

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/15/203/FUL

APPLICANT: MR DAVID WILLIAMS
GLYNOGWR LODGE TY PENTWYN GLYNOGWR BRIDGEND

LOCATION: GLYNOGWR LODGE TY PENTWYN GLYNOGWR BRIDGEND

PROPOSAL: ERECT 2NO. LOG CABIN HOLIDAY UNITS FOR MOUNTAIN BIKE / WALKING AND GENERAL COUNTRYSIDE PURSUITS

RECEIVED: 25th March 2015

SITE INSPECTED: 15th April 2015

APPLICATION/SITE DESCRIPTION

The application proposes the erection of 2 detached three bedroom log cabins for mountain biking/walking and general countryside pursuit tourist accommodation. The proposed development is intended to be ancillary to the existing tourist accommodation at Glynogwr Lodge, which is a four bedroom (8 person) self catering establishment. In addition, the submitted plans show revised access arrangements into the site with the existing easterly access blocked up and a new wider centrally located access created to serve both the existing property, existing tourist lodge and the proposed development.

The cabins are to be sited just over 7m south of the northern site boundary to the rear of the properties known as Windmill House and Ty Maes Y Deri. One of the cabins will be positioned approximately 5.5m (at its nearest point) from the eastern site boundary with the Cemetery. Both of the structures will measure 13m long by 6.3m wide with a ridged roof reaching 3.2m in height. A roof canopy 1500mm will project from the southern elevation of the property over a timber decked area projecting a further 2.5m to the south of the cabin and 2m wider than the cabin. Internally the cabins will provide an open kitchen/dining/lounge area with three bedrooms, bathroom and utility. Photographs have been supplied showing the exterior of these buildings to be horizontally clad with timber logs with a felt type covering over the roof. The second cabin will be sited 10.5m to the west of the first cabin and be separated from it by a 4m wide vehicular driveway and turfed areas either side of the driveway. A courtyard area to be used for parking/turning purposes is shown to the west of the proposed cabins. This area measures 20m wide.

In the Design and Access Statement, which accompanies the submission, the applicant's agent considers that:-

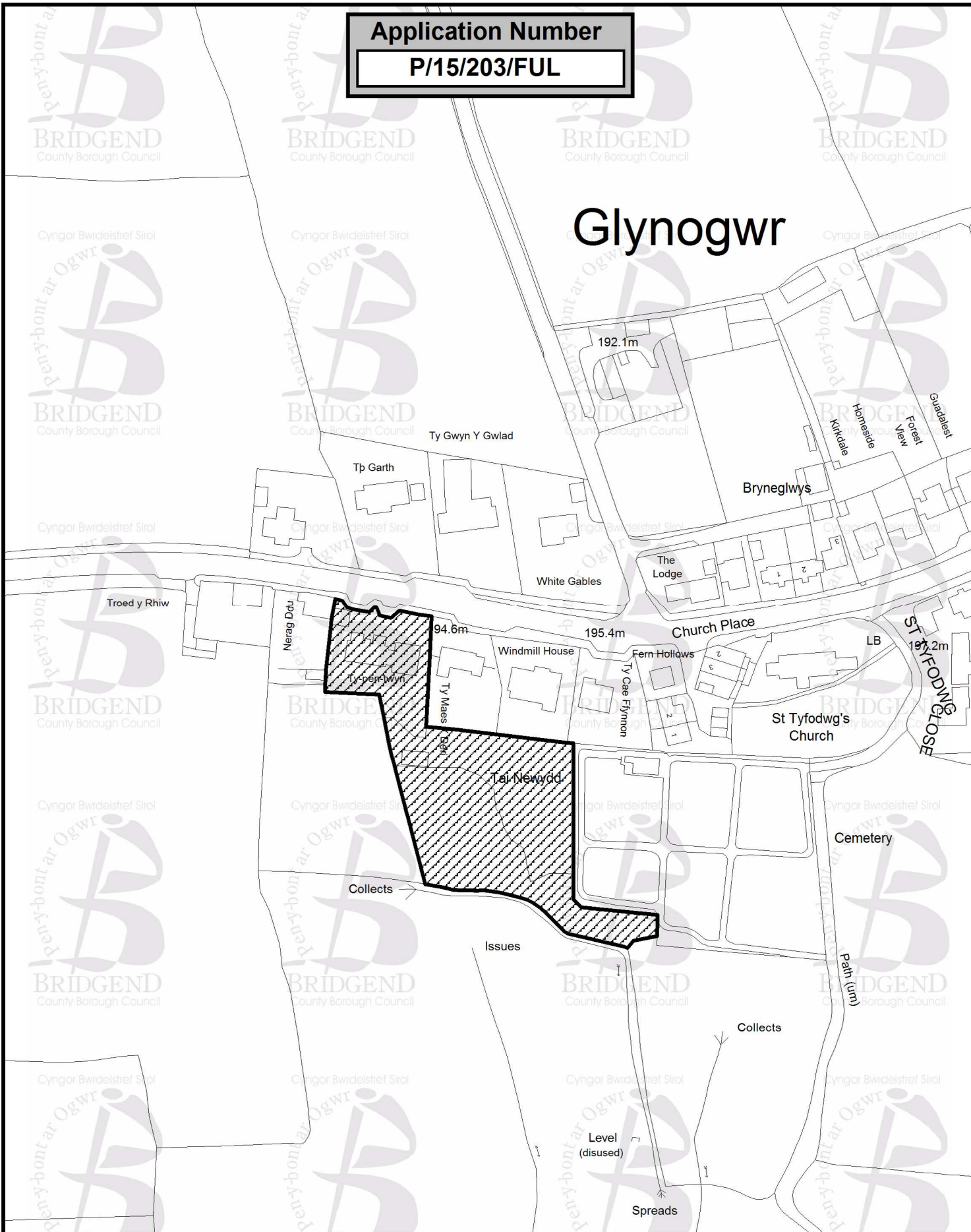
14. The proposal is seeking to retain the character of the immediate area as a low density residential area with the development ensuring reasonable space remains in the development area following the erection of the log cabins and the upgrading of the associated building. In addition, the sloping nature of the site ensures that the log cabins are situated at a significantly lower level than the existing residential properties so that there will be no adverse effect on residential amenity.

15. The boundaries consist of stock proof fencing to the majority of the site and timber fencing between the development site and the residential properties to the northern boundary, which will remain in situ.

Application Number

P/15/203/FUL

Glynogwr



Scale 1:1,750

Date Issued:
04/06/2015

Development-Mapping
Tel: 01656 643176

Mark Shephard

Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
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O:/Drive/Plandraw/new MI layouts/
Committee DC Plan

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RELEVANT HISTORY

P/14/677/FUL REFUSED 03-02-2015
ERECT 2NO. LOG CABIN HOLIDAY UNITS FOR EQUINE AND/OR MOUNTAIN BIKE
HOLIDAY LETS & UPGRADE EXISTING STABLE

For information, the reasons for refusal in respect of the earlier application were as follows:-

1. The proposed development will generate additional vehicular turning movements to or from the public highway at the substandard access, creating further traffic hazards to the detriment of highway safety.
2. Insufficient details of the associated building identified to be used for stables/storage of mountain bikes in connection with the tourist accommodation have been submitted to enable the implications of the proposal on the viability and amenity of neighbouring uses and their users/occupiers to be properly evaluated by the Local Planning Authority.

PUBLICITY

The application has been advertised on site.

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 8 May 2015.

NEGOTIATIONS

None

CONSULTATION RESPONSES

Town/Community Council Observations

Notified on 13th April 2015

Head Of Street Scene (Highways)

No objection subject to a condition.

Head Of Street Scene (Drainage)

No objection subject to a condition.

Natural Resources Wales

No objection subject to notes.

Welsh Water Developer Services

As the applicant intends utilising a septic tank facility, the applicant is advised to contact Natural Resources Wales, who regulate this method of drainage disposal.

REPRESENTATIONS RECEIVED

Objections Have Been Received From:-, .

Mr P Haslewood: Ty Cae Ffynon

Derry Evans: Ty Maes y Deri

Michael & Clare Edwards: Windmill House

The grounds of objections can be summarised as follows:-

Unsuitable Location - Glynogwr is a small and quiet community that does not benefit from facilities such as shops, bus services or pubs etc. It is considered that the proposed development would be not in keeping with adjoining residential properties.

Loss of view - residents of adjoining properties currently enjoy uninterrupted views over the valley from windows in their rear elevations and from their rear gardens. The proposed development will significantly change this and be contrary to criterion 12 of Policy SP2, which requires development to ensure the viability and amenity of neighbouring uses and their occupiers are not adversely affected.

Noise - Problems that have occurred with the existing holiday accommodation have been highlighted and it is considered that the proposed development will exacerbate these issues contrary to criterion 8 of Policy SP2 and criterion 2 of Policy ENV7. There will also be an increase in noise and disturbance due to movement and parking of vehicles with engine noise and slamming of car doors due to the proximity of the proposed parking areas.

Lighting - Given that the application site is currently an open field, the introduction of lighting would be disruptive and contrary to criterion 8 of Policy SP2 and Policy ENV7

Topography - This submission has not been accompanied by details of land levels and it is considered that there is a potential for the proposed cabins to adversely impact on neighbouring properties.

Out of accord with Local Development Plan - Development is proposed to be located outside the settlement boundary for Glynogwr in countryside where there are stricter controls.

Infringement of Privacy - One objector considers that the proposed log cabins will include windows that will overlook their private rear garden and permit views into habitable room windows in the rear elevation of their property.

Stables - It is highlighted that the applicant has already upgraded the existing stables without the benefit of planning permission and this submission does not include these works.

Crime and Security - The introduction of the proposed log cabins at the rear of existing residential properties may compromise the security of these dwellings given that the cabins could be occupied by relatively large numbers of people.

Bats - These are known to frequent the nearby church and churchyard with its maintenance buildings and are protected by law. The existing multiple open fields and woodland provide a natural feeding habitat for these creatures. A full bat survey should be required before any permission is granted.

Refuse Collection - It is highlighted that storage details and collection points have not been specified in the submission.

Access - Insufficient space to provide for parking and turning facilities particularly given the existing business already operated adjacent to the site. The access to and from the proposed development and the volume of traffic on the A4093 fronting the site are not considered to be safe particularly for longer vehicles with trailers/horseboxes in view of the proposed tortuous manoeuvre that would be required to access the parking area at the rear or the existing stables.

Lack of detail - No information in respect of the proposed courtyard area to be created to the east of the stables has been submitted as part of this application.

COMMENTS ON REPRESENTATIONS RECEIVED

The following observations are provided in response to the objections raised by local residents:-

Application Form Errors and contradictory information - One of the objectors has highlighted what they consider to be inconsistencies on the application form and the delegated powers report in respect of the previous application. These largely relate to matters that are to be assessed or re-assessed as part of this determination process and could potentially be the subject of conditions in the event approval is recommended.

Unsuitable Location - Objectors consider Glynogwr is a small and quiet community that does not benefit from facilities such as shops, regular bus services or pubs etc and that a proposal of this scale would not be in keeping particularly with adjoining residential properties. Policy SP11 of the Bridgend Local Development Plan states that appropriate tourism developments, which promote high quality accommodation, upgrade facilities, promote sustainable and activity based tourism, business, events and cultural tourism will be permitted.

Tourism development linked to regeneration initiatives will be promoted at:- The Ogmore Valley, at the destination hubs of Nantymoel and Blackmill. The proposed development would promote high quality accommodation in connection with activity based tourism close to a destination hub and is therefore considered to be compatible with this aim.

Policy REG12 relating to new or extended tourist facilities, accommodation and attractions establishes four criteria for such development in a countryside location. On the basis that the proposals do not adversely impact on nature conservation interests, is an appropriate rural enterprise as the existing tourist accommodation, achieves a high level of occupancy, would assist in the promotion of a destination hub and in terms of its form, materials and details is compatible with its context, the development is generally in accord with this Policy.

One objector considers that it is misleading to assess the success of the existing tourist accommodation purely on occupancy rates and suggests that more rigorous assessment of a business plan would be more appropriate. It is considered, however, that the planning system is seeking to assess whether the establishment of new tourist accommodation at the location is compatible with Local Development Plan Policy and the high occupancy rates demonstrated in respect of the applicant's existing tourist accommodation provides a reasonable indication that such an enterprise could be successful.

Conditions to ensure that the proposed cabins are occupied solely for tourism purposes can be imposed to prevent permanent residential occupation of the units.

Loss of View - The occupiers of adjoining properties currently enjoy uninterrupted views over the valley from windows in the rear elevations of the homes. It is clear that the proposed cabins will significantly change the existing situation in this regard. Contrary to the objector's belief that this renders the development out of accord with criterion 12 of Local Development Plan Policy SP2, loss of view is not a material planning consideration.

Noise - Some of the objectors have referred to problems encountered with the existing tourist accommodation, operated by the applicants, adjacent to the application site and consider that the proposed development may exacerbate this issue contrary to criterion 8 of Policy SP2 and criterion 2 of Policy ENV7. It has also been highlighted that no mitigation measures have been proposed within the application details. The problems relate to loud and inconsiderate behaviour of some of the guests staying at the aforementioned tourist accommodation. It is considered that such matters relate to appropriate management of the facilities or in extreme events may be anti-social behaviour warranting Police involvement rather than constituting a statutory noise nuisance, which the criteria attached to the Policies seek to control. The objector has suggested

that the Police have stated that any ongoing problem with noise is dealt with by the Council's Public Protection Section but as indicated above, given that the noise source relates to potentially anti-social behaviour rather than a statutory noise nuisance, it is believed that the Police would be the most appropriate Authority to deal with this issue.

Detrimental Visual Impact & Topography - Objectors point out that the land in this area is sloping so that the proposed cabins may require engineering works and potentially retaining structures which would increase the adverse impact on the visual amenities of the area. It is noted that the land generally slopes from north to south but the location proposed for the cabins appears to be reasonably level. Although not submitted as part of this application, a Section Drawing showing the relationship in levels between the adjoining residential properties and the proposed cabins, which accompanied the previous application, indicates that the field in which the cabins will be sited to be relatively flat. It is considered that the single storey scale and wooden exterior will not so significantly impact on the visual amenities of the area as to warrant refusal on these grounds. In the event that Authority is minded to approve the development, an appropriately worded condition can ensure that these levels are agreed prior to any commencement.

Out of Accord with Local Development Plan - Objectors consider the proposed development to be out of accord with the adopted local development plan as development in the countryside. Policy ENV1 strictly controls development in such locations but identifies a number of acceptable exceptions. New or extended tourist facilities/accommodation are considered, in principle, to constitute an appropriate rural enterprise and therefore the scheme is compatible with the development plan.

Setting of a Listed Building - One objector considers the development to be contrary to Policy SP5 of the Local Development Plan which seeks to protect the built and historic environment of the County Borough and its setting. The eastern boundary of the application site is located approximately 85m to the south west of the listed St Tyfodwg's Church with a number of residential properties and the cemetery in between. It is not considered that the proposed development impacts directly on the listed building or its setting.

Tourism - One local resident highlights that Glynogwr is not a destination hub identified within Policy SP11 of the Local Development Plan and further that the existing Bed & Breakfast business should not be used as justification for the current proposal. It is noted that the Policy identifies the Ogmores Valley with hubs at Nantymoel and Blackmill, which are simply the settlements at either end of the Valley. As a development seeking to promote activity based tourism it is considered to be compatible with the Policy and has the potential to link to the identified hub at Blackmill within the Ogmores Valley. The application is being assessed on its individual planning merits although it is acknowledged that the proven success of the adjoining Bed & Breakfast business operated by the applicant in terms of occupancy rates does suggest that this knowledge and experience will assist in the operation of the proposed development.

Stables - Local residents have advised that the existing associated building has already been upgraded. This element has been omitted from the current submission and the developer will be reminded that it will be necessary to seek separate planning consent.

Refuse collection - Objectors highlight that storage details and collection details have not been submitted. Whilst it is acknowledged that this is the case, an appropriately worded condition can satisfactorily control this matter in the event that consent is to be recommended.

Crime and Security - Residents consider that the proposed tourist accommodation will introduce additional people at the rear of their properties and this may compromise the security of their dwellings. A condition requiring agreement of a suitable means of boundary enclosure will, it is considered, address this concern.

Access - Local residents believe that there is insufficient space within the application site to

provide for parking and turning facilities given that there is already a tourism related business being operated adjacent to the site and that vehicles from the applicant's other landscaping business frequently park in this area. Some of the concerns also relate to the stopping up of one of the existing accesses and the suitability of the amended new access. The Highways Department has assessed the proposed access and parking arrangements and considers that subject to conditions these will be satisfactory.

Lighting - Objectors are concerned that the introduction of lighting to facilitate the proposed development would be disruptive. Whilst no details have been submitted as part of this application, an indication that it is proposed to install bollard lighting is shown on the submitted plans. It is considered this issue could be addressed by condition in the event that approval is recommended.

Privacy - One of the objectors considers the proposed cabins will overlook their private rear garden and potentially windows at the rear of their property. It is noted that there are windows in the northern elevation of the proposed log cabins that do not meet the 21m privacy standard adopted by the Authority between habitable room windows. A requirement to provide a suitable means of enclosure along the northern site boundary would address this issue.

Environmental Impact - Whilst one of the objectors has advised that the land is visited by feeding birds, the application site is laid to grass and does not provide reasonable habitat for protected species. The development does not adversely impact on a bat roost and therefore a survey is not required. The developers can, however, be reminded of their responsibility to consider wildlife on the development site and invited to consider biodiversity enhancements such as nest boxes incorporated into the development.

Lack of Detail - Concern relating to the lack of detail in respect of the proposed courtyard area has been expressed and whilst this is acknowledged an appropriately worded condition can control this aspect of the development.

APPRAISAL

The application is referred to Committee to consider the objections received from local residents.

The application seeks consent for the erection of 2 detached three bedroom log cabins together with the revised access arrangements related to a proposed new mountain biking/walking and general countryside pursuits tourism enterprise. The log cabins are to provide self-catering tourist accommodation. The proposed development is intended to be ancillary to the existing tourist accommodation at Glynogwr Lodge, which is a four bedroom (8 person) self-catering establishment.

The application site lies outside the settlement boundary for Glynogwr as defined by Policy PLA1 of the Bridgend Local Development Plan. The proposal is therefore considered to be located in the countryside and as such falls to be considered in the context of Policy ENV1 of the Bridgend Local Development Plan, which strictly controls development in the countryside except for specific identified purposes. Appropriate rural enterprises are identified as an appropriate exception and therefore the proposal can be considered in the context of more detailed policies relating to the nature of the use and the remaining policy considerations relevant to the site.

Policy REG12 of the Local Development Plan 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.

With regards criterion 1, it is considered that the proposal is acceptable in a countryside location and, given the grassland nature of the site, there is unlikely to be any nature conservation interests that exist on the site. The proposal is an extension to Glynogwr Lodge, which is an existing tourist facility and, given its rural location and links with the surrounding rural activities, it is considered to represent an appropriate rural enterprise in the context of criterion 2. The accommodation is located in the Ogmere Valley with easy access to adjoining Valleys and Bryngarw Country Park and therefore meets criterion 3. Provided that the design of the proposed cabins is considered acceptable in relation to the final criterion, it can be considered that the proposal accords with Policy REG12.

It is highlighted that the proposal is located within a Special Landscape Area and a Mineral Safeguarding Area where Policies ENV3 and ENV9 would apply. Policy ENV3 permits development in such areas only where the character and distinctiveness of the Special Landscape area is retained, the development has been designed to reflect local building traditions and that any adverse impact on the landscape can be mitigated. It is considered that the proposed cabins, which are single storey in scale and externally finished in wood, will not so significantly impact on the Special Landscape Area, particularly when viewed against the backdrop of the existing dwellings from across the valley, as to warrant refusal for this reason.

With regard to the mineral safeguarding issue, given the current aggregates land bank that exists in the County Borough at present together with the proximity of the site to the settlement boundary for Glynogwr, which would be likely to prevent any opportunity to extract the resource at this location, there would be no objections in respect to Policy ENV9.

In principle therefore the proposed development appears compatible with the aforementioned policies and, provided there are no issues with regards access, parking and any other amenity considerations outlined in Policy SP2 of the Local Development Plan, there would be no development planning objection to the proposals. It is considered that if the Council is minded to grant planning permission for the proposed development that a condition limiting the occupation of the units for use as holiday lets in connection with Glynogwr Lodge only is imposed to prevent the units being occupied as independent living accommodation.

Strategic Policy SP2 - Design and Sustainable Place Making requires all development to contribute to creating high quality attractive, sustainable places which enhance the community in which they are located whilst having full regard to the natural, history and built environment by establishing a number of criteria for development to meet. As indicated in the previous section of the report outlining representations received from local residents, concern has been raised in respect of the following specific criteria:-

3. Being of an appropriate scale, size and prominence;
6. Having a good walking, cycling, public transport and road connections within and outside the site to ensure efficient access;
7. Minimising opportunities for crime to be generated or increased;
8. Avoiding or minimising noise, air, soil and water pollution;
10. Safeguarding and enhancing biodiversity and green infrastructure;
12. Ensuring that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected;

13. Incorporating appropriate arrangements for the disposal of foul

Notwithstanding the objections raised, for the reasons outlined in the preceding section of the report, the proposed development is considered to be generally compatible with these criteria or can be made so with the imposition of appropriately worded conditions. Natural Resources Wales and Dwr Cymru/Welsh Water have confirmed that, in principle, the proposed arrangements for the disposal of foul sewage, waste and water would be acceptable as required by criteria 13 although it is acknowledged that detailed schemes would need to be required by condition if the scheme is to be approved. With regard to criterion 6, the Highways Department now considers that the revised access arrangements onto the public highway are, subject to condition, satisfactory. The application has not, however, been accompanied by an appropriate parking layout nor have details of lighting been provided to assess the impact on adjoining dwellings and thereby ensure compatibility with criterion 12. Conditions addressing these issues can satisfactorily overcome residents' concerns.

During the processing of the application, Policies PLA1, ENV1, ENV3, ENV9, SP11, REG12, SP5 and SP2 were considered.

CONCLUSION

The application is recommended for approval because the development complies with Government and Council policy and guidelines and does not adversely impact on highway safety or privacy or visual amenities nor so significantly impacts on the amenities of neighbouring occupiers as to warrant refusal of the scheme.

RECOMMENDATION

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

- 1 The log cabins, hereby approved shall be used for holiday accommodation 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. The holiday cottages hereby permitted shall be occupied for holiday purposes only and shall not be occupied as a person or persons' sole or main place of residence. The holiday cottages can be used as holiday accommodation throughout the year but no holiday cottage shall be occupied by any particular person or persons for more than 28 days in any 12 month period.

Reason : To ensure that the Local Planning Authority retain effective control over the use of the log cabins and to prevent the cabins being used as permanent residential accommodation.

- 2 The use of the existing stables shall be limited to purposes ancillary to and incidental to the enjoyment of the residential dwelling known as Ty Pentwyn and for no other purpose.

Reason: For the avoidance of doubt as to the extent of the permission granted and to ensure that the Local Planning Authority retain effective control over the use of the property in the interests of highway safety.

- 3 No development shall commence until a scheme for permanently stopping up the access to the east of the property, adjacent to the boundary wall with Ty Maes Y Deri, and reinstating the vehicular crossing as footway has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in full prior to the development being brought into beneficial use.

Reason : In the interests of highway safety.

- 4 The development hereby approved shall be served by a single means of access from the A4093/Gilfach Goch Road with the required vision splays of 2.4m by 43m in both easterly and westerly directions.

Reason : In the interests of highway safety.

- 5 No structure or erection exceeding 0.9 metres in height shall be placed within required vision splays areas at any time.

Reason : In the interests of highway safety.

- 6 Notwithstanding the 1:200 scale block plan, indicating availability of car parking spaces, no development shall commence until a car parking scheme, clarifying the existing parking arrangements serving the dwelling and the existing holiday accommodation and proposed facilities to serve the log cabins including turning areas, has been submitted to and agreed in writing by the Local Planning Authority. The parking and turning areas shall thereafter be implemented in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the agreed scheme prior to the development being brought into beneficial use and so retained in perpetuity.

Reason : To ensure the provision of adequate parking and turning facilities to serve the development in the interests of highway safety.

- 7 No development shall take place until a specification of the wood finish including any staining or preservative applied thereto to be used in the construction of the external surfaces of the log cabin hereby permitted has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason : To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

- 8 No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a plan providing details of boundary enclosure along the common boundary with the adjoining properties known as Ty Maes Y Deri and Windmill House indicating positions, design, materials and type of boundary treatment to be erected and a timetable for its implementation. Development shall be carried out in accordance with the agreed plan and timetable.

Reason : To safeguard the privacy of neighbouring occupiers and to ensure that the general amenities of the area are protected.

- 9 No development shall take place until drawings showing sections and details of the proposed floor levels of the buildings in relation to existing ground levels, neighbouring dwellings and the finished levels of the site have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development relates appropriately to the topography of the site

and the surrounding area.

- 10** No development shall commence on site until a scheme for the comprehensive and integrated drainage of the site, showing how foul drainage, road and roof/yard water will be dealt with, has been submitted to and agreed in writing by the Local Planning Authority. The drainage scheme shall be implemented in accordance with the agreement prior to the development being brought into beneficial use.

Reason : To ensure that effective drainage facilities are provided for the development and that flood risk/pollution is not increased.

- 11** No external lighting of the access to, or areas surrounding, the approved log cabins shall be installed until there has been submitted to and agreed in writing by the Local Planning Authority a plan indicating the positions and type of lighting to be installed. Any external lighting shall thereafter be carried out in accordance with the agreed plan.

Reason : To ensure that the amenities of neighbouring occupiers are protected.

- 12** No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a landscaping scheme which shall include, proposals for surface treatment of the courtyard area. The agreed landscaping works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority prior to any development commencing on site.

Reason : To maintain and improve the appearance of the area in the interests of visual amenity, and to promote nature conservation.

*** THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS**

(a) The application is recommended for approval because the development complies with Government and Council policy and guidelines and does not adversely impact on highway safety or privacy or visual amenities nor so significantly impacts on the amenities of neighbouring occupiers as to warrant refusal of the scheme.

(b) No surface water is allowed to discharge to the public highway.

(c) No land drainage run off will be permitted to discharge either directly or indirectly into the public sewerage system.

(d) With regard to surface water disposal, the developer will be required to provide the following information to demonstrate the viability of proposals:-

- i. Information in respect of the design calculations, storm period and intensity, the measures employed to delay and control surface water discharged from the site and measures taken to prevent the pollution of any receiving groundwater and/or watercourse;
- ii. A timetable for its implementation;
- iii. 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; and
- iv. A ground investigation report sufficient to support the design parameters and suitability of the proposed system.

(e) The developer is advised that whilst Natural Resources Wales are satisfied with the

proposed new septic tank as the method of foul drainage, it will be necessary for this to be registered and an exemption obtained.

(f) The developer is requested to consider the inclusion of biodiversity enhancements such as wildlife nest boxes into the development and Supplementary Planning Guidance 19 Biodiversity and Development : A Green Infrastructure Approach, which is available on the Authority's website, provides guidance in this respect.

(g) The developer is reminded that the upgraded stable building is unauthorised and therefore he is strongly recommended to urgently submit an application to regularise this matter.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None