on the plans. The development shall proceed in strict accordance with the approved plan and details.
7. **PRE COMMENCEMENT**  
Notwithstanding the hereby approved plans and documents, prior to the commencement of development or any site clearance, a detailed scheme of hard and soft landscaping shall be submitted to the Local Planning Authority for approval in writing. The scheme shall include details of:
  - (a) all existing trees, hedgerows and other vegetation on the land including any to be retained, and measures for their protection during the course of development.
  - (b) proposed new trees, hedgerows, shrubs or vegetation, including details of grass and wildflower seeded areas (including cut and fill areas), confirmation of species, sizes, numbers and location
  - (c) proposed materials to be used on the paths and other hard surfaced areas.
  - (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform.
  - (e) proposed positions, design, materials and type of all boundary treatments including any screen fencing.
  - (f) the timing of the implementation of the planting and landscaping scheme
  - (g) the future management of all trees, hedgerows, plants and biodiversity enhancement measures installed on the site over a 25 year period
  - (h) details of minor artefacts and structures including any furniture, foot bridges, bin/recycling store or other storage unitsThe scheme shall proceed in strict accordance with the approved details.
8. 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 and shall be implemented prior to the use commencing. 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.
9. Notwithstanding the hereby approved plans and documents, within 3 months of the commencement of development, a detailed Site Management Plan shall be submitted to the Local Planning Authority for approval in writing. This shall include details of site operations and all rules for visitors to adhere to. The scheme shall proceed in strict accordance with the approved details.
10. Notwithstanding the hereby approved plans and documents, an external lighting/internal light spillage scheme designed to avoid negative impacts on bats and recognising the AONB's Dark Skies status, shall be submitted to and approved in writing by the Local Planning Authority before the units are occupied. This shall include plans illustrating the location and type of existing and proposed external lighting in relation to any biodiversity enhancement features and have regard to any retained or proposed features planned for bats functional use in foraging/dispersal purposes. The scheme shall be carried out strictly in accordance with the approved details.
11. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the details hereby approved and shall be completed prior to the development being brought into use.

12. Notwithstanding the hereby approved plans, no hot tubs shall be permitted to be installed at the site without the prior written agreement of the Local Planning Authority as to the siting, specification and method of drainage, which shall include a soakaway/drainage area shown on appropriate plans. This shall include porosity tests results to assess the suitability of ground conditions to ensure the potential for groundwater pollution is minimised. The hot tubs shall only be installed and operated in accordance with the approved details.
13. Notwithstanding the hereby approved plans, the timber cladding to the units shall have a naturally weathered appearance and shall not be painted or stained without prior written consent of the Local Planning Authority. The approved scheme shall be implemented strictly in accordance with the approved details.

**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 tourism purposes only in line with national and local planning policies
4. In the interest of landscape and visual amenity
5. To maintain and enhance biodiversity
6. To protect the favourable conservation status of protected bat and bird species
7. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development
8. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development
9. In the interests of residential and visual amenity
10. To ensure the favourable conservation status of protected bat species
11. In the interest of highway safety
12. To prevent groundwater pollution from hydraulic overloading of the independent domestic sewerage treatment facility
13. In the interest of the visual amenity of the Area of Outstanding Natural Beauty.