

Application Number: DM/2019/00136

Proposal: Change of use of agricultural land for the siting of 5 glamping pods and a new toilet/shower block

Address: Land at Broadstone Farm, Duke of York Road, near Staunton, Monmouth

Applicant: Mr. M Etheridge

Plans: All Proposed Plans Proposed Plan (Parking) - , Floor Plans - Proposed CSAF125N20-2 - , All Proposed Plans 1404/PBP 03 - B, Landscaping Plan Amenity Block Elevations/Plans - ,

RECOMMENDATION: APPROVE

Case Officer: Mr. David Wong

Date Valid: 10.04.2019

This application is presented to Planning Committee because we have received five or more individual neighbour objections

1.0 APPLICATION DETAILS

1.1 Broadstone Farm is an existing, well-established fishery and camping business. The Farm is located in Monmouthshire close to the county boundary with the Forest of Dean. The site lies within the Wye Valley Area of Outstanding Natural Beauty.

1.2 This proposal seeks full planning permission for a change of use of land from agriculture to a tourism use. The original scheme involved seven timber glamping pods. However, after a series of discussions with the planning agent, the number of glamping pods has now been reduced to five and they are sited towards the left hand side (the eastern part) of the site.

1.3 The proposed pods measure some 2.9 metres in height, 3m in width and 5.5 metres in length (including an overhang at the front). They are constructed in a dark stained timber and the exterior would be covered in dark shingles. A landscaping scheme has been submitted by the agent to address some of the issues raised by the neighbouring properties and the Council's consultees (i.e. the Council's Landscape Officer and Biodiversity Officer).

1.4 As part of this application, an amenity block is being proposed to serve the glamping pods. This amenity block will be located on the next field (immediately east of the site of the proposed pods, which is also within Monmouthshire's administrative boundary) and would measure 4.5m in height, 6m in depth and 12m in width. It will be constructed with timber cladding with a slate roof.

1.5 In terms of parking, it is proposed to locate the necessary parking provision on land that is part of the main core of the facilities for the campsite (i.e. on land within the Forest of Dean Council's administrative boundary). This area will include cycle parking.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
-------------------------	--------------------	-----------------	----------------------

DC/2016/00455	Use of land as extension to existing touring caravan / camping site for 20 additional pitches and ancillary works.	Approved	Approved 28.06.2016	28.06.2016
DC/2016/00944	Discharge of condition 3 from planning consent DC/2016/00455	Approved	Approved 14.10.2016	26.09.2011

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

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

DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
LC1 LDP New Built Development in the Open Countryside
LC4 LDP Wye Valley AONB
LC5 LDP Protection and Enhancement of Landscape Character
MV1 LDP Proposed Developments and Highway Considerations
NE1 LDP Nature Conservation and Development
RE6 LDP Provision of Recreation, Tourism and Leisure Facilities in Open Countryside
SD4 LDP Sustainable Drainage

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

Monmouth Town Council - Approval with conditions:

- * Move the pods closer together (particularly the 3 at the very top of the field)
- * Abide by the guidance from Natural Resources Wales
- * Secure removal of Monmouthshire County Council's Landscape and Trees holding objection

MCC Landscape - The initial holding objection was lifted following the submission of additional information in support of the application, including the number of pods reduced with a new landscaping scheme. The reduction in the number of pods from seven to five is welcomed and the location of the pods in the eastern 'half' of the field is also welcomed in terms of wider localised visual impact within the context of the nearby receptor locations and the topography of the site as identified by the LVIA. The LVIA photographs should, where appropriate, identify the site in the landscape to show what can or cannot be seen. The increase in planting areas to reduce the visual impact of the pods on the wider landscape is also welcomed. Some sections of the planting mix of the landscaping scheme could change a little for enhancement and would further reduce visual impact of the pods especially in the winter. The proposed maintenance of the paddock grass area to the west as a hay meadow would be welcome and could contribute to the ecosystem value and resilience of the site and help to offset loss of grassland biodiversity where new woodland mix is planted and pods are located. Properly fenced and gated the area could then be managed with appropriate density of livestock in accordance with an ecological management plan. Existing boundary hedges could also be enhanced with new understory planting to increase density.

Natural Resources Wales - No objection in principle to the proposals. However, any discharge of effluent to ground or surface water will need an environmental permit or the applicant will have to register an exemption with us.

MCC Highways - No objection. Following receipt of the additional information provided by the applicant, the highway authority is satisfied that adequate provision is and will be made available to accommodate any increase in parking provision required to accommodate the proposal.

MCC Public Rights of Way - No objection. The applicant's attention should be drawn to Public Bridleway no. 161 in the community of Monmouth that runs adjacent to the site of the proposed development. This path must be kept open and free for use by the public at all times, alternatively, a legal diversion or stopping-up Order must be obtained, confirmed and implemented prior to any development affecting the Public Rights of Way taking place. In addition, no barriers, structures or any other obstructions should be placed across the legal alignment of the path and any damage to its surface as a result of the development must be made good at the expense of the applicant.

MCC Environmental Health - No objection. Having reviewed the amended proposal and additional information provided by the applicant, whilst some noise may be audible from activities associated with the glamping pods, and smoke/odour may be discernible from time to time from cooking activities or the use of fire pits, I am not in a position to substantiate a level of problem on which to base an objection.

If planning permission is granted a site licence for the glamping pods will be required.

AONB Officer: I made two site visits to view the Broadstone Farm proposal, having concerns about the original seven pods. I support the reduction of pods and relocations on the site to reduce the landscape impacts. I support the officer recommendation.

National Trust - The site is still a very important focal point for Monmouth, an important tourist attraction and an inspirational site for its spectacular views. The submitted LVIA has not fully followed the outline principles of the LVIA Guidelines for Landscape and Visual Impact Assessment 3rd Edition. The assessment has not considered the impact of the proposed scheme from rights of way, listed buildings, registered park and garden, and wider areas of land where public access can be obtained including land owned by both National Trust and Woodland Trust at The Kymin. The application should not move forward until an acceptable LVIA is submitted by the applicant. Further information is required on all external lighting for the scheme, clarification of the issue of parking and its location, a topographic survey showing all proposed cut and fill to create the final landscape.

LERC Search Results - Some ecological features identified.

5.2 Neighbour Notification

Six households have offered objections and the reasons are set out below:

The proposal will adversely affect the area as an AONB.

Affect local ecology.

Close to adjoining properties.

Development too high.

Loss of privacy.

Noise nuisance.

Out of keeping with character of area.

Over development.

The amenity block is too far from the camping pods.

Pods could be booked by a group of people for parties.

The pods are too far from the manager's house and office to manage.

Inadequate parking provision.

Increase in pollution (light, noise and fire).

Loss of privacy.

Planning permission for nine camping pods has also been given to Broadstone Farm in the field on the Gloucestershire side of the camp site by Forest of Dean Council. By allowing this application, it will further exacerbate the existing problems.

If this agricultural land is turned into a site for campers then it will be much easier in the future for

Broadstone to extend pod/camping numbers and expand into the field.

Adverse traffic and highways implications.

The site can be seen from the neighbouring properties and the nearby public footpaths.

If the camping pods are set on foundations to become immovable, then they would be classed as buildings. Therefore, a glamping pod is legally a caravan.

The pods will be on site year-round without being moved; they will be a permanent feature of the field.

It was agreed under the previous planning application that no further development of the field will be allowed.

Some of the contents of the submitted information are factually incorrect and misleading, including the LVIA.

Inconvenience to the neighbours during the construction phase of this proposal.

There is a concern that the underground water supply pipe will be damaged by the proposal.

Apparently, holiday makers will be able to drive up to the pods to unload their luggage and would only use the farm vehicle if it's muddy. Therefore, a track will inevitably be made and then no doubt the track will be gravelled and so roadways will be made.

It will result in increased traffic on the main road as well as the farm tracks to both Beaulieu and Upper Beaulieu Farms as we share a common postcode.

The lack of privacy and noise pollution caused by this application will have a negative impact on wellbeing.

Public notices were not put up on the public footpath which runs right next to where the proposed pods are proposed.

The campsite rules do not work as they have not been enforced in the past.

The proposal is using agricultural land.

Light from moving vehicles.

There are other more suitable areas of land that belong to the applicant for this proposal.

There will be a music festival at Broadstone Farm next year and it will inevitably attract a significant amount of traffic and visitors on site, causing pollution to the area (air, noise and light).

Allowing this application will set a precedent for further development of the site.

Broadstone Farm has a licence to serve alcohol. This explains the increase in noise from the site, including amplified music late at night.

6.0 EVALUATION

6.1 Principle of Development/Tourism

6.1.1 Broadstone Farm is located in the open countryside. There is a general presumption against new development in the open countryside unless it complies with national planning policy and/or specific local development planning policies. In this case, in the context of providing wooden pods for holiday accommodation, the relevant policy is S11 of the Monmouthshire Local Development Plan (LDP), relating to tourism use and the Supplementary Planning guidance relating to 'Sustainable Tourism Accommodation' (hereafter referred to as the SPG). The policy provides that proposals that provide and/or enhance sustainable forms of tourism will be permitted subject to detailed planning considerations.

6.1.2 The proposal is to provide five wooden pods and an amenity block. In this respect, the proposal would be considered a sustainable form of tourism accommodation. It has been indicated that the pods would not be permanently fixed to the ground and there would be no foul drainage attached to them. It has been described that supports of varying lengths underneath the pods will enable them to be level. In addition, no excavation is intended. As for the proposed amenity block, it will require a traditional construction with foundations. This amenity block will be sited on an existing caravan site and not on the site of the proposed glamping pods and the amount of floor area required is modest. In any case, this element (i.e. a scheme of hardstanding) can be controlled via a planning condition.

6.1.3 The LDP supports sustainable forms of tourism accommodation as covered in Strategic Policy S11. Supplementary Planning Guidance 'Sustainable Tourism Accommodation' (published November 2017) provides detailed guidance in terms of the type of tourism accommodation that will be supported in open countryside locations in relation to Policy S11. The types of development include yurts, teepees, bell tents, wooden pods, shepherd's huts, tree houses and glamping. Given the above, there is no objection in principle subject to detailed planning considerations.

6.2 Visual Amenity

6.2.1 Broadstone Farm is an existing, well-established fishery and caravan/camping business. The business wishes to expand their portfolio by providing five additional wooden glamping pods and an amenity block on site. In terms of the scale of the proposed pods and the amenity block, they are considered to be of a modest scale and are similar to some of the glamping pods that are already in operation in different parts of the County.

6.2.2 In terms of the visual implications of this proposal, the Council's Landscape Officer did offer a holding objection to the original scheme for seven pods as there was insufficient information to allow him to provide a fully informed opinion about the application. After a series of discussions and negotiations, further information was submitted in support of the application and the overall number of pods has been reduced to five pods.

6.2.3 The Council's Landscape Officer acknowledges that the site is located within the Wye Valley Area of Outstanding Natural Beauty (AONB) and there is no objection from the Landscape Officer to the latest scheme for five pods. The location of these pods i.e. in the eastern 'half' of the field has a localised visual impact as identified by the LVIA. The latest landscaping scheme would mitigate the views of the pods from neighbouring properties and higher ground despite being on site all year round. However, it is noted that some of the planting proposed could be enhanced that would further reduce visual impact of the pods from beyond the site, especially in the winter. This element can be addressed via the use of a planning condition. As to the proposed amenity block, it will be sited close to the edge of the field next to existing trees and hedgerows, and the field is an existing caravan/tenting site. Given the above, standard landscaping conditions will be requested prior to the development of the site.

6.2.4 In terms of the proposed finishing materials, the use of natural materials are proposed and they are visually acceptable in this rural setting. Samples of materials will be requested prior to the development of the site.

6.2.5 There are neighbour concerns with regard to the height of the proposals. The overall height of the pods and the amenity block is approximately 2.9m and 4.5m respectively. It is considered that the proposed height of the pods is acceptable and that the proposed amenity block will be sited close to the edge of the field next to existing trees and hedgerows, which would mitigate the its presence. Given the above, the resulting structures would be visually acceptable in this location. In addition, the spacing around each of the camping pods is generous and is not considered to represent an over-development of the site. Furthermore, the implementation of the landscaping scheme will provide appropriate mitigation in the interests of visual amenity.

6.2.6 Given the above, provided the landscaping scheme is enhanced as advised by the Council's Landscaping Officer (achievable by a condition), the proposal would not be likely to adversely affect the setting of this part of the open countryside and the Wye Valley AONB, which is in accordance with the thrust of policies DES1, LC1, LC4 and the guidance contained in the Sustainable Tourism Accommodation SPG.

6.3 Residential Amenity

6.3.1 There have been concerns raised from a number of local residents relating to noise and disturbance created by people staying at the site as the proposed pods are considered to be too close to them. The nearest neighbour is York Cottage; it is approximately 43m from one of the pods. However, the relevant site boundary (the northern one) is heavily screened by existing mature trees, overgrown shrubs and hedgerows. In addition, the application site levels are lower than that of the neighbour. Therefore, no significant adverse impact is anticipated for this neighbour.

6.3.2 Both Graygill and Beaulieu Farm are in excess of 130m from the camping pods. In addition, the proposed additional landscaping would also help to provide further noise attenuation. The Council's Environmental Health Department was consulted and they advised that whilst some noise may be audible from activities associated with the glamping pods, and smoke/odour may be discernible from time to time from cooking activities or the use of fire pits, they are not in a position to substantiate a level of problems on which to base an objection. They added that if planning permission is granted a site licence for the glamping pods will be required.

6.3.3 Having considered the scale of the application, the new planting, the separation distance from the camping pods to the neighbours and the advice given by the Environment Health

Department, it is therefore considered that the proposed development for five camping pods and an amenity block would not cause unacceptable harm in terms of noise or privacy to the residential amenity of local residents. The proposal is therefore in accordance with Policy EP1 of the LDP. A condition will be imposed to request that the landscaping scheme(s) shall be implemented prior to the occupation of the camping pods.

6.3.4 Some neighbours have pointed out that there are complaints about the way the existing site is managed. It is noted that planning permission for nine glamping pods has also been granted to Broadstone Farm in the field on the Gloucestershire side of the camp site by Forest of Dean Council. Residents consider that the expansion of the business will only exacerbate existing problems. However, each planning application must be treated on its own merits and the planning process is not a means to resolve existing non-planning problems. The mitigation proposed by the applicant to address noise pollution together with reasonable management of the site should resolve this matter. There will be also channels to resolve noise issues via the statutory nuisance legislation.

6.3.5 A neighbour considered that the proposed parking provision is too far from the proposed pods and the visitors would undoubtedly drive their vehicles to the pods to unload their luggage causing an unacceptable level of light pollution to this part of the Wye Valley AONB. Broadstone Farm is an existing, established caravan and camping site. Therefore, it should be noted that the movement of vehicles in the hours of darkness is already part of the existing caravan/camping activity. It is considered that visitors may drive their vehicles to the glamping pods from time to time to unload their luggage, but this in itself would be occasional and not a reason to refuse permission in itself.

6.4 Access / Highway Safety

6.4.1 The site has an existing access which is used in conjunction with the existing caravan and camping use. The Council's Highways Department was consulted and is satisfied that adequate provision is and will be made available to accommodate any increase in parking provision required to accommodate the proposal. In addition, no concern was raised by the Highways Department with regard to an unacceptable level of traffic generation as a result of this proposal. Given the above, it is considered that the proposal is in accordance with Policy MV1 of the LDP.

6.5 Green Infrastructure

6.5.1 The Council's Landscape Officer suggested that the paddock grass area to the west of the site as a hay meadow would be welcomed and could contribute to the ecosystem value and resilience of the site and help to offset loss of grassland biodiversity where new woodland mix is planted and pods are located. Properly fenced and gated the area could then be managed with appropriate density of livestock in accordance with an ecological management plan. Existing boundary hedges could also be enhanced with new understory planting to increase density.

a) Policy GI1 of the LDP relates to Green Infrastructure. It advises that development proposals will be expected to maintain, protect and enhance Monmouthshire's diverse green infrastructure network. An ecological management plan of the site will be requested as a condition to fulfil the objectives of Policy GI1 of the LDP.

6.6 Biodiversity and Ecology

6.6.1 The site characteristics, being in the open countryside and adjacent to a pond and a stream, indicate the site may have ecological value. Policy NE1 of the Local Development Plan seeks to prevent harm to ecological features as a result of development. The proposed development should accord with this policy.

6.6.2 The Council's Biodiversity and Ecology Officer was consulted and has no objection to the application as there is enough ecological information to make a lawful planning decision but will require relevant conditions. In addition, there is no objection from the NRW with regard to this application. Given the above, it is considered that the proposal is in accordance with Policy NE1 of the LDP.

6.7 Foul drainage

6.7.1 A package treatment plant is proposed to serve the amenity block and its discharge will run

into the nearby watercourse. As per the advice given by the NRW, any discharge of effluent to ground or surface water will require the applicant to apply for an environmental permit or register an exemption with them. The permit application element is not a material planning consideration and is a matter between the developer and NRW.

6.8 Other considerations

6.8.1 It is important that applicants are aware that the use of sustainable visitor accommodation for permanent residential occupancy is not acceptable and occupancy of any future development will be restricted via planning conditions.

6.9 Response to the Representations of Third Parties and the Town Council

6.9.1 Most of these have been addressed in the preceding paragraphs.

6.9.2 There are local concerns that by allowing this application, it will set a precedent for future expansion of the site. However, the Local Planning Authority (LPA) can only consider the proposal as submitted. In any event the site is not of excessive size and the number of units is considered to be commensurate to it.

6.9.3 Some neighbours are concerned that the proposed amenity block is too far from the camping pods and the users will not use it. The proposed amenity block will be located on land with existing permission for 20 additional pitches for a mix of touring caravans and camping pitches in an area with a higher concentration of camping activities than the site of the proposed pods. Therefore, the selection of the location of the proposed amenity block is reasonable.

6.9.4 The pods are too far from the manager's house and office to manage. There is no planning requirement as to how close or far the camping pods should be from the manager's house and office and these facilities are not considered to be too distant to secure effective management of the site.

9.6.5 The issue of the site causing an increase in damage caused by trespassers and dogs would be a police matter.

9.6.6 A neighbour is concerned that if the camping pods are set on foundations to become immovable then they would be classed as buildings and that a glamping pod is legally a caravan. In response to this comment, no hardstanding is required for the pods; there are adjustable legs underneath the pods. Therefore, these pods are non-permanent structures and accord with the adopted SPG which supports sustainable forms of tourism.

9.6.7 There is a concern that the underground water supply pipe will be damaged by the proposal. This is a private matter and is not a material planning consideration.

9.6.8 A neighbour pointed out that the Planning site notices were not put up on the public footpath which runs right next to where the proposed pods would be sited. The Council's Public Right of Ways Department was consulted and they raise no concern with regard to the publicity of this planning application. In terms of the publicity of this application, a site notice was posted in an accessible location and the consultation letters were issued to the adjoining neighbours.

9.6.9 Broadstone Farm has a licence to serve alcohol and this explains the increase in noise from the site, including amplified music late at night. In addition, there will be a music festival at Broadstone Farm next year and the neighbours are concerned that it will inevitably attract significant amount of traffic and visitors on site, causing pollution to the area (air, noise and light). This would be a management and / or police matter to deal with any anti-social behaviour by holiday makers.

9.6.10 The proposal is using agricultural land for tourism use. The proposed camping pods will not be fixed into the ground so they are non-permanent structures (i.e. there is no handstanding/ excavation required). The site could return to agricultural purposes in the future if necessary.

6.10 Well-Being of Future Generations (Wales) Act 2015

6.10.1 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.

6.11 Conclusion

6.11.1 It is considered that the proposal is in accordance with national planning policy and the Monmouthshire LDP. Therefore, it is recommended that this planning application should be approved.

7.0 RECOMMENDATION: APPROVE

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 None of the units hereby permitted shall be replaced by any other structure(s) or glamping accommodation differing from the approved details.

REASON: In the interests of visual amenity and to ensure compliance with the Council's planning policies.

4 The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year.

5 REASON: The provision of permanent residential accommodation would not be acceptable in the open countryside.

6 An up to date register containing details of the names, main home address, dates of arrival and departure of occupants using the holiday accommodation shall be made available for inspection by the Local Planning Authority upon request.

REASON: To ensure the accommodation is used as holiday let accommodation only.

7 No occupation of the proposed camping pods shall take place until car parking provision has been provided in accordance with the approved plan and that area shall not thereafter be used for any purpose other than for the parking of vehicles.

REASON: To ensure provision is made for the parking of vehicles and to ensure compliance with LDP Policy MV1.

8 Samples of the proposed external finishes shall be agreed with the Local Planning Authority in writing before works commence and the development shall be carried out in accordance with those agreed finishes which shall remain in situ in perpetuity unless otherwise approved in writing by the Local Planning Authority. The samples shall be presented on site for the agreement of the Local Planning Authority and those approved shall be retained on site for the duration of the construction works.

REASON: To ensure a satisfactory form of development takes place and to ensure compliance with LDP Policy DES1.

9 All planting, seeding or turfing comprised in the approved details of landscaping schemes shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants

which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To safeguard the landscape amenities of the area and to ensure compliance with LDP Policy GI1.

10 Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no lighting or lighting fixtures shall be installed on the site until an appropriate lighting plan which includes low level PIR lighting and allows dark corridors for bats have been agreed in writing with the LPA.

REASON: To safeguard foraging/commuting habitat of Species of Conservation Concern in accordance with Section 6 of the Environment Act (Wales) 2016 and LDP policies EP3 and NE1.

11 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall reflect the recommendations set out in "Preliminary Ecological Appraisal - Broadstone Farm, Duke of York Road, Staunton, Monmouthshire produced by Abbey Sanders Ecology - March 2019" Details shall include:-

- hard surfacing materials;
- Soft landscape details shall include: planting plans, specifications including cultivation and other operations associated with plant and grass establishment, schedules of plants, noting species, sizes, numbers and densities.

REASON: To ensure the provision afforded by appropriate landscape design and in accordance with Policy NE1.

12 All development works, including any site clearance works shall be undertaken in strict accordance with the measures described in Section 5 "Ecological Method Statement" of the submitted report "Preliminary Ecological Appraisal - Broadstone Farm, Duke of York Road, Staunton, Monmouthshire produced by Abbey Sanders Ecology - March 2019"

REASON: Safeguarding of protected and priority species during construction works LDP policy NE1 and the Section 7 of the Environment Act (Wales) 2016.

13 There shall be no more than five glamping pods and no other means of accommodation on the site at any one time.

REASON: To safeguard the landscape amenities of the area and to ensure compliance with the approved plans and to comply with Policy S11 of the LDP.

INFORMATIVES

1 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

2 All birds are protected by the Wildlife and Countryside Act 1981. The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most birds is between March and September.