

Application Number: DM/2020/01345

Proposal: Proposed development of tourist accommodation in the form of three glamping pods, as well as associated access and ancillary works

Address: Land at Wern y Cwrt, Croes Bychan Hall to Raglan, Wern y Cwrt, Bryngwyn, Monmouthshire

Applicant: Mr A Peters

Plans: Office Laundry proposed plans and elevations 1203 REV A
Location Plan 1001
Ecology Report Ecological Assessment
Parking Layout 001 - Rev A
Site Plan OAD5087_1102 Rev G
All Existing Plans OAD5087_1103
Proposed Plans and Elevations 1201- REV E
Proposed Office & Laundry OAD5087_1203 Rev B
Drainage 2082-102 - Rev G,
Foul Drainage 2082-110 - Rev C,
Proposed Site Plan 1101 Rev H
Drainage 2082 -100 - Rev B,
Habitats Regulations Assessment Record, Land at Wern y Cwrt - 14th November 2024,
Green Infrastructure Appraisal/Statement Green Infrastructure Statement, Wern y Cwrt by Geraint John Planning - June 2024,
Ecological Assessment, Wern-Y-Cwrt Raglan. Produced by David Clements Ecology, July 2021
Updated Ecological Report Walkover Survey- 30th September 2024

RECOMMENDATION: Approve

This application is reported to Committee because five or more objections from individual households have been received

Case Officer: Ms Kate Bingham
Date Valid: 23.07.2021

1.0 APPLICATION DETAILS

1.1 Site Description

The site comprises a square parcel of land to the north of Old Abergavenny Road, just outside Wern-y-Cwrt near Raglan. The site includes an area of maintained grassland, enclosed by hedgerow / fencing on all sides.

The site is bounded on its southern side by Old Abergavenny Road, from which access is provided. On its western and northern boundaries, the site is surrounded by greenfield land, while its eastern boundary comprises the residential curtilage of the adjacent dwelling. A single dwelling and associated buildings stand to the south-west of the site, across Old Abergavenny Road.

A small, stone-built structure was previously situated within the south-western corner of the site, which was historically used for agricultural storage. The stone structure was recently damaged by a vehicle travelling along the adjacent highway.

A Preliminary Ecological Appraisal has been undertaken in support of the application, which confirms that the site does not contain any statutory or non-statutory nature conservation designations. The site is however, within the Phosphorous Sensitive Catchment Area of the River Usk Special Area of Conservation (SAC).

1.2 Value Added

The scale of development has been amended from an initial proposal featuring 2no. two-storey pods (and then 4no. single-storey pods) to the current proposal for 3no. single-storey pods. The area of hard surfacing has also been reduced.

1.3 Proposal Description

The proposed scheme is seeking the development of three timber glamping pods as well as ancillary storage / office space, cycle storage, parking and landscaping. The glamping pods proposed are of varying sizes comprising 2no. one-bed units and 1no. two-bed unit.

Access is proposed from the Old Abergavenny Road opening onto a gravel turning area and four parking spaces. A small section of hedgerow will be translocated at the front of the site to facilitate the new access, where it will fill up the gaps in the existing hedge. All other existing boundary hedges will be retained. As such, there will be no net loss overall, as a result of the translocation.

A small office/cycle store/laundry building is also proposed to be built using the remains of the stone building that was previously damaged. The units would remain on site and available for let throughout the year.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2020/01345	Proposed development of tourist accommodation in the form of two glamping pods, as well as associated access and ancillary works.	Pending Determination	

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

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

T2 LDP Visitor Accommodation Outside Settlements
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
MV1 LDP Proposed Developments and Highway Considerations

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

Llanarth Fawr Community Council - Members have considered the documents and plans submitted and would recommend this application for approval. Please note the following comments:

It seems entirely inconsistent for the chimneys to be stainless steel against a grey roof and black clad walls. It is suggested that a condition of planning approval be included that the chimneys be painted in the same colour as the roofs of the buildings.

Natural Resources Wales (NRW) - No objection. We are satisfied that concerns can be overcome if the documents identified below are included in the approved plans and documents condition on the decision notice:

- Drawing: Foul Drainage Layout, DWG No: 110, Rev C, dated 17.05.24.
- Drawing: Proposed Drainage Layout, DWG No: 102, Rev G, dated 17.05.24.

We have reviewed the additional information submitted in support of the application and note the application now proposes 3 glamping pods along with a separate building for office and laundry room. Due to the reduction in the number of proposed glamping pods from 4 to 3 we are satisfied the proposed location and size of the drainage field are appropriate for the development and the previously submitted percolation tests are acceptable.

NRW's formal representation, as the appropriate nature conservation body, to your appropriate assessment (AA) Land at Wern y Cwrt, dated 14th November 2024 under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, as amended:

We have reviewed the following: - Habitats Regulations Assessment Record, Land at Wern y Cwrt, dated 14th November 2024. In consideration of the mitigation measures detailed we agree with your conclusion that the development is unlikely to have an adverse effect upon the integrity of the River Usk Special Area of Conservation (SAC).

MCC Highways - The land has an existing gated field access directly onto the R64; however, it is proposed to relocate the access to the western corner of the plot. The Highway Authority have been involved in pre-application discussions with the Applicant where the principles of the development, including the relocation of the access, were agreed.

There were initial concerns over the car parking and turning provision within the site however, the Applicant has submitted appropriate vehicle tracking information, which demonstrates that turning manoeuvres from all car parking spaces can be accommodated within the site. Based on this the access, car parking and turning provision is acceptable.

Notwithstanding the above there are concerns which require further consideration by the Applicant:

1. The position of the office in the south-east corner gives cause for concern. It appears that the office has been positioned beyond the site boundary and within the public highway.

N.B. This has been addressed via an amended plan that sets the proposed office/ laundry building back into the site away from the limits of the public highway.

2. The visibility splay passes through the hedgerow so there are concerns that visibility will be obstructed. The Applicant is required to demonstrate whether the hedgerow is to remain or be removed. If to remain it shall be demonstrated how visibility will be achieved.

N.B. A condition (no.14) is proposed to ensure the hedgerow is maintained at a height of no more than 900mm.

MCC SAB - No objections. Note that it is now proposed that the foul drainage will be discharged to a drainage field at the rear of the site instead of discharging to a watercourse. The proposed surface water drainage system has now received SuDS Approval (reference SAB/2022/048). The infiltration features for the surface water drainage are contained in the front of the site, with the proposed foul system remains at the rear of the site, remote to the proposed surface water infiltration features.

The application has now demonstrated that soils are sufficiently permeable to allow discharge to the ground (infiltration). We therefore no longer have an objection to the proposed scheme. A proposed surface water drainage plan has been included in the SAB application. This appears to be in general accordance with the principles of SuDS design. Detailed assessment of this system will be undertaken during the SuDS approval process.

MCC Lead Local Flood Authority – No objections. Flood risk maps provided by Natural Resources Wales do not indicate the site to be at particular risk of flooding. Our database of previous flood events does not record any flood events near the site. Our database of drainage and flood assets does not record any drainage or flood assets near the site.

MCC Biodiversity - No objections. If Members are minded to grant this application, the biodiversity officer recommends that conditions are required to safeguard habitats and species and ensure the proposal delivers net benefit for biodiversity.

MCC Landscape - No objections subject to conditions.

Landscape and GI comments were provided 04.06.2024 and the applicant has provided a response to comments on 17.06.2024 and a subsequent GI statement uploaded on 07.11.2024

- The applicant has clarified that appropriate methods of installation will be followed to ensure hedge and trees will be protected and that new planting will be placed to ensure that there is no conflict.
- The applicant has clarified that the intention is to retain the proposed wildflower areas which can be covered under condition.
- The applicant has provided further clarification regarding the hedge and telegraph pole which is acceptable. The hedge management can be a condition of approval should the application progress.
- The applicant has provided a reference to a latest plan ref. OAD_5087_1203 which is to show the correct version showing the office, laundry and store block to be sited at the south-eastern boundary of the site.
- The applicant has indicated that a latest plan ref. OAD_5087_1203 includes further details relating to the proposed southern wall. The extent and materials have been broadly indicated.
- The GI statement provided on 07.11.2024 does not include a long-term management plan however this can be secured by condition, otherwise is acceptable from a Landscape and GI perspective.

SEWBRc Search Results - Great Crested Newts and Bats identified within the vicinity of the site.

5.2 Neighbour Notification

Six representations received:

- This stretch of road is too dangerous to allow further direct access.
- Traffic monitoring took place during COVID lockdown, so does not reflect true traffic usage.
- No indication of provision for safety of children, vulnerable persons and pets accessing the road.
- Buildings appear to be clad shipping containers.
- Loss of privacy as the development is adjacent to and overlooks my garden.
- Out of keeping with the character of the area.
- An obvious attempt to turn the location into a permanent residential property.
- What might justify this as more than just another residential application outside the plan?
- If accepted would possibly leave a future footprint for further development.
- Would most certainly lead to plea for a subsequent full scale housing development.

5.3 Other Representations

None.

5.4 Local Member Representations

No comments received.

6.0 EVALUATION

6.1 Principle of Development

6.1.1 Policy T2 of Local Development Plan relates to permanent new build tourism accommodation. Where glamping proposals constitute permanent new build development, as the pods are to remain on site all year round, then this policy would be applicable. The policy does not support new build permanent self-catering visitor accommodation outside settlement boundaries unless ancillary to established medium or large hotels and proposals for new build permanent accommodation would therefore generally be contrary to this policy.

6.1.2 However, it is recognised that there may be instances where such accommodation could constitute sustainable visitor accommodation in accordance with sustainable tourism principles set out in section 3.3 of the Sustainable Tourism Supplementary Planning Guidance (SPG) to the adopted LDP which provides that sustainable tourism accommodation (glamping) proposals should reflect key principles of sustainable tourism as detailed below:

6.1.3 Generate benefits for the local economy (residents and visitors)

Visitors to the glamping site are likely to spend money in the local area which will help to sustain local businesses, shops and services that also benefit existing residents.

6.1.4 Protect and enhance landscape character and natural/historic environment

Subject to additional landscaping, the proposed development will assimilate well into the landscape. Policies LC1 and LC5 also apply (see Paragraph 6.5 below).

6.1.5 Scale and design appropriate to site context

The proposed pods would be single storey and be clad in black vertical timber cladding. The design of the units is modern yet simple at a similar scale to small field shelters. The scale and design of the development would be appropriate to the size of the site and the context within which it sits.

6.1.6 Generate minimal car trips

While it is accepted that the majority of visitors will arrive by private car, the site is within walking distance of Raglan Garden Centre, which includes a café, and The Cripple Creek Inn. The site is also situated in a location which benefits from a number of public rights of way connecting settlements in the local area with access to three separate public footpaths within 120m of the site. Two designated cycle routes (nos. 42 and 423) are also situated within close proximity to the site, providing links to the settlements of Llanbadoc, Usk, Raglan, Monmouth and Abergavenny, among others. There is a bus stop within 500m of the site which is served by a bus linking Abergavenny to the west and Monmouth to the east.

In order to reduce the use of private cars, the developer is focused on encouraging the use of E bikes. These bikes will be provided to guests for them to use on a day-to-day basis and can be recharged sustainably through the PV solar panels referred to in paragraph 6.1.7 below. EV charging facilities will also be available on site to encourage those who own electric vehicles to travel to and from the site during their stay.

6.1.7 Make use of renewable energy resources (energy efficient)

The proposed units use the ethos of Scandinavian design resulting in timber-framed, energy neutral buildings. The aim is to make each pod self-sufficient in terms of resource production and it is anticipated that this would be achieved through each pod being fitted with PV solar panels to help reduce the pod's dependence on unsustainable resource usage through sustainable energy production. In addition, each pod would have a rainwater harvesting system installed, enabling the pods to utilise less water and be increasingly self-sufficient. In light of the above, it is considered that the pods can be self-sufficient and independent of unsustainable resources.

6.1.8 Capable of being removed without leaving a permanent trace (including any associated supporting infrastructure)

The applicant has confirmed that the proposed cabins will be constructed off site in a factory and delivered to the site on a lorry. The applicant intends to use 'cork screws' as a means of anchoring the cabins to the ground. Details of these proposed cork screws can be found at Cork Screws - <https://gbgs.co.uk/our-products/>

Once the cabins arrive at site, they will then simply be lifted onto the corkscrew anchors by crane. The use of these cork screws completely negates the need for concrete foundations - they are essentially screwed into the ground and can be easily unscrewed in the event of the site being vacated. In turn, as the cabins would be secured via these cork screws, they would be sited slightly off the ground and as such, would cause minimal ground disturbance. Therefore, the site could easily revert to its original state following the removal of the pods. Overall, the proposed corkscrew method is considered to be more favourable than concrete slabs, as this method is both more sustainable, less damaging to the site and will allow the units to be removed easily leaving no physical trace.

The removal of the pods would take place with a crane that would lift the pods and place them onto a lorry.

6.1.9 As such, it is considered that the units would be of a temporary nature and represent a sustainable form of tourism development in accordance with the adopted SPG.

6.1.10 A further key planning consideration in assessing proposals for glamping accommodation is the degree of permanency of the units and whether they will be removed from the site out of season. In general, glamping accommodation such as yurts, tepees, bell tents, shepherd's huts should be taken down or relocated out of season as they are not generally suitable for use during colder

months. However, in this case it is proposed to keep the units on site throughout the year. Regard should therefore also be given to the importance of maintaining a balance between the need to protect the landscape/environment and to avoid negative effects on the local economy due to the seasonal nature of tourism.

6.1.11 The application site is small in scale and located adjacent to the highway. This pattern of development follows that already established within the area. The units themselves would be constructed using dark coloured timber which is an appropriate finish in a rural area. As such, subject to the maintenance of the existing hedgerows around the site together with additional screen planting it is considered that the presence of the units on the site throughout the year would not harm the character of the wider landscape. It would also mean that visitors will be able to support the local economy during the winter months when tourism is traditionally less common. The pods will have a certain shelf life and when they have reached the end of their serviceable life they can be removed in their entirety without trace.

6.2 Good Design/ Place Making

6.2.1 The proposed development seeks to provide a well-considered design, with the proposed pods finished using natural materials which are sympathetic to the rural character of the setting. While the development would be visible from the adjacent highway, it is considered that it has been appropriately designed to help the structures blend into the wider landscape with the units being single storey with monopitch and flat roofs (the unit heights vary from 4 to 5m). The office/laundry building on the southern boundary of the site is located as such to utilise the stone remains of an historic field shelter and will have a maximum height of approximately 3m (falling to 2.7m to its rear).

6.2.3 Further to this, an existing hedgerow occupies the boundaries of the site on all sides, which will be retained as part of the development and will provide an element of screening. Behind this will be a 1.8m high coursed stone wall to provide some relief from traffic noise. It is considered that this existing screening can be enhanced with more planting that will help further screen the site from wider views. The topography of the site, which slopes gently from south to north, would assist in screening the development. The access and parking space at the site will comprise 'grasscrete' or a similar product, as opposed to a more formal hardstanding, to maintain the rural setting.

6.2.4 In consideration of the above, it is concluded that the proposed units and associated office/laundry unit will be in keeping with the surrounding rural character of the area and will not adversely affect the appearance of the local area or wider landscape.

6.3 Impact on Amenity/ Promoting Healthier Places

6.3.1 The nearest dwelling to the site is Christianos which is located to the east. The house itself is approximately 43m away from the application site and the boundary within 26m. This dwelling is divided from the site by the access to Pool House which is located behind Christianos to the north-east. Existing planting within the garden of Pool House will help block views between the neighbouring residential properties and the application site. The closest structure to the neighbours will be the proposed office/cycle store/laundry building which would not be a habitable unit.

6.3.2 The intervening distances between the application site, together with the single storey nature of the proposed units, stone wall and boundary planting will ensure that there will be no overlooking between the site and nearby dwellings that could lead to a loss of privacy and furthermore, noise and other disturbance would be minimal. On this basis, the provisions of LDP policies DES1 and EP1 are considered to have been satisfied. Inappropriate lighting can be avoided by the imposition of a condition controlling lighting that is also necessary to protect local biodiversity.

6.4 Highways/Sustainable Transport

6.4.1 The site is approximately 600m east of Raglan Garden Centre, which includes a café. As well as this, a public house named The Cripple Creek Inn is approximately 700m to the west of the site. The site is also situated in a location which benefits from several public rights of way connecting

settlements in the local area with three separate footpath routes being located within 120m of the site.

6.4.2 The village of Raglan is situated approximately 1.5 miles to the south-east. Shops and services are available within Raglan, including pubs/restaurants, a butchers, Post Office, pharmacy and convenience store. Although it would be assumed that most visitors to this type of accommodation would arrive by private car, the site is located approximately 500m east of two bus stops on Old Abergavenny Road, near the Garden Centre. These bus stops are frequented by bus service number '83', which provides transport to Raglan, Monmouth and Abergavenny, as well as a number of smaller settlements on route. Whilst there is no pavements in place on Old Abergavenny Road, there are roadside verges with good forward visibility to give pedestrians opportunity to move off the highway where necessary and give drivers time to slow down and manoeuvre accordingly.

6.4.3 In response to the concerns raised by the Council's Highway Officer, the applicant has amended the layout by setting back the proposed office/ laundry/ store into the site so there would no possibility of an issue of encroachment on to the public highway.

6.4.4 The proposed visibility splays at the access would measure 2.4m x 43m in both directions, confirming that the proposal will achieve acceptable visibility splays. In terms of the hedgerow, as confirmed above, it falls within the site boundary / ownership of the applicant and will be retained along the site's frontage. As such, a condition can be imposed to ensure that it does not exceed 900mm in height in order to ensure that the proposed visibility splays continue to be achieved at the entrance.

6.4.5 Parking is to be provided in accordance with the Adopted Monmouthshire Parking Guidelines at the necessary rate of 1 off-road space per bedroom. There is also adequate area within the site to enable vehicles to enter and leave the site in a forward gear.

6.4.6 On the basis of the above, there would be no grounds to refuse the application on highway safety grounds.

6.5 Landscape/ Green Infrastructure

6.5.1 The site is bounded on all sides by field hedgerows. These will remain in place except the part of the hedgerow which is to be removed to provide the new access. There would be compensatory planting across the existing opening. The scheme will also include areas of new soft landscaping to improve the ecological value of the site and promote ecological activity within the site and beyond. The proposed site plan submitted with the application illustrates the areas of soft landscaping to be incorporated into the development. The total soft landscaping will amount to 568m², which equates to approximately 70% of the overall site coverage.

6.5.2 Although the proposed glamping units would remain in place once sited, by virtue of the method of construction and anchorage to the ground, the units are removable structures and being timber will have a limited life-span. Specifically, the units are to be placed on ground screw type foundations, therefore, negating the need for additional hard landscaping to be implemented within the site boundary. Accordingly, this ensures that the pods can be removed from the site without leaving any detrimental impact upon the ground conditions, given that they will be slightly off the ground, and will not require concrete foundation. As such, the impact of the pods on the landscape in the longer term is reversible. The office/laundry structure will be permanent but given its non-residential use, its small scale and the fact that it has been constructed using the remains of an historic stone field shelter the impact on the wider landscape will be minimal. A 1.8m high stone wall would sit behind the hedgerow and therefore only glimpsed views, mainly in the winter months, will be possible.

6.5.3 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) mitigation / restoration.

6.5.4 In this case a Green Infrastructure Statement (June 2024) identifies boundaries that will be retained and landscaping provision to provide enhancement. The loss of some of the grassland habitat on site will be compensated for by the retention of peripheral hedgerow and grassland areas which will be enhanced for use by commuting, foraging and hibernating great crested newts (GCN). Moreover, the proposal will also include areas for wildflower and grass lawn mix. The retained areas around the perimeter of the site, namely hedgerows and grassland, are to be managed as green corridors for the free passage of GCN around the site, and to link with the habitats both on and off the site. The proposal also seeks to enhance and retain the existing wildlife through the inclusion of bird and bat boxes around the site. This will provide a greater opportunity for a variety of bat species and birds to settle in the area.

6.5.5 The species and recommendations are suitable to provide net benefit for biodiversity. However, no details of long-term management have been provided. Planning Policy Wales requires a long-term management plan of agreed enhancement measures to ensure net benefit is delivered and it is therefore suggested that this is secured via condition should Members be minded to approve the application.

6.5.6 On the basis of the above, it is considered that the proposed development does not conflict with LDP Policies LC1, LC5 of GI1 and also meets the requirements of PPW12.

6.6 Biodiversity

6.6.1 The application is supported by an Ecological Assessment (version 2.0, Produced by David Clements Ecology, July 2021) which included desk study, preliminary ecological appraisal, roost assessment for bats, reptile surveys and great crested newt. The site is a field with areas of scrub and ruderal vegetation, bounded by hedgerows. Hedgerows are suitable for use by nesting birds. There are no buildings or trees with features suitable for bats. No reptiles were recorded during the surveys. A good population of great crested newts was recorded in a pond within 250m of the site. The site has suitable terrestrial habitat for great crested newts.

6.6.1 The application had been held in abeyance pending a solution to the riverine SAC phosphate pollution issue. Owing to the time that has elapsed since the wildlife surveys were undertaken, an update survey was requested to consider changes which have taken place on site. A letter report from David Clements Ecology (dated 30th September 2024) has been submitted providing details of an updated walkover survey carried out on 17th September 2024. The report describes changes since the initial ecological survey was undertaken, including increased ruderal vegetation growth, increased gapping in hedgerows, and lack of management of the road boundary hedge has led to an increase in height with some small trees. No further surveys for newts have been undertaken but the letter confirms that suitable terrestrial habitat is present, and due to the known presence of newts a licence would still be required for loss of terrestrial habitat.

6.6.2 The development will need to be subject to a licence from Natural Resources Wales before work can commence at the site. As a licence is required, the Local Planning Authority will need to consider the 'Three Tests' for European Protected Species. The LPA need to consider tests i and ii; test iii has been considered by NRW. The three tests have been considered in consultation with NRW / Council Biodiversity and Ecology Officers as follows:

- (i) *The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.*

The development will result in the provision of sustainable tourism accommodation which will bring economic benefits to the wider area. Additional planting and other features for wildlife will bring benefit for biodiversity.

- (ii) *There is no satisfactory alternative*

The development is necessarily site specific due to land ownership/availability.

- (iii) *The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.*

In their original comments on the application (reference CAS-161022-T7D0, dated 11th August 2021) NRW confirmed they are satisfied with the proposed mitigation in the original report.

6.6.3 In the light of the circumstances outlined above which demonstrate that the three tests would be met, and having regard for the advice of NRW and the Council's own Biodiversity Officers, it is recommended that planning conditions are used to secure the following:

- Works shall be carried out in accordance with the mitigation described in Section 6 of the submitted report "Ecological Assessment, Wern-Y-Cwrt Raglan. Produced by David Clements Ecology, July 2021"

6.6.4 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.

6.6.6 The Green Infrastructure Statement (dated June 2024) identifies boundaries that will be retained and landscaping provision to provide enhancement. The species and recommendations referred to in Section 6.5 are suitable to provide net benefit for biodiversity subject to a condition requiring a suitable long-term management plan.

6.6.7 In terms of foul drainage, 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 previously (designated pursuant to EU retained law) 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 phosphate standards for the river SACs in Wales. Any proposed development within the SAC catchments that might increase the amount of phosphate within the catchment could lead to additional damaging effects to the SAC features and therefore such proposals must be screened through a Habitats Regulations Assessment to determine whether they are likely to have a significant effect on the SAC condition.

6.6.8 This application has been screened in accordance with NRW's advice for planning applications within the river Special Areas of Conservation (SACs) catchments (updated July 2023) and it is considered that this development is unlikely to increase phosphate inputs as it falls within the following criterion in the interim advice: Private sewage treatment systems discharging domestic wastewater to ground built to the relevant British Standard. The proposal will generate foul water that will be treated in a treatment plant suitable for the number of units and discharge to a drainage field in the corner of the site. NRW have confirmed they are satisfied with the proposed location and size of the proposed drainage field. A Habitats Regulations Assessment of the proposal has been undertaken by MCC as the Competent Authority. The HRA concludes that the proposed drainage will not adversely affect the integrity of the River Usk SAC. In accordance with the Habitat Regulations, NRW were consulted on the HRA and confirmed in comments dated 5th December 2024 (reference CAS-268725-S0L7) that they agreed with the outcome. The drainage plans have been included on the list of approved plans should Members be minded to grant consent. Any discharge will in any case also require an Exemption Permit from NRW.

6.7 Surface Water Drainage

6.7.1 The proposed development will provide the site with a new sustainable surface water drainage system that will incorporate SuDS features providing a solution that will intercept and treat surface water runoff. The SuDS components considered suitable for this site comprise planted rain gardens, which will provide improvements to water quality, amenity and biodiversity within the site.

6.7.2 The Council's SAB team have confirmed that the applicant has now demonstrated that soils are sufficiently permeable to allow discharge to the ground (infiltration) and therefore no longer have an objection to the proposed scheme. A proposed surface water drainage plan has been included in the SAB application. This appears to be in general accordance with the principals of SuDS design. Detailed assessment of this system will be undertaken during the SuDS approval process.

6.8 Response to the Representations of Third Parties and/or Community Council

6.8.1 There is a presumption against new built development in the open countryside, unless justified under national planning policy and/or LDP policies including T2 (Tourism). The scale of the development has been reduced since the application was originally submitted and it is now considered that three smaller single-storey removable timber units meet the requirements of the definition of 'Sustainable Tourism' within the Adopted Sustainable Tourism SPG.

6.8.2 The location and design of the proposed access has been developed in consultation with the Council's Highway Engineers who have advised that the access would not have an adverse impact on highway safety. A condition to ensure the hedge is maintained to no more than 900mm in height is recommended to be applied to maintain the required visibility splay.

6.8.3 Any consent would include a condition restricting the use of the units for holiday let purposes. Any future application to remove the conditions to enable the units to be used as permanent dwellings is likely to be refused based on current LDP policies by virtue of the scale of the units, their temporary nature and a general presumption against new residential development in the open countryside. The granting of consent for this development would not prejudice any future applications for sustainable tourism development in the area that would be determined on their own merits.

6.8.4 The point raised by the local Community Council in relation to the colour of the flues is noted and it is agreed that they should be painted matt black. This can be conditioned should Members be minded to approve the application.

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

6.9.1 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.

6.10 Conclusion

6.10.1 The principle of developing the site for tourism is supported by both national and local planning policies. The glamping pods would provide a valuable tourism asset and attraction for the area, promoting tourism in a sustainable way.

6.10.2 The design of the proposed units has been carefully considered to ensure that the development would have a minimal impact upon the character of the rural setting.

6.10.3 The proposed units would be temporarily sited and well-screened from views of the wider surroundings as a result of the mature hedgerows at the site boundaries. As well as this, the units will be finished using natural materials of a darker recessive colour, minimising the visual impact of the development.

6.10.4 The location is relatively sustainable, being located in close proximity to a series of Public Rights of Way, Cycle Routes and bus links.

7.0 RECOMMENDATION: APPROVE

Conditions:

5 YEARS

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.

APPROVED PLANS

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.

ECOLOGICAL MITIGATION COMPLIANCE

3 Works shall be carried out in accordance with the mitigation described in Section 6 of the submitted report "Ecological Assessment, Wern-Y-Cwrt Raglan. Produced by David Clements Ecology, July 2021" The mitigation shall be implemented in full and any subsequent amendments provided to the Local Planning Authority for record and enforcement purposes.

REASON: To safeguard species protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

GI MANAGEMENT PLAN

4 No development shall take place until a Green Infrastructure Long-term Management Plan has been submitted to and approved in writing by the local planning authority. The content of the plan shall be based upon the landscape and features described in the submitted reports "Green Infrastructure Statement. Land at Wern-Y-Cwrt, Raglan. Produced by Geraint John Planning, dated June 2024" and "Ecological Assessment, Wern-Y-Cwrt Raglan. Produced by David Clements Ecology, July 2021". The Management Plan shall include a timetable of implementation and details of the body or organisation responsible for implementation. The Management Plan shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To provide net benefit in accordance with LDP policies NE1 and GI1, Planning Policy Wales (Edition 12) and Section 7 of the Environment (Wales) Act 2016.

LANDSCAPING DETAILS

5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development. The plan shall also include detailed new planting specifications

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

PLANTING SEASON

6 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 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.

PD RIGHTS LIGHTING

7 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 scheme has been submitted to the Local Planning Authority and approved in writing. The strategy shall include:

- a) lighting type, positioning and specification; and
- b) measures to minimise light spill from glazed areas.

The strategy must demonstrate that potential flightlines are not illuminated. The scheme shall be agreed in writing with the Local Planning Authority before any lighting is installed and implemented in full.

REASON: To safeguard local amenity and foraging/commuting habitat of Species of Conservation Concern in accordance with LDP policies DES1, NE1 and EP3.

FLUES

8 All flues shall be painted in a matt colour to match the timber cladding and remain as such in perpetuity.

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

RETENTION OF PODS

9 None of the glamping pods hereby permitted shall be replaced by any other structure(s) or glamping accommodation differing from the approved details, unless and until details of the size, design and colour of such replacements have first been approved in writing by the Local Planning Authority.

REASON: To ensure compliance with the approved plans, for the avoidance of doubt and to safeguard the amenities of the area.

HOLIDAY LETS ONLY

10 The glamping site 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. The glamping site shall remain as holiday accommodation in perpetuity.

REASON: To ensure the glamping site is occupied as holiday accommodation only.

The glamping site is unsuitable for general residential accommodation because of its temporary nature and its location in the open countryside, and the policy support for glamping is due to the economic benefits secured.

REGISTER

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

REASON: To ensure the glamping site is occupied as holiday accommodation only.

The glamping site is unsuitable for general residential accommodation because of its temporary nature and its location in the open countryside, and the policy support for glamping is due to the economic benefits secured.

MAXIMUM NUMBER PODS

12 There shall be no more than 3 glamping pods on the site at any one time.

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

TREES AND HEDGES

13 Existing trees and hedges shall be retained and additional planting provided as detailed in "Green Infrastructure Statement. Land at Wern-Y-Cwrt, Raglan, produced by Geraint John

Planning, dated June 2024". Ecological Enhancements shall be provided as described in of the submitted report "Ecological Assessment, Wern-Y-Cwrt Raglan. Produced by David Clements Ecology, July 2021". The enhancements shall be implemented in full and shall be retained in perpetuity.

REASON: To provide net benefit in accordance with LDP Policy NE1, Planning Policy Wales and Section 7.

HEDGE MANAGEMENT

14 The hedge across the frontage of the site with Groesonen Road shall be maintained at a height of no more than 900mm.

Reason: to ensure adequate visibility at the site entrance in the interests of highway safety and to accord with Policy MV1 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 The Applicant should be aware that they will also need to demonstrate that the proposal would not pose an unacceptable risk to the water environment. Welsh Government Circular 008/2018 advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6 of the Circular, in order to justify the use of private sewerage.

We advise the Applicant to contact 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.

3 Warning: An European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at

<https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>