

REFERENCE: P/21/47/FUL

APPLICANT: Mr S Jones The Old House, Llangynwyd, CF34 9SB

LOCATION: Land south of the Old House Pub Llangynwyd CF34 9SB

PROPOSAL: Development of 10 glamping pods and associated works

RECEIVED: 20 January 2021

APPLICATION/SITE DESCRIPTION

The application seeks full planning permission for the erection of 10 glamping pods and associated works at Land south of the old House Pub House, Llangynwyd shown below in figure 1.

Fig. 1: Site Location Plan



The site is a rectangular parcel of land which extends to approximately 0.9Ha. In terms of topography, the site slopes from north to south. The site is positioned to the south of the Old House pub, situated in the village of Llangynwyd, approximately 2.5km south of Maesteg.

The site currently comprises a vacant parcel of grassed land. It is enclosed with trees and hedgerows. The Eastern boundary consists of a native species hedge line with a number of mature trees mostly located at the Northern end of the boundary. The Southern boundary consists of a mixture of native species combined with some bracken and other herbaceous growth. The Western boundary comprises of a mix of hedgerow, mature trees and sections of walling and fencing. The Old House and the car parking area form the Northern boundary edge of the development site. In terms of Agricultural Land Classification, it is deemed to be Grade 4, therefore a survey is not required.

Access to the site is gained via an access track through its northern boundary extending from the Old House. As such, there is no direct public access into the site. The nearest

public right of way to the site is 6m to the South (Llangynwyd Middle).

The Old House Public House is designated as a Grade II Listed Building (CADW Ref: 11352). The façade of the building features whitewashed rubble stone with a thatched straw roof. The village also features a number of other historic assets including the Church of St Cynwyd to the north which is designated as a Grade II* Listed Building (CADW Ref: 11243). The wider Llangynwyd Community primarily features residential dwellings, a second public house and aforementioned Church and associated cemetery, which is in a Conservation Area, however, it should be noted the application site lies outside of the Conservation Area.

PROPOSAL

The proposal is for the erection of 10 glamping pods, including extensive landscaping works. Members should note that the original application proposed 23 pods, however, the development has evolved over time with advice from the Local Planning Authority seeking a reduction in the number of pods and increased landscaping. The site layout is shown below in figure 2 which also shows the relationship the site has with the Old House which is to the North.

Fig. 2: Site Plan

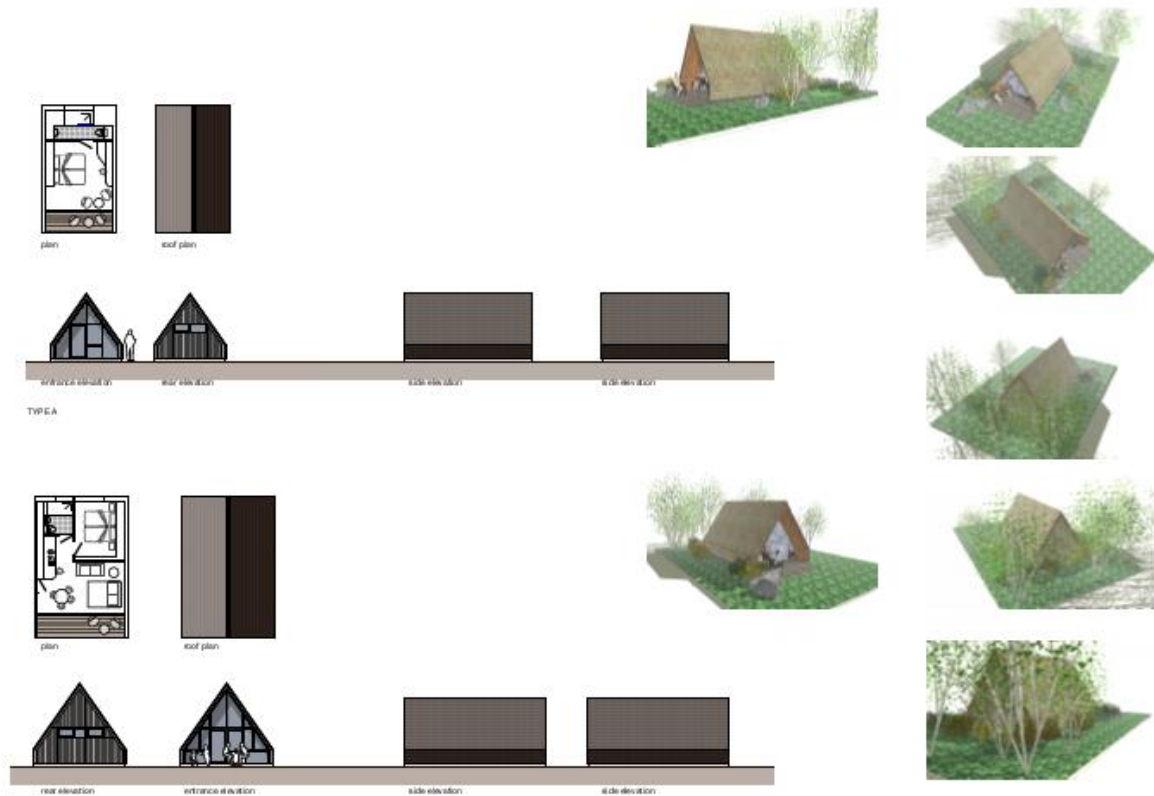


The proposal includes two different sized glamping pods; there will be 6No. Type A and 4No. Type B pods. The pods have a steeply sloping pitched roof. The roof and side walls will be larch shingles or a similar timber with the rear walls being larch planks. Windows and doors will be a dark olive/grey powder coated aluminium

Type A pods will measure approximately 4.5m wide by 7.7m long and a maximum height of 4m. The pod has a living/bedroom area and a separate bathroom and includes a small, covered porch/seating area. This pod could accommodate a maximum of 2 people.

Type B is a slightly larger pod measuring approximately 5.7m wide x 8.75m in length and a maximum height of 5m. The pod has a living/bedroom area and an additional small separate bedroom and bathroom area. It also includes a small, covered porch/seating area. This pod could accommodate a maximum of 4 people. Floor plans, elevation and visualisations of the pods are shown below in figure 3.

Fig 3: Pod plans, elevations and 3d visualisations



As stated above, the scheme has evolved over time to enhance the area not only in visual terms but also Biodiversity. The landscaping plan shows this with the meandering pathway which leads to three small areas containing pods. The proposal also includes the retention of existing boundary hedgerows and trees, the planting of new trees, native shrubs, native hedgerows, shrub planting and species rich grassland. Photos below in figure 4 below show the site.

Fig 4: Photos of the site







The following documents have also been submitted in support of the application:

- Preliminary Ecology Appraisal, By Ecologi8cla Services Ltd
- Landscape and Visual Statement by WYG
- Planning Statement by Asbri Planning
- Heritage Impact Statement by Asbri Planning
- Traffic technical Note by Acstro
- Tourism Needs and Development impact Assessment by Asbri Planning
- Noise Assessment
- Noise Management Plan

RELEVANT HISTORY

N/A

PUBLICITY

The application was advertised on site, and neighbours have been notified of the receipt of the application. The period allowed for response to consultations/publicity expired on 20 March 2025.

CONSULTATION RESPONSES

Llangynwyd Middle Community Council raised the following concerns:

- The transportation of pods on country roads was flagged as a potential issue
- Concerns were raised about the disruption to the area during the process
- Questions about utilities, including water and sewerage provisions, were brought forward for further clarification

Transportation Officer (Highways): No objection subject to conditions.

Land Drainage Officer: No objection subject to a conditions.

Welsh Water: No objection subject to conditions and advisory.

Destination and Countryside Manager (Ecology): No objection subject to conditions.

Shared Regulatory services (Noise): No objection subject to condition.

South Wales Police Designing out crime Officer: No observations to make.

Conservation and Design Officer: No objection subject to conditions.

REPRESENTATIONS RECEIVED

Cllr Malcolm James: had concerns on the original application however now supports the revised reduced scheme for 10 units.

12 letters of Objection from 12 different addresses (with some of the objectors having written in several times) have been received raising the following issues:

Tourism

- a) Disputes that there is a high demand for the accommodation in this area.
- b) The pods seem solely for the purpose for the wedding business which is a recent introduction which seem unrealistic to active bookings throughout the year.
- c) With respect to the tourism statement, this is a historical village and not a holiday destination, tourism is not “crucial” to the village. People come here to enjoy the unspoilt nature of the village, there are no economic benefits to the village unless the Applicant is going to re-invest in the village, the pods will not have a significant impact on the local economy.
- d) Residents disagree with Tourism Needs development Impact Assessment.

Highways

- e) The village is serviced by only one minor road, the others are narrow lanes and when the business are trading, especially on a weekend the Village becomes extremely congested and parking is significantly reduced and patrons park anywhere in the village causing some of the roads to become impassable and emergency vehicles would not get through. If the parking area is reduced to accommodate Pods residents, this situation becomes exacerbated and the parking spills out into the village. The roads cannot sustain the level of traffic and this also impacts on Emergency vehicle access.
- f) Access to the pub and parking area is through narrow village roads and unsuitable to large number of vehicles.
- g) Road capacity is already at maximum more traffic would be a safety to walkers and cyclists.
- h) Resident express concerns with cars speeding.
- i) The area would be ruined by extra traffic, noise and pollution, the area can't accommodate any increase.
- j) Children in the village are awarded taxi status by BCBC due to lack of safe walking routes.
- k) On roads to and from the village in the past year there have been several serious accidents one causing significant damage to my property but another life change injuries to a cyclist.
- l) Concerns over the highways assessment wasn't to standards and undertaken at correct times.

Visual

- m) The large trees shown on the plans will need a minimum of 10 years to reach the sizes shown and notice that they are all deciduous species which will mean leafless from November to April which would not look good there are many native winter evergreen shrubs that could have been included.
- n) There should be some more imaginative planting in the area adjacent to the car park and picnic area.
- o) These camping pods are totally out of character with the existing area, which has longstanding stone dwellings, some of which are listed.
- p) This proposed development of “Glamping Pods”, will certainly not be compatible with the existing undeveloped grassland landscape and the adjacent listed building of the

thatched Old House Inn and the Georgian former vicarage.

Conservation/ listed building/ special landscape area

- q) The proposal is on the edge of the conservation area and if granted the spirit of the conservation area would be abandoned resulting in the irreparable destruction of one of the few remaining historic villages where there are several listed buildings. These pods will not enhance the character or appearance of the conservation areas, but degrade the area.
- r) These pods do not preserve the setting or the areas of architectural or historic interest, but debase it.
- s) the development would have a significant adverse impact on the character of the Llangynwyd Village conservation area and its settings together with those of the listed Old House Pub.
- t) The proposed development also contravenes the Council's Policy which states: Development which adversely affects Special landscape areas.

Noise and disturbance

- u) Activity at the old house can be heard throughout the night.
- v) Complaints have been made to SRS in relation to noise from the old house.
- w) Visitors at the pods are likely to be participating in functions such as weddings at the old house but will not be governed by the existing restrictions regarding noise, music and hours of operation causing nuisance to residents into the early hours of the morning.
- x) The amount of light that will emanate from the 'pods' and their surroundings late at night and into the early morning will be clearly visible from the rear of my property thus causing unnatural interference.
- y) The Old House has a licence to serve until 01:30hrs in the morning, they also possess an off sales licence, this means that people are being encouraged to move around the site to utilise these services, causing us significant disturbance due to Noise Pollution and light pollution until the early hours.
- z) The wedding business, which is already causing issues in the village, during a wedding we can't enjoy the privacy of our garden due to the excess noise generated by wedding guests in the ground of the Old House.
- aa) Concern is that of noise nuisance which would come from the pods and venue, in particular raised voices, particularly in the early hours of the morning by guests using the outside area of the pods, along with noise from music being played by guests.
- bb) Guests at an event may simply carry on the celebrations in the early hours of the morning and after the event has finished to use the pods, at a time when there are no staff on site to police the location.
- cc) General disruption to the privacy of local residents.

Biodiversity

- dd) These proposed Pods with associated access tracks, would undoubtedly degrade the quality of the environment, and would not sustain the biodiversity of the countryside.
- ee) Careful consideration needs to be given to the use of lighting within the site as this can adversely affect activity by foraging bats.

Drainage

- ff) a large mound that has already caused flood water to be redirected on to our property that never existed before.
- gg) The field was an extension of the natural soak away of any surface water and the construction of the pods will prevent this from occurring and this will inevitably lead to flooding of existing properties and exacerbate the flooding.
- hh) Concerned the proposal would result in pressure loss from main water.
- ii) Concerns over any water easement works.

Other

- jj) The present population of the village is approximately 40 in 27 separate dwellings the planned pods when occupied would result in the likely doubling of the village size and query the necessary infrastructure and utilities would be able to cope with this demand.
- kk) The utilities supplying the village is limited and by doubling the impact on these services it is going to have a detrimental impact on the residents, water is currently supplied by way of a pump system and we already experience outages due to its inability to cope with current demand. There will also be a significant impact on the current sewerage systems is of concern and has not been considered.
- ll) Llangynwyd is historic and attracting visitors since the eleventh century visitors come from all over the world, these people would not necessarily be attracted to field camping and come to absorb the local history have a pub lunch and enjoy the views.
- mm) Residents disagree that the Applicant has engaged with the community over this development, the village does not support this development.
- nn) The Applicant has not advised the LPA they have other accommodation within the area for use by visitors.
- oo) The development would not benefit the village only the Applicant.

COMMENTS ON REPRESENTATIONS RECEIVED

Tourism

Comments made in relation to Tourism are addressed within the report.

Highways

Comments made in relation to Highway and pedestrian safety are addressed within the report.

Visual

- m) It is acknowledged that trees would take some time to grow, whilst the submitted information is considered acceptable a condition has been imposed where it may be possible to explore the inclusion of some native evergreen trees.
- n) The landscaping scheme is considered acceptable and has been reviewed by the Local Authority's Conservation and Design Officer as well as the Countryside Officer. Nevertheless, a condition has been imposed to take account for the sewer easement so planting can be refined as part of that condition.
- o) This has been assessed in the report and the Conservation and Design Officer has raised no objection and consider they reflect well to the context of the area.
- p) This has also been assessed and a landscape and visual assessment and a historic impact assessment submitted.

Conservation/ listed building/ special landscape area

Comments made in relation to Visual Amenity, conservation, listed buildings and special landscaped area are addressed within the report.

Noise and disturbance

- u) If activity at the old house can be heard throughout the night this is an existing situation. A noise management plan has been submitted to ensure that noise is managed to minimise any impacts to residents.
- v) This is an existing situation. SRS have been consulted as part of this application and they have no objection subject to the noise management plan being considered.
- w) A noise management plan would be in force and a condition imposed preventing pods from playing any amplified music.
- x) No details of lighting have been provided as part of this application, however, a condition preventing any lighting being erected has been proposed unless a scheme

is first submitted so that the Local Planning Authority can assess any impact in relation to light pollution etc.

- y) This is an existing situation, the pods would be appropriately managed and controlled via conditions.
- z) The existing wedding business is not part of this application, this proposal is for pods for people to stay when visiting the establishment or the area.
- aa) A management plan has been proposed to ensure this does not unacceptably impact any adjoining residents. SRS have no objection to this.
- bb) A management plan is in place to control this type of activity, and any occupiers would be made aware of restrictions in place with regards to noise.
- cc) This has been addressed in the report.

Biodiversity

- dd) A comprehensive ecology appraisal and landscaping scheme has been provided to ensure biodiversity at the site would be enhanced.
- ee) A condition has been imposed relating to lighting to ensure any lighting would not adversely affect ecology.

Drainage

Drainage issues are addressed within the report.

Other

- jj) The pods are holiday accommodation and not dwellings, these would not be anyone's permanent place of residence.
- kk) No objection has been received from Welsh Water or the Local Authority's Land Drainage Officer.
- ll) A Tourism Needs and Development Impact assessment has been undertaken which has demonstrated that there is a need for the development together with a sound business plan.
- mm) The Applicant is not required to engage with the community, the information submitted is considered to comply with Local Development Plan Policy.
- nn) This is not relevant to this application, each application is determined on its own individual merits.
- oo) The application complies with Local Policy, and a need has been identified for the development.

RELEVANT POLICIES

National Planning Policy:

National planning guidance takes the form of **Future Wales – the National Plan 2040 (February 2021)** and **Planning Policy Wales (Edition 12, February 2024) (PPW12)**. The following elements of these documents are relevant to the determination of this Application. Future Wales now forms part of the Development Plan for all parts of Wales, comprising 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. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.

The primary objective of **PPW12** 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 and the Well-being of Future Generations (Wales) Act 2015.

PPW12 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision making process.

PPW12 para 5.4.1 states *“For planning purposes the Welsh Government defines economic development as the development of land and buildings for activities that generate sustainable long term prosperity, jobs and incomes. The planning system should ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses..”* Economic land uses include the traditional employment land uses (offices, research and development, industry and warehousing), as well as uses such as retail, tourism, and public services.

Para 5.5.2 states *“The planning system encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities. The planning system can also assist in enhancing the sense of place of an area which has intrinsic value and interest for tourism. In addition to supporting the continued success of existing tourist areas, appropriate tourism-related development in new destinations is encouraged...”*

The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven sustainable development (or wellbeing) goals/objectives. This report has been prepared in consideration of the Council's duty and the “sustainable development principle” as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

The Socio Economic Duty (under Part 1, Section 1 of the Equality Act 2010) which came in to force on 31 March 2021, has the overall aim of delivering better outcomes for those who experience socio-economic disadvantage and whilst this is not a strategic decision, the duty has been considered in the assessment of this application.

Technical Advice Notes, the Welsh Government has provided additional guidance in the form of Technical Advice Notes.

- Technical Advice Note (TAN) 5 Nature Conservation and Planning
- Technical Advice Note (TAN 11) Noise
- Technical Advice Note (TAN) 12 Design
- Technical Advice Note (TAN) 18 Transport
- Technical Advice Note (TAN) 23 Economic Development
- Technical Advice Note 24 – The Historic Environment

Local Planning Policy and Guidance:

The Development Plan for the area comprises the Bridgend Replacement Local Development Plan 2024, and within which the following policies are of relevance:

Strategic Policy

- Policy SP1: Regeneration and Sustainable Growth Strategy
- Policy SP3: Good Design and Sustainable Placemaking
- Policy SP4: Mitigating the Impact of Climate Change

- Policy SP5: Sustainable Transport and Accessibility
- Policy SP15: Sustainable Waste Management
- Policy SP16: Tourism
- Policy SP17: Conservation and Enhancement of the Natural Environment
- Policy SP18 Conservation of the Historic Environment

Topic Based Policy

- Policy SF1: Settlement Hierarchy and Urban Management
- Policy PLA11: Parking Standards
- Policy PLA12: Active Travel
- Policy ENT15: Waste Movement in new development
- Policy ENT16: New or Extended Tourist Facilities, Accommodation and Attractions
- Policy DNP1: Development in the Countryside
- Policy DNP6: Biodiversity, Ecological Networks, Habitats and Species
- Policy DNP7: Trees, Hedgerows and Development
- Policy DNP8: Green Infrastructure
- Policy DNP9: Natural resource and Public Health

Supplementary Planning Guidance

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance the following are of relevance:

- SPG07 – Trees and Development
- SPG17 - Parking Standards
- SPG19 – Biodiversity

EIA Screening

The application site does not exceed the Schedule 2 threshold for development of this type as outlined within the Environmental Impact Assessment Regulations. As such the application has not been screened.

The proposed development is also not located within a zone of influence for any SAC, CSAC or Ramsar sites and as such it is considered that an Appropriate Assessment as set down within the Conservation of Habitats and Species Regulations 2010 is not required.

APPRAISAL

This application is to be determined by the Development Control Committee as it has been received 5 or more objections.

Issues

Having regard to the above, the main issues for consideration in the assessment of this application are the principle of the development, visual impact regarding proposed scale, design and materials and the impact upon the setting of the adjacent listed buildings, impact on neighbouring properties, ecology, drainage, and highway safety.

Principle of Development

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. **PPW** and the National Development Framework (NDF) set out how the planning system at a national, regional and local level can assist in delivering these requirements through Strategic Development Plans (**SDPs**) and Local Development Plans (**LDPs**).

The site is located outside of any settlement boundary as defined by **RLDP** Policy SF1 Settlement Hierarchy and Urban Management of the Replacement Local Development Plan (**RLDP**) adopted in 2024 and, therefore, located in the countryside where Policy DNP1 Development in the Countryside of the **RLDP** sets a presumption against development in the countryside, except where it is for:

- 1) *Agriculture and/or forestry purposes;*
- 2) *The winning and working of minerals;*
- 3) *Appropriate rural enterprises where a countryside location is necessary for the development;*
- 4) *The implementation of an appropriate rural enterprise/farm diversification project;*
- 5) *The expansion of an existing business (subject to other relevant policies in the plan);*
- 6) *Land reclamation purposes;*
- 7) *Transportation and/or utilities infrastructure to enable implementation of LDP allocations;*
- 8) *Renewable energy projects;*
- 9) *Affordable housing to meet locally identified need in accordance with COM5;*
- 10) *The suitable conversion of, and limited extension to, existing structurally sound rural buildings where the development is modest in scale and clearly subordinate to the original structure;*
- 11) *The direct replacement of an existing dwelling;*
- 12) *Outdoor recreational and sporting activities;*
- 13) *The provision of Gypsy, Traveller and Showperson sites in accordance with COM8; or*
- 14) *Education provision where a need has been identified by the Local Education Authority.*

Countryside development must be of a sustainable form with prudent management of natural resources and respect for the cultural heritage of the area.

Where development is acceptable in principle in the countryside it must, in the first instance and where possible, utilise existing buildings and previously developed land. Where such an opportunity to re-use a rural building does exist, development must be in accord with DNP2.

Policy DNP1 of the Bridgend Replacement Local Development Plan (**RLDP**) seeks to protect the integrity and openness of the countryside and prevent inappropriate forms of development. As an already established caravan and camping site, the proposal broadly complies with criterion 3 of Policy DNP1 Appropriate rural enterprises where a countryside location is necessary for the development.

Whilst the proposal may be appropriate in the countryside in respect of Policy DNP1, the policy forms the starting point for assessment and proposals will need to satisfy other relevant policies in the **RLDP**. In this regard, Policy SP16 Tourism which states that appropriate sustainable tourism developments which promote high-quality accommodation, upgrade facilities and foster activity based, business, events and cultural tourism will be permitted providing developments avoid unacceptable, adverse environmental or amenity impacts and are supported by adequate existing or new infrastructure provision. In order to support planning applications for new, or the extension of existing, tourism facilities or accommodation, Policy SP16 requires developers to submit a Tourism Needs and Development Impact Assessment (**TNDIA**) alongside their planning application.

The information provided in the submitted **TNDIA** (and supporting information, including a business plan) associated with the planning application is considered to be appropriate and proportionate to the nature of the proposal, its scale and location.

In addition to SP16, Policy ENT16 of the **RLDP** states:

New or extended tourist facilities, accommodation and attractions in the countryside will only

be permitted where:

- 1. The activity is compatible with and complimentary to the countryside location, including nature conservation interests;*
- 2. The proposed development is part of an appropriate rural enterprise/farm diversification scheme;*
- 3. The proposal assists in the promotion, and is compatible with the role of Bryngarw Country Park and Pontycymmer, Blaengarw, Llangeinor, Blackmill, Nantymoel and Caerau as destination hubs; and/or*
- 4. The proposed development is compatible with the enhancement of its context in terms of its form, materials and details.*

Criteria 1, 2 and 4 are relevant to this proposal. As an already established Pub/Restaurant Wedding Venue the proposal is considered acceptable in the context of criteria 2. The Applicant has also provided a business plan that demonstrates that the rural enterprise is likely to be profitable over a 3-year period.

With regard to criteria 1, the development of 10 glamping pods could be considered a complimentary use within the countryside provided that the scale and nature of the site has regard to its surroundings and does not have an unacceptable impact upon the character of the area. The visual impact section later in this report assesses the scale and layout of the development and also considers that appropriate landscaping is provided not only for screening purposes to minimise any impacts but also with regard to biodiversity enhancements.

With regard to criteria 4, the form, materials and details of this proposal will also be considered to ensure they are appropriate.

There have been objections received in relation to the principle of the development and residents disputing the need for this development and that this is purely to expand a wedding business and stating that the **TNDIA** is not correct and the development would only benefit the Applicant and not the community.

However, the assessment considers that the development would be acceptable in principle. It is accompanied by a **TNDIA** and a robust business plan that demonstrates that the proposal is needed and viable and will provide quality accommodation that will support the existing business in accordance with policies SP16 and ENT15.

The site is also located within a Category 1 Sandstone and Igneous Rock Safeguarding Zone as defined by Policy ENT12 of the **RLDP**. Development proposals within mineral safeguarding zones, either permanent or temporary, will need to demonstrate that:

- 1) If permanent development, the mineral can be extracted prior to the development, and/or the mineral is present in such limited quantity or quality to make extraction of no or little value as a finite resource; and*
- 2) In the case of residential development, the scale and location of the development e.g. limited infill/house extensions, would have no significant impact on the possible working of the resource; and*
- 3) In the case of temporary development, it can be implemented, and the site restored within the timescale the mineral is likely to be required.*

Due to the small scale and nature of the proposal, it is unlikely to be of detriment to the Mineral Safeguarding Zone. Furthermore, the site is adjacent to a listed building and conservation area making any extraction of the resource unlikely in this area

Policy SP3 Good Design and Sustainable Placemaking of the **RLDP** states that all development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having regard to the natural, historic and built environment, by:

- 1) Demonstrating alignment with the principles of Good Design; and
- 2) Demonstrating a Sustainable Placemaking approach to their siting, design, construction and operation.

In conclusion, and having regard to the objections raised, the proposed development is considered acceptable from a Strategic Planning perspective subject to satisfying Policies ENT16 and SP3 of the **RLDP**.

As such the principle of development is acceptable subject to other detailed considerations.

Impact on Visual Amenity and Character

Planning Policy Wales (Edition 12, 2024) at paragraph 4.11.9 stipulates the following: *“The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.”*

Advice in paragraph 2.1 of **TAN 12** is that *“The design of our villages, towns, cities and the urban and rural landscape is important in articulating our nation and our culture. Design is important to our quality of life, and the quality of Wales’ varied landscape and townscapes...”* Paragraph 2.8 introduces the objectives of Good Design, which include, *“Sustaining or enhancing local character”* and *“Promoting a successful relationship between public and private space”*

Strategic Policy SP3: *Good Design and Sustainable Place Making* seeks to conserve and enhance the built environment and states: *“All development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment.”* Local Planning Authorities should ensure that the proposed developments should not have an unacceptable impact upon the character and amenity of an area. Local Planning Authorities should ensure that the proposed developments should not have an unacceptable impact upon the character and amenity of an area.

The proposed development includes the erection of 10 glamping pods and associated. The proposals also include the retention of existing boundary hedgerows and trees, the planting of new trees, native shrubs, grass and wildflower planting. The height of the proposed glamping pods would be up to 4m and 5m (depending on the pod design). Whilst details have been provided in relation to the glamping pods, and their scale is considered acceptable, it is considered a condition should be imposed to ensure the colours and materials used are appropriate for the location.

The majority of the existing hedgerows and trees along the boundaries of the site would be retained. Throughout the site, sections of native trees and planting are also proposed. Overall, the site would change from a grassed field to a permanent glamping pod site with associated access grasscrete and gravel tracks. The trees and the majority of hedgerows along the site boundaries, that form a key characteristic, would be retained and protected during the construction phase, which would help the proposals to integrate into the landscape. It is also proposed to plant new trees and shrubs to provide some additional screening of the proposed structures which will help the development to integrate with the surroundings.

With regard to the wider Special Landscape Area (**SLA**), Western Uplands, under Policy DNP4, it is an extensive upland landscape associated with North-eastern facing slopes, rough grazing, woodland, plantations, historic and cultural associations, and a generally rural, agricultural character. However, the **SLA** is not uniform in character, and its sensitivity varies depending on local context.

In this location, the site sits at the interface between the existing settlement of Llangynwyd and the surrounding countryside. It is not an isolated parcel of countryside remote from built development. The site is influenced by the existing settlement edge to the north, where there are several houses, pubs a church and country lanes. The surrounding context is therefore already characterised by a mixture of settlement, road infrastructure, woodland, hedgerows and valley-side landscape.

The Applicant has submitted a landscape and visual statement which, in summary concludes that the development does not extend beyond existing vegetated boundaries which are being retained. The arrangement of buildings, combined with additional planting, results in maintaining some of the characteristics of the surrounding landscape. The relative scale of the proposed structures and material uses further reduces the development's effects on the wider rural landscape pattern and ensures that the impacts of the scheme are mostly reduced to within the immediate context of the site.

As such, direct changes would only occur within the site which is relatively small. Views outside of the site would be limited due to the existing vegetation which will be retained and managed. Whilst the Applicant has provided some details of landscaping, it is considered that additional details are required to take into account the minor relocation of cabins due to the Dwr Cymru/Welsh Water easement, and, as such, suitably worded conditions relating to landscaping and management can be imposed. Whilst it is inevitable there would be near views of the proposed development for nearby residents and users of the public rights of way and roads, these are not considered to be unacceptable and not out of context with the wider area.

There are several listed buildings within the area, nearest to the site being The Old House, and the Church of St Cynwyd. As such the application has been accompanied by a Heritage Impact Assessment (**HIA**). The Local Authority Conservation and Design Officer has assessed the submission and considers that the architect has understood the historic sensitivity of this site and its wider setting. It is considered that there will be some impacts on the setting of the Old House Inn and St Cynwyd's Church and boundary walls but not the tombs and memorials contained within it.

There will also be a visual impact on the existing field (application site which lies immediately adjacent to the listed structure). However, it is considered that the use of detailed landscaping, utilising native species, will reduce and soften the visual impact of the pods, which in themselves are of a minimal design.

Members should note the Applicant has reconsidered the more intense development of 27 numbered Glamping pods and reduced it to 10 to lessen its visual impact whilst still being able to serve as accommodation for the Old House venue. The pods have also been designed in a way to lessen their impact on their historic setting and are responsive to the same by using a more organic layout as opposed to a contemporary block system, where cars dominate the camping site. The use of larch tile detail and unusual roof shape in the external covering and single storey structures (pods) are responsive to the original Old House in terms of architectural expression. Again, the Applicant has resisted the use of contemporary form in response to this location.

As such, the Conservation and Design Officer considers that the submission is acceptable and that the development would not have any unacceptable impacts upon the surrounding Listed buildings or wider Conservation Area. As such they support the application subject to conditions relating to material, lighting landscaping, car parking and management responsibilities. This can be imposed via suitably worded conditions.

The Local Planning Authority has had regard to the objections and consider that, for the reasons set out above, the proposed design, scale and massing of the development and robust landscaping is acceptable which would not have a detrimental impact upon the visual amenities of the area, the adjacent Listed Buildings and Conservation Area and wider Special Landscape Area. Accordingly, it is concluded that the proposal accords with Policies SP3 and SP17 of the Bridgend Replacement Local Development Plan (2024), and reflects the aspirations for design quality within Planning Policy Wales 12 and Technical Advice Note 12: Design (2016)

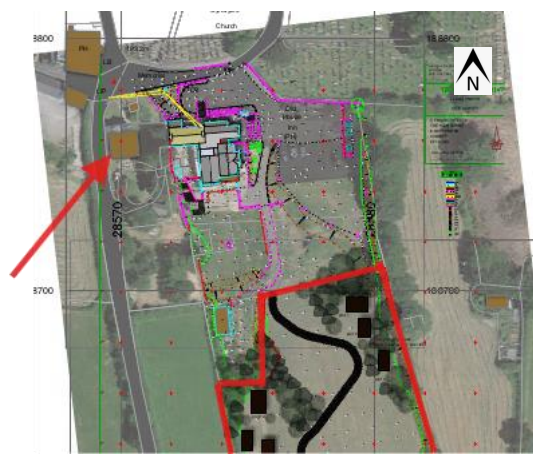
Residential Amenity

Policy SP3 of the **RLDP** criterion (k) states a development must ensure that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected; which has been addressed as follows:

Overlooking, overshadowing and loss of privacy

The nearest property is called Yr Hen Ficerdy. The dwelling house is located approximately 81m to the Northwest of the application site (approximately 50m to the rear garden boundary). This is shown below in Figure 5 (identified with a red arrow). Given the lodges are only 4m and 5m in height and there is a minimum 81m distance from the nearest residential property, together with the intervening hedgerow and trees, it is considered that the proposal would not have any unacceptable impacts in terms of overbearing impact, overshadowing or loss of privacy.

Fig. 5: Nearest Residential property



Noise

Policy SP3 Criterion (g) also states “*Development should Avoid or minimise noise, air, soil and water pollution*”. SRS have considered the submission in detail and have had extensive discussion with the Applicant during the course of the Application. To address any issues relating to operation noise the Application has provided a Noise management plan which highlights Potential sources of noise from the development and how they would manage this to prevent any nuisance to neighbours.

The layout of the ten individual structures ensures adequate distance between each Pod,

which will serve to mitigate the risks relating to congregation of guest and potential anti-social behaviour. The design of the Pods will include a privacy border which will discourage groups from moving in between Pods. The use of BBQ's and/or fire pits are not permitted as a means of discouraging guests from gathering and generating noise. The Pods will have no self-catering provisions beyond tea and coffee facilities which will encourage guests to congregate and socialise within the main building and gardens.

A night porter can be available to escort guests to the Pods to monitor potential noise from raised voices. Procedures are already in force where patrons are discouraged from congregating whilst waiting for transport from the venue late at night or when residents are retiring to their rooms. Site rules relating to disruptive behaviour will be highlighted in the pre-booking terms and conditions and further reinforced upon check in and within the guest welcome pack provided in each Pod.

With the exception of live music playing at pre-arranged events, the use of amplified music by guests is not permitted. In the interest of minimising disruption to existing residents and patrons staying onsite, the same rules will apply to the Pods. These expectations will be highlighted in the pre-booking terms and conditions and further re-enforced within the guest welcome pack provided in each Pod. Guests who fail to comply with these terms and conditions will be asked to leave the premises.

Shared Regulatory Services **SRS** have examined the submitted Noise Management Plan and have no objection subject to the proposed development adhering to the noise management plan, thus protecting the amenities of local residents. A suitably worded condition can be imposed to ensure this.

In terms of noise from construction, it is generally accepted that during construction there would be some disturbance from this development, however, this would be transient in nature. Nevertheless, a condition can be imposed to ensure construction takes place during sociable hours. As such there are no concerns in relation to construction noise.

Lighting

In terms of external lighting, no details have been provided with this Application. As external lighting may be required for such a development, to illuminate pathways, it is necessary to impose a condition to ensure adequate details are provided prior to any lighting being installed to avoid unacceptable impacts upon the surrounding environment and ecology. This would also ensure that there is no unacceptable light spill from the development.

To conclude, it is considered that, on balance, and having regard to the objections received, the proposed development would not have any unacceptable impact in relation residential amenity or nuisance to any existing or future occupiers. Accordingly, it is concluded that the proposal accords with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

Highway and Pedestrian Safety

Policy PLA11 of the adopted Bridgend Replacement Local Development Plan (2024) stipulates that all development must be served by appropriate levels of parking in accordance with the adopted SPG on parking standards. Consideration must be given to electric and Ultra Low Emission Vehicles.

As part of the proposal, the Applicant submitted a Transport Survey following the initial observations of the Highway Authority and an updated Traffic Technical Note dated 13 October 2025 has been submitted. This includes seven-day traffic counts and speed surveys undertaken between 13 and 19 September 2025 at three locations within the village. The

survey period includes both a Saturday and Sunday as previously requested by the Highway Authority.

The updated survey recorded average seven-day traffic flows of 498 vehicles at Site 1, 69 vehicles at Site 2 and 298 vehicles at Site 3. The recorded average speeds were 14mph, 9mph and 16mph respectively. The recorded 85th percentile speeds were 18mph, 12mph and 19mph respectively.

The survey results demonstrate that traffic continues to travel at low speeds through the village. Whilst traffic flows have increased at Sites 1 and 3 since the 2021 surveys, the roads remain lightly trafficked and there are substantial gaps between vehicle movements.

The proposal for 10 glamping pods is expected to generate approximately 20 vehicle movements per day. The peak traffic generation is expected to be approximately 3 vehicle movements between 10am and 11am. This does not coincide with the recorded highway network peak period at any of the three survey locations.

The Highway Authority acknowledges the objections received from residents concerning the width and capacity of the surrounding roads, congestion, speeding, pedestrian and cyclist safety, on-street parking and access for emergency vehicles.

The roads serving the development are narrow in places and do not provide continuous pedestrian facilities. However, the updated survey data demonstrates that vehicle speeds and traffic volumes are low. Even when assuming that all development traffic uses the same route and that the development peak coincides with the highway peak, the additional 3 vehicle movements would not result in a material change to the operation of the surrounding highway network.

The proposal is considered acceptable based on a maximum of 10 glamping pods. Any increase in the number of pods would require further consideration of the resulting traffic generation, parking demand and impact on the surrounding highway network.

All parking associated with the development must be accommodated within the Application site to prevent additional parking taking place within the village. Guests should also be encouraged to use the southern vehicular route to access the development in accordance with the advice received from Traffic Management.

On this basis, the Highways Officer has advised that no significant highway or pedestrian safety concerns are anticipated, as such they have no objection subject to conditions relating to the number of pods, the submission of a Traffic Management Plan and the provision of parking and turning facilities before beneficial use.

Accordingly, on balance and having regard to the objections raised, it is considered that the proposed development is acceptable in highway terms and accords with Policies SP3, SP5, PLA11 and PLA12 of the Bridgend Replacement Local Development Plan (2024) and the Council's Supplementary Planning Guidance SPG17: Parking Standards.

Drainage

The Council's Land Drainage Officer has assessed the submitted scheme and notes the development is not located within a flood risk zone nor within 20 m of a watercourse and does not propose to increase flood risk.

Surface water

The Application form states surface water will be disposed via SuDS. No surface water drainage layout has been provided, however, the site layout identifies grasscrete for the access road. Please note that infiltration systems must be designed in accordance with

BRE-Digest 365 and must not be situated within 5m of buildings or boundaries.

As the development footprint is over 100m² a sustainable drainage Application will be required.

As such the Local Authority's Drainage Officer has no objection subject to a note relating to preventing surface water entering the public highway and into the mains sewer and a condition relating to a scheme for the comprehensive and integrated drainage of the site, showing how foul, road and roof/yard water will be dealt with, including future maintenance requirements. Infiltration testing and preventing surface water entering the public sewer and highway, these can be imposed via a suitably worded condition.

Dwr Cymru/Welsh Water have also advised that a **SAB** Application would be required.

Foul Sewerage

The Application form states that foul sewage will be disposed of via the main sewer. A foul drainage layout has been provided. The Land Drainage Officer has advised that the Applicant shall contact Dwr Cymru/Welsh Water (**DC/WW**) to discuss the new connection to the public sewer.

The proposed development site is located in the catchment of a public sewerage system which drains to Maesteg Wastewater Treatment Works (**WwTW**). (**DC/WW**) have considered the impact of foul flows generated by the proposed development and conclude that flows can be accommodated within the public sewerage system.

Dwr Cymru/Welsh Water have also advised that this site is crossed by a public sewer. In accordance with the Water Industry Act 1991, (**DC/WW**) requires access to its apparatus at all times in order to carry out maintenance and repairs.

In light of this the Applicant liaised with **DC/WW** and revised the layout to ensure that the pods were outside of any easement zone. As such **DC/WW** have advised the plans appear to show that the proposed development would be situated outside the protection zone of the public sewer measured 3 metres either side of the centreline and therefore acceptable in principle.

However, **DC/WW** have noted that the distance specified for this protection zone is indicative and based on industry standard guidelines. The depth of the asset will need to be verified on site which may infer a greater protection zone. **DC/WW** have recommended that the developer contact their Plan and Protect team (PlanandProtect@dwrwymru.com) to carry out a survey to verify the location of the asset and establish their relationship to the proposed development. A note can be attached advising the Applicant of this.

Therefore, to ensure that there is no detriment to the public sewerage system they request that a condition is imposed to prevent surface water and land drainage entering the public sewer and this can be imposed via a suitably worded condition. They have also requested their standard advisory note is attached to any decision.

There have been several objections raised in relation to flooding, water supply, easements and drainage, however, as stated above, the site would be subject to a separate **SAB** Application process and a planning condition to consider sustainable drainage. Both the Land Drainage Officer and **DC/WW** have not raised any concerns with the site regarding flooding or drainage. Furthermore, **DC/WW** have no objection to providing a water supply or connecting to the foul main system. On balance and having regard to the objections received, the proposed development is considered to be compliant with policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024) and is therefore

acceptable in terms of Drainage.

Biodiversity

In assessing a planning Application, the Local Planning Authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions, under the Environment (Wales) Act 2016.

Planning Policy Wales 12 (PPW12) states in Section 6.4.4: *“It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals.”* it further goes on to state that *“All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.”*

Technical Advice Note 5: Nature Conservation and Planning states that: *“Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife.”*

Policy SP3 of the adopted Local Development Plan (2024) requires development to Safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks.

Policy DNP6 states *“All development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning Application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created wherever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Particular importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species”*

Policy DNP7 states *“development that would adversely affect trees woodlands and hedgerows of public amenity or natural/cultural heritage value or provide important ecosystem will not be permitted”*. Policy DNP8 requires new development proposals to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi functionality of the green infrastructure network.

To support the Application, the Applicant submitted the following:

- Preliminary Ecological Assessment
- Landscape Strategy
- Landscaping schedule

Non-Native Invasive Species

With specific reference to this, there is Japanese knotweed and montbretia within the development site. These species are listed under Part II of Schedule 9 of the Wildlife & Countryside Act 1981 which makes it an offence to deliberately cause to grow in the wild. These species are also subject to Section 34 of the Environmental Protection Act 1990 and are classed as ‘Controlled Waste’. Consequently, they should be disposed of at a licensed landfill site under the EPA (Duty of Care) Regulations 1991 and by a licensed carrier. There are no such licensed sites within Bridgend County Borough.

Given the above, and on the basis that spoil material will be moved around and/or off site, The Local Authority's Ecologist has recommended that the Applicant submit an invasive species management methodology for approval by the Local Planning Authority before being implemented. This methodology should also include how the works will mitigate for the invasive species at the site, monitoring to ensure that the invasive species do not spread and recolonise at the site and what remedial works will be undertaken if these species are found to be spreading. This can be imposed via a suitably worded condition.

Tree Protection

The Preliminary Ecological Appraisal recommends that the tree line and hedgerows must be retained. The Council's Ecologist welcomes and supports this and recommend a tree protection plan detailing how any damage to the retained vegetation will be prevented. A suitably worded condition can be imposed.

Lighting Strategy

Given the location of the proposed development site and the surrounding habitat in relation to protected species, such as bats and nesting birds, the Council's Ecologist recommends that a lighting strategy be submitted to the Local Planning Authority for approval prior to works commencing. This lighting strategy should demonstrate careful consideration given to the use of lighting and its effects on protected species that may be using the site and its surroundings for foraging and commuting. This can be imposed via a suitably worded condition.

Further Enhancements

The Council's Ecologist has also recommended that consideration be given to the provision of nest boxes within the development for bat and bird species. Suitable bird species include house sparrow, swift and house martin - species which are declining in number due to a reduction in suitable nest sites.

The incorporation of bat bricks, bat tiles and bat boxes into the development, would provide summer roosting opportunities for bats and would contribute to the environmental sustainability of the development.

The Council's Ecologist has also reviewed the Preliminary Ecological Appraisal prepared by Ecological Services Ltd. and recommends that Section 4 *Recommendations and Mitigation* of the Preliminary Ecological Appraisal be included in the conditions of approval. This can be imposed via a suitably worded condition.

Overall, and having regard to the objection received it is considered that the proposed development is compliant with Policies SP3, SP18, DNP5, DNP6, DNP7 and DNP8 of the Bridgend Replacement Local Development Plan (2024) and is therefore acceptable in terms of Biodiversity.

Waste Management

Policy ENT15 – Waste Management in Development requires that all proposals for new built development must include provision for the proper design, location, storage and management of waste generated by the development both during construction and operation of the site. Development must incorporate, as appropriate, adequate and effective provision for the storage, recycling and other sustainable management of waste, and allow for appropriate access arrangements for recycling and refuse collection vehicles and personnel.

A bin storage area has been shown, however, details of how this would work and how waste would be managed during construction has not been provided and a condition can be

imposed to address such requirements.

CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning Application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Replacement Local Development Plan (2024).

On balance, and having regard to the objections and concerns raised, it is considered that the proposal would provide a high quality addition accommodation to the existing Old House Pub and venue that would benefit the local economy and tourism of Llangynwyd and the wider area.

It represents an appropriate form of development that would have no unacceptable impacts on visual amenity, the setting of a listed building, conservation area, or the wider special landscape area, residential amenity, drainage, ecology, or highway safety and the proposal is therefore recommended for approval. Accordingly, the proposed development is in accordance with Policies SP1, SP2, SP3, SP4, SP5, SP15, SP16, SP17, SP18, SF1 PLA11, PLA12, ENT15, ENT16, DNP1, DNP6, DNP7, DNP8 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

RECOMMENDATION

(R02) That permission be GRANTED subject to the following conditions:-

1. The development shall begin not later than five years from the date of this decision.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

2135-101 A Location plan
2135-220 E Site Plan
2135-225 A Site plan inc sewer Run
2135-221 Building Plans
LA1 Landscaping Strategy
LA2 Landscape Schedule and Specification

Preliminary Ecology Appraisal, By Ecological Services Ltd
Landscape and Visual Statement by WYG
Planning Statement by Asbri Planning
Heritage Impact Statement by Asbri Planning
Traffic technical Note by Acstro
Tourism Needs and Development impact Assessment by Asbri Planning Ltd.
Noise Assessment
Noise Management Plan

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

3. Notwithstanding the submitted plans, prior to any glamping pods being erected on site, details and samples of the colours and materials to be used in the finishes of the pods and paths shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained and maintained as such thereafter in perpetuity.

Reason: In the interests of the visual amenity of the area and to ensure the development complies with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).

4. Notwithstanding the submitted plans, no development shall commence on site until a scheme for the comprehensive and integrated drainage of the site, showing how foul, roof and hardstanding surface water will be dealt with. This must include future maintenance requirements to be submitted and approved in writing by the Local Planning Authority; the approved scheme must be implemented prior to the beneficial use of the glamping pods.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that surface water flood risk is not increased and to accord with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

5. No development shall commence on site until a suitable infiltration test (if being used), sufficient to support the design parameters and suitability of any proposed infiltration system, has been submitted to and approved in writing by the Local Planning Authority; the approved scheme must be implemented prior to beneficial use.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that surface water flood risk is not increased and to accord with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

6. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network or the public highway.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents, to ensure no pollution of or detriment to the environment and prevent water discharging onto the public highway in the interest of highway and pedestrian safety and to comply with accord with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

7. The development hereby approved shall be connected to the mains sewerage system prior to the first beneficial use of each glamping pod and retained as such thereafter.

Reason: In the interest of satisfactory drainage of the site and to ensure the development complies with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

8. The development shall be managed and implemented in accordance with the details contained in the Noise Management Plan (NMP) entitled "The Old House 1147 Glamping Pods Management Plan" and any subsequent NMP where it has been updated following its review. Any updated NMP shall be submitted to and agreed with the Local Planning Authority prior to the updated NMP being brought into use. Details of the NMP shall be implemented as agreed.

Reason: To protect the amenities of the locality, especially for people living and/or working nearby, and to ensure accordance with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

9. Notwithstanding the submitted plans, no amplified music shall be allowed within the glamping pods/units.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, and to ensure accordance with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

10. Construction operations shall be limited to 08:00-18:00 Mon-Fri, 08:00-13:30 Saturdays, and no construction operations shall take place on Sunday and Public Holidays without the prior approval of the Local Planning Authority.

Reason: To protect the amenities of the locality, especially for people living and/or working nearby, in the interest of ecology and to ensure accordance with Policies SP3 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

11. Prior to the installation of any permanent external lighting on the site, a detailed lighting scheme for the site shall be submitted to and approved in writing by the Local Planning Authority detailing the location of all proposed lights, the specification, intensity of illumination, predicted lighting contours (lux plots), any mitigation measures required (including measures to reduce as far as practicable light spillage onto the adjoining properties and incorporate best practice guidance to ensure the retention of dark corridors for the movement of wildlife with no direct lighting of vegetation). The approved lighting shall be implemented on site in accordance with the approved scheme only and retained as such thereafter in perpetuity.

Reason: In the interests of neighbouring residential amenity, biodiversity and to prevent any unacceptable light spillage, and to ensure compliance with Policies SP3, DNP6 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

12. The development shall be limited to a maximum of 10 glamping pods/units at all times.

Reason: Any increase in the number of glamping pods could result in additional traffic generation and parking demand which has not been assessed as part of this Application in accordance with Policies SP3, SP5 and PLA12 of the Bridgend Replacement Local Development Plan (2024).

13. No glamping pod shall be brought into beneficial use until a Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of how guests will be advised to use the southern vehicular access route, arrangements for pedestrian access through The Old House site, measures to discourage vehicular access via the constrained lane adjacent to The Old House and measures to prevent guest parking on the public highway. The approved Traffic Management Plan shall be implemented before the development is brought into beneficial use and retained in perpetuity.

Reason: In the interests of highway safety and to minimise additional traffic and parking within the village in accordance with Policies SP3, SP5 and PLA12 of the Bridgend Replacement Local Development Plan (2024).

14. No customer vehicles shall be allowed to park adjacent to any of the pods - all customer vehicles shall be parked in the main car park associated with the Old House.

Reason: In the interest of visual amenity having regard to the special landscape area, listed building and adjacent conservation area and to ensure that the development complies with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).

15. Notwithstanding the submitted plans, no development shall take place, including site clearance, until details of landscaping works/biodiversity enhancements have been submitted to and approved in writing by the Local Planning Authority. Soft landscape works shall include: planting plans; written specifications (having regard to the landscape strategy and Schedule by TIR Collective and preliminary Ecology Assessment and ensuring existing boundary hedgerows and trees are retained and protected); an implementation programme (including phasing of work where relevant). The landscaping works shall be carried out in accordance with the approved details in accordance with the agreed implementation program and retained as such thereafter. Any trees or plants which within a period of five 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: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP3, SP13, DNP7 and DNP8 of the Bridgend Replacement Local Development Plan (2024).

16. Notwithstanding the submitted plans, no development shall take place, including site clearance, until details of a landscape management plan, including the long-term design objectives, management responsibilities and maintenance schedules, for all landscaped areas, (having regard to the landscape strategy and Schedule by TIR Collective) have been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented and adhered to in accordance with the approved details thereafter in perpetuity.

Reason: In the interests of visual amenity, and to ensure the long-term management and maintenance of all landscaped areas within the site and to ensure the development complies with Policies SP3, SP13, DNP7 and DNP8 of the Bridgend Replacement Local Development Plan (2024).

17. No development shall take place, or any site clearance, until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing protection measures (including fencing) for existing trees and hedgerows to be retained, having regard to their root protection zones. The approved scheme of protection measures shall be retained in place throughout the construction of the development hereby approved.

Reason: To ensure all existing trees and sensitive habitats are protected throughout the construction of the development, in the interest of visual amenity, and to ensure the development complies with Policies SP3, SP17, DNP5, DNP6, DNP7 and DNP8 of the Bridgend Replacement Local Development Plan (2024).

18. Notwithstanding the submitted plans, all pod units, shall incorporate either a suitably designed integral bat brick/box or suitably design bird box. A scheme providing details of the designs and location of each bird/bat box/brick shall be submitted to and approved in writing by the Local Planning Authority . The scheme shall be implemented as agreed prior to the first beneficial use of the pod they are located on and retained as such thereafter.

Reason: In the interest of Biodiversity enhancements and in accordance with Policies SP3 and DNP6 of the Bridgend Replacement Local Development Plan (2024).

19. Notwithstanding Condition 1, the development shall be undertaken in accordance the following:

- Section 4 Recommendations and Mitigation of the Preliminary Ecological Appraisal.

Reason: To avoid doubt and confusion, in the interest of biodiversity and in accordance with Policies SP3, SP16, DNP5, DNP6, DNP7 and DNP8 of the Bridgend Replacement Local Development Plan (2024).

20. Prior to the commencement of any works on site, including vegetation clearance, an Invasive Species Management Plan which details the management and monitoring approach to invasive species on-site and within the off-site mitigation area and provide details of treatment, biosecurity, and ongoing monitoring shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and monitored as agreed.

Reason: In the interest of eradicating and controlling invasive species and to accord with Policies DNP6 and DNP9 of the Bridgend Replacement Local Development Plan (2024).

21. Notwithstanding the submitted plans, no development shall commence until a Waste Management Plan for the proper design, location, storage and management of any waste material generated during the demolition, construction and operation of the development has been submitted to and approved in writing by the Local Planning Authority. All waste shall be treated in accordance with the agreed waste plan. The plan shall be implemented as approved.

Reason: To ensure the appropriate disposal of any waste arising from the development in terms of protection of the environment and to ensure the sustainability principles are adopted during development and complies with Policy ENT15 of the Bridgend Replacement Local Development Plan (2024).

22. The pods hereby approved shall be used for holiday accommodation as part of the Old House only and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification). The holiday-lets shall be occupied for holiday accommodation only associated with the old house pub/venue and not a separate business and shall not be occupied as a person's or persons' sole or main place of residence and shall not be occupied by any person or persons for a period of more than 28 days in any 12-month period.

Reason: To ensure the Local Planning Authority retains effective control over the use of the pods and to prevent the holiday accommodation being used as permanent residential accommodation which would be detrimental to the general amenities of the area and free flow of traffic having been justified as required in relation to the existing Old House business and not as a separate venture, and to comply with Policies SP3, SP16 and DNP1 of the Bridgend Replacement Local Development Plan (2024).

23. An up-to-date register shall be kept at the holiday accommodation hereby permitted from first beneficial occupation of the holiday accommodation and the register shall be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their dates of arrival at, and departure from, the accommodation.

Reason: To ensure the Local Planning Authority retains effective control over the use of the pods and to prevent the holiday accommodation being used as permanent residential accommodation and to comply with Policies SP3, SP16 and DNP1 of the Bridgend Replacement Local Development Plan (2024).

24. There shall be no outside storage of bins, equipment, waste, materials etc. except within the designated bin storage areas.

Reason: In the interest of visual amenity and to ensure compliance with Policy SP3 of the Bridgend Replacement Local Development Plan (2024).

25. * THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

A) The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning Application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Replacement Local Development Plan (2024).

On balance, and having regard to the objections and concerns raised, it is considered that the proposal would provide high-quality addition accommodation to the existing old House Pub and Venue that would benefit the local economy and tourism of Llangynwyd and the wider area. It represents an appropriate form of development that would have no unacceptable impact on visual amenity, the setting of any listed building, conservation area, or the wider special landscaped area, residential amenity, drainage, ecology, or highway safety and the proposal is therefore recommended for approval. Accordingly, the proposed development is in accordance with Policies SP1, SP2, SP3, SP4, SP5 SP15, SP16, SP17, SP18 SF1 PLA11, PLA12 ENT15, ENT16, DNP1, DP6, DP7, DP8 and DP9 of the Bridgend Replacement Local Development Plan (2024).

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

B) Land Drainage Advisory Note

In order to satisfy the comprehensive drainage condition the following supplementary information is required:

- Provide foul and surface water drainage layout;
- Provide an agreement in principle from DCWW with regards to foul disposal to the public sewer;
- The Applicant shall submit a sustainable drainage Application form to the BCBC SAB (SAB@bridgend.gov.uk).

In order to satisfy the infiltration drainage condition the following supplementary information is required:

- Provide surface water drainage layout including the location of soakaways;
- Provide infiltration tests to confirm acceptability of any proposed infiltration system in accordance with BRE 365;
- Provide a plan showing locations of trial holes and at least 3 separate tests at each trial hole location;

- Provide information about the design calculations, storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent the pollution of the receiving groundwater and/or surface water system;
- Provide a timetable for its implementation; and
- Provide a management and maintenance plan, for the lifetime of the development and any other arrangements to secure the operation of the scheme throughout its lifetime.

D) Dwr Cymru/Welsh Water Advisory Notes

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the Applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the Applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

The Applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water and sewerage connections.

The Applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your Application. Should the proposal alter during the course of the Application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact Welsh Water on 0800 917 2652 or via email at developer.services@dwrcymru.com

JANINE NIGHTINGALE
CORPORATE DIRECTOR COMMUNITIES

Background Papers
 None