



## BRECON BEACONS NATIONAL PARK AUTHORITY

### DELEGATED DECISION REPORT

<b>Application No:</b>	14/11035/FUL	<b>Case Officer:</b>	Mr Jonathan James
<b>Site Notice Posted:</b>	30th Sep 2014	<b>Consultation Date:</b>	25th Sep 2014
<b>Date Valid:</b>	16th Sep 2014	<b>8 Week Target:</b>	11th Nov 2014
<b>Decision Type:</b>	Delegated Decision		
<b>Proposal:</b>	Construction of new access road and blocking off of existing access		
<b>Address:</b>	Pant-y-Beiliau House , Llanelly Church Road, Gilwern		

### CONSULTATIONS/COMMENTS

<b>Consultee</b>	<b>Received</b>	<b>Comments</b>
Llanelly Community Council	5th Aug 2014	No Objections
Monmouthshire County Council Highways	8th Sep 2014	No adverse comments to make.
Health And Safety Executive	22nd Jul 2014	Does not Advise Against
NP Planning Ecologist	8th Aug 2014	<p>A. Planning Policy &amp; Guidance</p> <ul style="list-style-type: none"><li>o To comply with Planning Policy Wales (2014), section 5.5 and also Technical Advice Note (TAN) 5, biodiversity considerations must be taken into account in determining planning applications. Planning permission should be refused if the proposals will result in adverse harm to wildlife that cannot be overcome by adequate mitigation and compensation measures.</li><li>o The adopted Local Development Plan for the Brecon Beacons National Park includes the following policies regarding ecological issues and safeguarding biodiversity:<ul style="list-style-type: none"><li>o SP3 Environmental Protection - Strategic Policy</li><li>o Policy 3 Sites of European Importance</li></ul></li></ul>

- o Policy 4 Sites of National Importance
- o Policy 5 Sites of Importance for Nature

#### Conservation

- o Policy 6 Biodiversity and Development
- o Policy 7 Protected and Important Wild Species
- o Policy 8 Trees and Development
- o Policy 9 Ancient Woodland and Veteran Trees

#### B. Legislation

- o Environment Act 1995 - the first Statutory Purpose of the National Park is to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park

- o Natural Environment & Rural Communities Act 2006 - Section 40 requires local authorities to have due regard to conserving biodiversity. This includes reference to the list of priority species and habitats produced under Section 42 of the Act.

- o Conservation of Habitats & Species Regulations 2010 (as amended) - Regulation 9 requires local authorities to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application.

The three tests that must be satisfied are:

- i. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
- ii. That there is "no satisfactory alternative"
- iii. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

#### C. Comments

1. Thank you for consulting me on the above application. The development proposals are for the construction of a new access to the main house. The letter accompanying the application states that the existing access will be blocked with a wall and a hedge behind with a gap for the pedestrian use only; however, the details of this are not shown on the plans.

2. I visited the site yesterday and have reviewed the documents and drawings submitted with the application, which includes the following ecological information:

- o Preliminary Ecological Appraisal - Pantybeiliau House, Gilwern by Wildwood Ecology Ltd dated 22nd

April 2014

There is also an arboricultural assessment with the application:

- o Tree Survey, Categorisation and Constraints Plan at Pantybeiliau House, Gilwern by Steve Ambler & Sons Arboricultural Consultancy & Tree Specialists dated January 2014

3. I welcome the submission of the ecological report with the application; I note that the survey was undertaken in February 2014 - a sub-optimal time of year for surveys of this nature although certainly possible to identify woody species present in the hedgerow. The assessment of the habitats and potential for species present at the site appears to be accurate. However, it is not for the ecological consultants to decide what is required in terms of survey work and the statement about dormouse survey requirements in paragraph 5.22 is not appropriate; it should be a recommendation.

4. I am surprised that there is no analysis of the impact of the development proposals on Habitats of Principal Importance for Conservation of Biological Diversity in Wales (the Section 42 list under the NERC Act 2006) in the ecological report. The roadside hedgerow is such a habitat and the development proposals will result in a net loss of habitat as well as the breaching of this linear feature.

Policy 6 of the LDP states as follows:

#### Policy 6

##### Biodiversity and Development

Development will only be permitted where;

1. the developer proves to the satisfaction of the NPA that there is no unacceptable loss or fragmentation or other impact of a habitat or landscape feature and/or increased isolation on important species as listed under Section 42 of the NERC act (habitats and species of principal importance to Wales), OR

2. A the developer identifies habitats and landscape features of importance for wildlife within the site and provides for the further creation, positive management, restoration, enhancement or compensation for these habitats and features to ensure that the site maintains its nature conservation importance; and

B full provision is made for the future management of the site's habitats and features of nature conservation value.

This will be secured either through Planning Obligations or the imposition of Planning Conditions; and

C there is no unacceptable loss/breaching of linear features (e.g. hedgerows, woodland belts) Development should seek to enhance linear habitat features (e.g.

hedgerow, woodland belts) 'dark corridors' and roosts used by bats

The NPA will require all development being judged against this policy to provide biodiversity enhancement through the scheme in accordance with the direction of the Planning Obligation Strategy.

The development proposals and the ecological report do not contain a mitigation or compensation strategy to offset the harm caused; nor do they offer any biodiversity enhancement measures. These development proposals therefore fail to comply with LDP Policy 6 and I am unable to support this application.

5. I am also concerned that there is insufficient justification as to the reason for these development proposals. Further information is required to justify supporting the negative impact on this valuable habitat.

6. The plans show the required visibility splays, but the extent of hedgerow removal needs to be clarified. It may be sufficient to cut back the hedgerows at the furthest ends of the splays rather than removing the hedgerow; there may also be scope for translocation of the hedgerow in order to retain the valuable ground flora. It is also not clear what the blue triangle ("option land") on drawings NP4v1 and NP5v1 indicate? Will the trees and shrubs in this area be retained?

7. It would be helpful to have confirmation from the Highways Officer that the three mature trees (T26-28) along the roadside to the west are behind the visibility splay and can be retained. Otherwise, bat activity surveys will be required (as recommended in the ecological report).

#### D. Recommendations

I am currently unable to support these development proposals as they fail to comply with LDP Policy 6; there will be a net loss of Priority Habitat and an unacceptable breaching of a linear feature.

Further justification of the reason for the creation of the new access is required. If satisfactory justification can be provided, a mitigation and compensation strategy for the loss of hedgerow and breaching of the linear habitat should be submitted.

Clarification of drawings NP4v1 and NP5v1 as described in point 6 above is required.

A biodiversity enhancement scheme and details of how the existing access is to be blocked should also be provided. I recommend that a detailed landscaping plan of the proposed scheme is provided.

Reasons:

To comply with Section 5 of Planning Policy Wales (2014), Technical Advice Note 5 and Policies SP3 and 6 of the adopted Local Development Plan for the BBNP

NP Head Of Strategy  
Policy And Heritage

5th Aug 2014

The development plan for the area is the Brecon Beacons National Park Local Development Plan 2007-2022 (hereafter LDP) which was adopted by resolution of the National Park Authority on the 17th December 2013.

My observations relate to the proposals compliance with the strategy and policy of the LDP.

Proposal

The proposal seeks the construction of a new access track to serve Pant-y-Beiliau House and lodge, to facilitate the separation of the two dwellings.

LDP Policy Context

The proposal is located in an area of open countryside as defined by the LDP Proposals Map.

The LDP defines countryside locations as areas unsuitable to accommodate future

development in accordance with the Environmental Capacity of the National Park. In these areas there is a presumption against development, with the exception given to those

development forms where there is a defined necessary and essential need for the development.

development that are considered acceptable within these parameters.

There is no specific policy within the LDP which controls the development of new access

roads. Policy SPI7 Sustainable Transport sets out the LDPs objectives for development relating

to sustainable transport and states the NPA wishes to achieve these objectives without the

need to develop new roads, however the policy acknowledges that in exceptional cases new

roads are necessary to improve safety standards.

The applicants assert that the current access to the Lodge is substandard and poses a

significant risk to highway safety. I note that there has been some support from

Monmouthshire Highways Authority for the proposal in interest of highways safety. Given the nature of the current access way it is clear that the proposal will improve highways safety, however I am not clear that such development is both necessary and essential given the fact that there is currently available a preferable access point to the west of the proposed development site. Further justification should be provided stating why such development is essential and necessary in a countryside location. However if you are satisfied that the

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evidence is sufficient to support the development proposal at this location, it is requested that it is made clear that this development does not in any way enable an extension of the residential curtilage associated with Pant-y-Beiliau Lodge. Recommendation:

I have concerns regarding the justification for the proposed development within the countryside location. It is requested that additional evidence is provided by the applicant detailing why such a scheme is both necessary and essential in the interest of highways safety.

Natural Resources  
Wales/Cyfoeth Naturiol  
Cymru

26th Aug 2014

We refer the applicant to the Planning Advice Note

Bettina Broadway-Mann

13th Aug 2014

I have considered the tree related information provided in support of this application and carried out a site visit on Weds 6th August, and have set out my comments below:

(The tree numbers relate to those used in the tree survey and related plans).

Site visit -

- 1) Trees 26 - 28 are mature specimens that are situated within the hedgerow on a steep sided bank adjacent to the lane. Their main buttress roots are visible extending down the North side of the bank and into the edge of the tarmac surface of the lane.
- 2) There is one multi-stemmed Hazel and one Holly tree in the hedgerow where the proposed new exit will be located. These are of low quality and should not be considered as a material constraint to the proposal.
- 3) Tree 9 is a variegated Holly of good form and size and would have to be removed to install the new

drive.

4) Tree 24 is a mature Sweet Chestnut with large buttress roots, and the existing driveway is currently 0.2m from the base of the tree. Although this tree has low vitality, Sweet Chestnut is a long lived species, and could be retained for many years with the application of sympathetic management.

5) Tree 24 forms part of the avenue of trees leading to Pant-y-Beliliau House, and they form a visible, important historic landscape feature when viewed from the immediate surroundings.

Application supporting documentation review -

1) The tree report and tree constraints plan (NP5 V1) provided do show the existing trees on site and accurately describe their condition.

2) The tree report includes some generic advice on protecting trees during construction, but no site specific advice.

3) The last paragraph on page 7 of the tree report under section 6 recommendations suggests that a Tree Protection Plan, Arboricultural Implication Assessment and Arboricultural Method Statement are required before works commence.

4) Some cross sectional detail of site levels and proposed driveway construction have been provided on plan NP2V1.

5) No information has been provided on how the new driveway will link in and connect to the existing driveway, or how it would be constructed through the root protection areas without causing damage or severance to the roots.

6) The submitted plans do not show the likely location of a site compound, vehicle and machinery parking area or materials storage area.

The following additional information is required to be able to reach a conclusion on the likely impact of the proposed new access drive on the existing trees:

1) A tree protection plan showing the location and design of the protective fencing to be installed around the retained trees.

2) Driveway construction method and materials used when crossing the root protection areas of retained trees.

3) Information on how the new drive will be connected into the existing driveway

4) A cross section of the highway vision splay to clearly show any level changes required within the root protection areas of trees 26 - 28.

5) A site layout plan showing the location of the site compound / parking / materials storage area.

Therefore, based upon the above observations, insufficient tree related information has been provided for me to adequately determine this application.

Llanelly Community  
Council

Monmouthshire County  
Council Highways

NP Planning Ecologist 17th Oct 2014

- A. Planning Policy & Guidance
- o To comply with Planning Policy Wales (2014), section 5.5 and also Technical Advice Note (TAN) 5, biodiversity considerations must be taken into account in determining planning applications. Planning permission should be refused if the proposals will result in adverse harm to wildlife that cannot be overcome by adequate mitigation and compensation measures.
  - o The adopted Local Development Plan for the Brecon Beacons National Park includes the following policies regarding ecological issues and safeguarding biodiversity:
    - o SP3 Environmental Protection - Strategic Policy
    - o Policy 3 Sites of European Importance
    - o Policy 4 Sites of National Importance
    - o Policy 5 Sites of Importance for Nature Conservation
    - o Policy 6 Biodiversity and Development
    - o Policy 7 Protected and Important Wild Species
    - o Policy 8 Trees and Development
    - o Policy 9 Ancient Woodland and Veteran Trees
- B. Legislation
- o Environment Act 1995 - the first Statutory Purpose of the National Park is to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park
  - o Natural Environment & Rural Communities Act 2006 - Section 40 requires local authorities to have due regard to conserving biodiversity. This includes reference to the list of priority species and habitats produced under Section 42 of the Act.
  - o Conservation of Habitats & Species Regulations 2010 (as amended) - Regulation 9 requires local authorities to take account of the presence of European



Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application.

The three tests that must be satisfied are:

- i. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
- ii. That there is "no satisfactory alternative"
- iii. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

#### C. Comments

1. Thank you for consulting me on the additional information submitted for the above application. The development proposals are for the construction of a new access to the main house.

2. I visited the site in August and have reviewed the documents and drawings submitted with the application, which includes the following ecological information:

- o Preliminary Ecological Appraisal - Pantybeiliau House, Gilwern by Wildwood Ecology Ltd dated 22nd April 2014
- o Hedge Mitigation Strategy - Pantybeiliau House, Gilwern by Wildwood Ecology dated 15th September 2014

3. I previously provided comments on the application on 8th August and requested further information. I understand that highway safety grounds are the justification for the new access and resultant hedgerow removal.

4. Drawing NP2v2 shows the visibility splays and states that hedgerow will be removed and replaced with timber post and rail fencing. Please note that the reason I asked for clarification of the length of hedgerow to be removed is because it is not clear at the "ends" of the visibility splays whether hedgerow will be removed or whether cutting back will be sufficient to achieve visibility. The drawing also states "see landscape specification for details" but other than the general advice in the tree report (p13) I have not been able to find specific details.

5. I welcome the proposed planting of hedgerow shrubs in the existing redundant gateway plus additional species added to the remaining hedgerow to the west (although it is not clear how far to the west this additional planting will be undertaken). This is

approximately 4 metres of hedgerow planting plus additional supplementary planting as mitigation for up to 60 metres of hedgerow that is to be removed. This is not sufficient and I must therefore recommend that replacement native-species hedgerow planting behind the post and rail fencing along the roadside is also secured.

6. The species recommended in the Hedge Mitigation Strategy are acceptable for providing additional variety, although some use of hawthorn and blackthorn would also be appropriate in a hedgerow planting scheme; full details of the planting specifications and a timetable for implementation are required, but this can be secured with an appropriately worded planning condition. I have supplied an example planting specification at the foot of this Memo - it can be adapted to use the native species desired.

7. I support the comments of the NP Tree Consultant, particularly in relation to the three mature trees (T26-28) along the roadside and understand that they can be retained and protected during construction provided that the hedgerow removal is undertaken by hand.

#### D. Recommendations

If this application is to be approved, I recommend the inclusion of planning conditions and informative notes to cover the following issues:

1. Prior to the commencement of the development, a landscaping plan that shall include use of native species, shall be agreed with the Local Planning Authority and shall be implemented in the first planting season following implementation of the development. The plan shall include details of the planting specifications - the species, sizes and planting densities - and a timetable for implementation and future management to ensure good establishment.

2. The hedge mitigation strategy dated 15th September 2014 shall be implemented in full.

#### Informative note:

1. Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development. To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2010 and/or the Wildlife & Countryside Act 1981 (as

amended) being committed. NRW can be contacted at:  
NRW, Cantref Court, Brecon Road, Abergavenny, NP7  
7AX Tel: 01873 737000

Reasons:

To comply with Section 5 of Planning Policy Wales (2014), Technical Advice Note 5 and Policies SP3 and 6 of the adopted Local Development Plan for the BBNP

To comply with the Natural Environment and Rural Communities Act 2006

EXAMPLE HEDGEROW PLANTING SPECIFICATION

- o Hedging plants are to be 60-80 cm high, 1+1, bare-root, healthy and vigorous transplants to be planted in a double staggered row, 450mm apart, with 7 plants per linear metre.
- o All transplants shall be protected with a 400mm high plastic spiral rabbit guard supported by a 750mm stake or cane. Stock proof fencing should be erected to protect hedging from grazing as required.
- o The hedge is to be maintained for a period of 5 years following planting, ensuring adequate watering and fertilising is carried out to ensure good establishment and that all dead, diseased or damaged plants are replaced annually where required.

Species mix to be as follows:

- 30% Hawthorn (*Crataegus monogyna*)
- 20% Hazel (*Corylus avellana*)
- 20% Blackthorn (*Prunus spinosa*)
- 10% Dogwood (*Cornus sanguinea*)
- 10% Field Maple (*Acer campestre*)
- 10% Holly (*Ilex aquifolium*)

It may also be worth considering including additional climbers/shrubs in your hedgerow as these will increase the value to wildlife and attractiveness of the hedge at a ratio of 1 plant per 10 metres:

Honeysuckle	Guelder Rose	Dog
Rose		

NP Head Of Strategy  
Policy And Heritage

16th Oct 2014

Many thanks for the opportunity to review the additional information.

As you will recall I have previously provided comments highlighting my concern regarding the necessity of the

development, especially considering the countryside location.

I note from the plans that there are plans to block off the existing access track, I also note the improvement the scheme will make to highways safety.

I am therefore satisfied that the proposal is appropriate in accordance with SPI7 and I remove any previous objection I had to the proposal.

Recommendation:

No objection

Natural Resources  
Wales/Cyfoeth Naturiol  
Cymru

2nd Oct 2014

We have no further comments to make on this application

Bettina Broadway-Mann

7th Oct 2014

Further to the new tree related information submitted in support of this application, I have the following comments to make:

- 1) A comprehensive and detailed arboricultural method statement (A.M.S) has been produced by Steve Ambler and dated Sept 2014 .
- 2) It clearly sets out in sections 4.4 and 4.5 how the proposed no-dig driveway will be constructed through the root protection area of T24.
- 3) The proposed protective fencing details are set out in section 4.1 of the A.M.S
- 4) A tree protective fencing plan showing the location of the protective fencing has been provided in appendix A of the A.M.S.
- 5) Section 4.10 gives further guidance on other general matters relating to trees and construction.
- 6) A letter from Kirsty Smith at Asbri Planning states that the development site compound will most likely utilise the existing hard standing area at Pant-y-Beiliau House, and it also confirms that a section of hedgerow will be removed from within the root protection areas of Trees 26 - 28.

Having read through the A.M.S and other accompanying information, I am satisfied that my initial comments of 13th August 2014 have been answered and I have no further objections to the application provided that the following are listed as a condition of any planning permission:

- 1) The arboricultural method statement must be complied with at all times
- 2) The removal of the section of hedgerow within the root protection areas of trees 26-28 is undertaken by hand (NOT by machinery), excavation of any root balls is supervised by a qualified arboriculturalist and follows the general methodology set out in section 4.10 of the A.M.S.
- 3) Preparation for, and installation of the no-dig section of driveway adjacent to tree 24 is supervised by a qualified arboriculturalist and follows the methodology set out in sections 4.4 and 4.5 of the A.M.S.

**Reasons:**

To protect the roots of mature trees on site and safeguard the treescape surrounding the proposed construction works.

**CONTRIBUTORS**

**NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY**

The application has been advertised by the erection of a site notice, by letter to neighbouring properties and has been advertised within a local newspaper as a departure. No objections have been received at the time of writing the report.

**RELEVANT POLICIES**

SPI	National Park Policy
Policy 1	Appropriate Development in the National Park
SP3	Environmental Protection - Strategic Policy
Policy 6	Biodiversity and Development
Policy 7	Protected and Important Wild Species
Policy 8	Trees and Development
Policy 59	Impacts of Traffic

**PLANNING HISTORY**

<b>App Ref</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
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**OFFICER'S REPORT**

Site Description and Proposal

The site lies within an area of open countryside adjacent as defined by the Brecon Beacons National Park Authority Local Development Plan 2013. The land forms part of the historic park setting in this location associated with the Grade II Listed building of Pantybeiliau House.

The proposal is for the creation of a new access point to serve two existing dwellings and the closing up of the existing access.

The site is bounded by a hedgerow to the north and a small copse of woodland to the east. To the east of the woodland is the existing access point that is to be closed up. The land is generally level although it sits approximately one metre above the adjacent road level.

### Appraisal

This application was considered against the adopted policies of the Brecon Beacons National Park Authority Local Development Plan (2013). In making a recommendation on this application, I have taken into consideration the relevant policies of the Development Plan and the comments made by the consultees and other interested parties and the following national guidance:

- o Planning Policy Wales (PPW, 2014)
- o Technical Advice Note 12 Design (2009)

The Design and Access Statement identifies that the new access will provide a safer access for both Pantybeiliau Lodge and Pantybeiliau House. It is considered that the new access will greatly improve highway safety for both the users of the highway and passing motorists.

### Visual Amenity

Policy I of the Brecon Beacons National Park Authority's Local Development Plan states that all proposals for development within the National Park must ensure that the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surrounding and will maintain or enhance the quality of the Park's Natural Beauty, wildlife, cultural heritage and built environment.

The proposed development will involve the creation of a new access in to an agricultural field and connect up to the existing tarmac drive serving the host properties. In order to provide sufficient access and visibility a section of hedgerow will be removed and replaced by a timber post and rail fence.

Comments made by the National Park Ecologist have requested imposing a condition requiring the submission of a landscaping scheme prior to any works commencing will overcome concerns in relation to the creation of the access point and the blocking up of the existing access.

The NPA Arboriculture Officer has also clarified that the submitted detail now satisfactorily describes how works will be carried out in order to minimise the impact of development on the existing trees within the hedgerow that will be affected by the proposed development.

It is acknowledged that the proposed development will change the current streetscene, however, it is considered not to be so detrimental to warrant refusal of the application. Further, enhancements can be achieved through the imposition of conditions to protect the existing trees and replace hedgerow. It is therefore considered that the proposed development is compliant with Policy I of the Local Development Plan 2013.

### Highways

Policy 59 aims to ensure that proposed development would not have a detrimental impact on highway safety and that adequate access, parking and turning can be accommodated. Comments provided by the

local highways authority do not raise any objection to the proposed development but do require the closure of the existing access point to be conditioned.

Given that the access currently in place is substandard in terms of highway safety, it is considered that the proposed development will enhance highways safety through the removal of an existing substandard vehicular access point; this meets with the requirements of Policy 59 of the BBNPA LDP (2013).

#### Protected Species

Whilst the visibility splays have been shown on submitted details, these details show that the hedgerow will be removed and replaced with timber post and rail fencing; however there is a degree of ambiguity with where the hedgerow will be maintained and the fence stopped. The proposed planting of hedgerow shrubs in the existing redundant gateway plus additional species added to the remaining hedgerow to the west is welcomed.

There is approximately 4 metres of hedgerow planting plus additional supplementary planting as mitigation for up to 60 metres of hedgerow that is to be removed. This is not sufficient and it is therefore considered that replacement native-species hedgerow planting behind the post and rail fencing along the roadside is also secured. The species recommended in the Hedge Mitigation Strategy are acceptable for providing additional variety, although some use of hawthorn and blackthorn would also be appropriate in a hedgerow planting scheme; full details of the planting specifications and a timetable for implementation are required, and it is considered that this can be secured with an appropriately worded planning condition.

On balance it is considered that a proposed landscaping scheme will overcome the issues relating to the impact on the wildlife corridor the proposed development may have, this can be resolved through condition.

#### Conclusion

It is considered that the proposed access would not create a significant and detrimental visual impact as to maintain a reason for refusal in this instance. The development would positively enhance highways safety, as such there are no issues regards this. On balance, the proposal is considered to comply with policy 1and 59 of the Brecon Beacons National Par Authority Local Development Plan 2013 and is therefore recommended for approval.

#### **RECOMMENDATION: Permit**

##### **Conditions and/or Reasons:**

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. NP1v2, NP2v2, NP3v1, NP4v1 and NP6v1), unless otherwise agreed in writing by the Local Planning Authority.
- 3 No works shall take place until a landscaping plan has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include use of native species and shall be implemented in the first planting season following implementation of the development. The plan shall include details of the planting specifications - the species, sizes and planting densities - and a timetable for implementation and future management to ensure good establishment.

- 4 The hedge mitigation strategy dated 15th September 2014 shall be implemented in full and maintained as such in perpetuity.
- 5 Within one month of the first use of the access as hereby approved, the existing access adjacent to Pantybeiliau Lodge as shown on approved plan NP2v2 shall be permanently stopped up in accordance with the detail approved under condition 3 above.
- 6 The development hereby approved shall be carried out strictly in accordance with the Arboricultural Method Statement by Steve Ambler and Sons dated September 2014.
- 7 Notwithstanding the details hereby approved the removal of the section of hedgerow within the root protection areas of trees 26-28 as indicated on Appendix A of the Arboricultural Method Statement by Steve Ambler and Sons dated September 2014 shall be undertaken by hand (not by machinery) and the excavation of any root balls shall be supervised by a qualified arboriculturalist and shall follow the general methodology set out in section 4.10 of the Arboricultural Method Statement.
- 8 The preparation for, and installation of, the no-dig section of driveway adjacent to tree 24 as indicated on Appendix A of the Arboricultural Method Statement by Steve Ambler and Sons dated September 2014 shall be supervised by a qualified arboriculturalist and follow the methodology set out in sections 4.4 and 4.5 of the Arboricultural Method Statement.

**Reasons:**

- 1 Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 3 To comply with Section 5 of Planning Policy Wales (2014), Technical Advice Note 5 and Policies SP3 and 6 of the adopted Local Development Plan for the BBNP
- 4 To comply with Section 5 of Planning Policy Wales (2014), Technical Advice Note 5 and Policies SP3 and 6 of the adopted Local Development Plan for the BBNP
- 5 In the interest of highway safety.
- 6 To protect the roots of mature trees on site and safeguard the treescape surrounding the proposed construction works.
- 7 To protect the roots of mature trees on site and safeguard the treescape surrounding the proposed construction works.
- 8 To protect the roots of mature trees on site and safeguard the treescape surrounding the proposed construction works.

**Informative Notes:**

- 1 Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development. To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2010 and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted at:  
NRW, Cantref Court, Brecon Road, Abergavenny, NP7 7AX Tel: 01873 737000
- 2 It is strongly advised that thorough site assessments are undertaken in relation to other constraints on and around the site which are not planning related but that you will need to consider and contact the responsible Authority or provider. These may include the location of utility infrastructure such as main sewers crossing the site, electricity lines, telephone lines, water pipelines (this list is not exhaustive).
- 3 The following hedgerow planting specification example should be followed in generating the required landscaping scheme



- o Hedging plants are to be 60-80 cm high, 1+1, bare-root, healthy and vigorous transplants to be planted in a double staggered row, 450mm apart, with 7 plants per linear metre.
- o All transplants shall be protected with a 400mm high plastic spiral rabbit guard supported by a 750mm stake or cane. Stock proof fencing should be erected to protect hedging from grazing as required.
- o The hedge is to be maintained for a period of 5 years following planting, ensuring adequate watering and fertilising is carried out to ensure good establishment and that all dead, diseased or damaged plants are replaced annually where required.

Species mix to be as follows:

- 30% Hawthorn (*Crataegus monogyna*)
- 20% Hazel (*Corylus avellana*)
- 20% Blackthorn (*Prunus spinosa*)
- 10% Dogwood (*Cornus sanguinea*)
- 10% Field Maple (*Acer campestre*)
- 10% Holly (*Ilex aquifolium*)

It may also be worth considering including additional climbers/shrubs in your hedgerow as these will increase the value to wildlife and attractiveness of the hedge at a ratio of 1 plant per 10 metres:

Honeysuckle                      Guelder Rose                      Dog Rose

- 4 The attention of the applicant is drawn to the provisions of Section 184 of the Highways Act 1980 under which the Highway Authority may require a vehicular crossing of a grass verge or a kerbed footway to premises adjoining a highway maintainable at public expense to be constructed to their satisfaction and may carry out the work at the expense of the adjoining owner; the requirements of Section 184 of the Highways Act 1980 must be acknowledged and satisfied. In this respect the developer shall apply for permission pursuant to Section 184 of the Highways Act 1980 prior to the commencement of access works via Monmouth County Council, being the Local Highways Authority.

**Signed (Case Officer):**

Mr Jonathan James  
Senior Planning Officer (DC)

\_\_\_\_\_  
\_\_\_\_\_  
**Date:** \_\_\_\_\_

**Checked (Principal Planner):**

 \_\_\_\_\_  
**Date:** 29/10/14.

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

 \_\_\_\_\_  
**Date:** 4th November '14

