

FRINGE NOTIFICATIONS DELEGATED TO THE NATIONAL PARK OFFICERS

App No.	Grid Ref.	Applicant, proposal, type, address	Decision	Date Issued	Decision Type
19/17337/FRI	N: 242838 E: 322858	Powys County Council for Consultation regarding 18/0688/FUL for change of use of land to accommodate 9 no safari tents, erection of a cafe, showerblock/WC block and treehouse, improvements to existing access, creation of new car park and turning area, and all associated works (Fringe Consultation) at Land At The Start Bed And Breakfast, Hay On Wye, Hereford Powys HR3 5RS	Fringe Comments	13 June 2019	Delegated Decision

Planning Application Comments

We note the proposal is for nine canvas safari tents and a timber-clad tree-house for tourism use as well as a timber clad café, shower/WC block. The floorspace of the café building is 22 sq.m and an area of 36 sq.m of decking is also proposed around this café. It is unclear whether the decking area is intended to be used as additional external floorspace to the café and if this facility is intended to be used by occupants of the site or whether this is a proposed new public facility. We note Offa Dyke Public Right of Way runs through this site, Hay-on-Wye Conservation Area is located 40m away from the site's boundary and Hay-on-Wye Retail Centre is located 150m away (as defined the Brecon Beacons National Park Authority's [NPA] Local Development Plan [LDP] Proposals Map). We note the adjacent River Wye is a designated Special Area of Conservation (SAC)/Site of Special Scientific Interest (SSSI).

The heavily wooded site is located off one of the main vehicular approaches into Hay-on-Wye and is located outside of the settlement boundary of Hay-on-Wye (as defined in the Brecon Beacons NPA LDP Proposals Map).

As set out above, in accordance with section 62(2) of the Environment, any relevant Authority shall have regard to National Park purposes when performing any functions in relation to, or so as to affect, land in a National Park. We have structured comments on the application in accordance with these relevant statutory purposes and provide comments on the key matters where the proposal will affect the National Park:

Statutory Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park

I Landscape and visual impact

The site is currently heavily wooded and is located on one of the main vehicular approaches into Hay-on-Wye outside of the defined settlement limits of Hay-on-Wye. Therefore the site is viewed as an open countryside location which needs to be appropriately restricted in line with national planning policy. We note no information has been submitted which assesses the landscaping and visual impact of the proposal. Recognising the statutory purpose of the National Park to conserve and enhance the natural beauty of the National Park and Powys County Council's legal obligation to have regard to this, an assessment of this needs to be submitted as part of any planning application. In the absence of this information we object to the proposal.

Interlinked with the landscape and visual impact of the proposal are trees. It is noted this site is currently heavily wooded and a Tree Report (although not compliant with BS5837) has been submitted

as part of the planning application. Reading this report we feel it is currently unclear exactly which trees are being proposed for removal and the impact the development will have on trees. This would then impact on the visibility of the proposal at a key point in the landscape on the edge of the National Park. For example Appendix IV: Arboricultural Impact Assessment Plan appears to show six trees proposed for removal although this does not appear to correspond with the table at section 4.1 and only appears to relate to part of the site. Given the sensitivity of the site on the fringe of the National Park it is recommended that Powys County Council seek specialist tree advice on this Report and seek clarification on these matters from the application's agent. The NPA then wishes to be updated on these details to order to be able to consider our position further.

2 Impact on ecology

We note the applicant has submitted an ecological report and consultation is being undertaken with the Council's ecologist and Natural Resources Wales. Given this information is already being reviewed we have not sought to review this again, nevertheless we wish to reiterate that Powys County Council needs give weight to the National Park's purpose to conserve and enhance the wildlife of the National Park. As part of this we would expect for an assessment to be undertaken of the proposal's impact on ecology and some biodiversity enhancements being proposed as part of the scheme. If you wish to discuss this matter further with the National Park ecologist please get in touch.

3 Impact on heritage

We note that Hay-on-Wye Conservation Area is 40m away from the proposal and the nearest listed building is 140m away. No information appears to have been submitted to consider the proposal's impact on near-by listed buildings, the setting of the conservation area and archaeology. Considering the location of this proposal, on the approach into Hay-on-Wye, and the absence of information provided on this, we are concerned regarding the proposal's impact on these matters.

Statutory Purpose 2: To promote opportunities for the public understanding and enjoyment of the special qualities of the National Park

1 Retail Impact

We note a café is proposed in a location which is outside of the designated retail centre of Hay-on-Wye. No information has been submitted as part of the proposal which confirms whether this is a café will serve the occupants of the proposed development or whether this is a public facility and no information has been submitted which assesses the impact of this out-of-centre proposal on the Retail Centre. We would expect information on this matter in line with the requirements of TAN 4. In the absence of information on this aspect the National Park Authority objects to the scheme.

2 Landscape and Visual Impact

Matters relating to Landscape and visual impact are dealt with above.