

Application Number: DM/2024/00409

Proposal: Construction of wedding venue building as replacement for courtyard marquee, additional parking/turning and associated landscaping works

Address: Cefn Tilla Court, Cefn Tilla Road, Llandenny, NP15 1DG

Applicant: Mr Robert Evans

Plans: Floor Plans - Proposed PP02 - A, Elevations - Proposed PP10 - , Site Plan PP08 - , Location Plan PP09 - , Other LIGHTING REPORT - , Drainage P24-116-01-P2. - , Green Infrastructure Appraisal 107 290 REV B

RECOMMENDATION: Approve

Case Officer: Kate Bingham
Date Valid: 27.03.2024

This application is presented to Planning Committee as it is a Departure from the Local Development Plan

1.0 APPLICATION DETAILS

1.1 Site Description

The application site is a privately-owned Grade II listed country estate near the village of Llandenny, close to Usk. It has become well-established as a venue for weddings, corporate events, a filming location as well as holiday accommodation, mini-break clay pigeon shooting and private functions.

The immediate surrounding area is framed by mature woodland and parkland spaces with the wider area being characterised by large fields of arable farmland and gently rolling pasture, interspersed with scattered dwellings and farmsteads.

Access is via the country road linking the B4235 with Llandenny.

The site is not covered by any flood risk designation on the Natural Resources Wales flood risk map.

The site is within the Nutrient Sensitive Catchment Area of the River Usk Special Area of Conservation (SAC).

The use as a wedding venue provides the predominant revenue of the site along with on-site accommodation and holiday lets. Currently a marquee is used within the west courtyard to provide internal space, although this is now considered to be unsatisfactory on account of its shortcomings, notably regarding its unsuitability during inclement weather and susceptibility to wear and tear and damage.

1.2 Value Added

The application has gone through considerable amendments to address the original concerns of the Heritage Officer. These amendments have looked at simplifying the main frontage of the building which will be viewed from the rear of the listed building and removing the central atrium feature to main reception area.

1.3 Proposal Description

A standalone pavilion-style building is proposed to replace the marquee providing a venue space which is fit-for-purpose and which allows all year-round weddings.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2018/01717	Erection of a barn.	Acceptable	14.11.2018
DM/2020/00460	Proposed new machinery store (metal sheeting).	Approved	15.10.2020
DM/2020/00525	Proposed change of use of part of Cefn Tilla Court from private residence to a mixed use as private residence and wedding and general function venue.	Approved	24.11.2020
DM/2020/01187	Proposed change of use of part of coach house to holiday and annexe accommodation and associated works.	Approved	24.03.2022
DM/2021/00530	Proposed Change of use of part coach house to holiday accommodation and associated works.	Approved	01.04.2022
DM/2021/00531	LBC - Proposed change of use of part coach house to holiday accommodation and associated works.	Approved	11.05.2022
DM/2021/00555	Non material amendments (revised siting of building and additional doors) in relation to planning consent DM/2021/00460	Approved	24.11.2021
DM/2021/00618	Proposed change of use of workman's hut to holiday accommodation and associated works.	Approved	23.03.2022
DM/2021/00619	Proposed change of use of workman's hut to holiday accommodation and associated works	Approved	11.05.2022

DM/2021/01554	Proposed oak framed open fronted garage and outside store	Approved	23.12.2021
DM/2022/01507	Proposed additional overflow parking and minibus 'drop off' area	Approved	12.12.2023
DC/2016/00162	Repair, conservation work and minor internal alterations.	Approved	10.05.2016

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

LC1 LDP New Built Development in the Open Countryside
LC5 LDP Protection and Enhancement of Landscape Character
DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
EP5 LDP Foul Sewage Disposal
GI1 LDP Green Infrastructure
NE1 LDP Nature Conservation and Development

4.0 NATIONAL PLANNING POLICY

Future Wales - the national plan 2040

Future Wales is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales - the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Planning Policy Wales (PPW) Edition 12

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 of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

Welsh Government Circulars

Welsh Government Circular 008/2018 - Planning requirement in respect of the use of private sewage in new development, incorporating septic tanks and small sewerage treatment plants (July 2018).

5.0 REPRESENTATIONS

5.1 Consultation Replies

Raglan Community Council - Members of Raglan Community Council reviewed the Planning Application submitted to the Planning Authority, and from the information provided do not wish to offer any objections to the proposed development, therefore the Community Council do not have any further comment to make on the proposed development.

NRW - No objections. Recognising the specific nature of the application submitted, the private sewage treatment system meets the screening criteria set out in our Advice, we are satisfied that there is unlikely to be a source of additional nutrients and/or a pathway for impacts. As such, in our opinion, it would be reasonable for your Authority to screen out this proposal as it is not likely to have a significant effect on the River USK SAC in relation to nutrient inputs.

Dwr Cymru – Welsh Water (DCWW) - We note from the application that the proposed development does not intend to connect to the public sewer network. As the sewerage undertaker we have no further comments to make. However, we recommend that a drainage strategy for the site be appropriately conditioned, implemented in full and retained for the lifetime of the development.

NATS Safeguarding - The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

Cadw - No objections.

MCC Heritage - No objections subject to conditions.

MCC Landscape/GI - No objection subject to conditions.

MCC Biodiversity - No comments.

MCC SAB - The proposed development will require a Sustainable Drainage System (SuDS) designed, constructed and maintained in accordance with the Statutory Standards for SuDS in Wales and approved by MCC as SuDS Approving Body (SAB).

MCC Lead Local Flood Authority - Flood risk maps provided by Natural Resources Wales do not indicate the site to be at particular risk of flooding. We therefore have no objection to the proposed development on flooding grounds.

SEWBRc Search Results - Multiple bat roosts recorded within 500m of the site.

5.2 Neighbour Notification

No comments received.

5.3 Other Representations

Welsh Historic Gardens Trust - Support the application. The Welsh Historic Gardens Trust (WHGT) is commenting on this application, acting upon a suggestion by Cadw that it be consulted.

The planning application is for the construction of a wedding venue building to replace a marquee built in the courtyard at Cefn Tilla Court. Cefn Tilla is on the register of Parks and Gardens in Wales as Grade II listed as a well preserved mid-nineteenth century small landscape park and garden with remnants of a formal seventeenth-century garden.

A site visit was undertaken by us. We met with the owner. He gave us a tour of the site including some alternative locations that had been considered; these would be, in our opinion, more invasive upon the Park, Garden and Cefn Tilla Court itself which is Grade II* listed.

The existing courtyard marquee roof, when viewed from some places in the garden, is unsympathetic to the roofline view of Cefn Tilla Court.

The proposed building reflects the brick of the walled garden and surrounding outbuildings of a more agricultural nature and is therefore more in keeping with its surroundings. With screening and landscaping the proposed building will provide a very necessary adjunct to Cefn Tilla Court.

WHGT would support the planning application.

5.4 Local Member Representations

No comments received.

Please note all representations can be read in full on the Council's website:
<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

6.0 EVALUATION

6.1 Principle of Development

6.1.1 The use of the site for weddings was granted planning permission (Ref: DM/2020/00525) by the Council in 2020 under Policy S10 of the Local Development Plan (LDP) as a rural enterprise and Policy S11 in regard to its tourism role. This application now proposes a new building, incidental to that land use, which raises additional policy issues.

6.1.2 There are exceptional circumstances for new built development in the open countryside for the purposes of rural diversification/ enterprise and recreation, leisure and tourism under Policy LC1 of the LDP. However, the provision of a new building for weddings when not associated with an existing hotel is not listed as one of these exceptions. Policy RE6 provides for the provision of suitable recreational, tourism and leisure facilities in the countryside, subject to detailed planning considerations. However, a new building to provide a wedding venue again, does not fall within the uses referred to in this policy. As such, the application has been advertised as a Departure to the LDP.

6.1.3 In this case, in the absence of any viable farming activity or other business it is the wedding venue which currently ensures the long-term upkeep and management of the listed buildings and registered park and garden. An alternative venue building is considered to be essential for the business to continue offering a high-quality wedding experience. While the marquee has enabled the business to become established, a long-term solution is now required to meet the demands of the market.

6.1.4 TAN6 also recognises the expansion of businesses that are currently located in the open countryside should be supported. This proposal will consolidate existing employment and lead to additional job creation, strengthening its role in the rural economy.

6.1.5 On balance therefore, it is considered that the proposed development is acceptable subject to detailed planning considerations.

6.2 Good Design / Historic Environment

6.2.1 Cefn Tilla is a grade II registered historic park and garden, registered for its historic interest as a well-preserved mid-nineteenth century small landscape park and garden, with remnants of a formal seventeenth century garden. The site has historical associations with the architect Sir Matthew Digby Wyatt (1820-77) who re-modelled and extended Cefn Tilla house in 1856-60 for the 2nd Lord Raglan. The park and garden have group value with the listed house, coach house and courtyard as well as the forecourt walls at Cefn Tilla Court, also listed.

6.2.2 The removal of the marquee represents a betterment for the site as its alien form, materials and prominence currently detracts from the building envelope and heritage quality. Whilst the existing marquee is limited in size, it does not sit comfortably within the context of heritage assets. The return of the west courtyard will allow its historic character and spatial quality to be understood and enjoyed as an open space and integral feature of the overall main house.

6.2.3 The new building is proposed to be located approximately 45m to the south-east of the main house on an area of informal grassland. There are some intervening trees between the proposed new building and the main house and further screening in the form of planting to the west and east is also proposed.

6.2.4 The building itself is of a relatively contemporary single-storey design with a large open hall served by reception entrance and kitchen / facility side rooms to the main hall. The ridge height of the gable on plan is indicated as 6.4m above relative ground level. Despite its necessary floor area, the building has been designed to appear subservient to the main house, using brickwork to match the existing walls on the site and lightweight glazing. The roof will be a metal standing seam flat roof so that the building as a whole takes on the character of a walled garden that would be typical in this context. Areas of green planted sedum walls are also proposed.

6.2.5 The application has gone through considerable amendments to address the original concerns of the Heritage Officer; these amendments have looked at simplifying the main frontage of the building which will be viewed from the rear of the listed building and removing the central atrium feature to main reception area. These amendments have improved the appearance of the building considerably and allowed it to settle within the context appearing as a subservient building incorporating a feature brick wall to match the existing walled garden and reflect the form of the adjacent courtyard. The building is now of a scale and mass that sits within the setting of the highly graded listed building within the Registered Garden.

6.2.6 There remains some ambiguity over finishing materials for the sides and rear of the building, as well as the roofing materials and therefore it is necessary to condition these to ensure that they are appropriate in the setting in that these elevations remain visible and any finishing details will impact on the overall appearance and appropriateness of the building. Therefore, a condition requiring samples of external finishing materials and details of windows and doors should be included on any consent that Members are minded to approve.

6.2.7 Scheduled monument MM178 Camp (650m South of Ty Freeman) is within 500m of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the setting of this monument.

6.2.8 On the basis of the above, it is considered that the design, scale and mass of the proposed new building is in keeping with the character and appearance of the highly graded listed building and the Registered Garden and the provisions of LDP Policy DES1 have been met.

6.3 Landscape/Green Infrastructure

6.3.1 The site is located in the open countryside and lies within the grounds of Cefn Tilla Court, a listed building and registered grade II historic park and garden. The grounds consist of mature gardens, defined garden spaces, paths and outbuildings to the main house that bound mixed

broadleaved and coniferous woodland, parkland and farmland. The site itself consists of semi-improved grassland merging with a wider field with a division by estate railings, immediately bounded by mature trees hardstanding and stonewalls the north. The site is partially separated from the main buildings and immediate setting by mature trees and shrubs.

6.3.2 From a policy perspective, LDP Policy LC5 (Protection and Enhancement of landscape character) highlights that development will be permitted provided it would not have an unacceptable adverse effect on the special character or quality of Monmouthshire's landscape in terms of its visual, historic, geological, ecological or cultural aspects.

6.3.3 The applicant has provided a relatively comprehensive landscape and visual impact assessment which describes the setting and character from a landscape perspective and provides an assessment of potential impact. It is noted from the review of the LVA that the site itself is relatively well 'hidden' from wider publicly accessible locations resulting in the limited viewpoint selections. The assessment has concluded no change in terms of visual impact and slight to no significant impact on local landscape character.

6.3.4 The tree report indicates that there will be three trees to be removed, assessed to be of a low quality and one group of mixed species. The report also demonstrates the proposed root protection measures to be adopted during development.

6.3.5 The applicant has provided a section showing relative ridge heights set against the context of the main building. The GI statement 5 shows a photomontage of the proposed structure as viewed from the main building looking south-east and within the context of foreground garden vegetation, adjacent trees and the backdrop of a mature tree line to the south. From the imagery provided and views from site of the structure, it is considered that the proposed new building would not significantly impact on skylines or the localised setting of main building and associated gardens. The captured view of the main building as viewed from the southern edge of the site field will be impacted, but views to the main building from garden boundary would not.

6.3.6 It is therefore considered from a Landscape and GI perspective, that the proposal is broadly acceptable and although the development will have an impact on landscape setting, the impact will not be 'significant adverse' due to the proximity of the proposed building, mass and ridgeline to the localised setting of the main building and southern elevation and gardens. The location will mean other elevations and approaches to the main building setting and character will not be impacted.

6.3.7 Chapter 6 of Planning Policy Wales (PPW) 12 highlights that a Green Infrastructure (GI) statement should be submitted with all planning applications and will be proportionate to the scale and nature of the development. The statement which will need to be informed by a GI assessment of the site will describe how green infrastructure will be incorporated into the proposal and how the step wise approach to protecting biodiversity, habitats and GI onsite will be managed. A step wise approach considers what impacts may occur as a result of development activity to any identified biodiversity, habitats and green infrastructure assets and networks that may be present on or bounding a site. The approach then seeks to manage any harm that may occur by (a) avoiding (b) minimising (c) Mitigate / Restore.

6.3.8 There are existing mature trees located to the west and east of the proposed development and these provide the backdrop to the 'house gardens'. These trees also connect with the wider woodland planting also located to the west and east of the main house. The wider estate grounds are a mixture of open grassland (sheep grazing) and large woodland belts that provide privacy and screening from the nearby Cefn Tilla Road, located north-east of the main building.

6.3.9 The opportunity to enhance the GI would be through the addition of native tree and shrub planting to enhance the existing 'garden' boundaries and wildflower areas to increase biodiversity. The retention of the ornamental vegetation and stone wall is also confirmed. The management of the GI assets will maintain the existing woodland and grassland areas to ensure that they continue to provide an ecological resource as well as a GI corridor to the woodland areas within the estate grounds as well as the wider area.

6.3.10 New GI planting will be protected against deer and rabbit damage with the use of tree/shrub guards and stakes and, where required, fencing to limit access and until the planting matures. With this management in place, the development site would continue to be part of the local green connectivity and function as part of the valued GI resource in the local area.

6.3.11 Further clarification regarding the proposed sedum roof and its establishment and aftercare should be provided as a condition of approval should Members be minded to approve the application.

6.4 Biodiversity

6.4.1 The proposed development will have no impact on the existing building in terms of ecology, the tent being a temporary feature with little opportunities for biodiversity. The area of land where the new building is proposed is well-maintained, semi-improved grassland. The grassland could be used on occasion by reptile and newt species for commuting but the short vegetation provides no cover from predation so the use of this habitat is considered to be limited. Therefore, as the development is restricted to the lawn area only, further survey work and mitigation measures for reptile species and Great Crested Newt are not considered to be necessary.

6.4.2 A strip of ornamental vegetation/ stone wall between the Terrace Lawn and the proposed new wedding venue is likely to be used by bats to commute from the buildings to the woodlands to the east. Reptiles and Amphibians (including Great Crested Newt) will also be likely to use the stone wall for commuting and hibernation purposes. The retention of the ornamental vegetation and stone wall has been confirmed so this valuable wildlife corridor will remain.

6.4.3 The use of native species within the proposed new soft landscaping works on the site are considered to compensate for the loss of any trees and grassland as a result of the new building. Suitable long-term management of soft landscaping also helps ensure spaces are useful to wildlife and in particular pollinating invertebrates.

6.4.4 Planning Policy Wales (PPW) 12 sets out that "planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity" (para 6.4.5 refers). This policy and subsequent policies in Chapter 6 of PPW 12 respond to the Section 6 Duty of the Environment (Wales) Act 2016. In this case, while new landscaping is to be secured through appropriate landscaping conditions the reasons for the need for new planting is in the interests of visual and landscape amenity. It is therefore considered reasonable and necessary to attach a separate condition requiring a scheme of specific ecological enhancements and a timetable for their implementation be agreed.

6.4.5 Given the location and bat records in the vicinity a wildlife friendly lighting strategy is required with sensitive lighting to reduce any negative impacts to nocturnal wildlife which use the area, especially foraging bats. Specialist lighting advice has been sought by the applicant from consultants to inform the proposed development. No floodlights are proposed or harsh lighting is intended to avoid unwanted light spill. A condition limiting any further lighting is suggested to be included on any consent that Members are minded to approve.

6.4.6 Under the Habitats Regulations, where a plan or project is likely to have a significant effect on a European site, either alone or in combination with other plans or projects, and where it is not directly connected with or necessary to the management of the site, the competent authority must carry out an appropriate assessment of the implication of the plan or project in view of the site's conservation objectives. Natural Resources Wales has set new nutrient standards for the river SACs in Wales. Any proposed development within the SAC catchments that might increase the amount of nutrient within the catchment could lead to additional damaging effects to the SAC features and therefore such proposals must be screened through a HRA to determine whether they are likely to have a significant effect on the SAC condition.

6.4.7 This application has been screened in accordance with Natural Resources Wales' advice for planning applications within the river Special Areas of Conservation (SACs) catchments (v4 issued

28th June 2024). It is considered that this development is unlikely to increase nutrient inputs because the development improves existing water quality discharges by reducing the nutrient concentration of wastewater without increasing volume. The number of wedding guests and number of weddings per year would remain as existing, and therefore there would be no increase in foul drainage loading for the site. Betterment is provided by way of separating out the foul flows from the wedding events and treating this foul discharge through a new package treatment plant, discharging into the ground via a drainage field to the west.

6.5 Impact on Amenity

6.5.1 The buildings are set in extensive parkland meaning that there are no neighbouring occupiers close to the site that are likely to be affected by the development. It should also be noted that the proposed new purpose-built stand-alone building will replace an existing marquee used for the same purposes but without any sound-limiting features.

6.5.2 The separation of the proposed wedding venue building from the main House will allow a significant improvement in residential amenity for the occupiers of the main house as the distance and building design will ensure greater containment of noise and activity in comparison to the current marquee. The new building would also take pressure off the House allowing it to be closed to public access much earlier and reducing associated wear and tear and risk of damage.

6.5.3 On the basis of the above, it is considered that there is no conflict with LDP policies EP1 or DES1.

6.6 Highways

6.6.1 The site benefits from an existing large open area to the front which is suitable for parking. As a replacement for the existing marquee (not in addition to) and as there would be no change in function, there are no highway ramifications. The number of parking spaces will be unchanged with the only change being the marking out of an existing informal parking area.

6.6.2 The Transport Statement demonstrates that the proposed venue building will have a negligible impact on the local highway network.

6.7 Tourism

6.7.1 Weddings are linked to the benefits of tourism which is an important sector of the Monmouthshire economy. National and local planning policy places importance on rural communities developing strong economies and supporting local enterprise. Tourism and leisure are highlighted as a major and growing employer for their contribution to the Welsh rural economy.

6.7.2 The application intends to enhance the wedding day experience to attract future business, including Asian weddings which can last more than one day with multiple events and ceremonies. The value of weddings extends well beyond the venue into the local economy with guests typically using surrounding accommodation, local facilities, taxis and other transport.

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

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

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 Prior to the commencement of development the following details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority:

1. Soft landscape details for landscaping to include planting plans, specifications including species, size, density, number and location, cultivation and other operations associated with sedum roof, planting and seeding.

REASON: In the interests of visual and landscape amenity; in accordance with Policies DES1 & LC1/5 of the Local Development Plan.

4 All soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. Planting of Trees shall be in accordance with BS8545:2014 Trees: from nursery to independence in the landscape. The landscape works shall be carried out prior to the building hereby approved being brought into beneficial use or in accordance with a timetable agreed with the Local Planning Authority.

REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and ensure the provision afforded by appropriate Landscape Design and Green Infrastructure policies LC5, DES 1, S13, and GI 1 and NE1.

5 A schedule of landscape maintenance for a minimum period of five years shall be submitted to and approved by the Local Planning Authority prior to works commencing and shall include details of the arrangements for its implementation inclusive of roles and responsibilities. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) 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 ensure the provision of amenity afforded by the proper maintenance of existing and / or new Landscape features.

6 Full details, including representative samples of all of the external finishing materials shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The development shall be carried out in accordance with the approved materials.

REASON: To safeguard the special character of the Listed Building.

7 Details of the proposed windows, doors and glazed roof to a minimum scale of 1:10 including elevations, vertical and horizontal sections with larger scale details to sufficiently describe the proposed units shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The development shall be carried out in accordance with the approved details.

REASON: To safeguard the special character of the Listed Building.

8 Details of the proposed eaves, verge and parapet to a minimum scale of 1:10 including elevations, vertical and horizontal sections with larger scale details to sufficiently describe the proposed units shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The development shall be carried out in accordance with the approved details.

REASON: To safeguard the special character of the Listed Building.

9 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 within the site until an appropriate lighting plan has been submitted to and agreed in writing by the Local Planning Authority. Any such plan would need to include the detail of lighting type, positioning and specification for low level PIR lighting, which ensures that foraging/commuting habitat for bats is protected from light spill. Any lighting installed shall be in full accordance with the approved details and retained as such thereafter.

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.

10 All works shall be carried out in accordance with the *Minimum Arboricultural Method Statement – Cefn Tilla Court* as detailed in BS5837 2012 Tree Information – Cefn Tilla Court 24/01/24.

REASON: To ensure the continued safeguarding of existing trees on site.

11 Prior to the commencement of development full details of a scheme of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location of the means of enhancement shown on a scaled plan and a timetable for their implementation. The development shall be carried out in accordance with the approved details and timetable.

REASON: To provide ecological enhancement and ensure compliance with PPW 12, the Environment (Wales) Act 2016 and LDP Policy NE1.

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 As of 7th January 2019, all construction work in Wales with drainage implications, of 100m² or more, is now required to have Sustainable Drainage Systems (SuDS) to manage on-site surface water (whether they require planning permission or not). These SuDS must be designed and constructed in accordance with the Welsh Government Standards for Sustainable Drainage.

The SuDS Approving Body (SAB) is a service delivered by the Local Authority to ensure that drainage proposals for all new developments of at least 2 properties OR over 100m² of construction area are fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage published by Welsh Ministers.

If you are in any doubt as to whether you require SAB approval, please contact:

SAB@monmouthshire.gov.uk

For advice regarding the application process and general enquiries - 01495 768306

For technical advice regarding your SuDS design and meeting the National Standards - 01633 644730

3 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.