



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 13/09310/ADV **Case Officer:** Ms Helen Lillow
Site Notice Posted: 15th Apr 2013 **Consultation Date:** 15th Apr 2013
Date Valid: 15th Mar 2013 **8 Week Target:** 10th May 2013
Decision Type: Delegated Decision
Proposal: Installation of one non illuminated interpretation panel
Address: Land Adjacent To Cycle Track, , Llanelly Quarry,, Llanelly Hill

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Brecknock Access Group	22nd Apr 2013	The proposed interpretation panels and signs must be fully inclusive. No comment has been made in the supporting documentations relating to accessibility of the signage.
Natalie Ward	24th Apr 2013	Despite the archaeological sensitivity of the area, the direct negative impact of the proposals on any archaeological remains is likely to be minimal. The installation of both the gateway signs and the interpretation boards as part of this scheme will have a positive impact by enhancing peoples' enjoyment and understanding of the area and its rich industrial heritage. No mitigation required.
Llanelly Community Council		No response received.
Monmouthshire County Council Highways		No response received.
Natural Resources Wales/Cyfoeth Naturiol Cymru	2nd May 2013	No adverse comments to make on this application.
NP Ecologist		No response received.

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

The application has been advertised by the erection of a site notice. No objections or representations have been received.

RELEVANT POLICIES

- G3:** "Development in the National Park" (Unitary Development Plan 2007)
- G5:** "Signs, Advertisements and Floodlighting" (Unitary Development Plan 2007)
- G6:** "Design" (Unitary Development Plan 2007)
- Q2:** "Sites of National Importance" (Unitary Development Plan 2007)
- Q4:** "Protected and Important Wild Species" (Unitary Development Plan 2007)
- Q5:** "Biodiversity and Development" (Unitary Development Plan 2007)
- Q11:** "Sites of Archaeological Importance" (Unitary Development Plan 2007)
- Q12:** "Archaeological Evaluation" (Unitary Development Plan 2007)
- Q16:** "The Setting of Listed Buildings" (Unitary Development Plan 2007)
- LPG3:** "Development in the National Park." (Local Plan 1999)
- LPG7:** "Design and energy conservation." (Local Plan 1999)
- LPG8:** "Accessibility and safety." (Local Plan 1999)
- LPCL4:** "Wildlife and landforms." (Local Plan 1999)
- LPCL5:** "Wildlife and landforms." (Local Plan 1999)
- LPCL8:** "Archaeology and cultural features." (Local Plan 1999)
- LPCL9:** "Archaeology and cultural features." (Local Plan 1999)
- LPCL10:** "Archaeology and cultural features." (Local Plan 1999)
- LPCB4:** "Listed buildings." (Local Plan 1999)
- LPCB8:** "Signs and advertisements." (Local Plan 1999)

PLANNING HISTORY

App Ref	Description	Decision	Date
MI7853	Construction of track for cyclists, walkers, wheelchair users and horses	Application Permitted	3rd Oct 2001

OFFICER'S REPORT

INTRODUCTION

The application seeks advertisement consent for the installation of one, non-illuminated, interpretation panel on land adjacent to Cycle Track, Llanelly Quarry, Llanelly Hill. The proposals maps of the Brecon Beacons National Park Unitary Development Plan 2007 ('the UDP') and the Brecon Beacons National Park Local Plan 1999 ('the Local Plan') identify the site as being within an area of open countryside within the community of Llanelly as defined by the Brecon Beacons National Park Unitary Development Plan 2007 ('the UDP') and the Brecon Beacons National Park Local Plan 1999 ('the Local Plan').

SITE APPRAISAL

The application site comprises a parcel of land adjacent to a section of cycle/ walking path that connects Brynmawr with Llanfoist. The path follows the route of the former railway line. The site is positioned to the north of the cycle track and the south of the adopted but unclassified highway leading from Clydach to the north-east up to the wider settlement of Llanelly Hill to the south-west.

The site of the proposed interpretation panel is currently laid to grass and is located to the north-west of the grade II listed Llanelly Limeworks and a simple timber bench. The site is level with the path and bench but is significantly raised in relation to the highway and part of the lime kilns adjacent to the road to the north-east.

APPLICATION DETAILS

The application seeks advertisement consent for the installation of one non-illuminated interpretation panel.

The proposed comprises an 88.6cm wide, 67.8cm high 1.2cm thick board set on a straight and curved, cast iron, black painted supports which would be set within a 40cm wide, 37.8cm deep 65cm high subterranean concrete foundation. The sign would have a maximum height of 126.5cm with the

bottom edge positioned 75.9cm above floor level. The panel and supports would have a cumulative depth of 49cm. The panel would be set at a 45 degree angle and would provide context specific historical and geographical information.

PLANNING POLICY WALES (Edition 5 November 2012)

3.5.1 The statutory provisions enable local planning authorities to control the display of advertisements when it is justified, in the interests of public safety and amenity. The control regime does not enable the authority to regulate the subject-matter of any advertisement. The test in assessing an advertisement's impact on public safety is whether the advertisement itself, or the exact location proposed for its display, is likely to be so distracting or confusing that it creates a hazard to, or endangers, people in the vicinity who are taking reasonable care for their own and others' safety.

3.5.2 The test in considering an advertisement's impact on amenity is whether it will adversely affect the appearance of the building, or of the immediate neighbourhood, where it is to be displayed. Local planning authorities should therefore consider the local characteristics of the neighbourhood, including its scenic, historic, architectural or cultural features.

PLANNING CONSIDERATIONS

Whilst the development plan for the area includes the adopted Local Plan (1999), it has been largely superseded by the more up to date UDP (2007) which stopped short of formal adoption but was adopted for development control purposes. The UDP therefore provides a more up to date and relevant planning framework. This application is considered against policies, G3, G5, G6, Q2, Q4, Q5, Q11, Q12 and Q16 of the UDP and policies, G3, G7, G8, CL4, CL5, CL8, CL9, CL10, CB4 and CB8 of the Local Plan. Local Plan policies will only be considered where they differ significantly from their UDP counterparts. The Brecon Beacons National Park Authority Local Development Plan (LDP) has been published in draft and progressed to public examination. Legal Advice is that whilst the emerging LDP is now material, little weight can be given to it in planning decision making at this stage.

In accordance with advice contained in Planning Policy Wales, advertisement applications fall to be determined on the grounds of public safety and amenity.

Public safety

As identified above, the advert proposed comprises an interpretation panel that would be used to provide context specific, historical and geographical information. The plans submitted indicate that the sign would be positioned on the grassed area adjacent to the cycle track and would not encroach upon the route of the path. Being mindful of the relatively slim line design, the lack of illumination, its position clear of the vehicular highway to the west and north and the track to the south, it is considered that the panel would not have a detrimental impact on the safety and free flow of vehicles or pedestrians within the vicinity of the site. Following consultation, no response has been received from Monmouthshire County Council Highways department. It is therefore considered that the development proposed would not be detrimental to the public safety within the area and is compliant with the requirements of criteria vii) of policy G3 and criteria iii) of policy G5 of the UDP.

Brecknock Access Group have provided a response outlining that no reference has been made to accessibility within the supporting statement and outlining that the panels should be accessible for all persons. In response it must be outlined that as the application seeks advertisement consent there is no requirement to provide a design and access or supporting statement to accompany the application. Being mindful of the angled tilt of the proposed panel and the level of the lower element of the panel approximately 80cm above ground level, it is felt that the panel should be useable for those using wheelchairs. Furthermore as outlined above, it is considered that the position of the panel on an area adjacent to the existing pathway would not hinder or impede people access past the site but at the same time would also allow it to be accessible to all persons. As such, the

application is considered compliant with criteria vii) of policy G3 and criteria iii) of policy G5 of the UDP and policy G8 of the Local Plan.

Amenity

As identified above the application site is located within an area of open countryside between the settlements of Clydach and Llanelly Hill. With the exception of highway signs and timber directional fingerpost there are no other signs in the immediate vicinity. However, in this instance it is considered that the size, scale and design of the development proposed in association with its relatively close position to the bench, limekilns and the junction of the cycle track with the vehicular highway, would prevent the development from having a significantly detrimental impact on the overall character, appearance and amenity of the area.

It is noted that the panel would be positioned 32m to the north-west of the grade II listed limekilns, to the north of the former route of the railway which is identified as an archaeological site, 7m to the south of the Cwm Clydach Woodlands Special Area of Conservation (SAC) and is within the Cwm Clydach Site of Special Scientific interest (SSSI).

Although the proposed panel could be considered adjacent to the listed limekilns it is considered that the size, scale and design of the development as well as its lack of illumination, proposed external materials and distance maintained would prevent the sign having a detrimental impact on the overall character, appearance, setting or special and historical interest of the kilns. Conversely it is considered that the provision of an information panel could have a positive impact by enhancing peoples' enjoyment and understanding of the area and its industrial heritage. The application is therefore considered compliant with policy Q16 of the UDP and policy CB4 of the Local Plan.

Following consultation the Authority's Archaeologist has provided the following response:

"Consultation of the regional Historic Environment Record and sources held by the Brecon Beacons National Park Authority indicate that location for the installation of one non illuminated interpretation panel on Land Adjacent to Cycle Track, Llanelly Quarry, Llanelly Hill is within an area of archaeological and historical significance. The site is within the Clydach Gorge Historic Landscape and is immediately adjacent to the line of the dismantled Llam-march Tramroad. Llam-march Tramroad is recorded in the National Monument Record for Wales (held and maintained by the Royal Commission of Ancient and Historical Monuments for Wales) as 'a plateway of an unknown gauge, dating from 1795, from several lime and coal works at Llamarch to provide for Clydach Iron Works.

The plateway was extended in 1803 to Gilwern wharf on the canal. The route lay on the south of Clydach Gorge, the mineral workings being at SO 219121 with unloading facilities at SO 244145.' (NMR, NPRN 414348). The site of the proposed interpretation board is c.5.5m to the north of the line of the dismantled tramroad.

The installation of the interpretation panel involves the excavation of an area 2000mm x 2000mm x 900mm, requiring the excavation of a volume of c.3.6m³ of ground. Despite the archaeological sensitivity of the area, this is not a large volume of material and is within an area of grass verge close to the road, an area that will have been disturbed in recent times by the construction of the road, and therefore the direct negative impact of the proposals on any archaeological remains is likely to be minimal."

As such, on the basis of the above the Archaeologist concludes that the development would not have a detrimental impact on any archaeological features in the area and no mitigation measures or conditions are required. In light of the above, the application is considered compliant with policies Q11 and Q12 of the UDP and policies CL8 and CL9 of the Local Plan.

Whilst the site is located within the Cwm Clydach SSSI, and is immediately adjacent to the Cwm Clydach Woodlands SAC, it is noted that the proposal would not involve the removal of any trees and does not propose any form of illumination. Being mindful of the site position relative to the recently altered and resurfaced railway line, it is considered that the excavation necessary to accommodate the foundations would not have a detrimental impact on any protected species or ground conditions within the area. Following consultation Natural Resources for Wales have advised

that they do not wish to comment on the application. On the basis of the above the application is considered compliant with policies Q2, Q4 and Q5 of the UDP and policies CL4 and CL5 of the Local Plan.

CONCLUSION

On balance, it is considered that the size and scale of the panel proposed in association with its lack of illumination and distance maintained between the panel and the vehicular highway and cycle path would not have a detrimental impact on the safety or free flow of vehicles in the area. Although the panel would be positioned in an area of open countryside beyond the closest defined settlement development limits, and as such could be considered to be introducing urban paraphernalia into the area, it is considered that the position of the panel in close proximity to a bench, limekilns and junction of the cycle track with the vehicular highway would prevent the development from appearing as a random sporadic form of development and as such would ensure that it does not have a detrimental impact on the setting or appearance of the listed kilns, the archaeological sites in the area or the adjacent SSSI and SAC. In light of the above report it is considered that the interpretation panel proposed would not have a detrimental impact on the public safety or amenity of the area and is compliant with the relevant criteria of policies G3, G5, G6, Q2, Q4, Q5, Q11, Q12, and Q16 of the Approved Brecon Beacons National Park Unitary Development Plan (2007) and policies G3, G7, G8, CL4, CL5, CL8, CL9, CL10, CB4 and CB8 of the Adopted Brecon Beacons National Park Local Plan (1999) and is recommended for approval subject to conditions.

RECOMMENDATION: Permit

Conditions and/or Reasons:

- 1 The consent hereby granted expires at the end of a period of five years beginning with the date of this permission.
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. NP1v1, NP2v1 and NP3v1) except where otherwise stipulated by conditions attached to this permission and unless otherwise agreed in writing by the Local Planning Authority.
- 3 Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
- 5 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
- 6 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- 7 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, water (including any coastal waters) or aerodrome (civil or military).

Reasons:

- 1 Conditions imposed by the above-mentioned Regulations.
- 2 To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 3 Conditions imposed by the above-mentioned Regulations.
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- 7 Conditions imposed by the above-mentioned Regulations.

Signed (Case Officer):

Ms Helen Lillow
Planning Officer (DC)



Date: 08.05.13

Checked (Principal Planner):

[Handwritten signature]

Date:

8/5/13.

**Signed (National Park
Authorised Officer):**

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Date:

9th May '13