

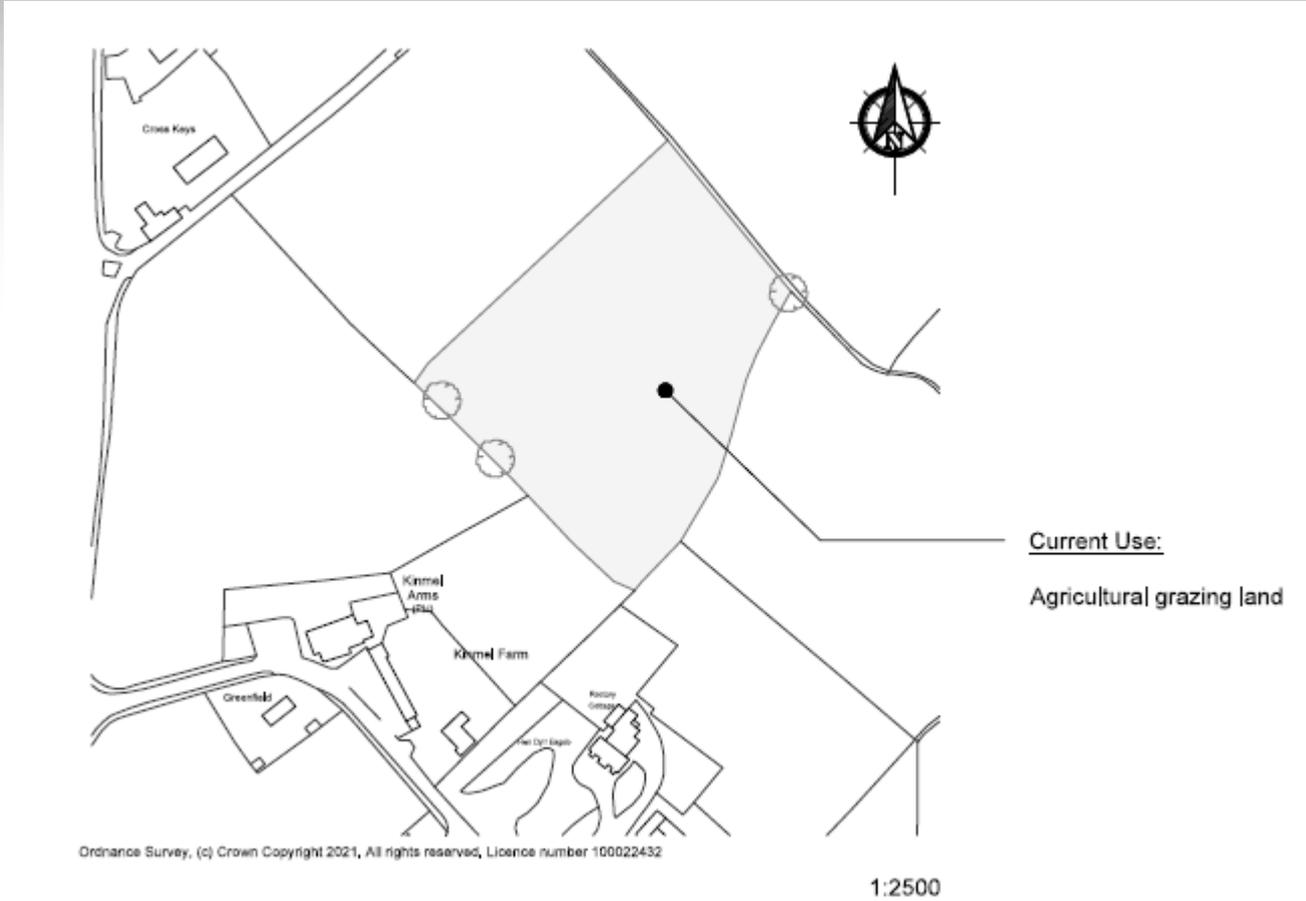
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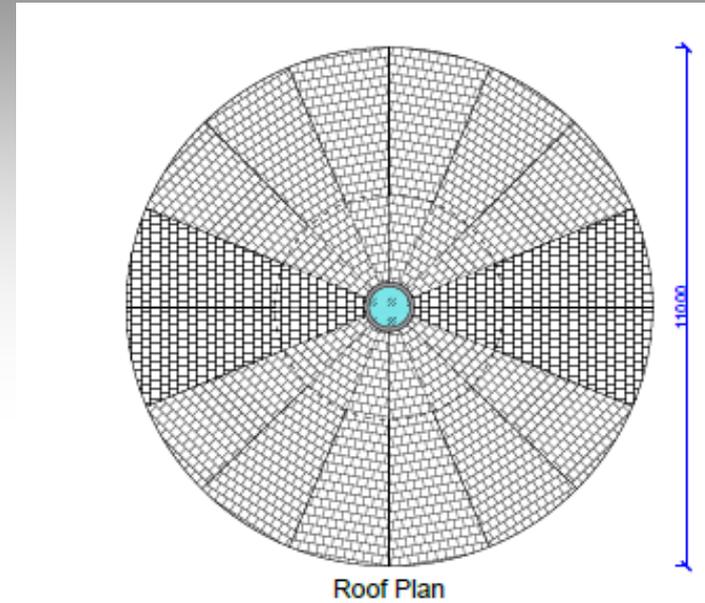
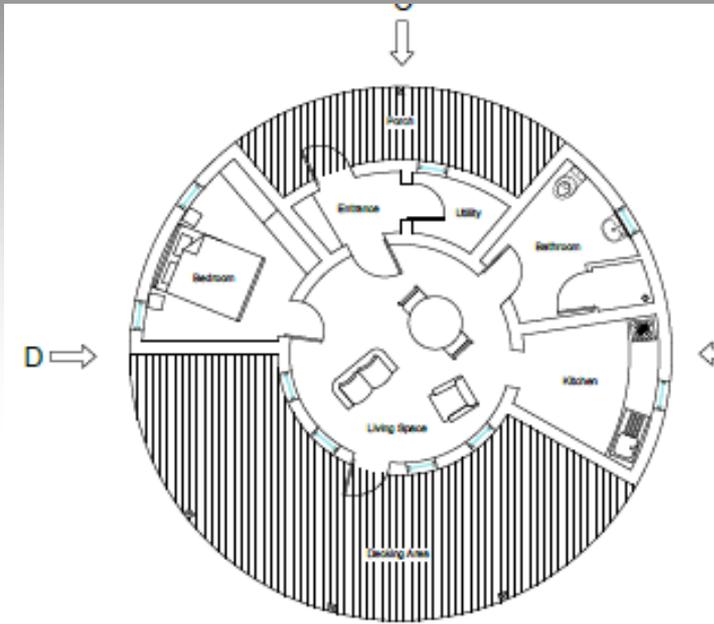
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Location plan



Roof Plan



Front Elevation [A]

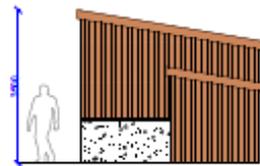
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Side Elevation [B]

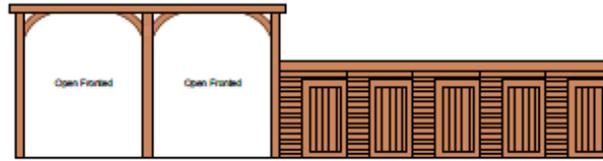
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Proposed floor and elevations



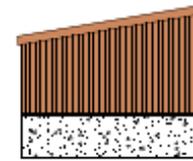
Side Elevation

Scale 1:100



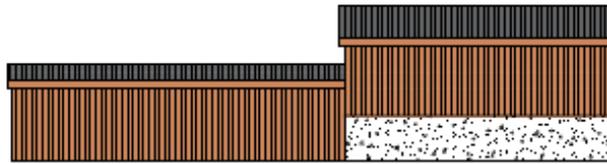
Front Elevation

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Side Elevation

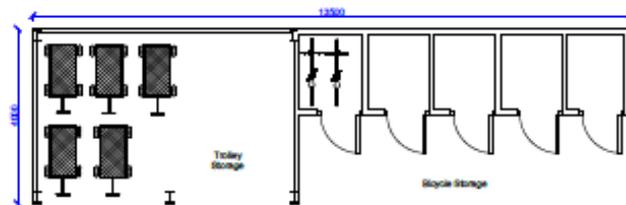
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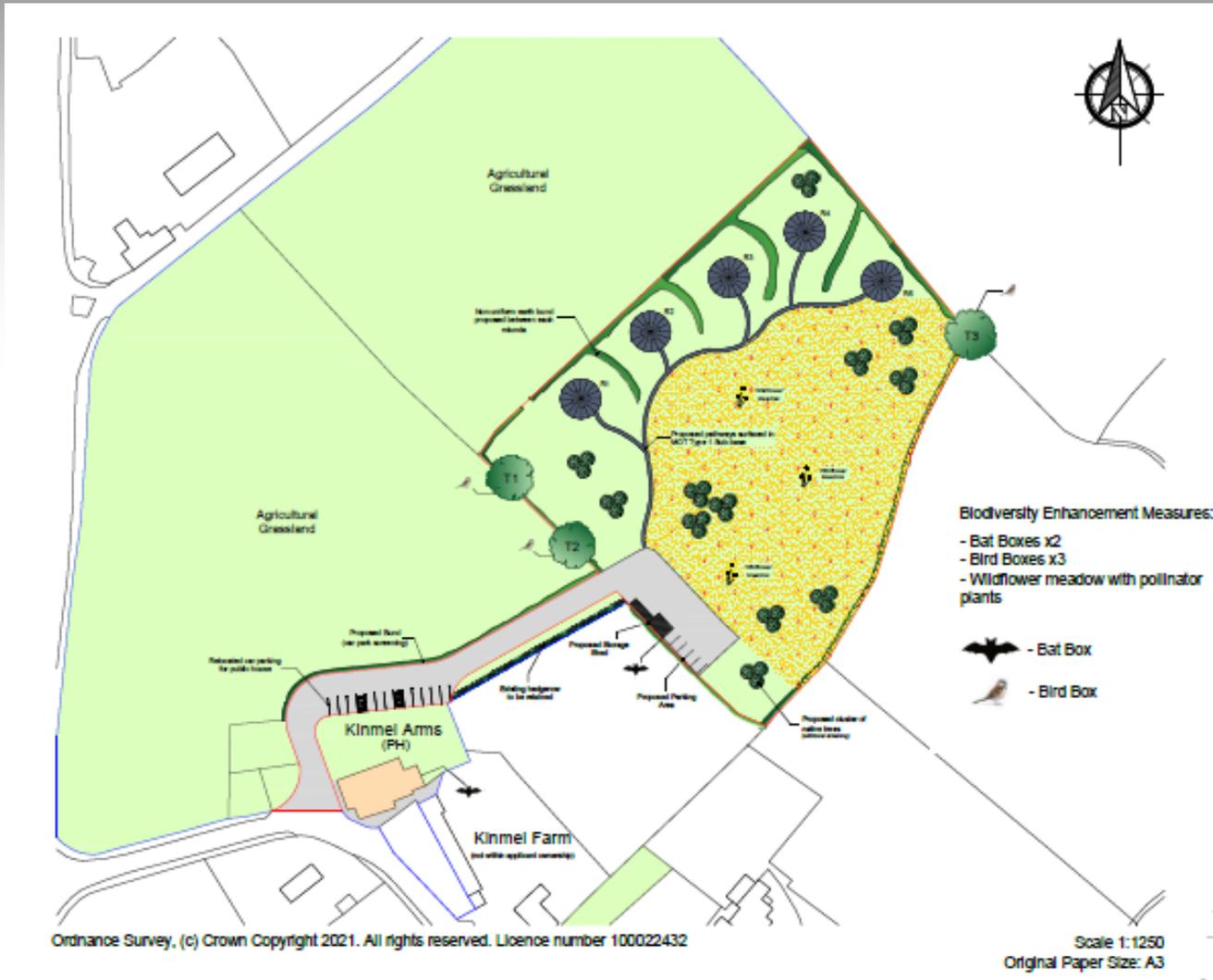
Rear Elevation

Scale 1:100

Proposed Floor Plan: (Storage Shed)



Proposed floor and elevations of shed storage building



Proposed site plan with landscaping



Aerial view of the site



Location of access
to new parking
area





View towards glamping site along rear boundary of pub where new access track and parking will be located



View towards glamping site (behind trees) across neighboring field to the rear of the pub



View facing east within the site towards Clwydian
Range and AONB

WARD : Llandyrnog

WARD MEMBER(S): Councillor Meryn Parry (c)

APPLICATION NO: 18/2021/1243/ PF

PROPOSAL: Erection of 5 Rotunda Roundhouses for holiday let purposes, erection of associated storage shed, alterations and extension to existing access, formation of parking, landscaping and associated works

LOCATION: Land to the Rear of Kinmel Arms Inn, Llandyrnog, Denbigh, LL16 4HN

APPLICANT: M Evans

CONSTRAINTS: PROW

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:

LLANDYRNOG COMMUNITY COUNCIL

Having studied the guidance as given in 'Supplementary Planning Guidance – caravans, chalets and camping' and PSE 12 within the LDP, the community council are unable to support the application for the following reasons:

- There is no design and access statement
- There is no business plan to show that this is a form of diversification from the farming enterprise
- Loss of grade two agricultural land
- Seriously lacking in landscaping details
- The application states that it does not affect a watercourse yet the treatment plant seems to indicate that it discharges into a water course
- No traffic impact assessment has been provided
- The rotunda units are 95sqm larger than the average size house so clearly they are not glamping ' pods' or any form of glamping experiences they are virtually huge permanent structures
- The treatment plant has been designed to deal with twelve people yet common sense dictates that the sofas shown will probably be sofa beds so the occupancy of these units will be at least four so the treatment plant shown would not be able to cope
- The proximity of these units would severely affect the amenity and privacy of nearby properties some within 100m of the site – by the very nature of people being on holiday the noise generated would be to an unacceptable level
- Although the location refers to the Kinmel arms this may give the false impression that allowing this development would somehow benefit the public house business but there is no evidence to suggest this is the case.

NATURAL RESOURCES WALES

Concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding foul drainage. If this information is not provided, we would object to this planning application. Further details are provided below.

We note that the intention is to dispose of foul drainage to a package treatment plant (a private sewerage system). According to our records, the proposed development is located within a publicly seweraged area. The installation of private sewage treatment facilities within publicly seweraged areas is not normally considered environmentally acceptable because of the greater risk of failures leading to pollution of the water environment compared to public sewerage systems.

Section 6.6.21 of Planning Policy Wales states 'Any development discharging domestic sewage should connect to the foul sewer where it is reasonable to do so. Development proposing the use of non-mains drainage schemes will only be considered acceptable where connection to the main sewer is not feasible...'

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Traffic, Parking and Road Safety:

- Highways Officer
Requested anticipated vehicle movements from the glamping site and once received added no further information was required.

- Footpaths Officer
Public footpath 2, Llandyrnog runs alongside the hedge at the north east boundary of the site in the neighbouring field. We therefore have no comments in relation to this application.

- County Ecologist-
Additional information required. Evidence of protected species has been noted on site. The proposed installation of fencing alongside the hedgerows may block movement across the site. Therefore, further survey effort is required to determine their use of the area access points through the boundaries.

- Drainage Officer-
SAB approval required.

- Strategic Housing & Policy Officer-
The proposed holiday units are rotunda roundhouses that appear to have permanent bases. If the proposed units do not have permanent bases then policy PSE 12 Chalet, static and touring caravan and camping sites applies. It appears however that the proposal is for permanent bases particularly as the proposal includes a sewerage treatment plant and the units include a bathroom, kitchen and utility area which indicates permanent utilities connections will be required. The relevant policy for this application is PSE 5 rural economy.

The application does not currently comply with PSE 5 Rural economy and additional information is required.

The proposal does not appear appropriate in scale and nature to its location. 1.2 hectares of land is being proposed for five roundhouses which cannot be considered an appropriate density. It is also not in keeping with its location between open fields. If the proposed units were situated closer to established buildings then this would be more in keeping with the rural location.

Secondly there is no evidence to indicate whether there are any existing buildings that could be converted or re-used in preference to the new build. Justification is required to confirm that the use of existing buildings is not possible and how the “roundhouses” will enhance the landscape and biodiversity. An assessment should also consider whether any protected or priority species are present on site.

Thirdly there is no business case to support the new business and explain how it will support the immediate local economy. It is not clear from the application as to whether the holiday accommodation is intended as a standalone business or is it intended to support The Kinmel Arms or Kinmel Farm diversification? The applicant needs to demonstrate the need for the holiday accommodation and the benefits it will bring to the immediate rural economy and community.

Renewable energy technologies should be considered.

No tree survey submitted which are impacted by the storage shed, package treatment plant and parking.

No external lighting details.

No landscaping scheme or landscaping management plan submitted

RECONSULTATION RESPONSES:

LLANDYRNOG COMMUNITY COUNCIL

Awaiting response.

NATURAL RESOURCES WALES

Awaiting response.

DWR CYMRU/WELSH WATER

Awaiting response.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Traffic, Parking and Road Safety:

- Highways Officer

The proposed point of access for the development is to be provided at the location of the existing parking area for the Kinmel Arms Inn. This has been a previous established point of access and parking for frequenters of the Kinmel Arms. The proposal includes for the re-locating of this parking area to rear of the Kinmel Arms and the provision of a dedicated parking area on the site of the Rotunda Roundhouses. The access into the development is to be of sufficient width to accommodate the passing of two vehicles unobstructed. Whilst it is acknowledged there are limited footpaths along the lanes leading to the site, this is not uncommon for rural country lanes throughout the county leading to developments of a similar size.

Following consultation with the applicant, it is understood that one vehicle is permitted per accommodation unit. In which case, it is expected that during times of full occupancy five vehicles will be present on site. It would not be unreasonable to assume that guests would leave in the morning to enjoy the local amenities and return in the evening. This would generate five vehicle movements in the morning and five in the evening at potential peak traffic times.

Having regard to the scale of the proposed development, the existing highways network and the submitted highways details, it is considered that the proposals would not have an unacceptable impact on the local highways network in terms of capacity.

Having regard to the assessments above, taking into consideration the capacity of the existing highway network and the site access proposals, Highways Officers would see no reason to object to the proposed development.

- County Ecologist-

No objection providing conditions are attached to ensure there are no negative impacts on protected species or the nature conservation value of the site.

These conditions recommended include, the submission of a biodiversity enhancement scheme, all details of landscaping are carried out in the first available planting season following the commencement of development and the development is carried out in accordance with section 5 of the protected species survey.

- Strategic Housing & Policy Officer-

A balanced approach is required in protecting the environment and permitting change for the benefit of the community.

It is essential that the use of the public house and roundhouses support community life for future generations.

Careful consideration is required of conditions and legal agreements so that they can then be enforced in the future and the development will always benefit the community. Input from a legal officer is required.

It should be noted that an application for holiday accommodation alone, in a high quality agricultural field, without surrounding buildings and without a supporting farm diversification business case cannot be supported. Bringing the Kinmel Arms back into use is a consideration of this application.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Dr C J Porter and Margaret Porter Coed Coppi Fancer, Llandyrnog

Viviane C. Allinson, The Old Rectory, Llandyrnog

Victoria Conry, Rectory Cottage, Llandyrnog Carol Bellis, Erw Fran, Llandyrnog

Karen Law, Glan y Wern Lodge, Llandyrnog

Glyn Roberts, Kinmel Farm, Llandyrnog

Jackie Le Fevre, Victoria Le Fevre Taylor and David Taylor Greenfield, Llandyrnog

Philip Knight, Argoed, Llandyrnog

Andrew Raven and Annette Raven, 2 Penygroes, Llandyrnog

Chris Jones, Meadow Cottage, Llandyrnog

Summary of planning based representations in objection:

Principle of development

Insufficient detail submitted - no planning statement or business case/market research

Appears to be unconnected to the Kinmel Arms and its future use.

No outdoor sports facilities in the area to justify the development

No facilities such as shops, pubs, restaurants to support development

Development would set precedence for other applications in the area and AONB.

Only provides employment for 1 part time employee which does not benefit the local employment levels

Units should be classed as lodges and treated as 'static caravans' as DCCs policy states which are not supported.

Development would not contribute significantly to sustainable development in the area

Loss of high quality agricultural land

Site is on prime agricultural land and should be protected for agricultural and food security

Other more suitable sites available.

Impacts on AONB

Development close to AONB and visible impacting on views across from footpaths
No natural screening of the development from the AONB
Impacts on AONB Dark Skies by the central roof light
No external lighting details

Visual amenity

Not appropriate in scale and nature to its location
No landscaping or maintenance of site or management of hedgerows to maintain rural character
No screening proposed
Clearly visible on approach into the village
Visible from footpath running on northern boundary
Development obtrusive in the landscape
Set a distance from development
Buildings are larger than houses and would set a precedent
A landscape visual Impact Assessment should be carried out
No details of refuse storage or recycling facilities
Concerns over the future expansion of the site

Residential Amenity

Close to residential properties, noise and light pollution.
Loss of privacy to nearby properties
Noise from holiday makers, anti-social behaviour
Odour from BBQ's, fires etc
Noise impacting tranquillity of the area
Disturbance from car headlights straight into dwelling opposite

Highways impacts

Traffic generation impacting new vehicle access, road safety on narrow roads without footpaths or cycle lanes
The access is on an unclassified road on a bad bed and is dangerous for walkers with no pavements or cycle lanes.
No safe access to public transport
Sited next to a public footpath
Cumulative impacts of traffic on the roads from Highfield Park and the new development at Maes y Llan
Footpaths should be installed from the Kinmel Arms to the nearby roundabout and speed reduction management on nearby roads.

Trees and Ecology

No tree survey submitted and clearly impacts a line of trees and hedgerow.
Biodiversity enhancement measures should be provided

Sustainability

No details submitted on sustainability, energy consumption, offsetting, promotion of sustainable transport and reducing car journeys.
Car charging points should be provided
No solar panels proposed or renewable energy in the design of the units

Neither support nor object

Wendy Charles-Warner, Cross Keys, Bodfari Road, Llandyrnog
Summary of planning based representations:
Concerns over the layout and scale of the development which could expand across the field.
The huts should be closer to the Kinmel Arms
Concerns over noise generated impacting nearby by properties
Support diversification of the Kinmel Arms
Design of huts is tasteful

In support

Representations received from:
Paul Clark, Cefn Buddel, Llandyrnog

Summary of planning based representations in support:
Support proposal providing pub reopens.

RECONSULTATION RESPONSE TO PUBLICITY:

In objection:

Representations received from:
Wendy Charles-Warner, Cross Keys, Bodfari Road, Llandyrnog
Jackie Le Fevre, Greenfield, Llandyrnog
Bernard Summerfield, Green Pastures, Llandyrnog

Summary of planning based representations in objection:

Principle

No evidence of demand in the area, already low occupancies elsewhere
No security that the pub use will be opened
The benefits to the rural economy have been exaggerated
10 visitors will not sustain a pub restaurant business
No source provided for the spend and occupancy calculations
Less than £4k pre year profit is will not sustain the viability of the Kinmel Arms
Structures akin to static caravans which are not allowed by policy.
The accommodation is not 'vital' to the success of the pub which ran independently previously
The reopening of the pub should not enable holiday accommodation when the two are separate legal entities.
Concerns the development will be expanded within the site in the future
Loss of agricultural land

Visual Amenity

Units are not small scale and are obtrusive in the landscape
The accommodation is not 'modest' given bungalows are typically 77sqm in size.

Residential Amenity

Noise is a concern and could impact AONB
Concerns regarding proximity of units to property causing noise and disturbance year round

Ecology, trees and landscaping

The parking area and access road is close to the trees and roots
The hedgerow is made up of thorn bearing species which will need to be cut back to prevent thorns on the road
No stabilisation method for the bunds
Planting proposed is not suitable
Bunds won't be able to support species year round
Biodiversity enhancement proposed is lacking
No results from a badger survey have been submitted

Highways

The access road has a bund and no pedestrian or cycle access
Access and egress at the site isn't appropriate due to close proximity of roundabout and the bend
Service vehicles and additional staff, guests will result in an increase in traffic which is not appropriate for this location

In Support

Representations received from:

Christopher Burrows, The Green, Llandyrnog

Julia Duffy, 4 Hamdden Clwyd, Llandyrnog

Gilian Fraser, Gilfach, Llandyrnog

Ian Hunt, Dre Goch Ganol, Llandyrnog

Summary of representations in support:

Support the scheme if the Kinmel Arms is opened again

Re-opening of the Kinmel Arms will be a positive asset to Llandyrnog and surrounding area

Additional attraction for tourists

The holiday lets would provide jobs and support a local business

Eco credentials supported and low impact

Benefits to the community

Concerns over location of car park impacting views from the pub and accessibility

Neither Support nor Object:

Representations received from:

M. Williams, Y Glog, Llandyrnog

Summary of representations:

The Kinmel Arms was open to the community right up until it was sold to the applicants.

It has been left in a state of disrepair since being purchased.

EXPIRY DATE OF APPLICATION: 16/08/2022

EXTENSION OF TIME AGREED: 21/07/2023

REASONS FOR DELAY IN DECISION (where applicable):

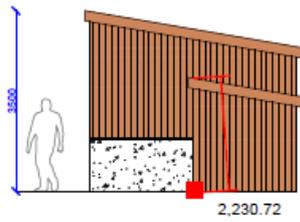
- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

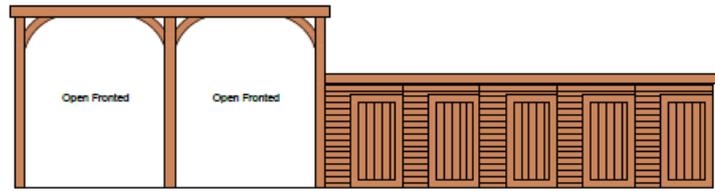
1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks permission for the erection of 5 holiday accommodation units, a storage building, alterations and extension to existing access, formation of parking, landscaping and associated works on land to the rear of Kinmel Arms Inn, Llandyrnog.
- 1.1.2 The proposal is put forward as a joint venture with the reopening of the Kinmel Arms Inn and the application contends that the future success of the pub will be supplemented by the year round clientele of the glamping site.
- 1.1.3 The proposal involves the erection of 5 round houses adjacent to the eastern field boundary accessed via a pedestrian track from a car parking area on the south west boundary. The car park proposes 5 spaces and includes space for a storage shed.
- 1.1.4 The storage shed is proposed to have 5 bike storage lockers with a lean to roof with a height of 2.2m and a open sided trolley storage area with a lean to roof height of 3.5m. The shed would measure 4m x 13.5m.

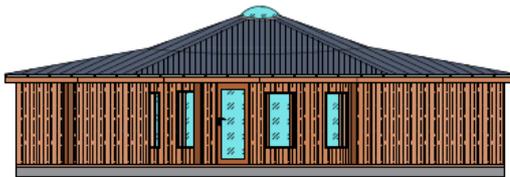


Side Elevation

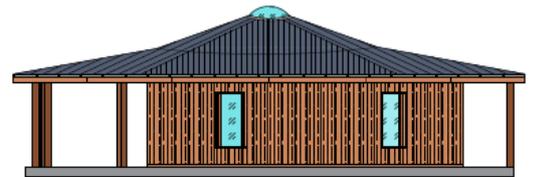


Front Elevation

- 1.1.5 The site is to be accessed via the south west side of the Kinmel Arms pub and creates a new access track with parking to the rear of the pub for 13 vehicles. The track runs parallel to the existing fence boundary and would be bound on the other side by a bund with planting.
- 1.1.6 The round houses comprise of timber cladding with tile/slate effect roofing sheets and upvc windows and doors. They have a diameter of 11m (total area measuring 95sqm) and would comprise a central living space, double bedroom, bathroom, kitchen and utility which takes up 55sqm of the footprint and the remaining footprint measures 40sqm which comprises a covered decking area.
- 1.1.7 The units are proposed to connect to the existing foul drainage sewer to the south of the site in the road.



Front Elevation [A]



Side Elevation [B]

1.2 Other relevant information/supporting documents in the application

- 1.2.1 Planning Statement, Business Case, Design and Access Statement, Landscaping plan, Explanatory Statement, development of graded agricultural land justification, and Phasing plan.

1.3 Description of site and surroundings

- 1.3.1 The site is an existing agricultural field located to the north east of the Kinmel Arms Inn. The field measures some 1.2ha in size and is bound on three sides by hedgerow and mature trees including a number of oaks in the north east hedge boundary.
- 1.3.2 The site is located in the open countryside and is approximately 1km from the boundary of the AONB designated area of protection.

1.4 Relevant planning constraints/considerations

- 1.4.1 The site is located outside any development boundary defined by the LDP.
- 1.4.2 The site is located on land of grade 2 quality according to the Predictive Agricultural Land Classification

1.5 Relevant planning history

- 1.5.1 None.

1.6 Developments/changes since the original submission

- 1.6.1 Updated site layout plan, ecological survey and submission of landscaping scheme, foul drainage plan, explanatory statement, business case, justification for loss of high grade agricultural land and phasing of development plan.

1.7 Other relevant background information

1.7.1 None.

2. DETAILS OF PLANNING HISTORY:

2.1 None

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 BSC12 – Community facilities

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 VOE6 – Water management

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: 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: 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)

TAN 23 Economic Development (2014)

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 Loss of BMV agricultural land
- 4.1.3 Visual amenity including impact on AONB
- 4.1.4 Residential amenity
- 4.1.5 Ecology
- 4.1.6 Drainage
- 4.1.7 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.”

The proposal is considered to reflect this guidance, as it would be a relatively small scale rural business that would assist in supporting and diversifying the economy of the rural area in which it is set, and would provide employment for local people. The proposal has been put forward as a scheme which would go hand in hand with the reopening of the Kinmel Arms Inn which has been closed for some time. The holiday accommodation is proposed to compliment the proposed high standard eatery/restaurant which is to occupy the pub in the near future. The Statement contends that the proposed joint venture would support the local economy and local community by bringing a community facility back into use.

The proposed holiday accommodation site has not been put forward as farm diversification as such, but rather as a scheme to supplement the reopening of one of the remaining village pubs. The pub is in need of renovation works which will be carried out by local trades people and local suppliers will serve the pub/restaurant once opened.

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. Noting the suggestion in some consultation responses that the units should be treated as caravans, Officers hold the contrary opinion that the proposed units would not meet the definition of a caravan due to the fact that they must be erected in situ and are not capable of being moved once erected. The roundhouses are proposed to be screw piled into the ground which indicates a degree of permanency and therefore constitute development of the land as opposed to a use of the land.

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

Policy PSE 5 states that:

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

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

The justification to Policy PSE 5 establishes the need to sustain rural employment throughout the County is recognised and relevant considerations relating to sustainability and minimising environmental concerns are identified. The 5 proposed roundhouses have a footprint of 95sqm and are situated on a field measuring 1.2ha in

size. The development area would take up approximately 10.3% of the total field, with the remaining field left to wild naturally.

Having regard to criteria i) of PSE5, Officers consider that 5 roundhouses of the scale proposed would not be unacceptable in this location. Whilst the scheme does not make efficient use of the field for development as such, allowing a large area to wild would have many other ecological benefits than retaining it for monocultures or increasing the number of units on the site. The nature of development for holiday purposes in this rural location is not uncommon and would enhance the tourism offer in the county, bringing visitors to rural areas and increasing spending in local shops and services therefore enhancing the rural economy.

The appropriateness of the scale and nature of the proposal is not considered to be unacceptable in this location.

As the proposal does not relate to farm diversification, no alternative buildings are available for conversion to holiday lets instead of the new build roundhouses and it is not possible to comply with criteria ii). The proposal aims to renovate and bring life back into a local pub whilst supplementing it with an offer of conveniently located holiday accommodation nearby. Policy BSC12 Community Facilities states that 'the Council will support and encourage the retention and improvement of community facilities which provide an essential facility to support the sustainability of Denbighshire's communities'. The Explanatory Statement explains that the two business ventures are interlinked and the Phasing Plan states that the pub renovations would commence first, along with the access track and parking area to serve the pub. The pub is intended to be opened before the glamping units. It is considered reasonable to condition this Phasing Plan document to ensure that appropriate phasing controls are in place prior to occupation of the units.

Having regard to criteria iii) of the above Policy, a Business Case was submitted with the proposal. It includes a discussion on how the scheme would contribute to the local economy including an estimated guest spend in the locality based on an occupancy of 60%. The site will require maintenance and management which will create jobs for local people including the job creation through the reopening of the pub. Marketing is proposed over social media, a booking agent and website. The set up costs of the roundhouses alone are estimated to be up to £300,000. Representations have been noted which raise concerns over the true value to the rural economy a development of this size would bring and Officer's acknowledge that this has not been backed up by any specific evidence. However, the future benefits to the economy are difficult to quantify but on balance the reopening of the pub and provision of tourism accommodation would likely have some benefit to the local economy and community.

Nevertheless, should the units become no longer financially viable, a condition can be attached to any decision to ensure the units are removed from the land and the land is restored to a state fit for revegetation.

To conclude, the principle of holiday unit accommodation in this location is not considered to be unacceptable and in addition the proposal presents a very realistic opportunity for the pub to reopen. The proposal is therefore consider acceptable subject to an assessment of the localised impacts.

4.2.2 Loss of agricultural land

PPW 11 Section 3.58 and 3.59 obliges weight to be given to protecting land of grades 1, 2, and 3a quality in the Agricultural land Classification (ALC). PPW notes this land is considered to be the best and most versatile and justifies conservation as a finite resource for the future. It indicates that land of this quality should only be developed if there is an overriding need for the development, and either previously developed land or land of a lower grade is available, or available lower grade land has an

environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations.

Representations have been received raising concerns regarding the loss of high grade agricultural land.

Having regard to the loss of Grade 2 agricultural land, Officers consider that the size of the area which is proposed for development (1.2ha) which would account for 10.3% of the total field would not result in an unacceptable loss of agricultural land as the site could be returned to agricultural use should the use for holiday accommodation cease. The Justification statement claims that the project is low impact as the site is situated to one side of a field, adjacent to hedgerow boundaries and the units are proposed to be ground screwed into the ground. The sub base proposed for the access track and parking area is permeable and low impact as it can be easily removed if required. Officers consider it is likely that the ground could be returned to a state fit for revegetation should the use of the site cease and the land could be restored for agricultural purposes once again.

It is considered reasonable to ensure a condition of this nature is attached to any decision to ensure it is returned to agricultural use should the proposed use cease.

The proposal has been put forward as development in conjunction with the reopening of the Kinmel Arms Inn. Officers consider this to be an important local community asset which would have numerous community benefits and its reopening is supported. It is considered that the proposed development of the site for holiday purposes in connection with the reopening of the pub, would not be detrimental to the availability of best and most versatile agricultural land elsewhere and the proposal is considered to be justified in this instance.

4.2.3 Visual amenity including impact on 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.*'

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.

This reflects Planning Policy Wales 11 that which requires planning authorities should give great weight to conserving and enhancing the natural beauty of AONBs, and should have regard to the wildlife, cultural heritage and social and economic well-being of the areas. The special qualities of designated areas should be given weight in the development management process. Proposals in AONBs must be carefully assessed to ensure that their effects on those features which the designation is intended to protect are acceptable. The contribution that development makes to the sustainable management of the designated area must be considered.

Representations have been received raising visual amenity issues which include that the development is not appropriate in this location, will be obtrusive in the landscape and will be clearly seen from the Clwydian Range and the AONB.

Officers acknowledge that the location of the site is away from the existing development, however, it is considered that the proposal could be well integrated into the site through a comprehensive landscaping scheme which would provide adequate screening for the site from views from the east and road to the west. The proposal is for 5 large roundhouses to the north west side of a field against a hedge backdrop, it is not considered that the scale of the development would result in an unacceptable impact on the visual amenity of the area as the screening proposed would set the units into the site. More than 5 units or units spread over the wider field area may have an impact and Officers consider a condition should be attached to restrict the number of units permitted on the site.

The roundhouses are sited with a back drop of hedgerow and trees to the east and are proposed to be clad in a natural timber. Additional planting and landscaping is proposed between the units and along the new access track which would help integrate the site into the wider landscape. The shed and bike storage buildings are also proposed to be set back against the backdrop of hedge and are not considered to not raise any significant visual amenity concerns.

Having regard to the comments received, whilst it is acknowledged that the site is a distance away from any existing buildings, it is considered that, with sufficient screening and landscape arrangements, on balance, the proposal could be considered to be acceptable in this location in terms of visual amenity impacts and would not unacceptably harm the character of the setting of the AONB. It is considered reasonable that a condition is attached to any decision regarding further details of the landscaping, planting arrangements and external lighting to ensure that the development would not appear prominent in views into or out of the AONB, particularly to the eastern boundary and between the units.

It is considered that the scheme would not result in an unacceptable adverse visual impact due to the siting of the units within the field and the proposed landscape and screening arrangements. It is not considered that the development would have an unacceptable impact to the visual appearance and character of the area close to the AONB and the proposal is in general compliance with the tests contained within the DMM and Policy VOE2.

4.2.4 Residential amenity

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

Representations have been received raising residential amenity concerns. These included overlooking and loss of privacy concerns and impacts including noise, odour and light pollution from the site.

The nearest dwellings are located approximately 80m to the south east of the site including, Kinmel Farm, Rectory Cottage and Hen Dy'r Esgob with Cross Keys and Hafod Hedd located to the north west and north of the site approximately 100m away separated by fields and hedgerows.

With respect to comments received, it is not considered that overlooking or privacy issues would arise as a result of the development given the separation distances

between the properties and the site and the hedgerow boundaries which screen the site.

As the proposal is for 5 x 1 bed roundhouses, it is considered that the likely increase in vehicles coming to the site would be 5 and a minimum number of 5 couples occupying the site with the potential for an increase in numbers of people if the sofa beds are used for children or other guests, possibly up to 20 people. It is not considered that there would be an unacceptable noise generation at the site when it is at full capacity as a result of vehicle movements when considering the noise associated with the pub being brought back into use.

It is not considered that the level of activity associated with the proposed holiday accommodation units would result in a level of noise and disturbance to occupiers of nearby properties which would give rise to a reason for refusal in this regard. The Public Protection Officer has informally advised that noise nuisance is not usually associated with this type of development, however the granting of any planning permission would not preclude Public Protection from investigating should any complaints arise in the future.

Given the separation distances between the site and unrelated properties, it is not considered the proposal would result in an unacceptable impact to residential amenity. It is considered that an external lighting scheme should be submitted for approval to ensure that any impacts from light pollution can be managed to an acceptable level.

4.2.5 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.

Representations have been received on ecological grounds raising concerns over the impacts to the trees within the hedgerows and the lack of ecological enhancements.

A Preliminary Ecological Assessment (PEA) and protected species survey were submitted with the application.

The assessment identified the site comprised improved agricultural grassland with hedgerow with remnant earth banks and concluded that there was little suitable habitat available to support protected species. The hedgerows are tightly trimmed with a few mature trees included 3 mature oaks. The development includes proposals to increase biodiversity on the site by creating either a species-rich neutral grassland (haymeadow) or an annually-sown native mix suitable for pollinators; and also planting small groups of smaller native flowering and fruiting trees and shrubs around the development to benefit pollinators, birds and small mammals.

The Ecology Officer has reviewed the report and advised that further surveys were required. The submitted survey concluded there was no recent activity of protected species within the site, however recommended further surveys are carried out pre commencement and that the proposed works will retain the existing site boundaries and will have no direct impact on protected species providing precautions are taken during the construction element of the work. The Ecology Officer has recommended conditions are attached to ensure the recommendations in the report are carried out.

Section 6.4 of PPW 11 advises that all new developments should provide a biodiversity enhancement and it is considered reasonable to include appropriately worded conditions to any decision to ensure there are no negative impacts to protected species or the nature conservation value of the site, and all reasonable steps have been taken to maintain and enhance biodiversity. This can also include an external lighting scheme and ensuring the landscaping scheme delivers a net benefit for biodiversity.

4.2.6 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 initial proposal as submitted proposed the installation of a package treatment plant. NRW advised that the site was located within a sewered area and efforts should be made to connect to the existing public sewer or the proposal needs to be justified against the Drainage Circular.

The application was amended to include a connection to the foul public sewer to the front of the pub within the road and NRW's and Dwr Cymru/Welsh Water's response were awaited at the time of the report.

It is considered that surface water can likely be appropriately managed at the site given the field location. As the site involves a construction area of over 100sqm, SAB approval will be required to be obtained from the SAB approval body and a note to applicant will be included to remind the applicant of this duty.

4.2.7 Highways (including access and parking)

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

Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales 11 (PPW11) and TAN 18 – Transport, in support of sustainable development.

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

Representations have been received regarding highways related matters including the impacts of traffic generation from this development and others in the area, road safety on narrow roads without footpaths or cycle lanes and no safe access to public transport.

The proposed point of access for the development is to be provided at the location of the existing parking area for the Kinmel Arms Inn. This has been a previous established point of access and parking for frequenters of the Kinmel Arms. The proposal includes for the re-locating of this parking area to rear of the Kinmel Arms and the provision of a dedicated parking area on the site of the Rotunda Roundhouses. The access into the development is to be of sufficient width to accommodate the passing of two vehicles unobstructed. Whilst it is acknowledged there are limited footpaths along the lanes leading to the site, this is not uncommon for rural country lanes throughout the county leading to developments of a similar size.

The hardstanding proposed would be type 1 sub-base to allow for natural drainage which is considered to be acceptable. The holiday accommodation units require one space per unit which is in line with the advised 1 space per bedroom guidance adopted within the Parking Standards SPG relating to dwellings but is considered to be applicable here. It is expected that during times of full occupancy five vehicles will be present on site. It would not be unreasonable to assume that guests would leave in the morning to enjoy the local amenities and return in the evening. This would generate five vehicle movements in the morning and five in the evening at potential peak traffic times.

The Highways Officer has considered the proposal and has had regard to the scale of the proposed development, the existing highways network and the submitted highways details, and considers that the proposals would not have an unacceptable impact on the local highways network in terms of capacity.

The proposed access to the site is not considered unacceptable in this location and would provide additional parking for the pub preventing parking along the roadside during village/ pub events. With respect to the comments received, the anticipated vehicle movements to the roundhouses are not expected to raise unacceptable impacts on the highway network when considering the movements expected at the pub once reopened.

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

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

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

RECOMMENDATION: GRANT- subject to the following conditions:

1. The development to which this permission relates shall be begun no later 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) Existing Site Plan - Received 17 June 2022
 - (ii) Proposed Elevations, Floor Plans & Site Layout - Received 26 June 2022
 - (iii) Preliminary Ecological Appraisal (Emlyn Ecology, Dated 23 June 2023) - Received 23 June 2023
 - (iv) Planning Statement - Received 19 May 2023
 - (v) Proposed site plan - Received 26 June 2023
 - (vi) Existing parking provision block plan - Received 23 June 2023
 - (vii) Proposed Landscaping Scheme - Received 26 June 2023
 - (viii) Proposed foul drainage scheme- Received 26 June 2023
 - (ix) Explanatory Statement - Received 26 June 2023
 - (x) Business Case - Received 26 June 2023
 - (xi) Protected Species/Badger Survey (confidential) (Switch Ecology, dated 27 June 2023) - Received 30 June 2023
 - (xii) Development of Graded Agricultural Land Justification - Received 3 July 2023
 - (xiii) The Kinmel Arms and Associated Glamping site development Phasing (Z.Addison, dated 3/07/23) - Received 4 July 2023
3. The Rotunda Roundhouse holiday accommodation hereby approved shall be occupied for holiday purposes only and not as a person's sole or main place of residence. A record shall be kept of all occupiers of the units and shall be made available for inspection at the reasonable request of the Local Planning Authority. The information shall be made available for inspection at all reasonable times on written request from the Local Planning Authority.
4. Should the use of the site cease for holiday accommodation purposes, the Rotunda Roundhouses, car parking area and storage sheds 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.

5. The development shall only be implemented in accordance with the approved phasing contained within The Kinmel Arms & associated Glamping Site Development Phasing Plan (Z. Addison, dated 3/07/23) unless otherwise agreed in writing by the Local Planning Authority and development in connection with the specified phases shall not be permitted to commence until all the elements of the preceding phase have been completed and brought into use.
6. Notwithstanding the hereby approved plans and documents, none of the Rotunda Roundhouses hereby approved shall be brought into use until the Kinmel Arms Inn has completed its renovation and is operating/open to the public.
7. No more than 5 Rotunda Roundhouses, including any other types of holiday accommodation including caravans, camping tents and yurts shall be located within the application site at any time.
8. None of the Rotunda Roundhouses shall be permitted to be occupied until the access track and parking serving the site have been completed in accordance with the approved plans
9. Within three months of the commencement of development, a detailed scheme of hard and soft landscaping for the site shall be submitted to the Local Planning Authority for approval in writing. The scheme shall include details of:
 - i. proposed materials including finish and colour to be used on the paths, patio areas and other hard surfaced areas;
 - ii. proposed positions, design, materials and type of all boundary treatments including all fences and gates
 - iii. native species hedgerow planting to all bunds and boundaries including a mix of at least 7 species.
 - iv. details of the bin and recycling storage including materials, finish and colour
 - v. full details of all proposed tree (including recommended fruit trees) and shrub planting including species, maturity and timing of implementation and locations shown on plans
 - vi. details of wildflower areas including species mix and management
 - vii. details of the future management of all trees, hedgerows, plants and biodiversity enhancement measures installed on the site over a 25 year period
10. 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 all on site operations and rules for visitors to adhere to. The development shall proceed in line with the details as approved.
11. Notwithstanding the hereby approved plans and documents, the development shall not be brought into use 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.
12. The development hereby approved shall be carried out in strict accordance with the recommendations set out in Section 9 of the approved Preliminary Ecological Appraisal (Emlyn Ecology, dated 23/06/2023) and Section 5 of the Badger Survey (Switch Ecology, dated 27/06/2023).
13. All planting comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the commencement of development. Any hedges, trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in

the next planting season with others of similar size and species, unless otherwise agreed in writing.

14. No external lighting shall be permitted to be installed or operated on the site, including emergency/ security lighting, until the written approval of the Local Planning Authority has been obtained to details thereof, including a light mitigation strategy, with measures to reduce light spillage. The scheme shall be carried out strictly in accordance with the approved details and retained as such thereafter.
15. All trees and hedges to be retained (including those adjacent to the site) as part of the development hereby permitted shall be protected during site clearance in accordance with an a scheme to be agreed in writing by the Local Planning Authority prior to the commencement of development. No construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority.
16. None of the trees or hedgerows shown on the approved plans as being retained shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Any retained trees or hedgerow plants which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing with the Local Planning Authority, no later than the next planting season.

The reasons for the conditions are:

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. To ensure that the units are utilised for holiday accommodation purposes only in line with national and local planning policies.
4. In the interest of landscape and visual amenity
5. To ensure the progressive development of the site and that the Kinmel Arms Inn is brought back into use in conjunction with the approved holiday accommodation development.
6. To ensure the progressive development of the site and that the Kinmel Arms Inn is brought back into use in conjunction with the approved holiday accommodation development.
7. The extent of development is considered to represent the maximum acceptable to ensure the delivery of the Kinmel Arms reopening.
8. To ensure the units are served by adequate access and parking provision
9. In the interests of landscape and visual amenity and to maintain and enhance biodiversity
10. In the interests of visual amenity and to maintain and enhance biodiversity
11. In order to maintain and enhance biodiversity
12. In order to maintain and enhance biodiversity
13. In the interests of landscape and visual amenity
14. In order to maintain and enhance biodiversity
15. In the interest of visual amenity and enhancing the biodiversity of the area.
16. In the interests of visual and residential amenity