

Cyngor Sir CEREDIGION County Council

Russell Hughes-Pickering

Swyddog Arweiniol Corfforaethol : Economi ac Adfywio
Corporate Lead Officer : Economy and Regeneration

Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron. SA46 0PA
www.ceredigion.gov.uk



PLANNING DECISION

Town and Country Planning Act 1990

PLANNING PERMISSION

<p>Agent:</p> <p>Naill Maxwell Rural Office for Architecture Ltd Pantybara, Felindre, Llandysul, Carmarthenshire. SA44 5XT</p>	<p>Applicant:</p> <p>Jack Cockburn Ty Glyn Mansion, Ciliau Aeron, Lampeter, Ceredigion. SA48 8DE</p>
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Part 1 - Particulars of application

Date of application: 03-08-2018

Application No: A180769

Particulars and location of development

Site Location: Ty glyn Mansion, Ciliau Aeron SA48 8DE

Proposal: Restoration and conversion of an existing non-listed barn to a holiday let with orangery. Restoration and conversion of existing stables to holiday lets (approved application A130581). ?Restoration and conversion of existing granary barn to a sauna and bath-house. Demolition of existing agricultural shed and replacement with a contemporary shed that is fit for modern agricultural requirements. New porch to the mansion's north wing (annex). Associated landscaping and parking facilities.

Part 2 - Particulars of decision

Cyngor Sir Ceredigion hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that PERMISSION HAS BEEN GRANTED for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

1. The development shall begin no later than five years from the date of this decision.
2. The development shall be carried out in accordance with the following approved plans and documents: Drawings No 073 30121 Block & Location Plan, 30122 Block Plan Proposed, 0131 Barn Conversion Existing, 0132 Barn Conversion Proposed, 0141 Agricultural Shed Existing, 0142 Agricultural Shed Proposed, 0151 Stables Approved Application, 0152 Stables Proposed, 0161 Porch & Granary Barn, 9104 Rev B Heritage Statement, 9105 Rev A Heritage Statement Table.
3. The proposed means of access shall be laid out and constructed in accordance with Typical Layout No. 6B and the accompanying General Notes - Large access. The entrance shall be constructed and drained to the satisfaction of the LPA prior to operations commencing.
4. Surface water shall be trapped and disposed of so as not to flow from/onto the adjoining highway.
5. Provision shall be made for parking and turning vehicles in accordance with plans approved by the Local Planning Authority.
6. The proposed parking facilities shall be completed before the development is brought into use.
7. No surface water from any part of the development shall be connected into the existing highway surface water drain.
8. The development shall include any necessary adjustment of any public utilities apparatus, highway drains, street lights, traffic signs or road markings arising from the works, that may include the full cost of introducing any traffic order at the developers expense. (N.B. All works within highway limits have to be supervised and carried out by persons qualified to do so by the Secretary of State under The New Roads & Street Works Act 1991). All incidental works within the highway limits shall be carried out to the Local Planning Authority's satisfaction.
9. Before the development is brought into use, visibility splays measuring 2.4m (min 'x' distance) by 43m (min 'y' distance) by 600mm (max height) shall be provided to the satisfaction of the Local Planning Authority.
10. Revised details of bat mitigation and amended plans for building 2 and 8 to demonstrate the proposal is not detrimental to the maintenance of the population of the species of bats concerned, are to be submitted and approved by the LPA prior to commencement of the works.

11. An additional bat survey for building 6 (Granary barn) and if needed provision of detailed mitigation to demonstrate the proposal is not detrimental to the maintenance of the population of the species of bats concerned is to be submitted and approved in writing by the LPA prior to commencement of the works to this building.
12. Prior to construction a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the local planning authority prior to first occupation of the proposals.
13. The works at Ty Glyn Mansion Farm shall not in any circumstances commence unless the Local Planning Authority has either: a) Been provided with a copy of a licence issued by Natural Resources Wales pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity to go ahead; or b) Received a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity will require a licence. In this case, a bat mitigation method statement will have to be submitted to and approved in writing by the Local Planning Authority prior to works commencing.
14. The unit of holiday accommodation hereby granted full planning permission shall be occupied for holiday purposes only.
15. The unit of holiday accommodation hereby granted full planning permission shall not be occupied as a person's sole, or main place of residence.
16. An up to date register shall be kept at the site and shall be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation

Reasons:

1. To ensure compliance with Section 91 of the Town and Country Planning Act 1990.
2. To ensure compliance with the approved plans.
3. In the interest of road safety and in line with Policy DM06 of the Local Development Plan.
4. In the interest of road safety and in line with Policy DM06 of the Local Development Plan.

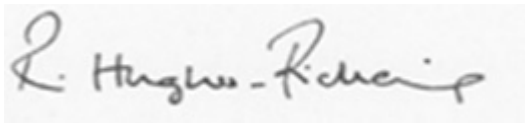
5. In the interest of road safety and in line with Policy DM06 of the Local Development Plan.
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7. In the interest of Road Safety.
8. In the interest of road safety
9. In the interest of road safety.
10. To avoid adverse effects on European protected species (bats) in line with TAN 5.
11. To avoid adverse effects on European protected species (bats) in line with TAN 5.
12. To avoid adverse effects on European protected species (bats) in line with TAN 5.
13. To avoid adverse effects on European protected species (bats) in line with TAN 5.
14. To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation.
15. To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation.
16. To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation.

Informatives:

1. Soakaways will be subject to Building Control Approval. Soakaways should not be located within 6 metres of a road or building. Soakaways are only an acceptable method of surface water drainage, should ground conditions prove suitable. If the existing soil is not satisfactory for infiltration a scheme for the disposal of surface water from the site should be submitted to the Authority for assessment. No impermeable surfaces or hard standings should be used to eliminate the risk of surface water flooding within the catchments. The proposed development is located within a flood risk area.
2. If the applicant proposes to discharge effluent to ground or surface water, he will need to apply for an environmental permit or register an exemption with us. The Applicant must obtain any necessary permit or exemption prior to commencement of work on site. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria is

met. Please note, should a permit be required, further information may be required as part of that application and the Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. More information, including a step by step guide to registering and the relevant application forms are available on our website. Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standards 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Pollution Prevention Guideline 4 which provides further information.

3. All works at the site must be carried out in accordance with PPG6 'Working at construction and demolition sites' which is available at:
<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-andreplacement-series/guidance-for-pollution-prevention-gpps-full-list/>



Russell Hughes-Pickering

Corporate Lead Officer: Economy and Regeneration
Ceredigion County Council

Date: 23-01-2019

The development plan covering Ceredigion is the Local Development Plan 2007 – 2022 (LDP). The following LDP policies were relevant to the consideration of this application:

S01, SO4, LU16, DM06

IMPORTANT INFORMATION

(1) Please note that for all decisions issued after 16th March 2016 for outline or full planning permission, a revised decision notice will be issued whenever a subsequent consent is given, for example providing details of any Reserved Matters approvals (outline applications only) and/or approval of conditions (including on Reserved Matters). This will ensure that the current status of the conditions applied to a consent is clear. Accordingly you are advised to visit **www.ceredigion.gov.uk/planning** to view the application documentation to see if this is the current version, or whether it has been superseded by a more up-to-date revision of this

Decision Notice. For Reserved Matters approvals the revised Decision Notice will only be shown under the Outline approval.

(2) Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

(3) In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition). Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

(4) The developer should have regard to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the British Standards Institution's Code of Practice for "Design of buildings and their approaches to meet the needs of disabled people" (BS 8300:2009+A1:2010).

(5) From 1st October 2012 it has been an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2012 the vast majority of all existing private sewers and lateral drains which link with the public sewer network were transferred to Welsh Water. For further details on how this will affect your development please contact: Welsh Water Developer Services, PO Box 3146, Cardiff, CF30 0EH. Telephone No. 0800 9172652 or email: developer.services@dwrcymru.com

IMPORTANT INFORMATION: TOWN AND COUNTRY PLANNING ACT 1990

The applicant's attention is drawn to the notes below.

1. If the applicant is aggrieved by the decision of the 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).
2. You can also appeal to the Welsh Government against a decision to refuse permission or grant subject to conditions in respect of applications made for :- Listed Building or Conservation Area Consent; Consent under a Tree Preservation Order; Advertisement Consent.
3. You can also appeal If your application for a Certificate of Lawful Existing Use or Lawful Proposed Use is partly or wholly refused or is granted differently from what you asked for (under Section 195/196) of the Town and Country Planning Act 1990 (as amended).
4. If you are aggrieved of the LPAs decision, the following deadlines apply for appeals to be submitted to the Welsh Government (from the date of the Council's decision)

<ul style="list-style-type: none"> • Planning Permission (with the exception of Minor Commercial and Householder Applications - see below) 	Within 6 Months
<ul style="list-style-type: none"> • Householder Appeal see endnote i 	Within 12 Weeks
<ul style="list-style-type: none"> • Minor Commercial Appeal see endnote i 	Within 12 Weeks
<ul style="list-style-type: none"> • Listed Building or Conservation Area Consent Appeals 	Within 6 Months
<ul style="list-style-type: none"> • Tree Preservation Order (TPO) Consent 	Within 28 Days
<ul style="list-style-type: none"> • Advertisement Consent 	Within 8 Weeks
<ul style="list-style-type: none"> • Certificate of Lawfulness of Existing (Section 191) or Proposed (Section 192) Use or Development 	Within 6 Months
<ul style="list-style-type: none"> • Hazardous Substances Consent 	Within 6 Months

5. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ – Tel 0303 444 5938, or online at www.planningportal.gov.uk/pcs
6. The Welsh Government has power to allow a longer period for the giving of notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
7. The Welsh Government is not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted having regard to the statutory requirements to the provisions of the development order, and to any directions given under the Order. They do not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by them.
8. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the County Borough Council, in which the land is situated, as the case may be, a purchase notice requiring that Council purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Making an Appeal

9. Please note that for all applications received by the LPA after 5th May 2017, it is now a requirement that any appeal made to the Planning Inspectorate (other than Householder and Minor Commercial Appeals, and appeals against refusal to grant advertisement consent) must be accompanied by all the information and evidence you intend to rely upon (a “full statement of case”). You must also send a copy of the notice of appeal and full statement of case to the LPA.
 10. In addition, for ‘planning appeals’ an amendment to an application following notice of appeal may only be made to correct an error.
 11. Additional details and information on making an appeal to the Welsh Government is available from the Planning Inspectorate at the above address and website. The relevant documents are entitled “making your planning appeal” and “planning appeals Public Local Inquiries”.
 12. Further correspondence regarding this application should bear the reference number quoted on the top of the decision notice
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THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

- BUILDING REGULATIONS – Please contact buildingcontrol@ceredigion.gov.uk or 01545 572 484 to discuss all aspects of the service that is offered by Building Control
- HIGHWAY LEGISLATION – Please contact technical.services@ceredigion.gov.uk or 01545 572 405

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT.

[i] Please see the [Town and Country Planning \(Referred Applications and Appeals Procedure\) \(Wales\) Regulations 2017](#) for appeal procedures and for full definitions of:

- “householder application” (essentially an application for the enlargement, improvement or other alteration of a dwellinghouse, or development within the curtilage of such a dwellinghouse, or change of use to enlarge the curtilage of a dwelling house)
- “householder appeal” means an appeal in relation to a householder application, but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.
- “minor commercial application” (essentially relates to existing buildings of no more than 250 square metres gross external floor space at ground floor level, currently in use for any of the purposes set out in Schedule 1A to The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2015 which is an application for change of use from Class A1 to A2 or A3; or Class A2 to A3); or the carrying out of building or other operations to a shop front.

“minor commercial appeal” means an appeal in relation to a minor commercial application but excludes an appeal against conditions on the grant of planning permission; or an appeal which is accompanied by an enforcement or listed building consent appeal.
