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Heading:  
18/2013/0981/PC  
Pentre Mawr  
Llandyrnog

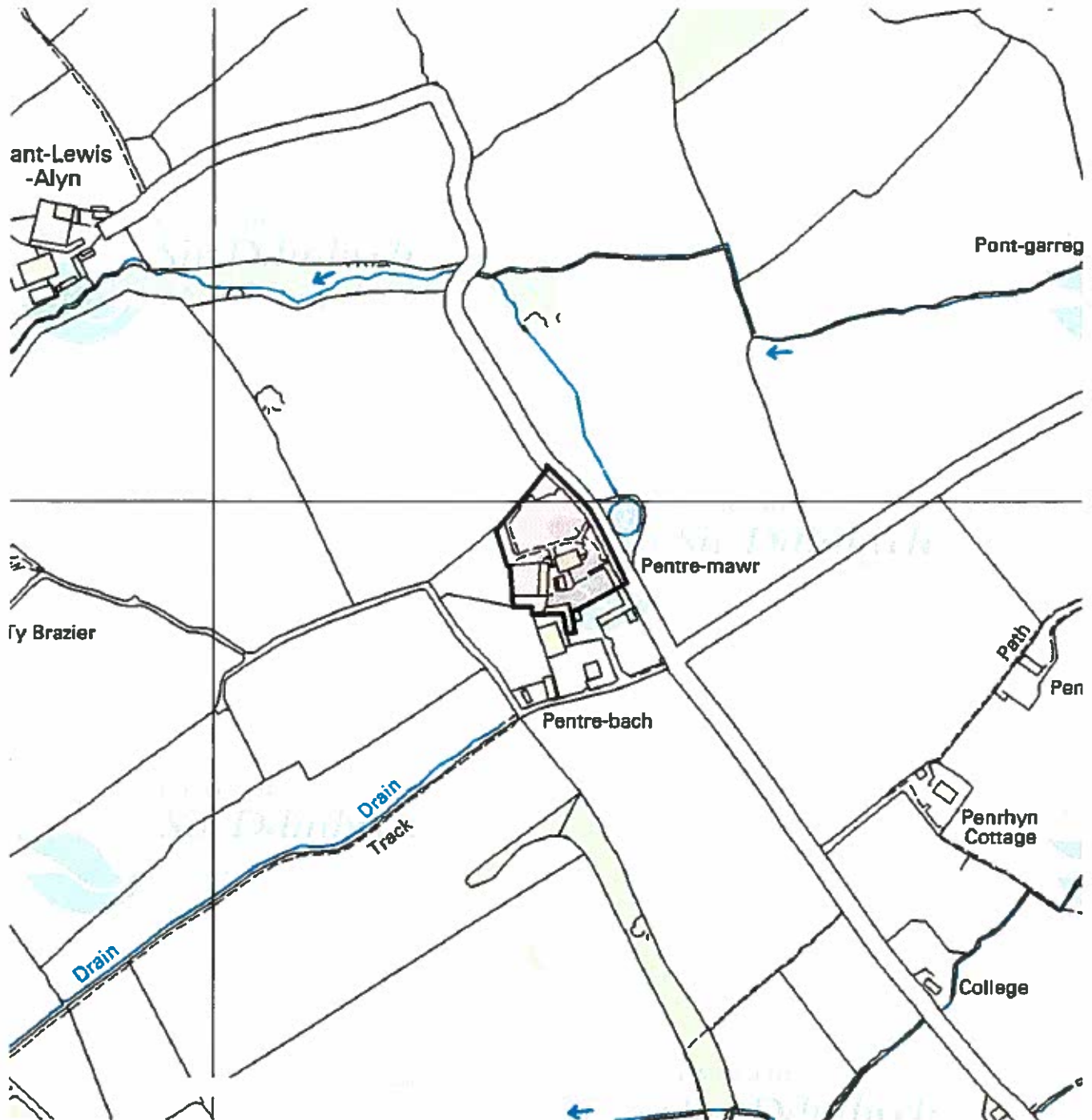
4

 Application Site

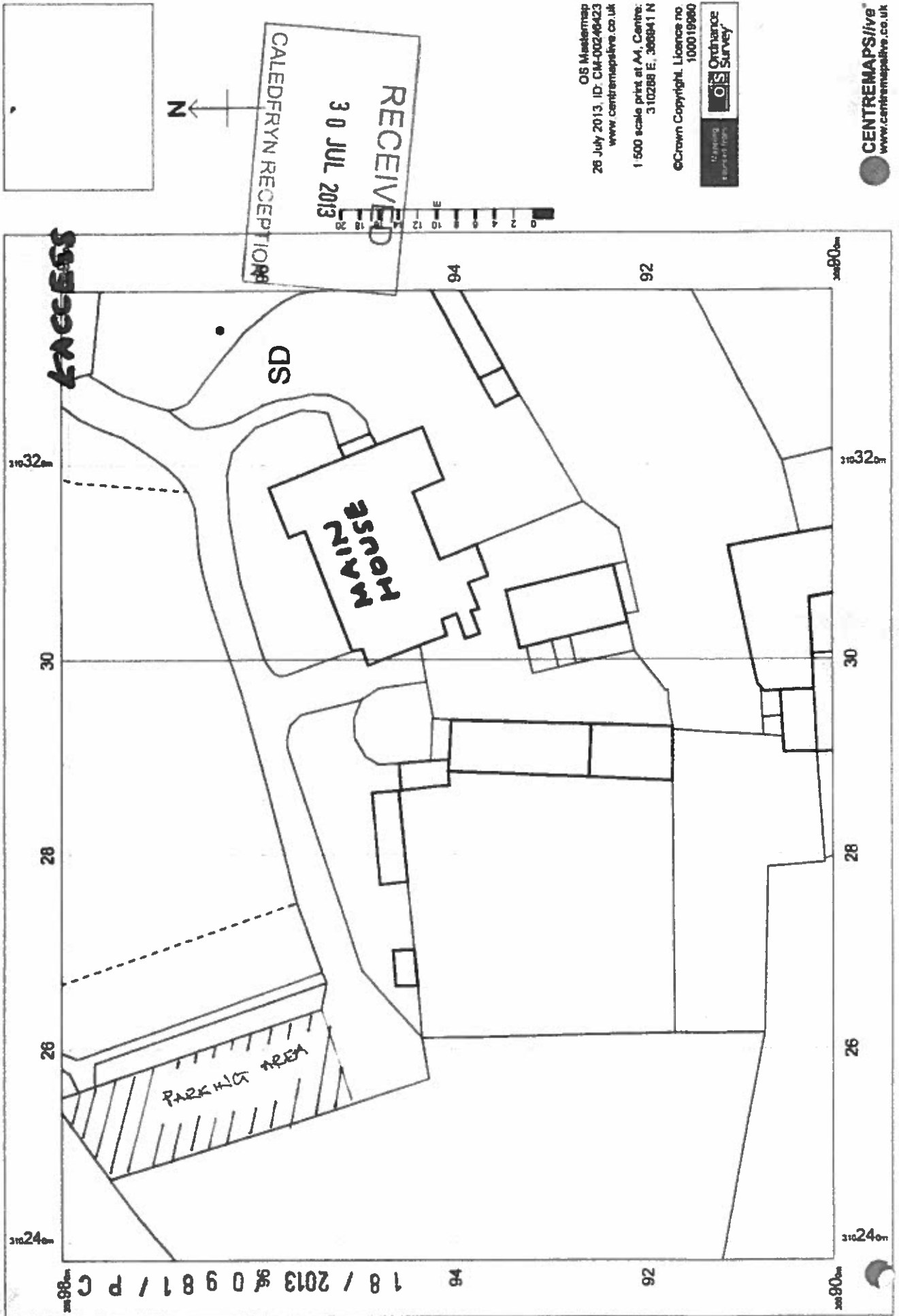


Date 2/10/2013 Scale 1/5000  
Centre = 310292 E 366945 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



# SITE LAYOUT



OS Mastermap  
28 July 2013, ID: CM-00248423  
www.centremapslive.co.uk

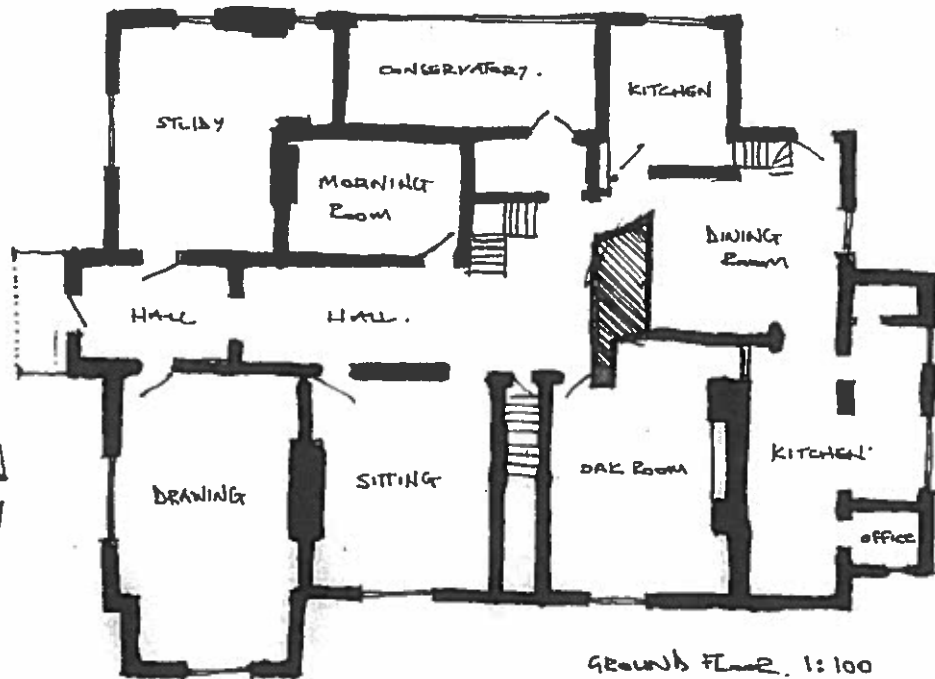
1:500 scale print at A4, Centre:  
3 10288 E, 300841 N

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**CENTREMAPS/live**  
www.centremapslive.co.uk

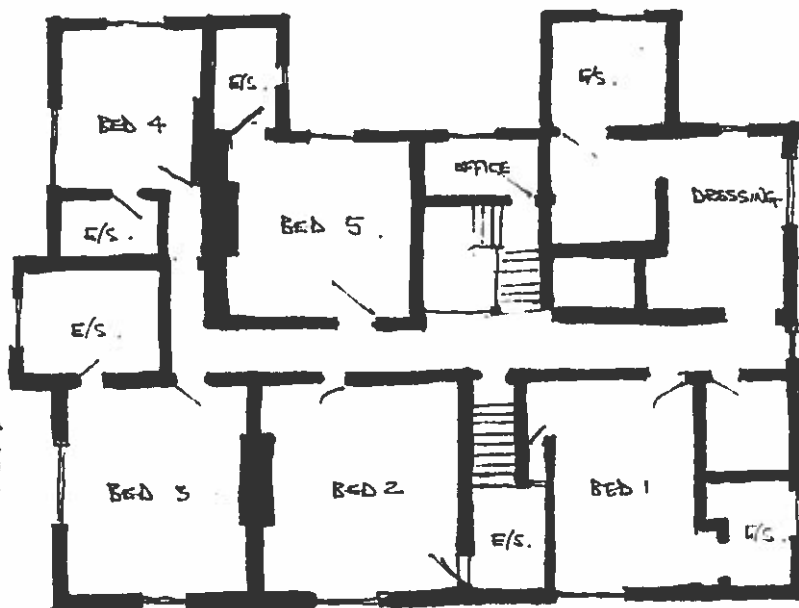
# FLOOR PLANS



18 / 2013 / 0981 / PC

GROUND FLOOR. 1:100  
EX + PROPOSED.

RECEIVED  
30 JUL 2013  
CALEDFRYN RECEPTION



18 / 2013 / 0981 / PC

FIRST FLOOR. 1:100  
EX + PROPOSED.

RECEIVED  
30 JUL 2013  
CALEDFRYN RECEPTION

**ITEM NO:** 4  
**WARD NO:** Llandyrnog  
**WARD MEMBER(S):** Councillor Merfyn Parry  
**APPLICATION NO:** 18/2013/0981/ PC  
**PROPOSAL:** Mixed use of premises as dwelling and bed and breakfast facility (retrospective application)  
**LOCATION:** Pentre Mawr Llandyrnog Denbigh  
**APPLICANT:** Pentre Mawr Country House  
**CONSTRAINTS:  
PUBLICITY  
UNDERTAKEN:** Site Notice - NoPress Notice - NoNeighbour letters - Yes

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

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

**CONSULTATION RESPONSES:**

**LLANDYRNOG COMMUNITY COUNCIL:**

"Llandyrnog Community Council wish to thank you for the opportunity to comment on the above application.

Pentre Mawr has been running as a bed and breakfast since circa 2005 alongside it's successful lodge tenting business and the community council is naturally glad to see a business succeeding in these days of austerity supporting local suppliers and employment.

However there are some concerns that conditions applied to previous applications have not been adhered to - passing places along the narrow lane being one and also an agreement to repair/re instate some of the listed outbuildings.

If either the applicant or DCC can provide some additional information then the matter can be given further consideration.

Until such time as that information is to hand then the CC wish to object to this application."

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –**

Head of Highways and Infrastructure

- Highways Officer

No objection.

**RESPONSE TO PUBLICITY:**

None

**EXPIRY DATE OF APPLICATION:**

**REASONS FOR DELAY IN DECISION (where applicable):**

- delay in receipt of key consultation response(s)
- awaiting consideration by Committee

## **PLANNING ASSESSMENT:**

### **1. THE PROPOSAL:**

#### **1.1 Summary of proposals**

- 1.1.1 Retrospective planning permission is sought for the continued use of the dwelling Pentre Mawr, Llandyrnog, as a Country House Hotel/Bed and Breakfast.
- 1.1.2 The proposal relates solely to the use of the building and does not propose any physical alterations to the Grade II listed building.
- 1.1.3 The proposal relates to the use of three out of a total of five bedrooms being used for guest accommodation, along with a guest sitting room, restaurant (which is also open to non residents) and to external guest recreation areas.
- 1.1.4 The application has been submitted to formalise the existing use which has established gradually over recent years. The applicants have stated their intention that should permission be granted that they would like to hold weddings at Pentre Mawr, thereby widening the commercial appeal of the enterprise.

#### **1.2 Description of site and surroundings**

- 1.2.1 The site is in a rural location some 4.7km east of Denbigh, and 1km north of Llandyrnog.
- 1.2.2 The dwelling, a grade II listed building, is set within extensive grounds which also include 6 'tented bedrooms' used in conjunction with the main buildings.

#### **1.3 Relevant planning constraints/considerations**

- 1.3.1 The site is located in the open countryside.

#### **1.4 Relevant planning history**

- 1.4.1 Proposals to develop 6 'tented bedrooms' in the grounds of the property have been ongoing since 2008 and have been subject to consideration by Planning Committee. The most recent resolution by Planning Committee to grant planning permission for the 6 tented bedrooms in January 2013. This was subject to a legal agreement being signed to secure improvements to some of the listed outbuildings at Pentre Mawr. At the time of writing this report, these negotiations are still ongoing. The planning conditions to be imposed on the permission do not include any requirement for passing places on the access road.

#### **1.5 Developments/changes since the original submission**

- 1.5.1 None

#### **1.6 Other relevant background information**

- 1.6.1 None

### **2. DETAILS OF PLANNING HISTORY:**

- 2.1 18/2008/0289 Construction of 6 no. chalets, landscaping and pedestrian access routes. Resolution to grant, January 2013 Planning Committee.

### **3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

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

Policy PSE 5 – Rural Economy

#### **3.2 Government Policy / Guidance**

Planning Policy Wales Edition 5 November 2012

#### 4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 5, 2012 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

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

- 4.1.1 Principle
- 4.1.2 Impact on Amenity
- 4.1.3 Highways (including access and parking)

4.2 In relation to the main planning considerations:

4.2.1 Principle:

Policy PSE 5 offers general support for proposals that would help sustain the rural economy and specifically refers to tourism uses such as this. Proposals for tourist development should make a significant contribution to sustainable development and recognise the special status of the Area of Outstanding Natural Beauty.

The proposal utilises existing buildings and to develop an existing business. Whilst not located within the AONB it is in a location which offers an opportunity for visitors to explore the nearby AONB. It is therefore considered that the proposal is acceptable in principle subject to an assessment of generic planning consideration as outlined in Planning Policy Wales 5.

4.2.2 Impact upon residential and visual amenity:

In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 refers to the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. The impact of a development on visual and residential amenity is therefore a relevant test on planning applications.

The proposal does not involve any physical alteration to the building and there are no immediate neighbours to the site. In terms of any concerns regarding the increase in intensity of use, it is noted that the use along with the outside tented bedrooms, have been in operation for some years, and there is no knowledge of complaints in relation to this from residents in the wider locality.

In respect of the above, it is considered that the continued use of the dwelling as a hotel/B&B is unlikely to have a detrimental impact upon the amenity of the area and the proposal complies with general development control requirements in Planning Policy Wales.

4.2.3 Access and impact upon highway safety:

Planning Policy Wales 3.1.4 refers to what may be regarded as material considerations and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. The acceptability of means of access is therefore a standard test on most planning applications. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

As noted previously, the application relates to the regularisation of an existing use. With respect to the comments of the Community Council, Planning Committee did not consider it necessary to

oblige highway improvements as part of the tented bedroom proposal in early 2013. The Highway Engineer has not reported any issues with the site and raises no objections to the proposal. With due respect to the Community Council's concerns, it is considered that the proposal is acceptable in terms of its impact upon the highway infrastructure of the locality.

**5. SUMMARY AND CONCLUSIONS:**

5.1 The proposal is considered to comply with adopted planning policy, and is in support of general strategies to sustain the rural economy.

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

None

**NOTES TO APPLICANT:**

None