

**AWDURDOD PARC CENEDLAETHOL BANNAU BRYCHEINIOG
BRECON BEACONS NATIONAL PARK AUTHORITY**

**Town and Country Planning Act 1990
Town and Country Planning (Development Management
Procedure) (Wales) Order 2012**

NOTICE OF DECISION

Applicant/Agent:

Mr Nick Brown
Brown Partnership
Glasfryn
Llanddeusant
Llangadog
SA199TG

Application Reference:

23/21823/FUL

In pursuance of its powers under the above mentioned Act, Planning Permission is hereby **GRANTED** for the following development by the Brecon Beacons National Park Authority (hereinafter called 'the Local Planning Authority'):

"Change of use of stone building to holiday letting cottage" (Full Application) at Glannant , Myddfai, Llandovery, Carmarthenshire SA20 0JD

subject to the following condition(s):

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 following approved plans:

Drawing Reference	Drawing Title	Date Received
BP617.3a	Site & Location Plans	02 March 2023
BP617.1C	Existing and Proposed Elevations	02 March 2023
BP617.2	Existing and Proposed Floor Plans	02 March 2023
BP617.4	Green Infrastructure & Sewer Plan	11 November 2024

and the schedule of materials and finishes indicated thereon except where otherwise stipulated by conditions attached to this permission.

3. The use of the barn hereby permitted shall be used for no more than 1 no. unit of holiday accommodation only (Use Class C6) and for no other purpose including any other purpose within Class C of the Schedule of 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.

4. The use of the barn hereby permitted shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 31 days for each period of occupation and in any event shall not be used as a permanent accommodation. A register of the lettings, including the names and main home addresses of guests, shall be kept up-to-date and made available for the Local Planning Authority to inspect at all reasonable times.
5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, amending and re-enacting that Order) no development of the types described in Part 1 Class(es) A, B, C, D, E, F, G, H, Part 2 Class C and Part 40, Class A, B, E and F of Schedule 2, other than that hereby permitted shall be carried out without the written permission of the Local Planning Authority.
6. Before the development hereby permitted is brought into use, the window to be installed on the south east elevation shall be non opening and fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority. The window on the east elevation shall be permanently retained in that condition thereafter.
7. Prior to the commencement of any development works in association with the development hereby approved, a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall make reference to *GPP 1: Understanding your environmental responsibilities - good environmental practices* and *GPP 5 Works and maintenance in or near water* (or subsequent revisions) and include full details of all necessary pollution prevention measures as well as details regarding the storage of plant, machinery, materials and waste during the implementation of the development. The development shall then be implemented strictly in accordance with the approved CEMP.
8. The biodiversity enhancement scheme as shown on Green Infrastructure & Sewer Plan, drawing no. BP617.4 and as detailed in the Green Infrastructure Statement & Biodiversity Enhancement Scheme, dated 10/11/2024, shall be undertaken and/or installed prior to the first beneficial use of the development hereby approved, in accordance with the approved details and maintained thereafter. Following the installation of the approved scheme, a report confirming adequate installation shall be submitted to the Local Planning Authority.
9. External lighting shall only be installed as shown on Existing/Proposed Elevations & Sections, drawing no. BP617.1c. No additional external lighting shall be installed unless a revised external lighting plan is submitted to and approved in writing by the Local Planning Authority. Any revised scheme shall avoid conflict with bat mitigation/enhancement measures and wildlife corridors shall be implemented as approved.
10. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
11. During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday- Friday 8.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.
12. Within 6 months of the cessation of electricity generation by the photo voltaic equipment, the solar panels and all associated works/equipment shall be dismantled and removed from the site.

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. The proposal is for a short term let (Use Class C6). The National Park Authority is not prepared to allow the introduction of an unrestricted unit of residential accommodation in this rural location.
4. To ensure the approved holiday accommodation is not used for permanent residential accommodation outside the scope of Use Class C6 as the National Park Authority is not prepared to allow the introduction of an unrestricted unit of residential accommodation in this rural location.
5. In the interests of protecting the traditional character and appearance of the building in accordance with LDP Policy 1.
6. In order to protect the residential amenity of adjacent properties.
7. To comply with Section 6 of Planning Policy Wales (2024), Technical Advice Note 5 and Policies SP3, 1, 3, 4, 6, 7 and 10 of the adopted Local Development Plan for the BBNP. To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended) and the Environment (Wales) Act 2016.
8. To comply with Section 6 of Planning Policy Wales (2024), Technical Advice Note 5 and Policies SP3, 1, 6, 7 and 8 of the adopted Local Development Plan for the BBNP. To comply with the Environment (Wales) Act 2016.
9. To comply with Section 6 of Planning Policy Wales (2024), Technical Advice Note 5 and Policies SP3, 1, 6, 7 and 12 of the adopted Local Development Plan for the BBNP. To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended) and the Environment (Wales) Act 2016.
10. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
11. To protect the amenity of local residents.
12. In the interest of pursuing the National Park's first purpose and to comply with LDP Policy SP1.

Informative Notes:

1. All nesting birds, their nests, eggs and young are protected by law and it is an offence to:
 - intentionally kill, injure or take any wild bird
 - intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built
 - intentionally take or destroy the egg of any wild bird
 - intentionally (or recklessly) disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

The maximum penalty that can be imposed - in respect of a single bird, nest or egg - is a fine of up to 5,000 pounds, six months imprisonment or both.

The applicant is therefore reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) to remove or work on any hedge, tree or building where that work involves the taking, damaging or destruction of any nest of any wild bird while the nest is in use or being built, (usually between late February and late August). If a nest is discovered while work is being undertaken, all work must stop and advice sought from Natural Resources Wales.
2. 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 2017 (as amended) 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: 0300 065 3000.

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 private 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 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. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Policies considered relevant to this decision:

Brecon Beacons National Park Local Development Plan (adopted 2013):

SP1 National Park Policy

Policy 1 Appropriate Development in the National Park

SP3 Environmental Protection – Strategic Policy

Policy 3 Sites of European Importance

Policy 4 Sites of National Importance

Policy 5 Sites of Importance for Nature Conservation

Policy 6 Biodiversity and Development

Policy 7 Protected and Important Wild Species

Policy 8 Trees and Development

Policy 10 Water Quality

Policy 12 Light Pollution

Policy 17 The Setting of Listed Buildings

SP10 Sustainable Distribution of Development

CYD LP1 Enabling Appropriate Development in the Countryside

SP11 Sustainable Design

Policy 23 Sustainable Design in the Adaption and Re-use of Existing Buildings

SP16 Sustainable Infrastructure

Policy 56 Water and Sewage Supply for New Development

SP17 Sustainable Transport

Policy 59 Impacts of Traffic

Brecon Beacons National Park Supplementary Planning Guidance:

Biodiversity and Development (2016)

Obtrusive Lighting and Light Pollution (2015)

Enabling Appropriate Development in the Countryside (2019)

National Planning Policy and Guidance:

Future Wales: the National Plan 2040 (Feb 2021)

Planning Policy Wales: 12th Edition, February 2024

Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009)

Technical Advice Note (TAN) 11: Noise (1997)

Technical Advice Note (TAN) 12: Design (2016)

Technical Advice Note (TAN) 13: Tourism (1997)

Technical Advice Note (TAN) 18: Transport (2007)

Technical Advice Note (TAN) 23: Economic Development (2014)



National Park Authorised Officer

Signed:

Date: 28th November 2024

Brecon Beacons National Park Authority

NOTES TO APPLICANT

Appeals to Welsh Government

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).

If you want to appeal, then you must do so within six months of the date of this notice for all forms of development, other than Householder Development and minor commercial development, which is within twelve weeks of the date of this notice. You can do so using a form which you can get from Planning and Environment Decisions Wales at Crown Buildings, Cathays Park, Cardiff CF10 3NQ or you can request further information via email at PEDW.Casework@gov.wales

The Welsh Government can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Welsh Government need not consider an appeal if it seems to them that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Welsh Government does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by them.

Purchase Notices

If either the local planning authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the local planning authority in whose area the land is situated. This notice will require the local planning authority to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Welsh Government on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990 (as amended).

Notes

Failure to adhere to the details of the approved proposals for development contained in this application, or to comply with any conditions or limitations subject to which this permission was granted, will constitute a

breach of planning control. This may result in the local planning authority serving an enforcement notice requiring the breach to be remedied under Section 172 of the Town and Country Planning Act 1990 (as amended).

Yr ydym yn croesawu gohebiaeth yn y Gymraeg. Bydd unrhyw ohebiaeth yn y Gymraeg yn cael ei ateb yn y Gymraeg a ni fydd unrhyw gyswllt trwy gyfrwng y Gymraeg yn arwain at oedi yn y mater sy'n cael ei drin.

We welcome correspondence in Welsh. Any correspondence in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in the matter being dealt with.