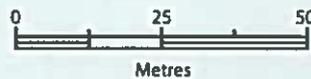




Cwm Hyfryd, Llandymog, Denbigh

Scale 1:1250



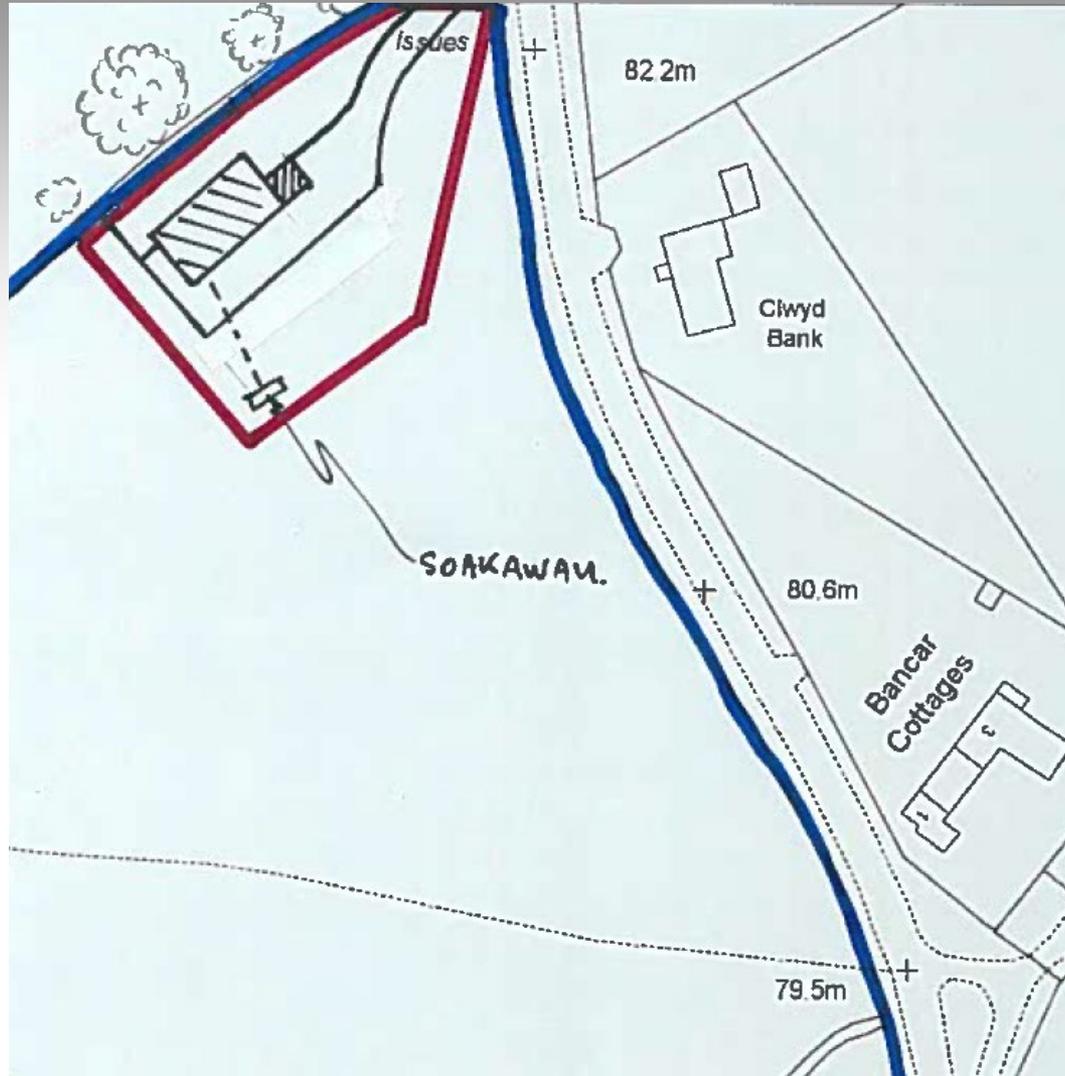
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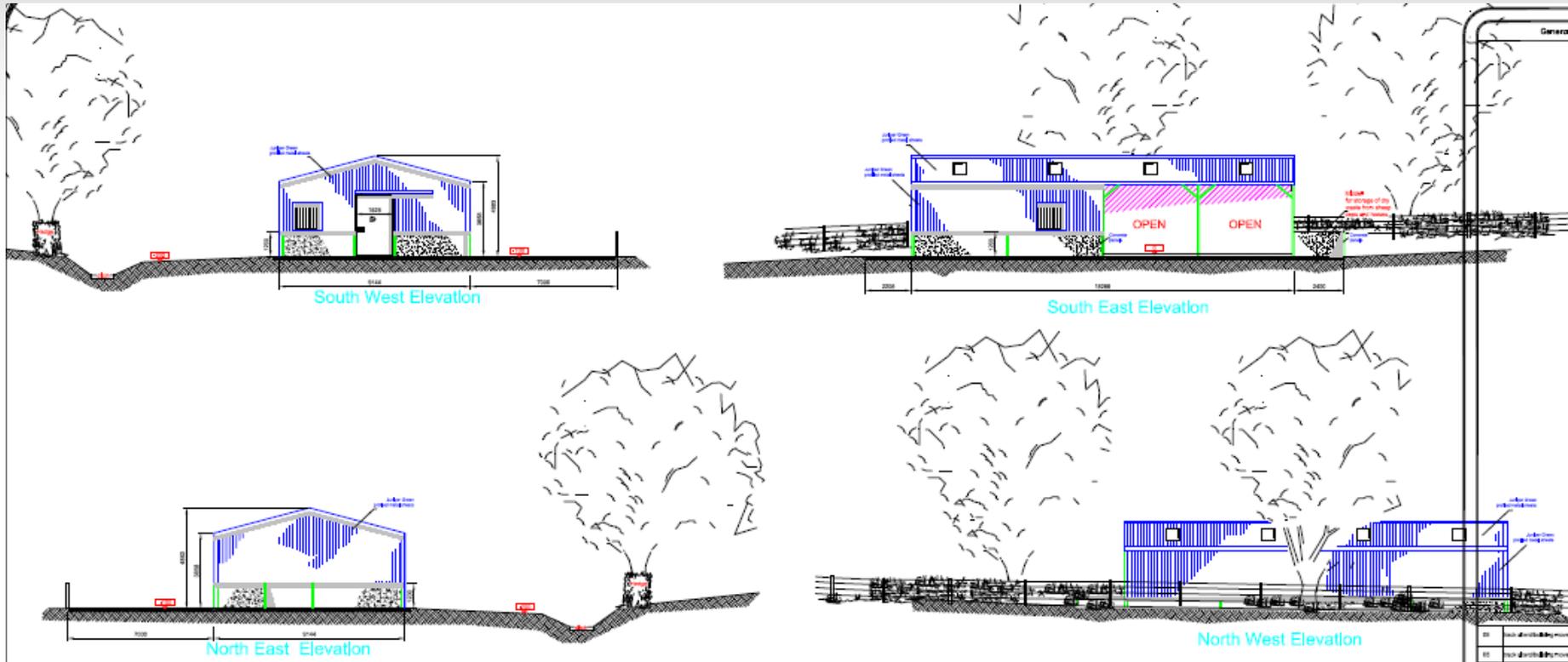
The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

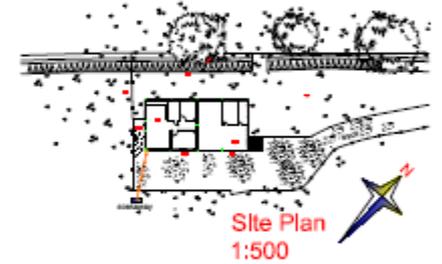
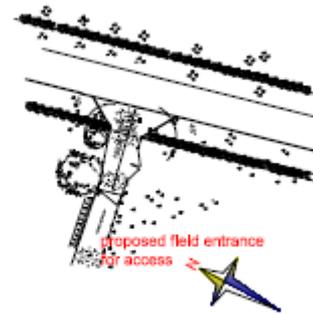
Date Of Issue: 31 March 2023
Supplied By: Getmapping
Supplier Plan Id: 302666_1250
OS License Number: 100030848
Applicant: Mark Jones
Application Reference: Cwm Hyfryd Llandymog



Location plan



Proposed elevations



Proposed floor, access and site plan



Aerial view of the site



View to the south towards Llandyrnog



View to the north towards Bodfari

WARD : Llandyrnog

WARD MEMBER(S): Cllr Merfyn Parry (c)

APPLICATION NO: 18/2023/0237/ PF

PROPOSAL: Erection of an agricultural building and associated works

LOCATION: Cwm Hyfryd Llandyrnog Denbigh LL16 4HW

APPLICANT: Ms Fiona Jones

CONSTRAINTS: None

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 – Town / Community Council objection

CONSULTATION RESPONSES 1:

LLANDYRNOG COMMUNITY COUNCIL

Objection.

- Shed disproportionately large for size of holding
- No justification statement why size of shed is required.
- No indication as to frequency of vehicle movements
- Impacts to residential amenity due to use of farm access track regularly
- No landscaping or lighting proposed
- Shed would be visible from the AONB
- Shed too far from the house and does not form logical extension to main holding
- No details of manure management
- Manure could impact neighbours and the nearby watercourse

NATURAL RESOURCES WALES

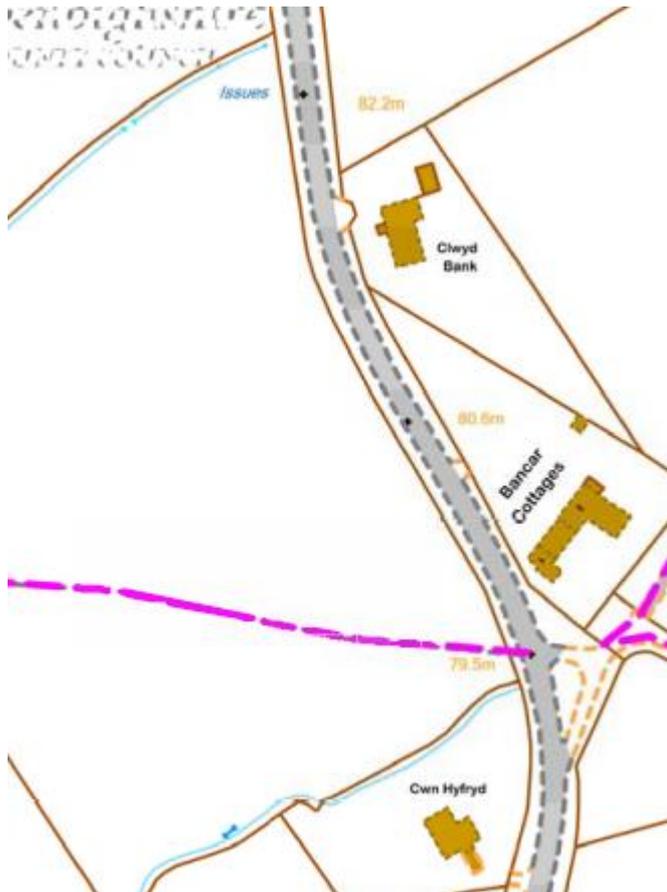
No objection but provide advice on pollution to watercourses. Any manure produced should be managed (storage and application to land) in line with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 and Code of Good Agricultural Practice guidance.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Traffic, Parking and Road Safety:

- Footpaths Officer –

Although path 43 Llandyrnog is near to the development, it is a sufficient distance away to not have an effect. The applicant needs to be advised with any approval that the path need sufficient area to remain free of obstruction during construction works. This will ensure the land over which the path crosses is left open and free of obstruction.



Location of Footpath 43 Llandyrnog

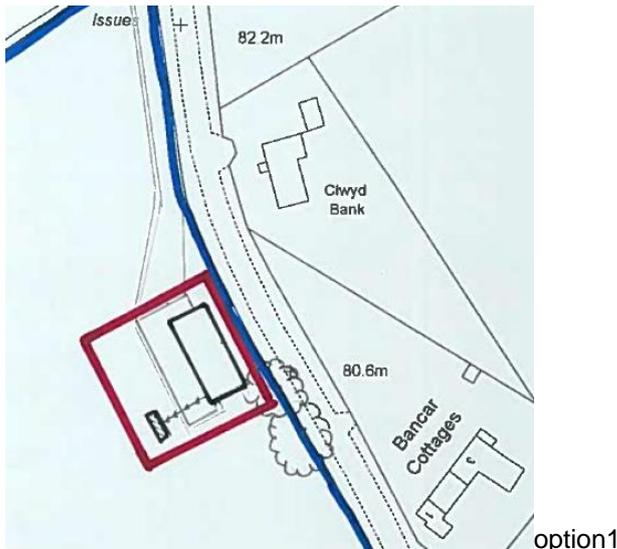
- Highways Officer –
The building will serve a small scale farm for pleasure rather than business and consider that vehicle movements to and from the site will not be excessive. Improvements are being carried out to the access to allow vehicles off the highway and an internal gate to allow the parking and turning of vehicles within the site so they can exit in forward gear.

Tan 18 states that where planning applications are submitted within an existing development site and served by an existing substandard access, there should be scope for a limited redevelopment that incorporates a substantial access improvement, even though the improved access would still be below standard. I therefore consider the access acceptable for the use and do not foresee any highway related issues arising from proposals.

- Public Protection-
No comments received.
- Drainage Officer-
SAB approval required.

RESPONSE TO PUBLICITY 1:

As submitted- building located to the north side of the trees along the hedge



In objection

Representations received from:

David McCoole, 1 Bancar Cottages, Llandyrnog Sarah McCoole and Emyr Jones, 3 Bancar Cottages, Llandyrnog

Owain Williams, Clwyd Bank, Llandyrnog

Summary of planning-based representations in objection:

Principle

No justification for size of building on the holding of that size.

The land cannot accommodate 200 sheep

According to sheep pasture rules, the maximum number of sheep on 4 acres of land would be approximately 15.

Visual amenity and impact on AONB

The building is located close to neighbouring properties

Visually intrusive in the landscape

Location too far from Cwm Hyfryd

Size is significant and disproportionate to size of holding

Impacts on AONB

Residential amenity

Location not appropriate as it will impact on quality of life

The track to the building would run parallel to the road and raise noise concerns

Lighting pollution

Impacts to privacy

Loss of light into properties nearby

Noise concerns during lambing season

Odour impacts from manure

Highways Impacts

Impact on the traffic and movement of vehicles between the entrance off the road to the building

Pollution

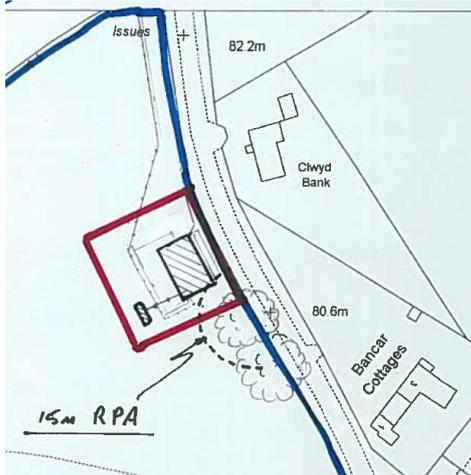
Building near to watercourse in adjoining field, no details on manure storage or management

RE-CONSULTATION RESPONSES 2:

Building relocated outside the root protection area of the trees

LLANDYRNOG COMMUNITY COUNCIL

No comments received.



Option 2

RE-CONSULTATION RESPONSES TO PUBLICITY 2:

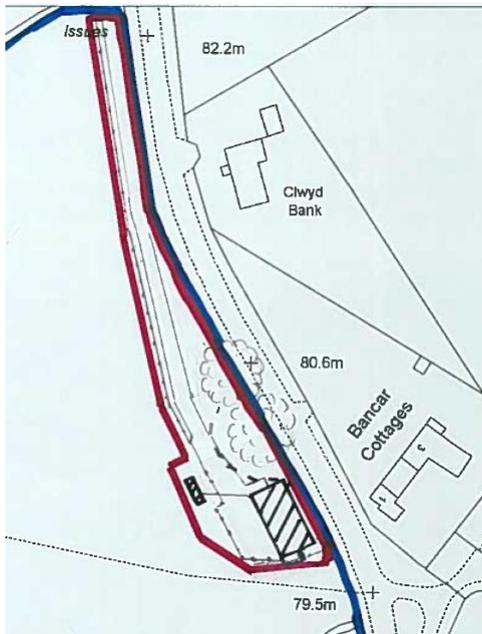
In objection

Representations received from: Sarah McCoole, 3 Bancar Cottages, Llandyrnog
Owain Williams, Clwyd Bank, Llandyrnog

Summary of planning based representations in objection:
Amendments do not appease previous concerns.
Previous comments still stand regarding size and location
Concerns about the proximity to the tree roots

RE-CONSULTATION RESPONSES 3:

Building relocated to the south side of the field.



option 3

LLANDYRNOG COMMUNITY COUNCIL-

'Although the shed has now been repositioned, smaller and closer to Cwm Hyfryd the council still feel it is disproportionately large to the size of the paddock and the justification statement does not prove the need for such a large shed on what is not an agricultural holding and capable of holding a lot more animals than what realistically can be kept on the paddock'.

RE-CONSULTATION RESPONSES TO PUBLICITY 3:

In objection

Representations received from:

David McCoole, 1 Bancar Cottages, Llandyrnog Sarah McCoole, 3 Bancar Cottages, Llandyrnog

Summary of planning based representations in objection:

Building is now closer to neighbouring property (approximately 10m) and the height is excessive.

Concerns about the proximity to the stream and tree roots

Concerns over lighting pollution at night

Detrimental to health and wellbeing due to poor air quality and soundscape impacts

RE-CONSULTATION RESPONSES 4:

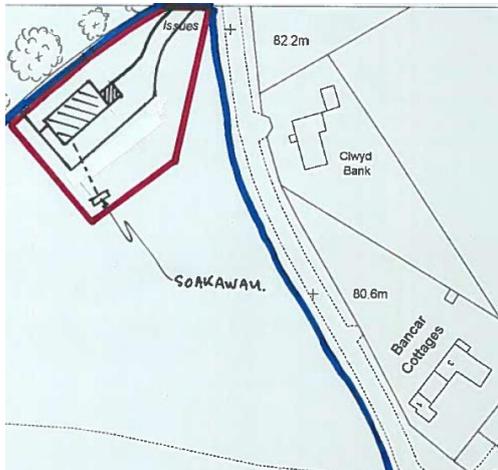
Building relocated to the north side of the field.

LLANDYRNOG COMMUNITY COUNCIL-

The original comments stand.

'The council considered the shed to be disproportionately large for the size of the holding and the justification statement is unclear. There is no indication as to the expected frequency of vehicular movement, although the shed has been repositioned to the detriment of the neighbouring property Clwyd Bank and there is very minimal information regarding the frequency of vehicles revision 6 as presented lacks detail in terms of landscaping etc and does not demonstrate measures to reduce the visual impact from the B5429.

The shed is located much too from Cwm Hyfryd and does not form a logical extension in any shape or form and presumably there is no holding number and therefore would not be covered under agricultural permitted development rights. The council are unable to support the application in it's current amended form'.



Option 4

RE-CONSULTATION RESPONSES TO PUBLICITY 4

In support

Representations received from:

John Morgan, Coed Ffynnon, Llandyrnog

Summary of responses in support:

The size of the unit proposed would ensure the health and welfare of any livestock/pets is achieved. Larger implements and equipment are required to manage the field and appropriate storage is required.

EXPIRY DATE OF APPLICATION: 29/05/2023

EXTENSION OF TIME AGREED? Yes, 21/07/2023

REASONS FOR DELAY IN DECISION (where applicable):

- numerous amended plans received
- reconsultation periods on all amended plans
- awaiting consideration at Committee.

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks permission for the erection of an agricultural building and associated works on land adjacent to Cwm Hyfryd, Llandyrnog.
- 1.1.2 The proposed building would be located within the north side of the field parallel to the ditch and hedgerow (approximately 10.5m from the tree trunk in the hedge) and approximately 170m from the dwelling, Cwm Hyfryd.
- 1.1.3 The building is proposed to comprise two stables, tack room, storage and feed rooms and an open sided bale and implement store with two portable sheep pens.
- 1.1.4 The building would serve a small holding comprising 2 horses and 20 sheep.
- 1.1.5 It would measure 18.2m x 9.1m in size with a height of 4.8m and eave height of 3.5m.
- 1.1.6 The building would be finished in juniper green profiled metal sheeting with a concrete panel lower section. A concrete apron is proposed to the west measuring 23.3m x 6m.
- 1.1.7 A barred window and door are proposed to the north elevation with open sides to the west elevation and 8 roof lights in total.
- 1.1.8 The building would be accessed via an existing field access which is proposed to be improved and a new hardstanding track is proposed up to the building.

1.2 Other relevant information/supporting documents in the application

- 1.2.1 Additional information from agent on the justification for the building.

1.3 Description of site and surroundings

- 1.3.1 The site is an existing agricultural field located adjacent to the dwelling known as Cwm Hyfryd and opposite a cluster of dwellings including Bancar Cottages and Clwyd Bank to the east.
- 1.3.2 The site is bound to the east by a mature hedgerow fronting the road and a ditch with hedgerow and a number of mature trees to the north. There is an existing agricultural access to the northeast corner of the field.

1.4 Relevant planning constraints/considerations

- 1.4.1 The site is located outside of the development boundary of Llandyrnog as defined by the LDP.

1.5 Relevant planning history

- 1.5.1 No history relating to the field.

1.6 Developments/changes since the original submission

- 1.6.1 Reduced size and height of the building. Relocation of building to the south of the trees and finally to the north side of the field.

1.7 Other relevant background information

- 1.7.1 None.

2. DETAILS OF PLANNING HISTORY:

No planning history relating to the field.

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 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: Clwydian Range and Dee Valley Area of Outstanding Natural Beauty

Supplementary Planning Guidance Note: Planning for Dark Skies – SPG for lighting in the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Parking Requirements In New Developments

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 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 including impact on AONB
- 4.1.3 Residential amenity
- 4.1.4 Ecology
- 4.1.5 Drainage
- 4.1.6 Highways (including access and parking)

4.2 In relation to the main planning considerations:

4.2.1 Principle

PPW 11 advises that Local Planning Authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation.

Technical Advice Note 6 (TAN6) Appendix 1 sets out the general considerations for planning authorities when dealing with agricultural prior notification applications. TAN 6 paragraph 2.1.1 states the planning system must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces. Whilst it is acknowledged that this is not an application for a prior notification due to the size of the agricultural holding, the principles are still relevant to this application in terms of impacts.

TAN6 section A.14 states the siting of a new agricultural building can have a considerable impact on the surrounding landscape. Developments should be assimilated into the landscape without compromising the functions they are intended to serve. New buildings should normally form part of a group rather than stand in isolation and relate to existing buildings in size and colour. However, new buildings of modern design may sometimes best be separated from a group of traditional buildings to avoid visual conflict. Sites on skylines should be avoided. To reduce visual impact, buildings should be blended into the landscape or, on sloping sites, set into the slope if that can be achieved without disproportionate cost.

The justification provided to support the application states that the site is approximately 0.02 hectares in size and the applicant has 2 horses and 20 sheep.

The building is proposed to comprise 2 stables, 2 portable sheep pens, feed and fodder storage including storage for implements used for maintenance of the land.

Given that the use of the land has been for agriculture in the past, the building is considered to be acceptable in principle subject to further detailed assessment of its visual impact and other materials considerations.

4.2.2 Visual amenity including impact on AONB

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The visual amenity and landscape impacts of development should therefore be regarded as a potential material consideration.

Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation. It should be noted that the site is not within the AONB, but approximately 700m to the west of the AONB boundary.

Representations raising visual amenity concerns have been received due to the size and location of the building and its impacts on the AONB.

The proposed design of the agricultural building is typical for agricultural development, and would be set in front of an existing hedgerow with mature trees. The building is proposed to have juniper green steel profile walls and roof. No external lighting has been proposed at the site and it is recommended that this is carefully considered to ensure no negative impacts on the character of the area and the AONB arise.

The building is proposed to have a footprint of some 165sqm with a height of 4.8m. It would protrude above the boundary hedge but is set back into the site from the road by some 47m. The building size is considered to be typical of this type of development and is considered to be justified against the number of animals proposed and the maintenance of the land. Ideally the building should be located nearer to where the applicants live, however, the proposed location has been selected due to there being a Public Right of Way adjacent to the applicants dwelling and to reduce the impact on neighbouring properties. Officers consider the final chosen siting of the building to be appropriate considering the constraints of the site.

It is not considered that the proposal would have a detrimental impact on the visual amenity of the area as the colour of the building would be recessive in the landscape and typical of agricultural development in the area. The building would be set back into the site and partly screened by existing hedgerow and trees and other buildings on the east side screening it from views from the AONB which is approximately 0.7km to the east.

Overall, it is not considered that the proposal would result in an unacceptable degree of visual harm or impact the character of the area in a negative way subject to the details being submitted within a scheme of external lighting which will be conditioned on any decision to grant to ensure the character of the area is protected.

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 received raising concerns relating to residential amenity including loss of privacy, loss of light and noise and odour impacts.

There are residential properties to the east of the site on the opposite side of the main road with the nearest dwelling, Clwyd Bank, approximately 57m to the east of the proposed building on the other side of the road.

With respect to comments received, it is not considered that the erection of an agricultural building in this location would raise privacy concerns given the separation distances, boundary treatments and the use of the building for agricultural purposes. It is not considered that the proposed building would result in a loss of light to the dwellings opposite and the noise impacts from vehicles using the track are likely to be minimal and would not be considered to warrant a reason for refusal in this regard. A midden is proposed to the east of the building and as the proposal serves a small number of animals (compared to a larger holding), it is not considered likely that the manure storage arrangements would result in a degree of odour nuisance that would justify a reason for refusal.

Having regard to the comments received, on balance, it is not considered that the proposed development would have an unacceptable impact on residential amenity.

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 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 – The National Plan 2040 (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'*. It is therefore recommended that these are included and form part of any planning application.

The proposal is not supported by an ecology survey however PPW states that all new developments should demonstrate a biodiversity enhancement. It is therefore considered reasonable to attach a condition to demonstrate that biodiversity

enhancement will be provided at the site as a result of the development. It is therefore considered subject to a condition, that the proposals are in line with the advice contained in PPW 11 and would provide enhancement measures to increase the biodiversity net gain at the site.

Subject to the imposition of an appropriately worded condition it is considered that the proposals are in line with the advice contained in PPW 11 and would provide enhancement measures to increase the biodiversity opportunities at the site.

4.2.5 Drainage

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*'.

The application is for the erection of an agricultural building within an existing field. Hardstanding is proposed to the new access track and a concrete apron to the front of the building.

SUDs approval will be required from the SAB as the building's size exceeds 100sqm and the additional hardstanding is also over 100sqm.

It is therefore considered that, subject to the SAB approval being obtained, the development would not have an unacceptable impact on the drainage of the site.

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

The proposal involves the utilisation and improvement of the existing field access to the north east corner of the site to facilitate the development.

The building will serve a small scale farm for pleasure rather than business and Highways Officers consider that vehicle movements to and from the site will not be excessive. Improvements are being carried out to the access to allow vehicles off the highway and an internal gate to allow the parking and turning of vehicles within the site so they can exit in forward gear.

The Highways Officer raises no objection to the proposal and does not foresee any highways related issues arising and over all, it is considered to be acceptable from a

highways perspective.

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 Having regard to the detailing of the proposals, the potential impacts on the locality, and the particular tests of the relevant policies, the application is considered to be acceptable and is recommended for grant subject to conditions.

RECOMMENDATION: GRANT- subject to the following conditions:

1. The development to which this permission relates shall be begun no later than 19th July 2028
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Proposed elevations, floor and site plan (Drawing No. 01 Rev 6) received 13 June 2023
 - (ii) Location plan (Drawing No. 02 Rev. 6) received 13 June 2023
 - (iii) Additional Info from agent received 26 April 2023
 - (iv) Additional info from agent received 9 May 2023
3. No development shall take place until a scheme for biodiversity enhancement has been submitted to and approved in writing by the Local Planning Authority. This shall include provision for roosting bats and nesting birds including the number, location and specification of those features which shall be shown on appropriate plans. The development shall be carried out strictly in accordance with the approved details.
4. No development shall take place until a detailed scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority. This shall include a full planting list of the species proposed ensuring only native species are implemented. The development shall be carried out strictly in accordance with the approved details.
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 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. Notwithstanding the hereby approved plans, no external lighting shall be permitted to be installed on the building until the written approval of the Local Planning Authority has been obtained to details of the proposals, which shall be designed to avoid negative impacts on nocturnal wildlife. The approved measures shall be implemented in full and retained at all times thereafter.

7. Should the use of the building for agricultural and equestrian purposes cease, the building 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 a state fit for revegetation.
8. The use of the building shall be not be used at any time other than for purposes ancillary to the residential use of the dwelling at Cwm Hyfryd, and shall not be used for any commercial purpose at any time except by residents of the aforementioned dwelling.

The reasons for the conditions are:

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In order to maintain and enhance biodiversity
4. In the interests of visual amenity and in order to maintain and enhance biodiversity
5. In the interests of visual amenity and in order to maintain and enhance biodiversity
6. In the interest of the amenities of occupiers of nearby properties and to protect nocturnal wildlife
7. In the interest of landscape and visual amenity
8. For the avoidance of doubt, in the interests of residential amenity