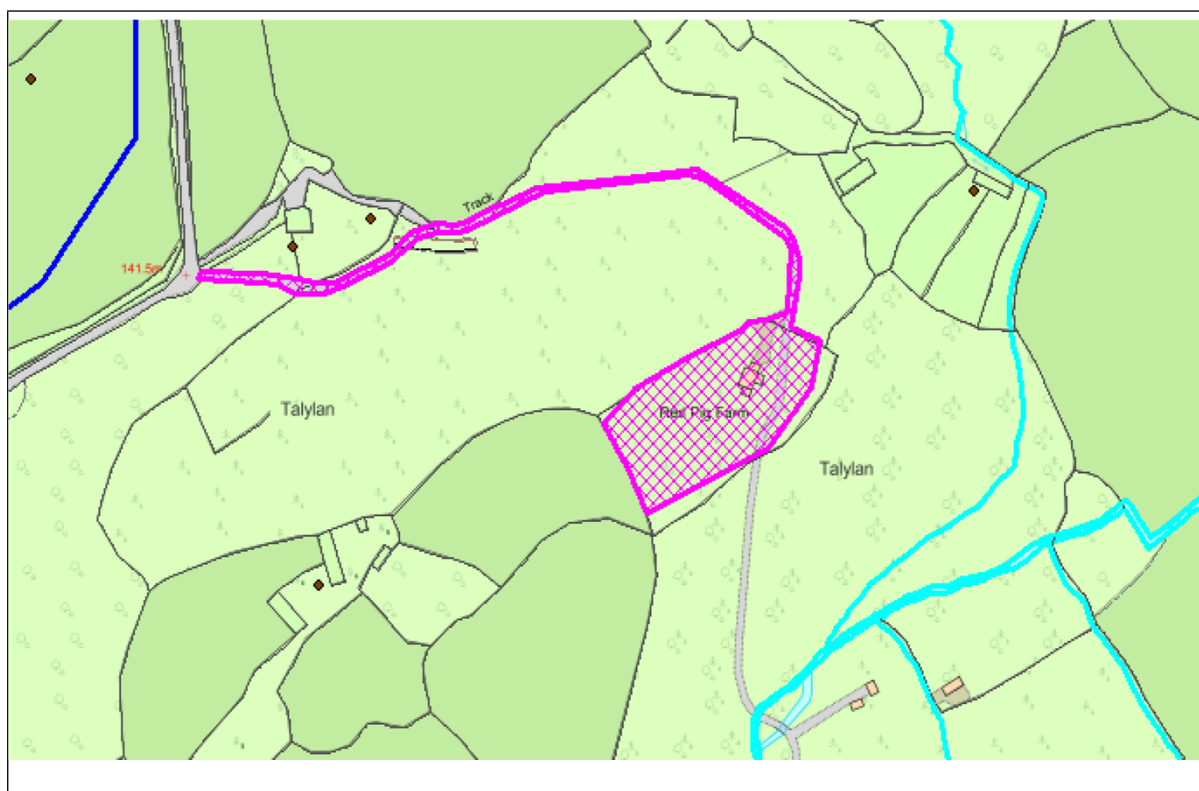


## PLANNING, ACCESS AND RIGHTS OF WAY COMMITTEE

### Development Control Related Matter for Noting

### Minor amendment to proposed One Planet Development at Coed Talylan, Llangadog I9/I7602/FUL

**Officer: Helen Lucocq**  
**Principal Planning Officer**



## **Background**

An application for the development of a One Planet Development (OPD) was presented to the meeting of the Planning and Rights of Way Committee under reference 19/17602/FUL on the 10<sup>th</sup> December 2019. Members determined to permit the proposal subject to S106 agreement.

To date the S106 agreement remains unresolved and planning permission has not been granted for the above scheme. The site is served by an access track that is currently in the ownership of the National Park. The landowners of the application site and the applicants of the planning application are in negotiation with the Authority to purchase said track thus enabling the completion of the S106 agreement. Transfer of ownership has been delayed due to the restrictions on working practice resulting from the coronavirus pandemic.

As part of the development of the S106 agreement applicants have determined that they can utilise a smaller area of land for the running of their proposed One Planet Development, thus reducing the area of land to be purchased in order to facilitate the proposed development. They have therefore approached the Authority to reduce the area of land that is tied through the S106 agreement. The following report provides an outline of the proposed changes and the implications for any future planning permission.

## **Officer Report**

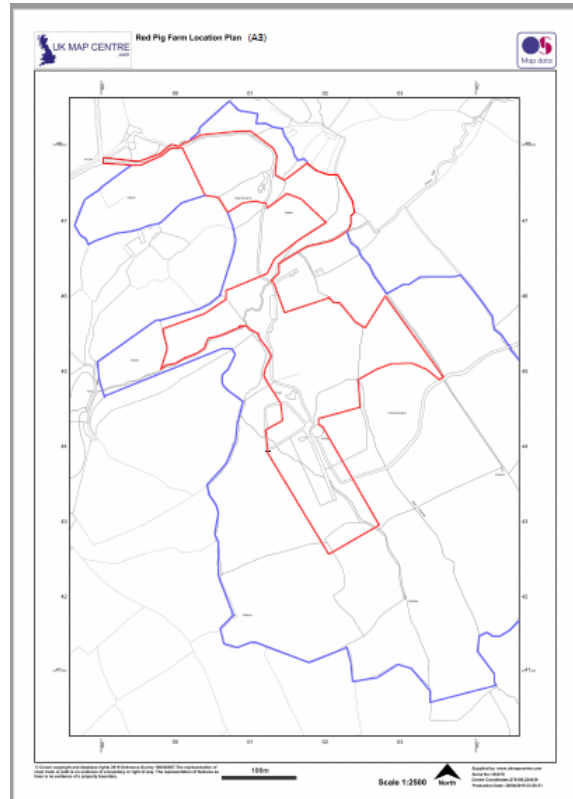
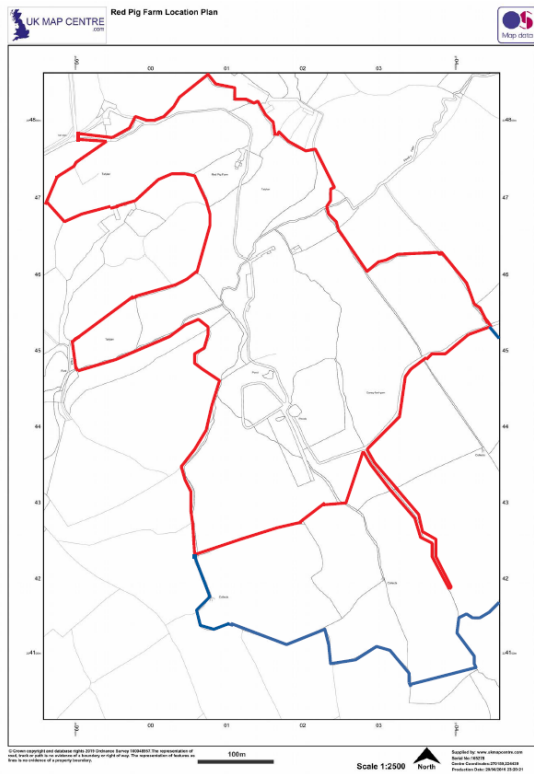
The site in question, Coed Talyfan, is not in the ownership of the applicant. In accordance with a statement 2.1.4 of the management plan, it is the intention of the applicants to establish a management company for the site which would purchase the land from the current owner once planning permission has been granted. Therefore in developing the S106 agreement Officers have been in negotiation with both the applicants and the land owner. During the course of these negotiations it has been determined that the extent of the land area to be tied through the S106 is excessive. The applicants have determined that the area of land necessary could be reduced without compromising the integrity of the proposed OPD. This would have the dual benefit of reducing costs to the applicants in land purchase and reduce the area of land in active management.

As such the applicants have submitted revised plans and supporting documentation to the Authority thus:

## Amendment to area of OPD to be tied through S106

As presented to PAROW Dec 2019

Revisions May 2020



### Amendment to land management plan

In addition to the amendments to the submitted plans, Applicants have also provided a revised *Management Plan* for the OPD<sup>1</sup>. The extent of the changes are detailed as:-

- Figure 3: OPD outline change
- 3.1.4. The figure 180m<sup>2</sup> bed area is removed but 90m<sup>2</sup> to meet OPD requirements remains (corrected to 89m<sup>2</sup> which is the actual figure from SD-O).
- SD B site map shows the new garden layout.
- 3.13. the following paragraph has been added: SD-O shows in detail the bed-area (m<sup>2</sup>) that we need to meet our vegetable subsistence requirements. Some of the growing areas have larger capacities than area given.
- 3.1.5 Cloche area (length) has been halved. ~50% of cloche area was however extra space and the yield subsistence figures (SD-O) have therefore not been necessary to change.
- 3.1.8 No change. The calculations here were not using the full capacity of the garden. OPD requirements are 151m<sup>2</sup> here to meet operators subsistence, and the amended s106 area still allows us a 630m<sup>2</sup> garden plot which is sufficient to service the needs of the OPD.

<sup>1</sup> Available to view in full [here](#)

- SD L and section 3.3.2 Woodwork business area has been changed from 1.8 acres to 0.46 acres and inclusion of ash wood from the firewood coppice rotation. There is excess coppice from the firewood coppice rotations. Evidence from the other OPD's are that the level of insulation are reducing firewood use to 1t! from 5-6 t per household there is sufficient to meet needs of OPD.
- 3.1.9 Forest garden area reduced. Not significant for OPD subsistence needs.
- SD-C LMM A shows the new S106 extent, with the same management areas although some areas are smaller as laid out above or in the LMP. The WMS A, B and C remains as they are part of the overall woodland management and doesn't affect OPD requirements.

Officers have reviewed the proposed revisions and are satisfied that the changes are minor in nature and the proposed OPD remains compliant with the requirements of LDP policy CYD LPI, Planning Policy Wales (4.2.38-39), Technical Advice Note 6 (4.15) subject to the following revised conditions<sup>2</sup>.

## CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission  
*Reason To ensure compliance with Section 92(2) of the Town and Country Planning Act 1990*
2. The development hereby permitted shall be carried out in accordance with the following approved plans:-
  - SD B SITE PLAN LMME b **AMENDED (18 May 2020)**
  - SD C LMM A **AMENDED (18 May 2020)**;
  - SD F DWELLING A3 **(3 July 2019)**;
  - SD G BARN A3 (3 July 2019);
  - SD H WC AND GREENHOUSE A4 (3 July 2019);
  - UPDATED A1 LOCATION PLAN (28 Aug 2019);
  - **AMENDED** S016 EXTENT MAY 2020 (18 May 2020)*Reason: To ensure compliance with approved plans*
3. Prior to the commencement of works to or construction of the buildings with green roofs, details of the seed mix and roof construction to be used on the green roofs shall be submitted to and approved in writing by the Local Planning Authority. The green roofs shall be completed in accordance with the approved scheme.  
*Reason: To comply with Section 6 of Planning Policy Wales (2018), Technical Advice Note 5 and Policies SP3, 1, 6 and 7 of the adopted Local Development Plan for the BBNP and to comply with the Environment (Wales) Act 2016*
4. Prior to the commencement of the clearance of vegetation outside existing cultivated areas or of any demolition, conversion or construction works associated with the development, a detailed Ecological Method Statement (EMS) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented strictly in accordance with the approved EMS.  
*Reason To comply with Section 6 of Planning Policy Wales (2018), Technical Advice Note 5 and Policies SP3, 1, 6 and 7 of the adopted Local Development Plan for the BBNP and to comply with the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended) and the Environment (Wales) Act 2016*

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<sup>2</sup> Please note the conditions are shown with tracked changes to highlight necessary amendments, additions are shown in red, deletions with strikethrough

5. Within three months of the implementation of the development hereby approved, an Ecological Enhancement and Management Plan (EEMP) shall be submitted to and approved in writing by the Local Planning Authority (LPA). The EEMP shall include full details of all the ecological projects outlined in the Ecology Projects Report (draft) reference Aderyn/181119 and shall include provision for:
  - a. A timetable for implementation;
  - b. Long term management prescriptions;
  - c. Monitoring and reporting; and
  - d. Appropriate mechanisms for remediation as necessary.

The EEMP shall be reviewed five years after the date of implementation and any revisions agreed in writing with the LPA. The EEMP shall be implemented as approved and following this, a report confirming adequate implementation shall be submitted to the LPA.

*Reason To comply with Section 6 of Planning Policy Wales (2018), Technical Advice Note 5 and Policies SP3, 1, 5, 6, 7, 8 and 9 of the adopted Local Development Plan for the BBNP and • To comply with the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended) and the Environment (Wales) Act 2016*

6. Prior to commencement of clearance of vegetation, woodland management or any land management works associated with restoration of heath habitat and the Site of Importance for Nature Conservation (SINC), a Dormouse Method Statement (DMS) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented strictly in accordance with the approved DMS.

*Reason To comply with Section 6 of Planning Policy Wales (2018), Technical Advice Note 5 and Policies SP3, 1, 5, 6 and 7 of the adopted Local Development Plan for the BBNP and To comply with the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended) and the Environment (Wales) Act 2016*

7. No external lighting shall be installed in association with the development hereby approved until an external lighting plan is submitted to and approved in writing by the Local Planning Authority. The lighting plan shall avoid conflict with bat mitigation/enhancement measures and wildlife corridors and shall be implemented as approved.

*Reason To comply with Section 6 of Planning Policy Wales (2018), Technical Advice Note 5 and Policies SP3 and 12 of the Local Development Plan for the BBNP*

8. The development hereby permitted shall be undertaken in accordance with the submitted Management Plan entitled LAND MANAGEMENT PLAY MAY 2020 AMENDED

*Reason: To ensure compliance with Planning Policy Wales (4.2.38-39), Technical Advice Note 6 (4.15)*

9. Prior to the commencement of development, a detailed Monitoring Framework will be submitted to the National Park Authority for approval. The Monitoring Framework will be based upon the sample Monitoring Framework submitted in support of the planning application (SD P MONITORING FORM) and will further identify a traffic light assessment process which identifies the thresholds for measurement of weakness and success, using a red and yellow card system, as is identified in section 5 of the Welsh Governments *One Planet Development: Technical Advice Note 6: Planning for Sustainable Rural Communities* (October 2012)

*Reason: To ensure compliance with Planning Policy Wales (4.2.38-39), Technical Advice Note 6 (4.15) and Welsh Government Practice Guidance in relation to One Planet Development and to ensure appropriate mechanisms are in place to assess the performance of the permitted OPD.*

**10.** An Annual Monitoring Report will be produced by the operators of the OPD and submitted to the LPA by the 1<sup>st</sup> April following commencement of development and each 1<sup>st</sup> April thereafter for the subsequent 5 years for approval. The Annual Monitoring Report will be produced in accordance with the updated Monitoring Framework as required by condition 8 of this permission.

*Reason To ensure compliance with Planning Policy Wales (4.2.38-39), Technical Advice Note 6 (4.15) and Welsh Government Practice Guidance in relation to One Planet Development and to ensure appropriate mechanisms are in place to assess the performance of the permitted OPD*

**11.** The submitted Management Plan (LAND MANAGEMENT PLAN MAY 2020 AMENDED) shall be reviewed and updated every five years by the operators of the OPD. The updated Management Plan should be submitted for approval to the LPA in conjunction with the year 5 Annual Monitoring Report, and further reviews submitted to the Local Planning Authority on the 1<sup>st</sup> April every five years hence.

*Reason To ensure compliance with Planning Policy Wales (4.2.38-39), Technical Advice Note 6 (4.15) and Welsh Government Practice Guidance in relation to One Planet Development*

**12.** If it is determined by the Local Planning Authority that the development ceases to meet the OPD criteria set out in Planning Policy Wales 4.2.38-39 and Technical Advice Note 6 (4.15) or the smallholding ceases, the exit strategy set out in section 8.2.2 of the LAND MANAGEMENT PLAN MAY 2020 AMENDED shall be commenced within 3 months from the date the LPA notifies the operator of Coed Talyfan One Planet Development

*Reason To ensure compliance with Planning Policy Wales (4.2.38-39), Technical Advice Note 6 (4.15) and Welsh Government Practice Guidance in relation to One Planet Development and to ensure appropriate mechanisms are in place to enforce the implementation of the Exist Strategy should the One Planet Development scheme fail to meet essential criteria as defined through the monitoring framework.*

## **Recommendation**

That Members note the report.