

**Application Number:** DM/2019/00463

**Proposal:** Change of use of woodland to archery club including the erection of a timber building

**Address:** Woodland to the east of Tredilion Market Garden and north of Elms Lane, Wernddu Road, Llantilio Pertholey, Monmouthshire

**Applicant:** Mr. Nigel Williams

**RECOMMENDATION: Approve**

Case Officer: Mrs. Alison Pankhurst

Date Valid: 03.04.2019

**This application is presented to Planning Committee due to the agent having a close relative who is a Development Management Officer of the Council**

**1.1 APPLICATION DETAILS**

1.2 This is a retrospective application for the change of use of an area of woodland approximately 4 acres east of Tredilion Market Garden and north of Elms Lane, Abergavenny. The site is also used for a number of other developments such as residential dwellings, holiday lets, caravan storage and industrial units.

1.3 The development includes the siting of a timber building measuring 7m x 7m x 2.3m (at rear) and 2.5m (at front) and is used for storage of equipment and a refreshment area. The change of use involves the siting of mobile targets within the enclosed area of woodland for archery practice and the holding of an archery club on a leisure basis. All targets are moveable and not permanently fixed to the ground. The site is used by adults and children who are members of the archery club.

1.4 Parking at the site is via an existing area of hardstanding adjacent to the holiday cottages which are owned by the landowner of the farm and woodland. Club members park their vehicles and walk across the fields to the woodlands.

**2.0 RELEVANT PLANNING HISTORY (if any)**

<b>Reference Number</b>	<b>Description</b>	<b>Decision</b>	<b>Decision Date</b>
DM/2019/00463	Change of use of woodland to archery club including the erection of a timber building.	Pending Determination	

### **3.0 LOCAL DEVELOPMENT PLAN POLICIES**

#### **Strategic Policies**

S13 LDP Landscape, Green Infrastructure and the Natural Environment  
S17 LDP Place Making and Design

#### **Development Management Policies**

DES1 LDP General Design Considerations  
EP1 LDP Amenity and Environmental Protection  
LC1 LDP New Built Development in the Open Countryside  
RE6 LDP Provision of Recreation, Tourism and Leisure Facilities in Open Countryside

### **4.0 NATIONAL PLANNING POLICY**

#### **Planning Policy Wales (PPW) Edition 10**

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well being, creating prosperity for all.

### **5.0 REPRESENTATIONS**

#### **5.1 Consultation Replies**

**Llantilio Pertholey Community Council** - no comments to date.

**Coed Cadw Woodland Trust** - Coed Cadw considers that any woodland included in the Ancient Woodland Inventory (or AWI) which is present on historical maps or which exhibits a significant numbers of ancient woodland indicators can be considered as ancient and is therefore worthy of further study and is likely to pose a constraint on development. We believe that ancient woodland is amongst the most precious and biodiverse habitats in the UK and is a finite resource which should be protected. The Woodland Trust wishes to object to the proposals as outlined in the above application on the basis of the potential damage to the ancient woodland, which is designated on Natural Resource Wales' Ancient Woodland Inventory (AWI) as an Ancient Woodland site of Unknown Origin (AWSU).

The Woodland Trusts' comments on this retrospective application relate to the direct impact of the proposals on an Ancient Woodland Site of Unknown Origin. The application which includes the construction of a timber building, makes no reference to the building's location, its foundation construction or to the collection and discharge of foul and surface water runoff. The photographs submitted in conjunction with the application also indicate a separate toilet facility, which is not mentioned as part of the planning application. The trust is concerned that when land use is intensified such as in this situation, plant and animal populations are exposed to environmental impacts and the habitats become more vulnerable to the outside influences and edge effects, which can result in changes to the stable environmental conditions within the woodland. Furthermore, development in ancient woodland can lead to long term changes in species composition, particularly ground flora and sensitive fauna, i.e. nesting birds, mammals and reptiles. Majorly adverse impacts may have occurred as a result of the removal of the ancient

woodland, which contains valuable habitat, to make way for the construction of this proposal. The Woodland Trust also notes the presence of trees on the site and is concerned that an arboricultural survey has not been completed. As such, the Trust requests that until such time as a report is submitted the application is refused due to lack of information.

Ancient Woodland is an irreplaceable habitat, once lost it is gone forever. The Woodland Trust objects to this proposal due to the potential damage and direct loss of this irreplaceable habitat from disturbance and pollution.

## 5.2 Neighbour Notification

Several neighbouring properties were consulted on the application and a site notice was placed on site. No consultation responses have been received during the consultation process however the application was submitted as a result of an enforcement case for the alleged change of use of the land.

## 6.0 **EVALUATION**

### 6.1 Principle of Development

6.1.1 The application has been submitted as a result of an enforcement case for the alleged change of use of the land from woodland to the use as an archery centre. The site is an enclosed area of approximately 4.13 acres east of Tredillion Market Garden and north of Elms Lane, Abergavenny.

6.1.2 The development includes the siting of a timber building measuring 7m x 7m x 2.3m (at rear) and 2.5m (at front) and is used for storage of equipment and a refreshment area. Adjacent to the building is a portable toilet cubicle. The change of use involves the siting of mobile targets within the enclosed area of woodland for archery practice and archery club on a leisure basis. All targets are moveable and not permanently fixed to the ground. The business is an independent archery club that was formed in 2016 and has quickly built up the course and membership in this area. The club is made up of experienced archers and beginners alike with members who help beginners get started with shooting. The site is open all year round and is a member only club and therefore not open to the general public.

6.1.3 The area is arranged with a warm up/practice area, recreational area and a 3D target course consisting of 40 targets which include two optional shooting towers (which in turn double up as course shelters). These targets are moveable to simulate hunting. The timber cabin is open to all when key holders are present and also provides an outside shelter area and inside warmth during colder periods. The terrain is flat and easily negotiated with on-site toilet facilities.

6.1.4 Parking at the site is via an existing area of hardstanding adjacent to the holiday cottages which are owned by the landowner of the farm and woodland. Club members park their vehicles and walk across the fields to the woodlands.

6.1.5 The proposal is a low impact use that is appropriate for a rural location such as this. It is considered that the proposals comply with policies LC1 and RE6 of the Monmouthshire Local Development Plan.

### 6.2 Impact on Amenity/ Promoting Healthier Places

6.2.1 The site is situated east of Tredillion Market Garden and north of Elms Lane, Abergavenny. The site is situated amongst an enclosed wooded area that is accessed via a field. The site is also used for a number of other developments such as residential dwellings, holiday lets, caravan storage, industrial units and a market garden. There are no alterations to the wooded area apart from the introduction of the timber cabin but this is not clearly visible from the surrounding area. Traffic to the larger site is frequent due to the number of other businesses established. The

additional traffic is considered not to be detrimental to the area as the archery area is not normally used in adverse weather conditions. Safety precautions have been put in place around the site and although there are residential properties and businesses relatively near the site it is considered that there would be no health and safety issues to any member of the general public.

### 6.3 Access / Highway Safety

6.3.1 Access to the site is via an existing track to Wernddu Cottage, holiday lets, residential properties and other businesses and is therefore considered to be adequate and complies with policy.

### 6.4 Response to the Representations of Third Parties

6.4.1 In response to the Woodland Trust comments it is noted that no trees have been removed in respect of the activity taking place on the enclosed area. The area is not overgrown and although the site has been used for a number of years the archery club has taken care of the surrounding area in the attempt preserve the character of the area and wildlife. Therefore, it is considered that no harm has taken place to the woodland or surrounding area and the proposal complies with Policy LC1 of the Monmouthshire Local Development Plan.

### 6.5 Well-Being of Future Generations (Wales) Act 2015

6.5.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WCFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

### 6.6 Conclusion

6.6.1 It is considered that this use is appropriate in this rural location and can be managed carefully to enable it to be safe for users and neighbours alike. In addition, in the event of the archery club ceases to use the land all materials and structures should be removed from the land. The current use of the land is considered to be acceptable and comply with policies LC1 and EP1 of the Monmouthshire Local Development Plan.

## **7.0 RECOMMENDATION: APPROVE**

### Conditions:

1 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

2. All buildings on the site and all equipment associated with the use, hereby approved, shall be removed from the site within six months of the use ceasing.

Reason: to ensure the visual amenity of the area is protected in the interests of Policy LC1 of the Monmouthshire Local Development Plan.

## **INFORMATIVES**

1 None.