

01/2023/0231



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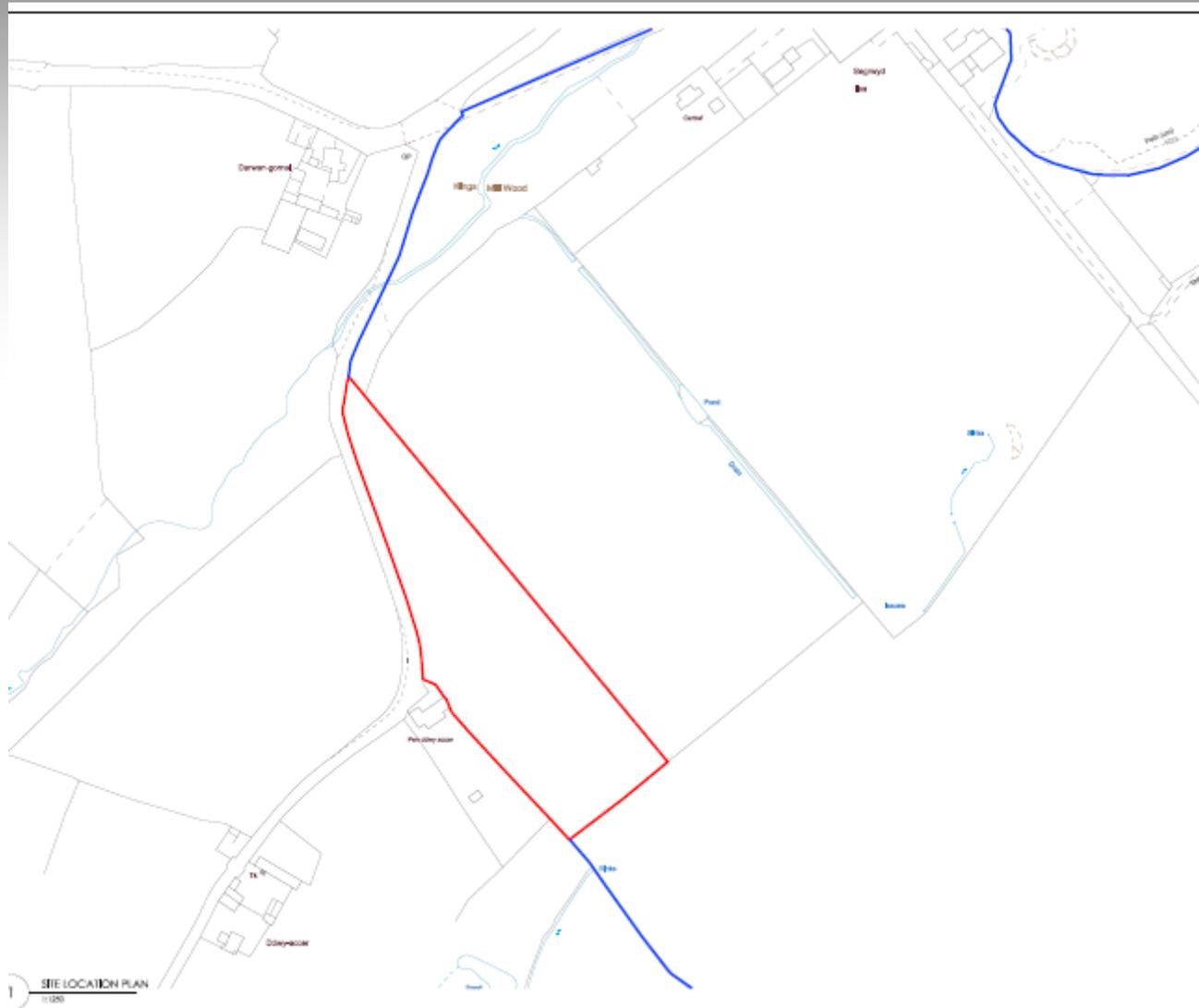
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01/2023/0231

**Land adj Pen Ddwy Accar, Lawnt,
Denbigh**

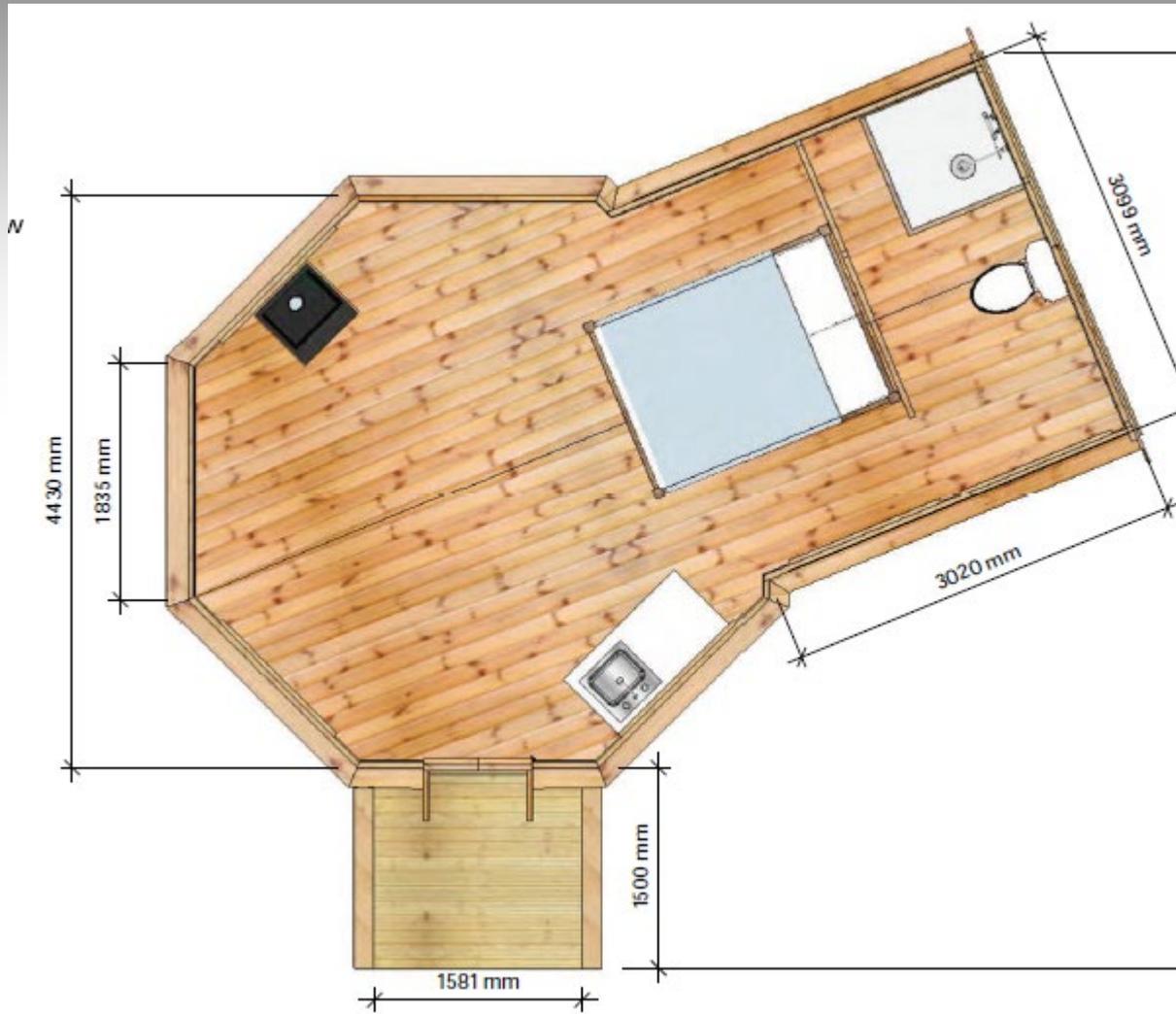
**Change of use of land by the siting of 2 no. timber cabins
for holiday let purposes, installation of septic tank,
landscaping, vehicular access, parking and associated
works**



Location plan



Proposed site plan



Proposed floor plan



Proposed elevations





Views within the site facing
north east and south east



View within the site towards Pen Ddwy Accar

View of the access
facing north



View from the
access facing
south west

WARD : Denbigh Caledfryn Henllan

WARD MEMBER(S): Cllr Pauline Edwards
Cllr Delyth Jones (c)
Cllr Geraint Lloyd Williams

APPLICATION NO: 01/2023/0231/ PF

PROPOSAL: Change of use of land by the siting of 2 no. timber cabins for holiday let purposes, installation of septic tanks, landscaping, vehicular access, parking and associated works

LOCATION: Land adjacent to Pen Ddwy Accar, Lawnt, Denbigh, LL16 4SU

APPLICANT: Mr Rhys Hooson

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 – 4 or more objections received
- Deferral from July Planning Committee.

CONSULTATION RESPONSES:
DENBIGH TOWN COUNCIL-
'No objection'.

NATURAL RESOURCES WALES

Additional information required.

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 and pollution prevention.

The developer has not submitted any porosity/percolation testing results. Nor are there calculations for the specific size of any proposed soakaway.

Applicants wishing to operate a private sewerage system will need *either* to apply to us for an environmental permit *or* register with us for an exemption from the permit requirement. Septic tanks and small sewage treatment works that meet certain criteria may be registered as exempt.

DWR CYMRU / WELSH WATER

The proposal intends utilising an alternative to mains drainage, seek advice from NRW and building regulations.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Traffic, Parking and Road Safety:

- Highways Officer-

"No objection.

Highways Officers have given consideration to the following elements of the proposals;

- *Capacity of existing network*
- *Site access*

The following information has been reviewed as part of the assessment of the proposals;

- Design and Access Statement
- Site Plans

The application site as existing has no direct access from the local highway network. Alterations will be required for the provision of a suitable access. As part of the development, a new access point is proposed from the public road (B4501). In the applicant's submission, they have stated that this location has been chosen to ensure maximum visibility from each of the existing road corners. This is evident from the Proposed Site Plan. The site access will be located approximately 95m from the Northern corner and 50m from the Southern corner. Whilst the road is subject to a maximum speed limit of 60mph, it is highly unlikely that these speeds can be achieved on a relatively narrow and low trafficked country lane. The access point shown is to be approximately 5m wide with splayed post and rail timber fencing not exceeding 1.1m in height thus not reducing the visibility for exiting vehicles. The access is shown to be of sufficient width to accommodate the passing of two vehicles unobstructed. This type of access arrangement is not uncommon for access onto a country lane. 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.

A timber gate is to be installed at the site entrance, shown on the Proposed Site Plan to open inwards. The location of the gates appear to be approximately 5m from the edge of the highway, which would accommodate one vehicle to stop clear of the highway if the access gate was closed. A hardstanding is illustrated within the site to accommodate the parking of 4 vehicles along with sufficient space for the turning of vehicles to ensure exiting of the site can be carried out in a forward gear.

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 subject to appropriate conditional controls."

- Public Protection Officer-
Informally advised that this isn't the sort of development that has historically raised noise complaints and there would be no requirement for a noise impact assessment to be submitted. The applicant may want to surround the hot tubs with substantial fences that would act as a solid noise barrier.

Please note, the granting of planning permission does not preclude the Public Protection Department from carrying out a formal investigation should a statutory nuisance complaint be received in the future.
- Ecology Officer
No objection providing conditions are attached to ensure there are no negative impacts on protected species or the nature conservation value of the site. Recommend conditions are attached around the submission of a biodiversity enhancement scheme, ensuring that all works take place outside of bird nesting season, an external lighting scheme is submitted for approval and a detailed landscaping scheme is submitted ensuring all trees and hedges to be retained are protected during site clearance.
- Drainage Officer
SAB approval required.
- Tree Specialist-
The site clearly has mature trees and whilst the application is only for two holiday pods I still consider that a BS5837:2012 tree survey is necessary with an accompanying

Arboricultural Impact Assessment. An Arboricultural Method Statement will only be necessary if the AIA finds that trees will be affected.

RE-CONSULTATION RESPONSES:

Following the submission of percolation test results and Arboricultural Impact Assessment submitted.

NATURAL RESOURCES WALES

“We continue to have 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, pollution prevention and European Protected Species. If this information is not provided, we would object to this planning application.”

- Tree Specialist-

The information provided is sufficient. The trees to come out are for arboricultural reasons and not for development reasons. The layout is acceptable.

The tree report includes an Arboricultural Method Statement and whilst it is a little ambiguous in places, taking into account, the nature of the development I do not think it is necessary to require more precise details. A planning condition should require the development to be carried out in accordance with the Arboricultural Impact Assessment.

RECONSULTATION RESPONSES:

Following the submission of percolation test results, updated ecology report and foul drainage details submitted.

NATURAL RESOURCES WALES

Foul drainage

Having considered the contents of percolation test results dated 03/9/2023, we raise no further concerns regarding this matter. However, if a private drainage solution is to be progressed, the Applicant will need to apply for an Environmental Permit.

Pollution prevention

Now hot tubs have been removed, no concerns regarding drainage arrangements.

European Protected Species

The Ecology report identifies bats may be using the application site. The mature trees could support features that could be used by bats to roost. The additional ecological report confirms no further works to any of the trees and therefore raise no objection in relation to protected species. Appropriate lighting arrangements should be secured.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Ecology Officer-

No objection providing conditions are attached to ensure there are no negative impacts on protected species or the nature conservation value of the site. Recommend conditions are attached around the submission of a biodiversity enhancement scheme, ensuring that all works take place outside of bird nesting season, an external lighting scheme is submitted for approval and a detailed landscaping scheme is submitted ensuring all trees and hedges to be retained are protected during site clearance and details of the future management of all trees (existing and proposed) is included.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Paul Davies and Natalie Pollard Cartref, Lawnt, Denbigh

Gerwyn Lloyd, Coed Derw, Lawnt, Denbigh

Arwyn Lloyd, Geraint and Gwenfyl Lloyd, Derwen Gornel, Lawnt, Denbigh

Kathryn Jones, Penddwy Accar, Denbigh

Helen a Iorwerth Jones, 13 Ffordd Thomas Gee, Denbigh

Sian Vaughan Jones, 72 Trewen, Denbigh

Summary of planning based representations in objection:

Principle

New static caravan sites not permitted PSE12

Visual amenity

Location not suitable as its on the top of a hill with direct views to properties below and walkers using the footpaths passing Segrwyd Isa.

Prominent location and will stand out and be visible for a great distance.

Alternative sites nearer to the farm would be more suitable and less obtrusive.

Extensive screening required to separate the site from the agricultural land not in line with the SPG guidance

Residential amenity

Noise concerns being within 200m of nearby properties

Other sites across the farm should be considered

Elevated site and noise travels

Hot tubs will generate noise outdoors.

Privacy impacts from overlooking

Lack of foliage in winter will raise more overlooking concerns

Disturbance from visitors lost trying to find the site, already occurs.

Overlooked by adjacent property

Highways Impacts

The site is off the B4501 which is a national speed limit road

The main road is steep and narrow and has blind corners either side of the entrance where the wall and hedge will be retained.

Site not served by footpaths or cycle ways and narrow roads are a hazard for pedestrians/ cyclists

Access not suitable for more vehicle use

No street lighting on this road B4501

No public transport or reasonable walking distance from- car access only

In support

Representations received from:

Marian Hooson, 115 Garden Lane, Chester

Tracie Hope, 22 Brussels Road, Stockport

Summary of planning-based representations in support:

Similar businesses in the area and will bring additional benefits to local business through tourism and employment opportunity in the area.

The cabins are small scale and would not cause disruption to immediate neighbours

Farm diversification scheme should be supported to generate income for the farm

Location does not impact farm operations and will regenerate the land which is currently neglected.

Additional planting will reduce visual impacts and noise.

EXPIRY DATE OF APPLICATION: 28/05/2023

EXTENSION OF TIME AGREED: 10/11/2023

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
- Deferral by Planning Committee Members
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks permission for the change of use of land by the siting of 2 no. timber cabins for holiday let purposes, installation of septic tanks, landscaping, vehicular access, parking and associated works at land adjacent to Pen Ddwy Accar in connection with Segrwyd Isa farm, Lawnt, Denbigh.
- 1.1.2 The units are to be fixed to a timber base piled into the ground and would be located within the site approximately 51m from each other. A car park for 4 vehicles is proposed near the new entrance into the site including turning area and bin store.
- 1.1.3 The units would have a round hipped roof to a height of 3.7m and lower pitched roof height of 3m. A front porch is proposed along with open plan kitchen/living/dining and separate shower room and toilet. The total footprint of the units would measure 20sqm.
- 1.1.4 An internal log burner is proposed within the cabins.
- 1.1.5 The cabins are accessed from the gravel car park via a permeable footpath.
- 1.1.6 Soft landscaping is proposed including native species hedgerow to the north east boundary to demark from the agricultural field, tree planting, wildflower meadow planting and ornamental and native shrub planting.
- 1.1.7 Low level bollard style lighting is proposed around the paths.

1.2 Other relevant information/supporting documents in the application

- 1.2.1 Design and access statement, business case, Preliminary Ecological Appraisal, Tree Survey and Arboricultural Impact Assessment, percolation test results, foul drainage details.

1.3 Description of site and surroundings

- 1.3.1 The total site area measures 1.16ha and comprises a number of mature trees within an area of the field which is used for grazing.
- 1.3.2 The site is bound by a stone wall to the west and southern boundaries. The site is open to the east towards the larger managed field. There are a number of mature trees within the site and the site has previously been used for grazing.

1.4 Relevant planning constraints/considerations

- 1.4.1 The site is located outside of the Denbigh Development Boundary and is considered to be in the open countryside for planning purposes.

1.4.2 The site is located on Grade 3a land according to the Welsh Government Predictive Agricultural Land Classification.

1.5 Relevant planning history

1.5.1 Application deferred from July Planning Committee due to late objection raised by NRW.

1.6 Developments/changes since the original submission

1.6.1 Tree survey, Arboricultural Impact Assessment, ecological survey addendum statement received, percolation test results and foul drainage details submitted.

1.7 Other relevant background information

1.7.1 Addendum Report

The application was subject to a Site Inspection Panel meeting at 10.50am on Friday 14/07/2023.

In attendance were:

CHAIR – Councillor Mark Young (noted that Cllr Young had to depart early and handed control of the meeting to Councillor Merfyn Parry to close the meeting).

VICE CHAIR – Apologies sent.

LOCAL MEMBER – Councillor's Delyth Jones, Pauline Edwards and Geraint Lloyd-Williams

GROUP MEMBERS –

Green Group – No representative, apologies sent

Independent Group – Councillor Merfyn Parry

Labour group – represented by Councillor Alan James

Plaid Cymru Group – represented by Councillor Delyth Jones

COMMUNITY COUNCIL – Councillor Alan Ashworth

The Officers present were Paul Griffin and Luci Mayall (Development Management).

The reason for calling the site panel was to allow opportunity to view the site and to appreciate material planning issues raised by the neighbours.

At the Site Inspection panel meeting, Members considered the following matters:

1. The basis of the application for the siting of two timber cabins for holiday let purposes, installation of septic tanks, landscaping, vehicular access and parking.
2. The proposed layout, size and scale of the units and relationship with nearby properties.
3. Representations received and other issues arising in relation to the application.

In relation to the matters outlined:

1. Members viewed the site from the farm to the north and walked across the fields to the application site. Officers outlined the application proposals which involved the siting of two small scale, 1 bed, chalet type units within the trees, including the vehicular access, parking area and landscaping arrangements.

2. The site panel was informed of the relevant material planning concerns raised by neighbours. Objections to the development had been received on the grounds of the impact to residential amenity by reason of noise and overlooking, visual amenity concerns and highways impacts.

3. Members observed the entire site and noted the locations of mature trees as shown on the plans.

4. Members viewed the proposed location of both cabin units within the site in relation to the existing mature trees. They also noted the separation distance of the proposed cabin units from Pen Ddwy Accar and other nearby properties. Members also noted

the intended location for additional hedgerow planting along with the location of the vehicular access and parking arrangements.

5. Members queried the location of the proposed septic tanks and associated soakaway's as shown on the submitted plans.

6. Members viewed the potential impacts of the development on the side elevation window of Pen Ddwy Accar which is close to the application site boundary. Members noted the location of the limited proposed windows on the cabins and their relationship to the nearby dwelling.

7. Members discussed the potential for relocating Cabin A over to the north out of the line of sight from the window of Pen Ddwy Accar. Members also noted the overhead cable above the site. Officers described the location of the proposed new hedgerow separating the cabins and the other intended landscaping arrangements on the site. Members queried the type and maturity of the hedge to be planted and Officers advised that a detailed landscaping condition is included with the Officer's recommendation.

1.7.2 Late representations were received from NRW raising concerns on the foul drainage scheme, potential for pollution from the hot tubs and works to trees which required bat surveys. The application was subsequently deferred to the next Planning Committee by Members to allow further information to be submitted to address these concerns.

1.7.3 The proposed woodfired hot tubs have since been removed from the scheme, updated percolation test results were submitted and no works are proposed to take place to the trees negating the requirement for further bat surveys at this time.

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 PSE5 – Rural economy

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

Policy PSE14 – Outdoor activity tourism

Policy VOE5 – Conservation of natural resources

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Access For All

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Caravans, Chalets & Camping

Supplementary Planning Guidance Note: Trees & Landscaping

Government Policy / Guidance

Planning Policy Wales (Edition 11) February 2021

Development Control Manual November 2016

Future Wales – The National Plan 2040

Technical Advice Notes

TAN 5 Nature Conservation and Planning (2009)

TAN 6 Planning for Sustainable Rural Communities (2010)

TAN 12 Design (2016)
TAN 13 Tourism (1997)
TAN 18 Transport (2007)

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned.

The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 11 (February 2021) and other relevant legislation.

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

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

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

The following paragraphs in Section 4 of the report therefore refer to all statutory requirements, policies and material planning considerations which are considered to be of relevance to the proposal.

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

- 4.1.1 Principle
- 4.1.2 Impact on best and most versatile Agricultural land
- 4.1.3 Visual amenity
- 4.1.4 Residential amenity
- 4.1.5 Ecology and trees
- 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.”*

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

Concerns have been raised that the principle of development is not acceptable as Policy PSE12 does not permit new static caravan sites.

The Planning Statement submitted with the application states that proposal is a farm diversification scheme and would provide stability for the family and farm business. The proposal is intended to support and diversify the contribution to the rural economy in the area and the proposed units are stated to be a valuable addition to the farm business located on an unused piece of land connected to the farm and would help to provide a positive impact on the local economy including the nearby pubs and restaurants and attractions.

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

Having regard to relevant Local Development Plan Policies, Policy PSE 12 relates to chalets, static/touring caravans and camping sites and allows for the environmental improvement of existing sites but does not allow any new static caravan sites to be created, however it states that proposals for new sites involving holiday accommodation which sustain the rural economy will be supported subject to the criteria in policy PSE5 being met. Officers are of the opinion that the proposed units would meet the definition of a caravan due to the fact that they are of a size and scale which is likely to be capable of being moved once sited on the land. It is therefore considered that the units meet the definition of a caravan and Policy PSE12 would apply in this case.

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

- (i) *the site is small in scale and proportionate to its location, particularly within and adjoining the Area of Outstanding Natural Beauty or Area of Outstanding*

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

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

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

The proposal is for the siting of 2 holiday pod units on land which is adjacent to managed agricultural fields in connection with Segrwyd Isa farm, Lawnt. The land is unused by the farm and has a number of mature trees within it. The number of proposed units is considered to be small scale and proportionate to its location within the parcel of land outside of the main field. The proposal is not considered to represent an overconcentration of similar sites in the locality as each site has different characteristics and offers a different experience to visitors, no one site is the same. The units are not considered to be an obtrusive form of development and would provide a large biodiversity enhancement to the wider site through the extensive planting and landscaping proposed. The proposal put forward is of a high quality and well thought out design and will significantly enhance the biodiversity of the area.

The Planning statement describes that the site is well situated in relation to reinforcing and expanding the tourism offer in line with Policy PSE14 in connection to the outdoor activity sector as it would complement the extensive outdoor pursuits available within the local area. The proposal is not directly linked to a specific outdoor activity, and as such, Officers are of the opinion that Policy PSE14 is not directly relevant to the assessment of the proposal. Officers instead consider that the relevant policy is ‘Policy PSE5 - Rural Economy’.

Policy PSE 5 states that:

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

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

The justification to Policy PSE 5 establishes the need to sustain rural employment throughout the County is recognised and relevant considerations relating to sustainability and minimising environmental concerns are identified. Having regard to criteria i) the appropriateness of the scale and nature of the proposal is not considered to be unacceptable in this location. The site is on land in association with the Segrwyd Isa Farm complex and is not managed for agricultural use as it cannot be ploughed due to the constraints and trees on the site. It is acknowledged that the site is a distance away from the main farm complex, however, the small-scale nature of the site is not considered to be detrimental to the nature of location.

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

To conclude, it is acknowledged that there is some conflict with Policy PSE 12, but that there is also support for the proposal from Policy PSE 5. Assessing the principle of development in this instance is a matter which requires a balanced view to be taken between compliance with policy and an assessment of the impacts of the proposal. Noting the reasoned justification of Policy PSE12 and the support from Policy PSE 5, Officers consider the principle of a small-scale holiday unit accommodation as part of a farm diversification scheme in this location to be unacceptable, subject to an assessment of the localised impacts.

4.2.2 Impact on best and most versatile Agricultural land

Planning Policy Wales (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 11 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.

The application site is located within land of Grade 3a which is good quality agricultural land as defined by the Welsh Government Predictive Agricultural Land Classification.

The site area measures 1.16ha in size and involves the siting of two holiday pods with a footprint of 20sqm each including parking area, landscaping and access paths. The land is not currently used for farming practices due to its topography and numerous mature trees present. No justification has been provided on the loss of this land and why there is an overriding need for the development, other than the camping business is part of a farm diversification proposal. However, as the units are proposed to be sited on the land and are of a scale which are capable of being moved, Officers consider that the loss of this small area of land which is currently not used for agricultural purposes despite being part of the farm, is not unacceptable and could be suitably returned to a condition fit for vegetation. It is considered reasonable to attach a condition to any decision to ensure this is undertaken should the use of the site for holiday accommodation cease.

4.2.3 Visual amenity

The Development Management Manual (DMM) advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on

the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The visual amenity and landscape impacts of development should therefore be regarded as a potential material consideration.

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

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

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

Representations have been receiving raising visual amenity concerns over the impact siting of the units in a prominent location which will be visible for a great distance. Representations also suggest there are alternative sites near to the farm which would be more suitable and less obtrusive.

The proposal involves the siting of 2 small scale holiday accommodation units within an area of land not currently used for agricultural purposes due to the presence of a number of mature trees restricting its ability to be managed for monocultures. The land directly adjacent to the site is used for crops and is extensively managed for agricultural purposes. The site slopes up to the west and contains standalone trees with little scrub or vegetation below the canopies.

The layout of the 2 units involves them staggered into the sloping site set at a distance of approximately 50m from each other. They are situated closer to the east boundary which is at a much lower level than the property to the west and they face onto the open farmland and Segrwyd Isa which is approximately 300m away. Whilst it is acknowledged that ideally farm diversification schemes such as this should be located close to existing development, the Location Choice Statement submitted by the applicant clearly explains why the site was chosen for the scheme and why siting the units closer to the farm would interfere with the operations taking place daily at the farm complex. The site was chosen as it could provide a safe access for guests without them having to come through the main farm lane which is busy and dangerous and utilities could be provided the site without extensive cables or pipes. The proposed site is an area of land which is not used for agricultural purposes and would offer visitors a secluded rural experience whilst providing additional income for

the farm. The site is not considered to be situated in a prominent location given the back drop of trees and the fact there is already a dwelling located to the immediate west of the site. The units are very small scale and would be integrated well into the site through the extensive landscaping which has been proposed.

With respect to the representations received regarding the site being an exposed and prominent location, the Caravans, Chalets and Camping SPG states that '*proposals should be sited so as to avoid skylines, prominent hillsides or exposed sites*'. It is not considered that the units would be sited on a skyline or on a prominent or exposed site due to the back drop of trees and landscaping. The proposed landscaping arrangements would further integrate the units into the slope rather than provide a screen for the units. The proposal involves extensive landscaping which will enhance the visual appearance of the site whilst creating important habitats and opportunities for a range of wildlife. Currently the site has limited biodiversity value except for the mature trees and deadwood and the additional shrub and hedgerow planting will provide a large biodiversity enhancement for the local area.

The design of the units involve a front canopy entrance and circular central space with outdoor decking for a woodfired hot tub. The small scale nature of the units and the limited windows on them would reduce the amount of internal light spill which could cause harm to the landscape or nearby occupiers. No external lighting scheme has been submitted with the application and Officers consider it reasonable to attach a condition to any decision to ensure that any new lighting to the footpaths or emergency/security lighting for each unit is strictly controlled.

Overall, subject to the imposition of conditions controlling the details of the external lighting scheme and ensuring a more detailed hard and soft landscaping scheme is submitted for approval including details about how it will be maintained into the future, Officers consider that the scheme would not result in any unacceptable visual amenity impacts to the character of the area.

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 made regarding residential amenity issues such overlooking concerns and noise generation from the occupiers of the units.

The nearest dwelling to the site lies to the immediate west, Pen Dwy Accar. Its side elevation abuts the boundary of the application site and is orientated north to south with a large garden to the rear. The site is bound by a stone wall and a number of trees help to screen the property from views from the east.

It is noted that other objections on overlooking and noise grounds have been submitted by occupiers of properties located a distance away from the site including Derwen Gornel approximately 220m away, Cartref located approximately 270m away, and Coed Derw approximately 500m to the north of one of the units.

Regarding the comments received raising overlooking concerns, it is noted the proposal involves extensive landscaping as part of the scheme which helps integrate the units into the site and provides a biodiversity enhancement. The site is separated from the properties to the north by the road, hedgerows, open farmland, and mature trees within the site. Officers do not consider that the proposed units would raise unacceptable overlooking or privacy concerns to the occupiers of nearby properties.

The Public Protection Officer has advised that this is not the type or scale of development that results in noise complaints being made and there is no requirement for a noise impact assessment to be submitted. The scheme is likely to generate a maximum of 4 visitors at any one time due to the units only having a single bedroom. The Public Protection Officer has advised that screen fences around the hot tub areas may act as a noise barrier. The most affected neighbour is likely to be Pen Ddwy Accar due to the proximity of the units. Officers consider it reasonable to impose a planning condition which requires the detail of screen fences to be submitted for approval and secure the erection of those fences prior to the use commencing to ensure the residential amenity of the occupiers of the nearby dwelling are protected as much as possible.

As the proposals are for 2 x 1 bed units it is considered that the likely increase in vehicles coming to the site would be 2 with an occupancy of 4 people. It is unlikely that the traffic generation from the site would not result unacceptable impacts to other users of the road or an unacceptable level of disturbance to occupants of neighbouring properties.

Limited details regarding external lighting has been proposed with no lighting included on the units. Bollard lighting 0.5m high along the paths is proposed but no details of the specification have been provided. The units contain small windows and a canopy area over the front door. It is not considered the internal light spill would impact unacceptably on the residential amenity of the nearby occupiers. Officers consider it reasonable to ensure an external lighting scheme is submitted for approval by the Local Planning Authority to control the lighting on the units and to the outside hot tub area to ensure this does not impact unacceptably on nearby properties or nocturnal wildlife.

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

4.2.5 Ecology and trees

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

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

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

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned,

and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The ecological impacts of development should therefore be regarded as a potential material consideration.

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

The PEA survey identified the main ecological interest for the site is the mature trees, deadwood and the boundary hedgerow. In terms of recommendations in the report, it was advised that the woodland area/scattered trees should be fenced out (with an access gate) from the adjacent field to prevent any future grazing and to allow an understorey/ground flora to develop. Some additional tree planting can take place within the open areas of grassland to enhance the site, species should include beech *Fagus sylvatica*, hawthorn *Crataegus monogyna*, holly *Ilex aquifolium*, hazel *Coryllus avellana*, field maple *Acer campestre* and English oak *Quercus robur*. All large sections of deadwood/timber should be retained on the ground for the benefit of invertebrates.

As additional enhancement measures, the Ecology report recommended 2 schwegler bat boxes to be placed on suitable mature trees facing south or west, 4 vivaro pro bird nest boxes to the north and east trees and 2 swift bricks per unit to be installed on the north elevation. It also made recommendations regarding an external lighting scheme ensuring a low luminance and no upward directional lighting.

The County Ecologist has reviewed the details in the PEA and has advised that they raise no objections, but recommend conditions should be attached to any decision including, the submission of a biodiversity enhancement scheme, ensuring that all works take place outside of bird nesting season, an external lighting scheme is submitted for approval and a detailed landscaping scheme is submitted ensuring all trees and hedges to be retained are protected during site clearance.

Representations were initially received from NRW raising concerns regarding the impact to protected species as a result of the proposed tree works included within the Arboricultural Impact Assessment, as the mature trees on the site have the potential to support roosting features for bats. They recommended a bat inspection of each tree would be required for any felling or management works to assess the potential to support roosting bats.

The locations of the units are outside the root protection areas of the adjacent trees. It was recommended in the Arboricultural Impact Assessment to fell 3 trees and a crown reduction to 1 tree, including the removal of dead, diseased branches on a number of other trees for maintenance purposes. The Tree Specialist has advised that the trees to come out are for arboricultural reasons and not for development reasons and the layout is acceptable from an arboricultural impact perspective. They have recommended a condition is attached to any decision to ensure the works are carried out in accordance with the Arboricultural Impact Assessment.

An Ecological Report Addendum was submitted which stated that there would be no immediate works to trees and no bat inspection surveys were subsequently submitted. NRW therefore raised no objection to the proposals.

Having regard to the previous advice provided by NRW, Officers consider it reasonable to condition that no works take place to the trees without prior approval from the Local Planning Authority, which would include the submission of a bat inspection for each tree to demonstrate there would be no negative impacts to any protected species.

Officers have assessed the contents of the PEA and Arboricultural Impact Assessment and the advice provided by the Ecologist and NRW and consider that appropriately worded conditions should be attached to any decision to ensure that there are no negative impacts on protected species or the nature conservation value of the site, and all reasonable steps have been taken to maintain and enhance biodiversity as required by Section 6.4 of Planning Policy Wales, Edition 11.

4.2.6 Drainage (including flooding)

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

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

The proposal involves the installation of a septic tank per unit. Percolation test results have been provided in response to NRW's initial comments. NRW have raised no objection to the foul drainage arrangements and have advised that now the hot tubs have been removed from the scheme, they have no further concerns regarding the potential for pollution.

The Drainage Officer has advised that SAB approval from the SUDS Approval Body will be required due to the construction area being over 100sqm. A note to applicant will be attached to any decision 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.

Concerns have been raised by neighbours regarding the steepness and narrowness of the lane and the additional volume of traffic using the lane as generated by the new proposal. The road is not served by footpaths or cycle ways and there are no streetlights. Public transport is a distance away from the site.

The site is proposed to be served by a new access off the B4501 to the south of the existing access into Pen Ddwy Accar and has been selected to provide the maximum visibility from both directions. It would involve removing a section of stone wall and

levelling into the site. Car parking for 2 vehicles plus 2 disabled spaces are proposed with turning space within the site. A pedestrian track is proposed through the centre of the site to each unit.

The Highway Officer has raised no objection to the proposal and has advised that whilst the road is subject to a maximum speed limit of 60mph, it is highly unlikely that these speeds can be achieved on a relatively narrow and low trafficked country lane. The access point shown is to be approximately 5m wide with splayed post and rail timber fencing not exceeding 1.1m in height thus not reducing the visibility for exiting vehicles. The access is shown to be of sufficient width to accommodate the passing of two vehicles unobstructed. This type of access arrangement is not uncommon for access onto a country lane. 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.

A timber gate is to be installed at the site entrance, shown on the Proposed Site Plan to open inwards. The location of the gates appear to be approximately 5m from the edge of the highway, which would accommodate one vehicle to stop clear of the highway if the access gate was closed. A hardstanding is illustrated within the site to accommodate the parking of 4 vehicles along with sufficient space for the turning of vehicles to ensure exiting of the site can be carried out in a forward gear.

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

Having regard to the advice provided by the Highways Officer above, taking into consideration the capacity of the existing highway network and the site access proposals, the proposal would not have an unacceptable impact on the highway network subject to appropriate conditional controls.

Other matters

Well – being of Future Generations (Wales) Act 2015

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

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

5. SUMMARY AND CONCLUSIONS:

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

RECOMMENDATION: GRANT- subject to the following conditions:

1. The development to which this permission relates shall be begun no later than 8th November 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 plans and elevations received 31 March 2023
 - (ii) Existing site plan (Drawing No. AL-10-001-P1) received 31 March 2023
 - (iii) Proposed site plan (Drawing No. AL-20-001-P7) received 19 September 2023
 - (iv) Location plan (Drawing No. AL-00-001-P1) received 31 March 2023
 - (v) Septic tank details received 31 March 2023
 - (vi) Ecological Assessment (Clwydian Ecology, dated 22/02/2023) received 19 September 2023
 - (vii) Cofnod Environmental Information Search (dated 24/02/2023) received 5 May 2023
 - (viii) Location Choice Statement- received 16 May 2023
 - (ix) Tree Constraints Plan (Drawing No 13652 Rev 01) - received 16 June 2023
 - (x) ACR Appendix 1 - received 16 June 2023
 - (xi) Arboricultural Impact Assessment with Tree Protection Measures (Tyrer Ecological Consultants Ltd, dated June 2023) - received 22 June 2023
 - (xii) Percolation Test Results (Rhys Hooson) - received 28 June 2023
 - (xiii) Drainage Layout Plan - Cabin A (Drawing No. AL-52-001-P2) received 19 September 2023
 - (xiv) Drainage Layout Plan - Cabin A (Drawing No. AL-52-002-P2) received 19 September 2023
 - (xv) Ecological Assessment Addendum (Clwydian Ecology, dated 16/09/2023) received 19 September 2023
3. The holiday units hereby approved shall be occupied for holiday purposes only and not as a person's sole or main place of residence. A record shall be kept of all occupiers of the units and shall be made available for inspection at the reasonable request of the Local Planning Authority. The information shall be made available for inspection at all reasonable times on written request from the Local Planning Authority.
4. Notwithstanding the hereby approved plans, the development shall proceed in strict accordance with the Tree Protection Plan (Drawing 2) and the Arboricultural Method Statement detailed in Sections 4.2, 4.3 and 4.4 of the approved Arboricultural Impact Assessment with Tree Protection Measures (Tyrer Ecological Consultants Ltd, dated June 2023).
5. Notwithstanding the recommendations set out in the Arboricultural Impact Assessment (Tyrer Consultants Ltd, dated June 2023), no tree shall be lopped, topped or felled without prior written approval of the Local Planning Authority
6. Notwithstanding the hereby approved plans and documents, prior to the commencement of development or any site clearance, a detailed scheme of hard and soft landscaping shall be submitted to the Local Planning Authority for approval in writing. The scheme shall include details of:
 - (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.
 - (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting.
 - (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas.

(d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform.
(e) proposed positions, design, materials and type of boundary treatments.
(f) the timing of the implementation of the planting and landscaping scheme
(g) the future management of all trees, hedgerows, plants and biodiversity enhancement measures installed on the site over a 25 year period
(h) details of minor artefacts and structures including any furniture, bin/recycling store or other storage units and screen fencing. The scheme shall proceed in strict accordance with the approved details.

7. Notwithstanding the hereby approved plans and documents, within 3 months of the commencement of development, a detailed Site Management Plan shall be submitted to the Local Planning Authority for approval in writing. This shall include details of site operations and all rules for visitors to adhere to. The scheme shall proceed in strict accordance with the approved details.
8. All planting comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the commencement of development. 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.
9. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority.
10. Notwithstanding the hereby approved plans and documents, the units 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.
11. No external lighting shall be permitted to be installed externally on or around the the units or operated elsewhere 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 onto foraging habitats for bats. The scheme shall be carried out strictly in accordance with the approved details.
12. Should the use of the site cease for holiday accommodation purposes, all units shall be removed from the land within 6 months of the date of the cessation of the use and the land shall be restored in accordance with a scheme of land restoration to be submitted in writing to the Local Planning Authority within 6 months of the cessation of the use. The scheme of land restoration shall include details of the timing of restoration, and the restoration shall proceed in accordance with those approved details.

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. To maintain and enhance biodiversity
5. To maintain and enhance biodiversity
6. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development
7. In the interests of residential and visual amenity
8. In the interests of visual amenity and to maintain and enhance biodiversity
9. In the interests of visual amenity and to maintain and enhance biodiversity
10. To maintain and enhance biodiversity.
11. In the interest of residential amenity and to ensure the favourable conservation status of protected bat species.
12. In the interest of landscape and visual amenity