

**Application Number:** DM/2019/00351

**Proposal:** Change of use to incorporate mixed use of self catering/serviced accommodation and use as an events and wedding venue

**Address:** Woodbank, Glen Usk Road, Llanhennock, Monmouthshire

**Applicant:** Mrs Bess Asprou

**RECOMMENDATION: Approve**

Case Officer: Ms Kate Young  
Date Valid: 07.03.2019

**This application is presented to Planning Committee due five or more objections being received.**

## 1.0 APPLICATION DETAILS

1.1 Woodbank is a large detached dwelling, sited in 20 acres on the banks of the River Usk. It currently operates as a dwelling offering private holiday lets with short term rentals for up to 20 guests. The application seeks the change of use of the property to a mixed use, incorporating self-catering and serviced accommodation and use as an events and wedding venue. The proposal, does not involve any external alterations to the property

The existing driveway would be utilised and additional informal parking provision would provide for up to 26 cars. A business plan and traffic assessment has been provided as part of the application. The venue could cater for up to 100 guests plus accommodation for up to 20 guests to stay in the premises. The business plan suggests that external food caterers would be used during the events. The property which covers three floors has seven bedrooms in total with leisure facilities in the lower ground floor. The function rooms would be on the ground floor. There is a long terrace at the rear of the property.

A Premises Licence and approval as a venue for marriages has already been obtained.

The dwelling is not listed and is not within a conservation area; there is however a SSSI to the southern part of the site and several trees protected by TPO's.

The application is accompanied by the following documents Planning

Statement

Ecology Letter (March 2019)

Noise Assessment (February 2019)

Business Plan (March 2019)

Trip Generation Assessment (March 2019)

Automated Traffic Count (ATC) Information (30 April - 6 May 2019)

## 2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
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DM/2019/00351	Change of use to incorporate mixed use of self catering/serviced accommodation and use as an events and wedding venue.	Pending Determination	
DC/2007/01352	Refurbishment and extension to existing dwelling.	Approved	08.09.2008

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

#### **Strategic Policies**

S5 LDP Community and Recreation Facilities  
S8 LDP Enterprise and Economy  
S10 LDP Rural Enterprise  
S11 LDP Visitor Economy  
S13 LDP Landscape, Green Infrastructure and the Natural Environment  
S16 LDP Transport  
S17 LDP Place Making and Design

#### **Development Management Policies**

RE6 LDP Provision of Recreation, Tourism and Leisure Facilities in Open Countryside  
T2 LDP Visitor Accommodation Outside Settlements  
NE1 LDP Nature Conservation and Development  
LC5 LDP Protection and Enhancement of Landscape Character  
MV1 LDP Proposed Developments and Highway Considerations  
MV3 LDP Public Rights of Way  
DES1 LDP General Design Considerations  
EP1 LDP Amenity and Environmental Protection  
E2 LDP Non-Allocated Employment Sites

### **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**

#### **Llanhennock Community Council: Objects.**

##### **Highways Issues**

The existing highways network serving this location does not meet modern day highways safety standards, particularly where there is an intensification of use proposed.

The carriageway varies between 3.6 m and 4.8m and does not allow for the passing of two-way traffic in free flow conditions.

Forward visibility and junction visibility fall short of highways safety standards.

A three stage independent highway safety audit should be carried out at the site location and surrounding highway network from Caerleon to Woodbank, Wentwood to Woodbank and Usk to Woodbank as sat nav systems send vehicles from different directions, to the site.

There are no provisions for the safe access for pedestrian/cyclist movements to and from the site and therefore it is difficult to see how the applicant will achieve its travel sustainability requirements.

Given the Traffic Trip generation associated with such a function venue and the capacity and layout of the existing public highway serving as access to Woodbank - a full highway impact assessment should be carried out.

The access junction to Woodbank itself cannot achieve the minimum visibility splays in both directions and given its existing gateway access feature, would not be able to accommodate the swept path and manoeuvrability of larger vehicles associated with such a planning application venue.

There are no passing bays on the road to the venue; this cannot be rectified and does not lend itself to the volume of vehicles attending the venue.

#### Noise Pollution

This change of use will create significant noise nuisance for the residents of Llanhennock. Unreasonable noise levels will disturb many properties and businesses in the area i.e. a cattery business and farms based on the Glen Usk Road.

Noise disturbance will impact on and have a detrimental effect on wildlife in the area.

It would not be possible to contain any of the noise from guests, live music and music systems - given the number of windows, doors and large veranda at the property.

The level of noise disturbance will significantly affect the quiet, rural setting of Llanhennock.

Noise from current, lower level activities already disturb residents in neighbouring properties at unreasonable hours.

The noise nuisance would have a detrimental effect on the value of properties in the area.

#### Further Areas of Concern Include:

The car park is not sufficient for the private and service vehicles associated with such a venue.

The number of cars attending has been greatly under-estimated and does not correlate to the maximum guest capacity. This will result in cars parking and blocking the highway, compromising safety for highway users. This may include cyclists, walkers, horse riders, vehicles and farm vehicles - those living on and operating businesses on this road.

Detrimental impact on the local area.

Detrimental impact on the neighbouring properties.

The well-being of local residents will be adversely affected.

Detrimental impact on local businesses located on and/or accessed along the Glen Usk Road, in relation to noise and traffic. Eight of the businesses along the Glen Usk Road are active farms, which travel the lane with heavy machinery to access fields. An increase in traffic and vehicles parked on the lane will impact on work-flow and access to the fields and livestock. Livestock is regularly moved and walked along the road in both directions, to access fields. An increase in traffic will create a health and safety risk to road-users, farmers and livestock.

Over capacity - as there are already over 35 wedding venues already operating across the area.

Environmental issues not properly considered.

The impact on bats at the property has not been considered - given the activity, noise and lights associated with events and weddings. A new bat assessment / report is required, as the existing report is outdated and will not apply.

The River Usk is an Area of Special Conservation accommodating a variety of protected species, notably otters and badgers.

The application does not consider the impact on the Usk River in relation to toilet/sewage disposal. There will be a significant increase in volume of sewage produced on the site. The proposed septic tank is likely to be an inappropriate method of disposal.

Change of character to the rural area / countryside - as people have chosen properties (at a premium) in this area to embrace the quiet and beautiful surroundings, not to live close to a noisy 365 day corporate and wedding venue.

Likelihood of anti-social behaviour when guests leave the property on foot or are unable to secure taxis. There is limited police resource available in the area.

The Community Council are unsure if there is planning permission in place for current use of the property, as a holiday let.

The application contravenes the Local Plan and many areas of National Policy as the site is an unsustainable business proposal in an unsustainable location.

The Llanhennock Community Council Councillors voted unanimously against the application and request the application is referred to the Planning Committee, due to the significant number of concerns raised.

Please could you let me know when the Planning Committee will take place and confirm if one of our Councillors may attend the meeting, to represent the concerns of the Llanhennock Community Council?

**MCC Public Rights of Way:**

Public footpath no. 8 passes through the site and must be kept open and free for use by the public at all times.

**MCC Highways:** No objection

The highway authority acknowledge the submission of additional and supplementary information by the applicant.

With particular regard to the following;

- o Technical Note - Asbri Transport dated 01/05/2019
- o Drawing No. 3087/SK100/120/A Proposed Car Park Plan

**Existing Highway Network**

The ATC data provided in support of the Technical Note clearly demonstrates that the immediate public highway providing access to the proposal is what can be considered as a rural road with low traffic flows with average vehicle speeds for the locality and environment. The existing local highway network R107 (Glen-Usk Road) in the immediate vicinity of the proposal currently experiences two traffic flows of on average 141 vehicle per day with an average speed of 27.7 mph. No reportable accidents / traffic collisions have been identified on route R107 from its junction with Usk road and the proposed venue other than an unfortunate accident where a refuse operative fell from the back of the vehicle in 2007.

The highway authority therefore consider that the proposed change of use to an events and wedding venue with capacity for 100 guests as detailed by the applicant would not lead to a deterioration in highway safety or capacity.

**Means of Access**

There are no proposals to amend the existing means of access; the current access does not accord with current design standards but has operated in its current guise for a considerable number of years. The width and general arrangement is reasonable albeit that the existing boundary wall and gates would be better suited set back further from the carriageway edge providing opportunity for larger vehicles to negotiate the turn in and out and to pull off the highway when opening and closing gates, thus not obstructing the highway.

Visibility is what may be considered to be below current standards for a rural road that is subject to the national speed limit. Current ATC (Automated Traffic Count) data provided by the applicant demonstrates that the average vehicle speeds in the vicinity of the access are 27.7mph well below the maximum speed limit. Therefore the current access/junction and forward visibility available to both vehicles accessing and egressing the venue and those vehicles travelling the road is deemed acceptable in the circumstances considering the existing number, frequency, type and speed of vehicles travelling the route.

**Parking**

The technical note dated 01/05/2019 and Drawing No. 3087/SK100/120/A Proposed Car Park Plan indicate that 26 formal car parking spaces are to be provided in addition to the existing 15 spaces to the front of the property plus the opportunity to provide a further 30 parking spaces to the south west of the site.

The level of parking proposed by the applicant is more than adequate for the proposed 100 guests. The site benefits from an extensive hard landscaped courtyard to the front of the property,

that if not restricted by guest parking appears more than adequate to accommodate service vehicles and larger vehicles associated with the intended change of use. Therefore although not well demonstrated by the applicant the site has available space to accommodate the level of parking requirements for 100 guests and staff, etc.

The highway authority therefore do not object to the proposal on highway grounds; the highway authority as indicated do not consider that the proposed change of use to an events and wedding venue with capacity for 100 guests would not lead to a deterioration in highway safety or capacity.

However, it is recommended that if the planning authority are minded to approve the application then suitably worded conditions are attached to any decision notice to restrict the number of guests to 100 as proposed.

#### **National Resources Wales - No objection**

##### European Protected Species (EPS)

We note the letter from David Clements Ecology dated 1 March 2019 that bats are present within the application site. However, we are satisfied from the contents of this letter, that the proposal would not be detrimental to the maintenance of the favourable conservation status of the species present on site, and that the existing roosts or accesses should not be affected by the proposals. As such the proposals should not require an EPS licence.

##### Flood Risk

For your information, the location plan and the site plan show different application site boundaries. If the location plan is correct, then part of the application site lies partially within Zone C2, as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map information, which is updated on a quarterly basis, confirms the site to be within 1% (1 in 100 year) and the 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Usk, a designated main river. However, we note that the area subject to flood risk appears to be woodland and it appears to remain as such under the proposal. As such (and in the absence of a flood consequence assessment) we consider the risk could be acceptable subject to the developer being made aware of the potential flood risks. Please re-consult us if you have queries regarding this aspect. The application site is not within a sewered area. We note it is proposed to dispose of foul water via a new septic tank.

With respect to the discharge of effluent to ground or surface water, the Applicant will need to apply for an environmental permit or register an exemption with us. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application and the applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

#### **MCC Business and Enterprise:**

I first had contact with the owners of Woodbank in 2016 and note that the business has been offering high quality accommodation for at least five years.

I have had further conversations with them in recent months regarding their plans to establish Woodbank as a venue for weddings, celebrations and events and I recognise that expanding its offer will enable it to realise more of its potential.

One of the objectives identified within the current destination management plan for Monmouthshire is to encourage investment in the serviced accommodation sector, especially following development of the International Convention Centre (ICC).

Woodbank is well placed to benefit from the ICC and the proposed facilities for business visitors will help to meet the need for quality accommodation for ICC delegates. Furthermore, I understand that the Convention Centre has already indicated that they would like to include Woodbank as one of their partners.

### **MCC Ecology:**

No objection subject to conditions:

Protected sites

River Usk SSSI & SAC

Due to the proximity of the application site to the protected watercourse a Habitats Regulations Assessment (Test of Likely Significant Effect) has been undertaken considering these hazards:

1. Change in water chemistry(as the result of foul water);
2. Change in surface flooding(as the result of the carpark);
3. Disturbance (noise, lights, increased activity due to the use of the site as a wedding venue); and
4. Competition from non-native species (Himalayan balsam, giant hogweed and Japanese knotweed)

This assessment is required by Regulation 63 of The Conservation of Habitats and Species Regulations 2017, in accordance with the EC Habitats Directive (Council Directive 92/43/EDC) before the Council as the 'Competent Authority' under the Regulations can give consent for a project.

The Test of Likely Significant Effect considers all Interest Features that occur in Unit 1 of the SAC.

Based on the information provided, there is no evidence that there shall be a Significant Effect on Interest Features of the River Usk SAC. Matters relating to competition from non-native species, change in surface flooding, change in water chemistry and disturbance have been screened out of the assessment.

Please note that I was preparing a full Appropriate Assessment as it was my initial understanding that a new septic tank was needed. In light of the email from Asbri planning dated 4th September 2019, I now understand that there is an existing septic tank that will not need to be upgraded and therefore the hazard of Change in Water Chemistry was screened out of the assessment.

### Site of Importance for Nature Conservation (SINC)

Woodbank is immediately adjacent to the Ancient Semi-natural Woodland SINC of the same name which is also protected by a Tree Preservation Order (TPO). No works are proposed within the woodland but there is potential for indirect effects to impact in the woodland such as artificial lighting which can disrupt behaviour patterns and reduce breeding success of wildlife such as nesting birds. It is noted that lighting detail has been submitted to inform the decision and this shall be acceptable to reduce light spill on to the woodland.

### Confirmed Bat Roost

As part of the redevelopment application for Woodbank in 2009 a bat roost was identified in the building including two light sensitive species (lesser horseshoe and brown long eared bat). It has been confirmed that this is still present (see submitted letter from David Clements Ecology). The submitted letter provides the assessment of a bat ecologist on the likely impacts of the scheme on bats. As there are no internal alterations, the main risk to the roost is the addition of external lighting. The previous planning consent and licence for the redevelopment of Woodbank included restrictions associated with lighting. The new scheme should not contradict this and allow a dark corridor from roost access points to surroundings to be maintained. This is supported by the scheme ecologist in his letter. In addition to this, many of the trees around the car park could be used by the bats from the roost in Woodbank and also have bat roost potential and therefore, lighting here will need to be controlled too. It is noted that lighting detail has been submitted and this shall be acceptable to reduce light spill on to the potential bat flight lines.

### Potential Bat Roosts

Two trees are marked on plan for retention (cedar and willow) which is welcomed as they both have bat roost potential and have not had ecological survey. It is reasonable to assume that in order to formalise a car park, the trees are likely to need at least pruning as part of the implementation of the scheme. A method statement for these works which shall include a bat roost inspection needs to be secured via planning condition.

MCC Tree Officer:

I visited the site on Monday 5th August 2019.

My findings were that there is little constraint in respect of trees.

The main area of concern would be the possible requirement for one or more passing places on the main drive to cope with increased traffic to and from the site. If this is so then we would require technical drawings demonstrating that the passing bay or bays may be constructed without damage to tree roots.

There is a protected Cedar tree in the centre of the entrance drive to the proposed car park which, upon inspection appears to be in poor health and terminal decline. I would not object to the removal of this tree contingent upon a replacement tree being planted elsewhere on the site. There is also a mature Weeping Willow at the far southern end of the proposed car park below a retaining wall. This tree makes a significant contribution to the setting and should be retained.

Other than that, I feel that a simple tree protective fencing condition may be appended in the event of planning permission being granted.

### **MCC Environmental Health:**

I can advise that I have carefully considered this application.

I note the application form provides that foul sewage disposal will be to a septic tank and not to the existing drainage system. No further details have been provided of the proposed location of the septic tank etc., and I recommend that these are requested so that a fully informed comment can be made.

From a noise perspective, Officers of this section have been involved in recent months as a consultee of the Licensing Section with regard to a Premises Licence application related to events / wedding activities. The Noise Assessment dated 20th February 2019 was considered as part of the Licence application. A Premises Licence Ref PRM046 was granted on the 6th March 2019 by Monmouthshire County Council.

Given the rural nature of the premises, with a number of residential properties in the locality at 150 - 200m distance, there is clearly a concern that noise from activities particularly those involving music outside the main house, may be audible and give rise to disturbance. This is especially of concern during evening hours in summer months as background sound levels become lower and residents are more likely to be using garden areas and have windows open.

It is recommended that if planning permission is granted that it is subject to conditions in order to minimise the potential for disturbance to the nearest residents. These conditions are essentially incorporated in the aforementioned Premises Licence but it is also recommended they are also detailed in any planning consent as are integral in the considerations to the change of use propose.

### 5.2 Neighbour Notification

Letters of objection from 34 addresses:

High Traffic speeds

Dangerous, inadequate access

Cannot rely on marshals to control the traffic

The licence is for up to 200 guests

The additional information submitted does nothing to address the lack of detail in the application and vagueness about the proposals

Whilst the additional information has more clearly presented the application, it has added nothing to its substance other than to confirm that the access is extremely dangerous

The bat survey is out of date

No information about the proposed marquees

Noise and disturbance will be damaging to the Celtic Manor Resort and ICC  
There has been no planning approval for the change of use of a residential property to holiday lets  
Close to adjoining properties  
Inadequate parking provision  
Inadequate public transport provisions  
Increase in traffic  
Increased pollution  
Loss of privacy  
Noise nuisance  
Noise assessment is inaccurate  
Strain on existing community facilities  
Llanhennock is not suitable for a large scale entertainment venue in the vicinity  
The road network of small narrow lanes with tight bends are not suitable for large transport vehicles such as minibuses or coaches  
Out of keeping with character of area  
Events will take place in the summer and will conflict with farming activities  
Impact on ecology  
No arrangements have been made for staff parking and deliveries. The plans for guest parking are inadequate. The driveway is narrow and does not allow for turning if cars are parked along it or taxis dropping and picking up  
Devaluation of property prices  
Consequently, council tax revenues will fall as owners of affected properties will seek a reduction in their council tax band due to property deflation  
No provisions being made for the safety of pedestrians, cyclists and horse riders along the entire stretch of road fronting Woodbank and other residences  
The additional ATC data confirms that the speed of traffic coupled with very poor visibility in both directions at the entrance to Woodbank, continues to be of huge concern. This will be exasperated due to the number of people involved in the event both guests and workers and the fact that it will be late in the evening and therefore dark.  
Given the site is on the River Usk which is a Special Area of Conservation, why isn't there a detailed report on how noise and light will affect biodiversity  
The applicant is relying heavily on the 'economic benefits' argument, whilst there is no consideration to the negative impact this venture would have as a result of major road safety issues, excessive noise/light and lack of privacy for neighbouring properties  
Large Events are already taking place at Woodbank with loud music and microphones.

### 5.3 Other Representations

Carolyn Jones Planning Services

I act on behalf of the residents of Llanhennock Village in respect of their opposition to the development proposed by the above application. The application proposes the change of use of the property from a private holiday let to premises hosting events and weddings.

The property is currently operating as a holiday let for up to 20 guests. It has eight bedrooms and a car park which can accommodate up to 15 cars. Rental can be for short periods of two to seven days. The holiday let will still run alongside the proposed wedding and events operation. Although the application remains to be determined, it is noted that the property is already being advertised and promoted as a wedding venue.

I would initially question whether this application should be considered as a major application since the change in use extends to an area, parking included, of greater than one hectare.

Planning Policy

The determination of the application has to be assessed against the relevant planning policy context. This is defined by Planning Policy Wales (Edition 10 - December 2018, The Health Social Care and Well being Strategy and the Adopted Monmouthshire Local Development Plan. The current proposal is considered to be at odds with the objectives and principles defined within these policy objectives.

At the heart of the government policies are the principles of sustainable development. PPW also emphasises the need to maximise environmental protection and limiting environmental impact of developments. These principles need to be taken into account when the current proposal is assessed.

At a local level the policies of the LDP should carry considerable weight. In respect the following LDP policies are of particular relevance:

- o Policies 513 - Landscape, Green Infrastructure and the Natural Environment
- o Policies 516 - Transport
- o Policies 510 - Rural Enterprise
- o Policies - Place Making and Design
- o Policies RE6 - Recreation, Tourism and Leisure Facilities in the Open Countryside
- o Policies EP1 - Amenity and Environmental
- o Policies MV1-Proposed Developments and Highway

Considerations.

Detailed submissions in respect of the above policy have already been submitted by some residents and I do not propose to re-iterate the same arguments. However, in policy terms it is considered that there are major objections to be addressed and we, believe, cannot be overcome.

My clients object to the intensification of the use of the property and the change in the nature of the operation. There has already been a history of problems with noise and disturbance from only 20 guests staying at the property. The current proposal is intended to cater for up to 200 people. The proposed hours of operation are 8.00am to 1.30am for the weddings / events (2am on Christmas Eve/ Day & New Years Eve). The accommodation element of the proposal would be for 24 hours. These hours are totally unacceptable in a residential area and will have a detrimental impact on the peaceful enjoyment which the surrounding residents can reasonably expect.

Such an intensification of use raises major concerns in highway terms, both with regards to suitability of the surrounding highway network to cater for traffic, the increased traffic flows and inadequate parking provision. Indeed Monmouthshire County Council Highways have raised serious concerns over the proposal.

Access to the site is via narrow minor roads with limiting passing places, poor junction visibility and several blind corners. These narrow lanes cause particular concerns regarding night time traffic movements. The increase in traffic flows will not only be as a result of guests / event attendees but also from increased staffing numbers, commercial delivery vehicles and taxis and mini buses. The rural road network is not of an adequate standard to accommodate the proposed level of traffic flow. The horizontal and vertical alignment of the lanes are also prohibitive to the free flow of traffic within the immediate locality. Since the applicant does not own land alongside the access road, there is no scope for the creation of passing bays. It should be appreciated that traffic will be generated in surges as guests arrive and depart for specific schedules. Taxis are cited as a popular mode of transport - these will double the traffic to and from site as drivers return to their base for new fares and then come back for guests at departure. There are, therefore, serious concerns in respect of highway considerations, traffic flow and road safety.

There are two road approaches to the site - one from the west, which is 1,000m in length along a single track lane, whilst the other is from the east along 4,000m of single track lane.

Residents are aware that car satellite navigation systems will sometimes direct guests from the north of the county along this long tortuous route which is dangerous to those unfamiliar to the area.

The approach from the west necessitates traffic travelling up Llanhennock Hill, which should be a two way road, however, constant issues with potholes frequently renders this a single track lane road at certain points. Furthermore, Llanhennock Hill is accessed off the Usk Road, via a sharp junction which requires approaching traffic to cross carriageways, which is a particular hazard when numbers of vehicles are travelling in both directions. Similarly, traffic accessing Usk Road from Llanhennock Hill have limited ability to see traffic approaching, at speeds of 70 mph, from the north. Intensification of use is likely to result in serious road traffic accidents.

Access to the site is also deficient, as the entrance will only accommodate a single vehicle, resulting in other vehicles backing up on the highway as they approach the venue. A much wider entrance splay appropriate for the site is necessary and such works will alter and destroy the rural ambience of the area.

The provision for parking within the site is also of concern. The Trip Generation Assessment Report provided on behalf of the applicant states that 45 spaces will be provided. However, the existing 15 spaces plus the proposed 26 spaces only equates to 41 spaces. This is insufficient to cater for the scale of the proposed development. Parking will, therefore inevitably, spill over onto the driveway and other informal areas around the property to the detriment of access by emergency vehicles. The dimensions of the parking spaces also appear to be deficient in size. In addition no dedicated disabled parking spaces are provided. Additional operational details should therefore be provided by the applicant.

In highway, traffic and parking terms therefore there are many issues which the applicant needs to address and provide more robust and detailed information to support the proposals.

We have further concerns in respect of noise and residential amenity. There are several properties in close proximity to, and overlooking the application site which will be affected by noise emanating from the venue. Given that there have already been numerous incidents of noise nuisance in a quite rural area for a relatively low level activity (holiday lets) there is a significant prospect of a considerable increase in noise with a ten-fold increase in guests celebrating a wedding throughout the night on terraces overlooking private dwellings.

You will also be aware that the site borders the River Usk, which is a Special Area of Conservation. The river and valley are noted for their protected species - notably bats, otters and badgers as well as several riverine species. The bat survey falls well below expectation, the last survey being undertaken in 2007 with a brief letter providing additional comments. Furthermore, there are no other species investigations, which is surprising given the status of the site. The significant increase in human activity, particularly during the 'quiet' hours, is likely to have a substantial adverse impact upon local wildlife and in particular the protected species, due to lights, music, chattering, plus fireworks accompanying the celebrations.

It is further noted that foul drainage will be fed to a septic tank - no additional detail is provided. Clearly, there will be a substantial increase in guest numbers on the current situation, and with the potential increase in alcohol consumption there will be an increased demand in the foul water system to cope with such a situation, which would have a particular impact upon the adjoining SAC status river. Clarity needs to be provided on the ability of the site to contain all pollution eventualities.

In this respect the application is considered to be deficient in regard to the level of detail provided as to how the proposal will be operated. Consequently, the full impact of the proposal cannot be fully assessed.

For example,

o Is it proposed to utilise external marquees? If so this has major implications in respect of noise from the site plus disturbance implications from commercial traffic delivering such buildings, noise from the erection and dismantling of the structures plus noise and music from parties late into the night.

o The veranda of Woodbank faces directly onto adjacent residential properties. The use of the veranda should therefore be restricted.

o Similarly open doors and windows during summer evenings would be inevitable. The noise implications of this needs to be assessed, and in fact, should be restricted and controlled to protect the amenities of surrounding properties.

o Sound proofing measures and restrictions on hours (particularly on external use need to be imposed). Considerations regarding noise levels have been imposed on the Entertainment & Alcohol Licence. These must be adhered to and monitored by the Council.

In conclusion therefore, my clients (the local residents) have major concerns regarding the proposal. It is considered that the proposed use would have a severely detrimental impact on their living conditions. There are problems associated with the existing holiday let use. The intensification of the use as proposed is considered unacceptable and the proposal, at this rural location, should be rejected.

## **6.0 EVALUATION**

### **6.1 Strategic & Spatial Choices**

#### 6.1.1 Principle of Development

PPW 10 recognises that tourism can be a catalyst for regeneration and improvement to the built environment and says that the planning system should encourage tourism where it contributes to economic development. Planning authorities should adopt a positive approach to tourist proposals which utilise previously developed or disused land particularly in relation to urban regeneration.

Policy S11 of the LDP supports development proposals that provide sustainable forms of tourism and it is the Council's aim generally to support and encourage the growth of tourism within the County as it can be a catalyst for economic growth. PPW 10 says in paragraph 5.5.2 that the planning system encourages tourism where it contributes to economic development, conservation, rural diversification and social inclusion while recognising the needs of visitors and those of local communities. In addition to supporting the continued success of existing tourist areas, appropriate tourism related development in new destinations is encouraged. In some places however there may be a need to limit new development to avoid damage to the environment or the amenity of residents and visitors. PPW10 says that in rural areas tourism related development is an essential element in providing for a healthy and diverse economy and here development should be sympathetic in nature and scale to the local environment. It can be seen therefore that the principle of a new tourist development such as this events centre is encouraged by PPW10 but that a balance has to be maintained to ensure that the local area is not adversely affected.

The applicant has provided letters of endorsement from Welsh Government Head of Tourism: "Thank you for enquiry towards your proposals for 5 star serviced accommodation. Wales has too few luxury, high end serviced accommodation, and a key Welsh Government, Visit Wales strategic national tourism priority is to develop more of this product through both existing and new development.

Additionally, with the new ICC Wales opening in the next few months, your proposed facilities for business visitors will support the need for quality accommodation for ICC delegates."

There are also letters of endorsement from Wishes and Dreams, MCC Business Insights Manager, Monmouthshire Tourism and Visit Wales.

The advice from Welsh Government given in PPW10 would be to support new tourist development stating in section 5 that wherever possible, planning authorities should encourage and support developments which generate economic prosperity. The proposed events centre will not only bring tourists into the area, it will also generate a number of jobs in catering and hospitality. Policy S8 of the LDP says that development proposals that seek to deliver the Council's vision for sustainable economic growth will be permitted particularly where they enable the continued development of key economic sectors such as tourism. The proposal accords with this objective by encouraging economic growth through tourism. Policy S10 of the LDP allows developments that enable the diversification of the rural economy, outside settlement boundaries where it is of a scale and type compatible with the surrounding area and will cause no unacceptable harm to the surrounding landscape, heritage biodiversity or local amenity value. Developments must re-use existing buildings where possible. In this case Woodbank is outside a settlement boundary in an area of open countryside and the proposed event centre would help with the diversification of the rural economy by attracting tourism to the area and providing for jobs in the hospitality sector. The proposal does not involve any new built development rather it proposed to use the existing dwelling. There would be no external alterations to the building which could affect the character of the landscape, the only external works would be the provision of additional car parking provision and this will have very little visual impact. Policy S11 of the LDP states that development proposal that provide and/or enhance sustainable forms of tourism will be permitted subject to detailed planning considerations. The proposal therefore accords with the objectives of both strategic policies S10 and S11 in the LDP. Policy RE6 reflects these strategic policies allowing development proposals for recreation, tourism and leisure in the open countryside provided that they are small scale and do not adversely impact on the local area, and again the re-use of existing buildings is preferable to new build.

Both PPW10 and the LDP support this form of development. The principle of an events centre is therefore acceptable in policy terms subject to an assessment of the suitability of this location, especially with regards to traffic generation, impact on residential amenity and ecology.

#### 6.1.2 Good Design/ Place making

The proposal does not involve any physical alterations to the building either internally or externally. Proposed ground floor plans have been submitted which alter the names on the rooms - for example the library would become a function room but the fabric of the building would be unaltered. The proposal does involve the provision of a new car parking area. The car parking area would be accessed off the existing driveway to the west of the property. It would measure approximately 42 metres by 17 metres and accommodate 26 cars. The surface of the car park would be permeable gravel or an equivalent surface and there would be low level bollard lighting outlining the perimeter. At present this site comprises raised, made up ground and looks as though it may once have been a tennis court within the garden of the property. In design terms the use of this land as a car park with a gravel surface is acceptable and will have little impact on the wider landscape. Further details of the lighting would be required before an assessment can be made of its impact in design terms. The current submission does not include any marquees or additional structures to be erected. To the north, west and south of the proposed car park there are mature trees which will help to screen the proposed car park from views in the wider landscape.

#### 6.1.3 Impact on Amenity/ Promoting Healthier Places

The closest properties to the site are those at Castle Mill; they are about 140m from the terrace of Woodbank and set at a much lower level. Pencraig Farm is approximately 200 metres to the north-west of the proposed car park and set at a higher level. There are approximately 13 residential dwellings within 0.5km of the site. The proposed event centre, especially wedding events, will inevitably generate a certain amount of noise and disturbance resulting from the playing of music

and traffic generation. PPW10 in paragraph 3.21 says that the planning system must consider the impacts of new development on existing communities and maximise health protection and wellbeing and safeguard amenity. Health impacts should be minimised in all instances. In such circumstances where health or amenity impacts cannot be overcome, development should be refused. Policy EP1 of the LDP says that development should have regard to the privacy, amenity and health of occupiers of neighbouring properties and developments that would cause or result in unacceptable harm will not be permitted unless it can be demonstrated that measures can be taken to overcome any significant risk.

An acoustic consultant was commissioned by the applicants to produce a noise assessment to assess the impact of potential music noise breakout during live and/or recorded music events and wedding celebrations held at Woodbank, upon existing residential receptors in the area. The noise assessment was commissioned for the Premises Licence and included an area to the north of the house where it is suggested that live bands and a DJ would operate from a marquee. This does not form part of the planning application. The scope of the noise assessment can be summarised as follows:

- o A sound monitoring survey was undertaken at the Site;
- o A detailed assessment of the noise effects arising from on-site activities, in accordance with relevant standards in respect of sound from the existing sources; and
- o Recommendation of noise management measures, where necessary.

The mitigation proposed for the house and the terrace was as follows:

- Internal music noise levels to not exceed a level of 95 dB(A), while patio doors are held open for ventilation.
- Patio doors to musical performance areas to be maintained in the closed position (as far as is practicable) after 23:00 hours.
- Music on the terrace area to be turned off by 00:30.

The noise assessment assumed that the use of the above external areas, excluding the house, would be limited to fifteen events per year, with no more than ten during the core summer months of July and August. The serving of alcohol and playing of music within the three areas will cease at 23:00, with any activity beyond this time being restricted to the house.

The conclusion of the noise assessment was:

"The assessment considers the potential effects of music noise generated at the premises; both within and around the house and within a proposed external marquee area, to the south-west of the house, on the basis of hypothetical, worst-case operating scenarios.

Consequently, a series of noise management measures have been proposed that can be incorporated into a Noise Management Plan and will ensure that the amenity of neighbouring receptor properties is not unduly affected."

MCC Environmental Health Officers have been involved in recent months as a consultee of the Licensing Section with regard to a Premises Licence application related to events / wedding activities and has assessed the Noise Assessment dated 20th February 2019. A Premises Licence Ref PRM046 was granted on the 6th March 2019 by the County Council. Given the rural nature of the premises, with a number of residential properties in the locality at 150 - 200m distance, there is clearly a concern that noise from activities particularly those involving music outside the main house, may be audible and give rise to disturbance. This is especially of concern during evening hours in summer months as background sound levels become lower and residents are more likely to be using garden areas and have windows open. They therefore recommend that if planning permission is granted that it is subject to conditions in order to minimise the potential for disturbance to the nearest residents. These conditions were essentially incorporated in the

aforementioned Premises Licence but should also be detailed in any planning consent as are integral in the considerations to the change of use proposed.

The problem, however, with these conditions are that many of them are unenforceable. The first suggested condition is that live and recorded music is permitted only within the house and adjacent veranda. This would exclude other outside areas which are not subject to this current planning application. As residential amenity is an important planning consideration, it would be pertinent to restrict live and amplified music so that it could only be played inside the property, in addition there should be no external speakers outside of the property which would be capable of playing music. In order to protect residential amenity for the occupiers of neighboring properties, a time between which live and amplified music could be played could be restricted by condition. The Premises License granted limits the level of noise to 95 dB within the house (while the doors are held open for ventilation) and 55 dB in the external areas along the access road and the garden). Given that these limits are set as part of the licence and monitored by Environmental Health Officers, it is not considered necessary to impose them as part of the planning application. As part of the license the total number of *external* events is being restricted to 15 per calendar year with no more than 10 external events being held during July and August. The planning application excluded any marquees and there will be no functions held exclusively outside. Again, given the control exercised by the licence it is not considered necessary for the planning permission to limit the number of external events. Consideration has been given to limiting the number of events in any calendar year which occur *within* the property but given the relatively low level of noise and disturbance resulting from events for up to 100 guests at any one time, there is no need to condition the number of events that can be held within a year. Moreover, control regarding excessive noise can be secured in that it is recommended that the event is limited to a capacity of no more than 100 guests and the overall hours of use are limited by a planning condition to be:

5. The premises shall not be used to hold functions between the hours of 01:30 and 08:00 on any day.

The Environmental Health officers then recommend conditions which can be considered as best practice but cannot be enforced as planning conditions. These included not standing around talking loudly, timing of deliveries to minimise disturbance and an approved list of live bands with regards to song choice and playing styles.

The noise assessment was considered by MCC Environmental Health Officers to be satisfactory and considered that it was based on the right assumptions. The Council's Environmental Health Department has advised that whilst there is the potential for disturbance at nearby residential properties from the proposed development, in particular from amplified music it is not in a position to substantiate a level of problems on which to base an objection. However given the potential for disturbance at nearby residential properties it is recommended that any granting of planning permission should be subject to the proposal being compliant with recommendations, including controlling the hours of operation and no music being played outside of the property. In addition the level of noise will be controlled by environmental health legislation.

While there would be some potential for noise disturbance from time to time resulting from events being held at Woodbank it is considered by officers that this can be acceptably managed by the imposition of conditions limiting guest numbers, the hours of operation and permitted noise levels. It is considered that the imposition of conditions would ensure reasonable levels of amenity are maintained for the local community. With these conditions in place it is considered that the development will comply with policies DES1 and EP1 of the Monmouthshire Local Development Plan.

## **6.2 Active and Social Places**

### **6.2.1 Transport / Housing - sustainable transport issues (Sustainable Transport Hierarchy)**

PPW10 refers to the Sustainable Transport Hierarchy where walking and cycling are the highest priority and public transport second with private motor vehicles being the least desirable. The applicants propose that some of the guests would arrive by minibus or coach but in reality many guests will drive in private cars and taxis. Having said that, many event centres are located in remote rural areas, these often in association with long-established public houses or hotels. While Woodbank cannot be described as a highly sustainable location as preferred by PPW10, it

could not be described as remote and is an appropriate location for this form of business which requires a location that is spacious and in an attractive, often rural, setting. It is reasonably accessible in a sense that it is six miles (18 minutes' drive time according to an online route planner) from Newport rail station and thus, accessible by minibus or taxi which could be shared by several guests to reduce journeys to and from the venue. The anticipated trip generation and the ability of the local road network to accommodate this is evaluated below.

### 6.2.2 Access / Highway Safety

A Trip Generation Assessment was submitted as part of the application. It states that "Woodbank has previously been used for personal celebration parties/charity events with large numbers of guests, circa 150-200 people and vehicles (approximately 30-40) over the past 10 years."

The Trip Generation Assessment submitted by Asbri Transport states

"It is predicted that a typical wedding with 75 day guests and a further 25 evening guests would generate a maximum of 55 arrivals and 46 departures over the duration of a typical wedding day, totalling 101 vehicle trips (two-way) over the course of the day. It is predicted that the majority of visits will occur during the period 11:00-12:00, resulting in approximately 30 (two-way) vehicle movements per hour. The main impact of this will be on Glen Usk road from which Woodbank is accessed. It should be noted that the unnamed road the site is accessed off is a lightly trafficked rural lane and Asbri Transport consider that it will remain lightly trafficked in the 'with development' assessment scenario. Notwithstanding, the development would result in at most, up to a total of 30 vehicle movements during the busiest hour, which equates to around 1 vehicle movement every 2 minutes. The analysis sets out a worst-case scenario with all departures occurring during a single hour period which is unlikely to occur and departures will be spread out over a number of hours. It should be noted that the current use of Woodbank as a holiday let could generate any number of vehicle movements to/from the property generated by staying guests going out for the day, going for meals etc. As such, the proposed level of traffic movements generated by the proposed wedding venue may not be that much higher than possible movements generated by the extant use."

MCC Highway Engineers have evaluated the Trip Generation Assessment and confirm that Woodbank is situated on a rural road with low traffic flows. The increase in traffic resulting from the proposed functions would be relatively low and would not lead to a deterioration in highway safety or capacity. There are no alterations proposed to the existing access from the highway, the alignment of the access and the visibility from the access is below standard, however the access has been used for years without incident and the intensity of the use on particular occasions, i.e. when a function is occurring will not be so significant as to require reconfiguration of the access as part of the planning application. The applicant may wish to consider widening the access at some time in the future for the convenience of guests visiting but there is no justification for conditioning this as part of the planning application because MCC Highways offer no objection to the proposal.

### Parking

There are currently 15 car parking spaces at Woodbank to the front of the property which are accessed off a long private driveway. It is proposed to construct a new car park approximately 45 metres to the west of the house. The car park area would measure approximately 42 metres long by 17 metres wide and would provide 26 informal car parking spaces. There would therefore be a total of 41 car parking spaces provided within the site for guests and staff.

The submitted Trip Generation Assessment states that, "Car parking will be managed during any celebratory events held at Woodbank with marshals guiding vehicles to the car parking areas and being present at the site access junction to ensure safe passage into and out of the site. The car park is informal in its layout and will be surfaced for the most part in compacted stone or gravel and landscaped in order to maintain that informality and minimise its visual impact. Deliveries for the site will continue to operate under the same pretext as for the current operation on the site with delivery vehicles accessing into the site and refuse vehicles servicing from Glen Usk Road immediately to the east of the site access junction".

The applicants refer to an overspill car park for 30 vehicles. The position of this was not acceptable on ecological grounds and subsequently the overspill car park has been removed from the plans. There is sufficient parking provision for 100 guests within the site without the need for an overspill car park and the proposal accords with the adopted Monmouthshire Parking standards and also Policy MV1 of the LDP.

## **6.3 Productive and Enterprising Places**

### 6.3.1 Economic Development & Tourism

This has been discussed in detail at the start of the evaluation earlier in this report.

### 6.3.2 The Rural Economy

PPW10 states that a strong rural economy is essential to support sustainable and vibrant rural communities. The establishment of new enterprises and the expansion of existing business is crucial to the growth and stability of rural areas. The advice in PPW10 therefore is that the establishment of new enterprises in rural areas is to be encouraged as it would increase local prosperity.

## **6.4 Distinctive & Natural Places**

### 6.4.1 Landscape/ Visual Impact

The grounds of Woodbank are already extensively landscaped and contain many mature trees, several of which are protected by Tree Preservation Orders. There would be no new built development on the site other than the car park. In the Trip Generation Report, the applicant states that the car park is to be landscaped and this can be requested by condition. The site is very well screened with mature trees and woodland surrounding the site. The proposed new car park will have very little visual impact on the wider landscape. There is a public footpath running to the north of the site. Woodbank will be visible from that footpath but little of the view will be altered as a result of this proposed change of use.

### 6.4.2 Biodiversity

In 2008 planning permission was granted for the refurbishment and extension of Woodbank and as part of that application a bat loft was created. As part of the current application an ecological report

was submitted. This survey, carried out in February 2019, found evidence to suggest that a small number of bats are using the bat loft but considered that the change of use application to intensify the use of the building would not affect the bat roost. NRW agreed with this saying, "that the proposal would not be detrimental to the maintenance of the favourable conservation status of the species present on site, and that the existing roosts or accesses should not be affected by the proposals. As such the proposals should not require an EPS licence." The use of the house as an events centre may not affect the bat roost but the provision of an additional car park and its associated lighting may impact on the bats.

The provision of the car park may affect some of the trees on site and these trees may have potential as a bat roost.

Many of the trees within the grounds of Woodbank are protected by Tree Preservation Orders. The Council's Tree Officer has visited the site and inspected the protected Cedar tree in the centre of the entrance drive to the proposed car park which, upon inspection appears to be in poor health and terminal decline. The Tree Officer would not object to the removal of this tree contingent upon a replacement tree being planted elsewhere on the site. There is also a mature Weeping Willow at the far southern end of the proposed car park below a retaining wall. This tree makes a significant contribution to the setting and should be retained. It is not proposed to provide any passing bays on the driveway and it is not anticipated that the increase in traffic using the driveway will not adversely affect the trees.

A Habitat Regulations Assessment has been carried out on the site by MCC Ecologist. Subject to conditions, the proposal would not harm biodiversity interests and would accord with LDP Policy NE1.

### 6.4.6 Flooding

None of the house, driveway or proposed car park are in a flood zone.

#### 6.4.7 Foul drainage

The agent has confirmed that there will be no alteration to the existing septic tank.

### **6.5 Response to the Representations of Third Parties and/or Community/Town Council**

6.5.1 This is not a major application as the site area is under 1 hectare. The community council and local residents have concerns about the inadequacy of the local road network to support the proposal and consider that the increase in traffic could not be accommodated. This has been looked at in detail by traffic consultants and also by MCC Highway Engineers who could find no reason to sustain an objection. In terms of overall traffic using the roads, the increase of movements resulting from a venue with up to 100 guests and additional staff would not be so great as to have a detrimental impact. Local residents are of the view that the Trip Generation Report has underestimated the number of vehicles using the premises but MCC Highways concur with the calculations in that report. Noise pollution has been looked at in detail by MCC EHO's both at the time the Premises Licence was considered and also during the course of the planning application; while some noise will spill from the premises they feel that this can be effectively managed with the use of conditions.

The question of competition with other businesses in the area and the fact that it is perceived that there is an over-provision of wedding venues in the area is not a material planning consideration. The devaluation of property prices is also not material.

There were also concerns over the impact of the proposal on the ecology of the area. It is recognised that this is a sensitive site with a bat roost on the grounds and a SINCR surrounding the site. Both NRW and MCC Ecologists consider that the proposal would not be detrimental to the maintenance of the favourable conservation status of the species present on site, and that the existing roosts or accesses should not be affected by the proposals. The bat survey was commissioned when works to renovate and extend the property were proposed and the mitigation was to provide a bat roost on the site. This work has been completed and there is some evidence of bats using the roost. There is no need to provide a new bat survey as the current application does not involve any physical alterations to the house and the intensification of the use will not have a detrimental impact. The woodland surrounding the site is defined as an ancient woodland, but this proposed change of use does not affect the trees. The proposed car park is set outside of the woodland. The River Usk is approximately 160m from the dwelling it has been designated as a SSSI and a SAC; the proposal will not adversely affect the river.

It is recognised that the weddings are most likely to occur during summer evenings and this will coincide with the peak of farming activity but the scale and frequency of the wedding venue is not so great that it will curtail farming activities. Anti-social behaviour will be subject to the effective management of the facility and would also be a police matter.

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

6.6.1 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 WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG 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 WBFG Act.

### **6.7 Conclusion**

6.7.1 The proposal to provide this wedding and events centre is supported by PPW10 which seeks to support rural enterprise, economic growth and job creation. LDP policies S11 and s10 also support rural enterprise and tourism. The economic advantages have to be balanced against the impact on the local area both in terms of residential amenity and the impact of the proposal on the local road network. These two issues have been looked at in detail by MCC officers including Environmental Health and Highways, and it is considered that there are no grounds to sustain an objection.

## **7.0 RECOMMENDATION: APPROVE**

**Conditions:**

1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 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.

3 (a) Underground services shall be routed clear of the trees to avoid root damage.

(b) Prior to building work commencing on site (including any demolition and refurbishment works), protective fencing shall be erected around each tree at a minimum radius from the trunk of the tree (or outer trees in the case of a group) equal to the canopy spread or half the tree's height, whichever is the greater.

(c) The fencing shall comprise a vertical and horizontal framework of scaffolding supporting a minimum of 20mm exterior ply or other robust man-made boards and shall be maintained for the duration of construction activity on the site. It shall be at least 2.4 metres high and constructed and erected in accordance with the recommendations published in British Standard 5837:1991.

(d) No storage of plant or materials, landfill, excavation, burning of materials cement mix shall be carried out within the protective fencing.

REASON: To protect valuable tree or other landscape features on the site in the interest of preserving the character and appearance of the visual amenities of the area in accordance with LDP Policy GI1.

4 The premises shall not be used to hold functions between the hours of 01:30 and 08:00 on any day.

REASON: In the interests of amenity and to ensure compliance with LDP Policy EP1.

5 There shall be no more than 100 guests attending functions at Woodbank at any one time.

REASON: In the interests of amenity and to ensure compliance with LDP Policy EP1 and to ensure highway safety in compliance with Policy MV1 of the LDP.

6. No pruning, lopping or felling of the retained cedar or willow trees shown on plan SK 1 00 / 110 B Proposed Site Block Plan prepared by Morgan 2 Morgan dated February 2019 shall be undertaken unless the LPA has approved in writing a method statement which considers both arboricultural and ecological interests of the trees. The method shall thereafter be implemented in full.

Reason: To safeguard trees of interest with potential for use by protected species and in accordance with LDP policy S13.

7. Live and amplified music shall only be performed or played within the house. There shall be no external speakers or live performances situated outside of the dwelling.

REASON: In the interests of amenity and to ensure compliance with LDP Policy EP1

8. Live and amplified music is only permitted within the house and only between the times of 08:00 and 00:30 on any day.

REASON: In the interests of amenity and to ensure compliance with LDP Policy EP1

9. Internal music noise levels within the house shall not exceed a level of 95 dB(A), while patio doors are held open for ventilation.) and music noise levels at NMP1 (access road) and NMP2 (edge of garden plateau), as marked on Figure 4 of "inacoustic Noise Assessment dated 20th February 2019", to not exceed 55 dB LAeq,15-minutes at any time.

REASON: In the interests of amenity and to ensure compliance with LDP Policy EP1

10. Notwithstanding the provisions of Article 3, Schedule 2, Part 4 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no marquees or temporary structures shall be erected without the prior written approval of the local planning authority.

REASON: In the interests of amenity as the use of these structures may lead to unacceptable disturbance to the occupiers of neighbouring properties and to ensure compliance with LDP Policy EP1.