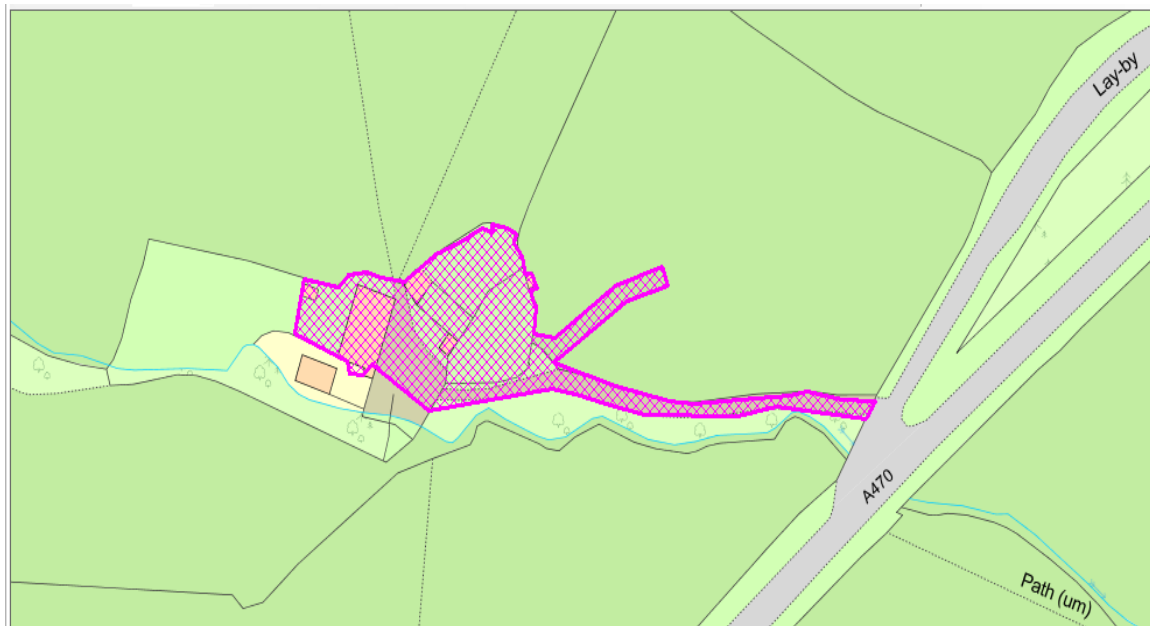


**PLANNING, ACCESS AND RIGHTS OF WAY COMMITTEE**

<b>Application Number:</b>	21/19717/FUL	<b>Date Validated:</b>	11 May 2021
<b>Site Address:</b>	Bolgoed Maen Farm Libanus Brecon Powys LD3 8EL	<b>Decision Due Date:</b>	8 September 2021
<b>Grid Ref:</b>	E: 299898 N:226524	<b>Proposal:</b>	Change of use of former agricultural buildings to 2no. holiday let units of accommodation (Use Class C3) including alterations and associated works.
<b>Case Officer:</b>	Davina Powell	<b>Community:</b>	Glyn Tarell
<b>Reason(s) Application Reported to Committee:</b>	Departure		
<b>RECOMMENDATION:</b>	<b>PERMIT</b> subject to planning conditions		



## 1. Site and Context

- 1.1 The application site is situated at the property known as Bolgoed Maen - which is outside the settlement boundary of Libanus and located in the countryside - as defined by the Brecon Beacons National Park Authority Local Development Plan (2013).
- 1.2 The Bolgoed Maen farmhouse has recently been renovated and an extension built to the rear (this was subject to a previous planning application 18/16536/FUL). The farmhouse is located within an existing group of former farm buildings located adjacent to the farmhouse. The proposal being considered today relates to two near-by agricultural barns which form part of this group.
- 1.3 Comments from the National Park Built Heritage officer confirm that the buildings and the farmhouse appear on the 1840 Tithe map for the Parish of Llanspythid, indicating that they are at least early 19<sup>th</sup> century in date. The buildings are not included on the statutory list of listed buildings in Wales; however, as a group of vernacular stone buildings, they are of local historic interest.
- 1.4 The site is separated from neighbouring properties by agricultural fields and the nearest neighbouring property is approximately 180m away, to the south of the A470. A public right of way (footpath no. 34/3/1) crosses the existing farmyard.
- 1.5 The existing farmhouse dwelling is three storeys in height (third storey is within the roof space), with a rear single storey element finished with a 'catslide' roof and recently constructed modern extension. A watercourse runs to the south of the farmhouse.
- 1.6 Barn 1 is located closest to the farmhouse and is a traditional farm building, with walls constructed from stone and finished partly in lime wash, with a slate roof. Stone external steps, which are in a poor state of repair, are located along one of the barn's side elevations. The front part of the building is the oldest and was present prior to the publication of the 1840 Tithe map. A later addition wraps around the side and rear of the barn, although this is a historic, rather than modern extension. The original use of the front appears to be for housing livestock with storage above. A structural report has been submitted which states that the barn has no major or significant structural defects.
- 1.7 Barn 2 is located at a right-angle to barn 1 and creates a courtyard arrangement. The barn is roofless and the rear wall is in a ruinous condition. Both gables are reasonably intact (although there is a crack in one) and most of the front wall elevation remains - the rear elevation wall has largely collapsed. There is a later lean-to structure with corrugated metal sheeting roof and timber clad walls to the front elevation of Barn 2. A lean-to structure is located to the side elevation too.
- 1.8 The property is accessed via an unclassified single carriageway track located off a lay-by on the A470 Trunk Road. Existing off-street car parking is available towards the front of the farmhouse and to the front of the barns.
- 1.9 The site is located within the River Usk Special Area of Conservation (SAC) catchment area.

## 2. Proposal

- 2.1 Redevelopment of two existing barns within an existing courtyard associated with Bolgoed Maen to form two holiday lets. Barn 1 is proposed to be converted to form a 3-bed holiday let. The barn is proposed to have no new openings (apart from 5 x very small conservation rooflights). Windows will be grey and aluminium and existing doors will be rehung to act as shutters for the windows. A structural report has been submitted which recommends the following work to be undertaken as part of a proposed conversion:
  1. Trial pits to determine the depth of stone formation levels for a new floor.
  2. The rear retaining wall should either be tanked or exposed and ground levels around the perimeter lowered to avoid damp ingress.
  3. External steps should be part taken down and re-built on new foundations tying into the gable walls.
  4. All new floors and existing floor joists and beams to be designed checked for new loadings and defective existing timbers to be replaced locally or repaired.
  5. Roof structure defective timbers to be replaced locally or repaired.

6. Timber lintels showing decay should be replaced by suitably designed timber hardwood lintel.
- 2.2 A bat loft is proposed within part of the roof space of barn 1. The location and scale of this loft was amended during the course of the planning application following comments from NRW and the National Park Planning Ecologist. The ground level around the rear of the barn is proposed to be lowered (as the existing ground level finishes part way up the rear elevation wall). A length of new hedgerow is proposed to be planted.
  - 2.3 Barn 2 is proposed to be re-built to form a 2-bed holiday let. The existing lean-to structure to the front is proposed to be retained and used as the entrance point into the building (accommodating a hall, utility and WC). The lean-to the side elevation is proposed to be used as a garage, plant/bin store area. A structural report has been submitted which outlines the following proposed work:
    1. A new structural frame inside the stone walls providing enhanced additional restraint to the existing structure as well as supporting floor and roof structural elements. Raft foundations to be formed inside the walls to reduce the excavations for the foundations and floor slab.
    2. Trial pits to determine the depth of stone, in order to determine the nominal depth of the raft foundation.
    3. The north-east (rear) elevation wall will be reduced to the base and rebuilt by a competent stone mason up the eaves level.
    4. Areas of the remaining gable stone walls and walls to the front shall be repaired/re-built by a competent stone mason. Loose and cracked mortar and pointing to be raked out and removed and replaced with an appropriate lime mortar.
    5. An identified crack in the north-west elevation wall (side) to be rebuilt locally and stitched to the corner with steel bars and cracked mortar and pointing to be raked out, removed and replaced with lime mortar.
    6. A new lintel and wall about the doorway on the (front) south-west elevation and all loose and cracked mortar and pointing to be raked out, removed and replaced with lime mortar.
  - 2.4 Windows will be grey and metal with hidden frames. Stonework will match the existing stonework. A simple dormer window is proposed within the north-east (rear) elevation, a new ground floor window in the north-east (rear) is proposed and a new window is proposed on the south-east gable elevation. Amendments were made to the size and nature of these openings during the course of the planning application, following initial comments from the National Park Built Heritage Officer.
  - 2.5 The proposal seeks to connect to an existing septic tank although it is proposed to install an additional BioKube plant that will treat the existing as well as the proposed foul water flowing from the site. This system is proposed to drain to ground and will serve the existing farmhouse as well as the two holiday lets.
  - 2.6 Vehicular access will be via the existing access track although it is proposed to move the existing gateway 5m from the edge of the carriageway, to lower the existing wall and vegetation on the approach into the site to achieve sufficient visibility.
  - 2.7 There is sufficient space for 6 no. car parking spaces on the courtyard adjoining the farmhouse and barns. An additional car parking space could also be accommodated within the garage associated with barn 2.

### 3. Planning History

App Ref	Description	Decision	Date
18/16793/DISCON	To discharge conditions pursuant to planning permission 18/16536/FUL - (conditions 3,5,6,7,8,9). Please find enclosed within this application: Condition 3 Sample of materials to be delivered in box directly to	Permit	Dec 2018

	<p>planning dept office Monday 5th November 2018, Condition 5 Surface water drawing enclosed 1701- CD-02. This has been in conjunction with Powys Council land drainage officer (Simon Crowther) and Land Drainage consent form has been submitted to Powys Council.</p> <p>Condition 6 Biodiversity enhancement scheme report enclosed to be in conjunction with drawing no 1701-CD-03. Condition 7 Conclusions and recommendations Section 4 Ecological report enclosed. Condition 8 Construction and Environmental Management plan report enclosed. This is to read in conjunction with 1701- CD-01 Condition 9 See drawing 1701-CD-04</p> <p>In pursuant to planning reference 18/16536/FUL Alterations and extension to an existing farmhouse.</p>		
18/16536/FUL	Alterations and extension to an existing farmhouse	Permit	18 <sup>th</sup> October 2018

#### 4. Relevant Local and National Planning Policy

##### 4.1 Brecon Beacons National Park Authority Local Development Plan and Supplementary Planning Guidance

Policy no.	Policy
SPI	National Park Policy
1	Appropriate Development in the National Park
3	Sites of European Importance
4	Sites of National Importance
5	Sites of Importance for Nature Conservation
6	Biodiversity and Development
7	Protected and Important Wild Species
10	Water Quality
12	Light Pollution
23	Sustainable Design in the Adaption and Re-use of Existing Buildings
57	Use of Non-Mains Sewerage Solutions
58	Sustainable Drainage Systems
CYD LPI	Enabling Appropriate Development
SPI4	Sustainable Tourism
45	New Buildings for Holiday Accommodation
53	Planning Obligations
Householder Design Guide Supplementary Planning Guidance (April 2017)	
Biodiversity and Development Supplementary Planning Guidance (September 2016)	

Landscape and Development Supplementary Planning Guidance (October 2014)
Obtrusive Lighting and Light Pollution Supplementary Planning Guidance (March 2015)
Enabling Appropriate Development in the Countryside Supplementary Planning Guidance (2015 and 2019)

## 4.2 National Planning Policy and Guidance

Document
Future Wales: the National Plan 2040
Planning Policy Wales: 11 <sup>th</sup> Edition (Feb 2021)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)
Technical Advice Note 12: Design (2016)
Technical Advice Note 13: Tourism (1997)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 23: Economic Development (2014)
Technical Advice Note 24: The Historic Environment (2017)

## 5. Summary of Consultation responses

Consultee	Comments
NP Heritage Officer Building Conservation	<p>The buildings at Bolgoed Maen Farm are a relatively rare, surviving example of a historic farmhouse and associated farm buildings grouped around a courtyard. In addition, they are not encroached by large, modern farm buildings. From a heritage perspective the buildings are considered to make an important contribution to the National Park's high quality landscape and built heritage. A suitable new use and a sympathetic conversion that maintains the key components of their agricultural character can help to ensure that the barns will continue to contribute to the National Park's historic environment. From a heritage perspective the principle of converting the two barns is therefore supported.</p> <p>The proposed details for Barn 1 is supported. The proposed conversion of Barn 2 is less straight forward since is roofless and the rear wall is in a ruinous condition. However, although the barn is in poor condition, its original form can still be understood. From a heritage perspective it is considered that it would be a loss in terms of the National Park's built heritage if the barn continues to deteriorate. A suitable new use and sympathetic conversion can help to ensure a building's long term future. The treatment of the front and northwest elevation is supported but some amendments are needed in relation to the southeast and northeast elevations:</p> <ul style="list-style-type: none"> <li>o The new opening on the southeast gable needs to be reduced in size to the proportions of a single door.</li> </ul>

	<ul style="list-style-type: none"> <li>o The new ground floor window opening within the northeast elevation repositioned to move it further away from the end wall. Further details are required for the proposed roof dormer within the northeast roof slope.</li> </ul>
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Glyn Tarrell Community Council	No comments received
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Welsh Government Transport Department	<p>I refer to your consultation of 29th March 2021 regarding the above application, and advise that the Welsh Government as highway authority for the A470 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.</p> <p>The applicant must provide the following information to support this application or resubmit the application with the following details;</p> <ol style="list-style-type: none"> <li>1) The applicant is required to submit visibility splay information in accordance with CD109 and CD123 of the DMRB.</li> <li>2) The applicant is required to submit Stopping Sight Distance information in accordance with CD109 and CD123 of the DMRB.</li> </ol> <p>The applicant is required to demonstrate in addition to forward visibility of the layby access, the maximum achievable forward visibility that can be achieved from the trunk road to the existing site access.</p>
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NP Planning Ecologist	<p>The development proposals are for the change of use of two former agricultural buildings to two holiday let units of accommodation. The works include conversion of and alterations to the existing buildings as well as associated works for foul water drainage and access.</p> <p>An ecological survey report has been submitted detailing the findings of surveys undertaken in 2018, 2020 and 2021. There is evidence of lesser horseshoe bats using one of the barns as a night roost.</p> <p>Further information is required to address the following:</p> <ul style="list-style-type: none"> <li>o Bats - the clarification of roosting locations and the proposed bat loft dimensions and bat access. The proposed loft may not be in the most suitable location.</li> <li>o Access - a Construction and Environmental Management plan (CEMP) and confirmation that no hedgerow removal is required.</li> <li>o A landscaping scheme and clarification of the extent of earthworks to the west of Barn 1</li> <li>o An external lighting plan</li> <li>o Full details of the proposed foul and surface water management at the site.</li> </ul> <p>The proposed biodiversity enhancement measures are appropriate and welcomed.</p> <p>The BBNPA will undertake a Habitats Regulations Assessment of the proposals once the information regarding foul and surface water drainage and the CEMP</p>
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	have been submitted.
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<p>Powys County Council Contaminated Land</p>	<p><b>Advice</b></p> <p>1. The application proposal involves the conversion of an agricultural building to form a residential unit. Agricultural buildings and land could contain potential sources of contamination, depending on what they were used for in the past, such as: pesticides, fuels and oils, slurry tanks and pits, fire sites, animal burial pits or other buried waste, fertiliser, sheep dip pits, asbestos, old machinery, waste chemical drums and ammunition. Any building constructed before 2000 may have asbestos products which should be considered.</p> <p>2. Paragraph 6.9.14, of Chapter 6 'Distinctive and Natural Places', of the Welsh Government document 'Planning Policy Wales' (2018) states: "Responsibility for determining the extent and effects of surface and subsurface risks remains with the developer. It is for the developer to ensure that the land is suitable for the development proposed, as a planning authority does not have a duty of care to landowners."</p> <p>3. In respect of contaminated land paragraph 5.55, of the Welsh Government (WG) circular 'The Use of Planning Conditions for Development Management' (ref: WGC 016/2014), states that: "Conditions might also be imposed requiring the developer to draw to the attention of the planning authority the presence of significant unsuspected contamination encountered during redevelopment". Furthermore, in paragraph 5.56 of the WG circular (ref: WGC 016/2014) it is stated: "The level of work required must be proportionate to the problems that are envisaged and the more onerous conditions should not be imposed as a matter of course."</p> <p>4. Based on the available information and current planning guidance, it is recommended that the following condition and note, to the applicant, are attached to any permission granted for planning application:</p> <p><b>Potential Contamination</b> In the event that the presence of contamination is encountered when carrying out the approved development immediate contact must be made with the local planning authority and works must cease in that area. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority. Following completion of the remedial works identified in the approved remediation scheme, a verification report that demonstrates compliance with the agreed remediation objectives and criteria shall be produced, and is subject to the written approval of the local planning authority, prior to commencement of use of the development. Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with policy ____ of the adopted Local Plan (date)].</p> <p><b>Note to Applicant</b> <b>Potential Contamination</b> The Council's guidance leaflet on the development of sites with potential land contamination is attached. Further advice on compliance with this condition may be obtained by contacting the Environmental Health Service on 01597 827645.</p>
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Sustainable Drainage Approval Body (SAB)	<p>Having looked at the application and associated information the SAB can confirm that the site does not require SAB Approval as the proposals are utilising existing buildings and there does not appear to be a construction area in excess of 100m2.</p> <p>We would welcome any SuDS elements to be incorporated within the drainage design.</p>
Powys County Council Land Drainage Department	<p>The Land Drainage Section does not have any comments to make.</p>
Powys County Council Public Protection (consult Env Health)	<p>I note that the agent/applicant is stating that an existing septic tank will be used with the above planning application.</p> <p>Environmental Protection however will still require further information to clarify if this existing septic tank is of a suitable size to accommodate the additional foul effluent that would be produced.</p> <p>The information should therefore demonstrate the size of the existing septic tank and include calculations of its current loading (number of persons who currently use the system) and the proposed additional loading (No of persons who will use the system if the proposed planning goes ahead).</p>
Clwyd Powys Archaeological Trust	<p>The Bolgoed Maen farmstead is shown on the 1840 Tithe Map for the parish of Llanspythid, suggesting the buildings here are at least around 180 years old. The documents submitted with the application show that both barns are of rubble stone construction and are of at least local architectural and historical significance, contributing to the traditional stone vernacular in this area. Although the barns have been identified as traditional farm buildings in the regional Historic Environment Record, we currently know very little about the buildings otherwise. The proposals appear to retain much of the original layout of the barns and while this is positive, it would be useful to obtain a record of the structures in their present form to ensure that elements of the historic layout, function, fixtures and fittings are recorded prior to their conversion. To alter the buildings without a basic record of their architectural style and current condition will result in the permanent loss of historic information. We would therefore advise that a Level 2 building survey is undertaken prior to the works commencing to retain a record of the structures in their current condition. This is to comply with Section 6 of Planning Policy Wales (2021), Technical Advice Note 24 and Policies 1 &amp; SP3 of the adopted Local Development Plan for the BBNPA.</p> <p>A suitable condition is supplied below.</p> <p>Historic England Level 2 building survey</p> <p>No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, has been secured and implemented. The developer must ensure that a professionally qualified archaeological contractor is employed. To secure the programme of building recording and analysis the following must be undertaken:</p> <p>a) Prior to the commencement of development a written scheme of investigation (WSI) must be submitted to and approved in writing by the local planning</p>



	<p>authority. The WSI must meet the standards laid down by the Chartered Institute for Archaeologists in their 'Standard and Guidance for the archaeological investigation and recording of standing buildings or structures'.</p> <p>b) The recording and analysis shall be carried out in accordance with the approved WSI. Following the building recording and analysis and in accordance with a time frame set out in the approved WSI, a copy of the building recording and analysis report which meets the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures, shall be submitted to the Local Planning Authority for written approval. Following approval, the report will be submitted by the applicant to the local Welsh Archaeological Trust for inclusion in the Regional Historic Environment Record (HER).</p> <p>Reason: To comply with Section 6 of Planning Policy Wales (2021), Technical Advice Note 24 and Policies I &amp; SP3 of the adopted Local Development Plan for the BBNPA: To allow an adequate descriptive record of the buildings to be made, before they are converted, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.</p> <p>Attached to the accompanying e-mail is an advice note detailing the general requirements for a Level 2 building survey as well as information on commissioning archaeological work within the Brecon Beacons National Park.</p>
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<p>NP Heritage Officer Building Conservation</p>	<p>Dormer window - northeast elevation The applicant email dated 24.05.2021 states that the balustrading shown to the dormer to the northeast elevation will be omitted. The amended elevation plan shows a simpler design. The heritage comments dated 27.04.2021 did not object to the dormer and for this particular case, considered that a dormer could be acceptable provided that the detailing does not have a domestic character. The omission of the balustrade and simplifying the design to reflect the barn's agricultural character is welcome.</p> <p>Ground floor window - northeast elevation The amended plans for the northeast elevation show the new ground floor window repositioned so that it is away from the corner and it is also reduced in size to 900mm wide. This amendment addresses the heritage comment in relation to the new window.</p> <p>New opening - southeast (gable) elevation This elevation is currently blank, giving the barn a strongly solid appearance, which is an important element of its agricultural character. As requested the proposed new opening has been reduced in size and is shown on the amended elevation drawing for the southeast elevation.</p> <p>Conclusion and Recommendations The amendments address the three points of concern raised in the heritage comments dated 27.04.2021.</p> <p>As stated in the previous comments, from a heritage perspective the proposal to convert the barns is supported. Barn 2 is in poor condition but its original form can still be understood. The buildings at Bolgoed Maen Farm are a relatively rare surviving example of a historic farmhouse and associated farm buildings grouped around a courtyard. In addition, there is no encroachment by large, modern farm buildings. Although the buildings are not included on the statutory list of listed buildings in Wales, as a group of vernacular stone buildings, they are of local historic interest. From a heritage perspective, the buildings are considered to make an important contribution to the National Park's high quality landscape and built heritage. A suitable new use and a sympathetic conversion that maintains the key components of their agricultural character can help to ensure that the barns will continue to contribute to the National Park's historic environment. It would</p>
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	be a loss to the National Park's built heritage and would diminish the group if the barn 2 is left to deteriorate.
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NP Planning Ecologist	<p>Amendments and additional information have been submitted to address the ecological concerns previously raised. The location of the bat loft has been changed and is now better located to habitat connectivity with the wider landscape. Landscaping and lighting details have also been submitted that are acceptable.</p> <p>The applicants have also amended the proposed foul water treatment system and it is now in accordance with the latest NRW guidance (May 2021): Private sewage treatment systems discharging domestic wastewater to ground, built to the relevant British Standard (BS 6297:2007+A1:2008) as long as the maximum daily discharge rate is less than 2 cubic metres (m<sup>3</sup>), the drainage field is located more than 40m from any surface water feature such as a river, stream, ditch or drain and is located more than 50m from a SAC boundary.</p> <p>There is no ecological objection to approval of the application subject to the imposition of planning conditions and informative notes to safeguard and enhance nature conservation interests at the site. There is a requirement for hedgerow planting specifications to be agreed and this can be secured through a planning condition, although the applicants may wish to address this at an earlier stage.</p> <p>The BBNPA has completed a Habitats Regulations Assessment of the proposals, which has been sent to NRW for consultation. The application cannot be approved until NRW have confirmed agreement with the conclusions of the BBNPA's Appropriate Assessment.</p>
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NP Strategy And Policy	<p>Strategy and Policy have previously commented on the above application and having reviewed the additional information submitted by the applicants, I still have concerns that the proposed conversion of 'Barn 2' is not capable of conversion without major or complete reconstruction and therefore unable to meet the requirements of TAN 23.</p> <p>In reference to the additional planning statement submitted by the applicants on 16th May 2021, which outlines the benefit of the conversion in terms of the historic setting of the buildings and the 'important historical and contextual relationship between Barn 1, Barn 2 and the courtyard', the observations from the Senior Heritage Officers (Buildings Conservation and Archaeology) are best placed to assess this and will be an important consideration in determining whether there is material planning considerations that justify the departure from policy.</p>
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Natural Resources Wales/Cyfoeth Naturiol Cymru	<p>Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales (NRW) about the above, which we received on 19/05/2021.</p> <p>We continue to have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding protected species. If this information is not provided, we would object to this planning application. Further details are provided below.</p> <p>Requirement: Further clarification on details of bat mitigation.</p>
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	<p><b>Protected Species</b></p> <p>We note the revisions to the plans and welcome the intention to provide a larger bat loft than previously indicated, now proposed to be located in the northern end of the building.</p> <p>However, other issues we expressed in our previous letter (CAS-I42750-N8X8 dated 30/04/2021) regarding dimensions, materials and access do not seem to have been addressed or clarified. As a result, we are unfortunately, unable to accurately scale from the drawings provided and advise that there is insufficient information to assess potential effects on bats, and how any effects will be avoided or mitigated. We therefore advise that further detail is sought from the applicant on the proposed bat mitigation, including:</p> <ul style="list-style-type: none"> <li>o the dimensions (height, width, length), volume and construction materials of the roost structure;</li> <li>o the location and dimensions of any roost access points;</li> <li>o and an indication of how access points and flight lines are to be kept dark.</li> </ul> <p>In the meantime, we are unable to give you any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range</p> <p><b>Protected Sites</b></p> <p>In our previous letter CAS-I42750-N8X8 dated 30/04/2021) we advised that the application site is within the catchment of the River Usk Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. As part of this package, we issued a Planning Position Statement, in which we advised that any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC.</p> <p>We have reviewed the additional information submitted and note that the septic tank upgrade will be discharging to ground and running through a BioKube. The upgrade provides a betterment compared to the existing system in terms of a reduction in phosphorus. As a result, the application submitted is unlikely to increase the amount of phosphorus entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Usk SAC.</p> <p><b>Pollution Prevention</b></p> <p>We have reviewed the Construction and Environmental Management Plan (CEMP) submitted and consider that the report is satisfactory for the purposes of informing the public decision-making process. The CEMP report appropriately addresses pollution prevention measures.</p> <p><b>Other Matters</b></p> <p>Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.</p> <p>We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.</p> <p>If you have any queries on the above, please do not hesitate to contact us.</p>
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Powys County Council Building Regulations	No comments received
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Powys County Council Environmental Health (consult Env Prot)	Having looked at the above proposed planning application, I confirm Environmental Health would not have any objections.
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Welsh Government Transport Department	<p>I refer to your consultation of 20/05/2021 regarding the above planning application and advise that the Welsh Government as highway authority for the A470 trunk road directs that any permission granted by your authority shall include the following conditions:</p> <p>The minimum visibility distances available for vehicles emerging from the proposed access into the existing lay-by shall be 215m to the left of the access and 45m to the right at a height of 1.05 metres, measured to a point 0.26 metres above the nearer running edge of the trunk road carriageway. These visibility distances shall be available at a point 2.4m from the nearer running edge of the trunk road, measured along the centreline of the access road. The visibility splay so formed shall be free of any growth or obstruction, which would interfere with the minimum visibility requirements.</p> <p>1) The above condition is included to maintain the safety and free flow of trunk road traffic.</p> <p>If you have any further queries, please forward to the following Welsh Government Mailbox NorthandMidWalesDevelopmentControlMailbox@gov.wales</p>
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NP Rights Of Way Officer	<p>There is a public footpath across the courtyard area as is stated in the Design and Access Report.</p> <p>The footpath should remain open and unobstructed throughout development work unless a risk assessment recommends otherwise. In which case, advice should be sought from the Rights of Way Team regarding temporary closure options.</p>
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NP Strategy And Policy	Strategy and Policy have no objection to the proposal for 'Barn 1' subject to occupancy conditions, however Strategy and Policy are of the opinion that the proposed conversion of 'Barn 2' is not capable of conversion without major or complete reconstruction and therefore unable to meet the requirements of TAN 23 set out below. As such, this element should be refused.
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Natural Resources Wales/Cyfoeth Naturiol Cymru	<p>Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 29/03/2021.</p> <p>We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if the following requirement is met. Otherwise, we would object to this planning application.</p> <p>Requirement 1: Protected Species: We advise that further information is required to assess the extent of adverse effects on the bats and any avoidance or mitigation measures required.</p> <p>Protected Species</p> <p>We note that the bat report (Ecology Services, dated March 2021) has identified that bats are present at the application site. From the information submitted, we</p>
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	<p>consider that the proposed development is likely to represent a higher risk for bats, as defined in our guidance document 'Natural Resources Wales Approach to Bats and Planning (2015)'. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.</p> <p>Although the bat report has been submitted, we advise that there is insufficient information to assess potential effects on bats, and how any effects will be avoided or mitigated.</p> <p>Requirement 1: Protected Species: We advise that further information is required to assess the extent of adverse effects on the bats and any avoidance or mitigation measures required.</p> <p>This must demonstrate that the proposed development would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.</p> <p>While we welcome the intention to provide a bat loft within the main barn. We are, unfortunately, unable to accurately scale from the drawings provided (Drawings No. I020- PD-03, I020-PD-05, I020-PD-06). In addition, no information on the construction materials to be used have been provided to date. We therefore advise that further detail is sought from the applicant on the proposed bat mitigation, including:</p> <ul style="list-style-type: none"> <li>o the dimensions (height, width, length), volume and construction materials of any roost structure;</li> <li>o the location and dimensions of any roost access points;</li> <li>o and an indication of how access points and flight lines are to be kept dark.</li> </ul> <p>In the meantime, we are unable to give you any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.</p> <p><b>Protected Sites</b></p> <p>We note the application site is within the catchment of the River Usk Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphate levels for all river SACs across Wales. As part of this package, we issued a Planning Position Statement, in which we advised that any proposed development that might increase the amount of phosphate within a river SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC. We also issued Interim Planning Advice, which gives specific advice in respect of foul drainage arrangements for new developments.</p> <p>We note from the information submitted that the proposal is to connect to the existing septic tank to provide foul drainage for the conversion of the barn to two holiday let unit. As such, we refer you to our Interim Planning Advice and confirm that provided this guidance is followed and you are able to conclude that the development is not likely to have a significant effect on the SAC, we have no objection to the proposal. However, should you conclude that the proposed development is likely to have a significant effect on the SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).</p> <p><b>Other Matters</b></p> <p>Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.</p>
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	<p>We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.</p> <p>Advice for the Developer Pollution Prevention</p> <p>Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website: <a href="http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelinesppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/">http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelinesppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/</a></p> <p>During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages.</p> <p>If you have any queries on the above, please do not hesitate to contact us.</p>
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<p>Natural Resources Wales/Cyfoeth Naturiol Cymru</p>	<p>I relation to your query regarding the above proposal, as requested we have reviewed the following drawings by Jones Architects:</p> <ul style="list-style-type: none"> <li>o 1020-PD-11 / 14.05.2021 / Rev. 0</li> <li>o 1020-PD-08 / 10.05.2021 / Rev. A</li> </ul> <p>We welcome the submission of the above documents, which address our previous concerns. On the basis of the information in the documents named above, we do not consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range, provided that suitable mitigation measures are adhered to.</p> <p>In line with the 'Dear CPO' letter issued by Welsh Government on 1st March 2018, we request that the following informative is attached to any planning permission granted by your Authority:</p> <p>Warning: A European Protected Species (EPS) licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/ or receive an unlimited fine.</p> <p>Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorising the specified activity/ development to go ahead. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000, or at <a href="https://naturalresources.wales/permits-and-permissions/protected-species-licensing/european-protected-species-licensing/information-on-european-protected-species-licensing/?lang=en">https://naturalresources.wales/permits-and-permissions/protected-species-licensing/european-protected-species-licensing/information-on-european-protected-species-licensing/?lang=en</a> .</p> <p>We may wish to discuss minor aspects of the proposed mitigation with the applicant in more detail at the EPS licence application stage. Please note that any changes to plans between planning consent and the EPS licence application may affect the outcome of the licence application.</p>
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	Please refer to our previous letter attached (CAS-151851-V0B8 dated 14/06/2021) for further advice with regards to Protected Sites and Pollution Prevention.
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HRA	<p>Thank you for providing a copy of your Appropriate Assessment regarding application number 21/19717/FUL for the Change of use of former agricultural buildings to 2no. holiday let units of accommodation (Use Class C3) including minor alterations and associated works at Bolgoed Maen Farm, Libanus, Brecon, Powys, LD3 8EL.</p> <p>We have read the HRA screening report and Appropriate Assessment and we agree with your conclusions and that as a result of the proposal there would be no adverse effects on the integrity of the River Usk SAC subject to the imposition of planning conditions as listed in the appropriate assessment.</p>
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Copies of the full consultation responses can be found on our website at: <https://planningonline.beacons-mpa.gov.uk/online-applications/?lang=EN>

## 6. Third Party Representations

Number of objections	0
Number of representations	0
Number of supporting contributions	0
Number of original consultees	10
Number of contributors	0

- 6.1 The application has been advertised through the erection of a site notice, newspaper advertisement and direct neighbour notification. No objections or representations have been received.

## 7. Well-being of Future Generations (Wales) Act 2015

- 7.1 The Well-being of Future Generations (Wales) Act places a duty on public bodies to carry out sustainable development to improve the way in which we achieve the social, economic, environmental and cultural well-being of Wales. The National Park must act in accordance with the sustainable development principle and seek to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. As part of this duty public bodies must set and publish objectives which are designed to maximise its contribution to achieving each of the well-being goals. The 7 goals are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

- 7.2 The primary objective of Planning Policy Wales Edition 11 (2021) is to ensure that the planning system contributes towards the delivery of sustainable development and improves

the social, economic, environmental and cultural well-being of Wales as required by the Well-being of Future Generations (Wales) Act 2015.

- 7.3 Any recommendations made by the Strategy and Policy Team are made in line with the Strategic and individual policies within the adopted Local Development Plan. It is considered that the Local Development Plan has been prepared to ensure the sustainable development of the National Park, particularly in relation to Environmental protection, sustainable distribution of development, housing, economic well-being, sustainable tourism, sustainable communities, sustainable infrastructure and various other considerations.

## 8. Planning Obligations

- 8.1 Policy 53 of LDP and the Supplementary Planning Guidance (SPG) on Planning Obligations (July 2014) outline the local planning authority's approach to the provision of contributions to planning obligations. The SPG outlines that the development issues that the National Park seeks to manage are mostly more local than strategic in nature by reason of the relative scale of development within the National Park. No requirement for planning obligations has been identified.

## 9. Assessment

- 9.1 The first stage in assessing a development proposal is to establish the proposal against the Key Gateway Test –Strategic and Spatial Choices issues, set out in PPW. These issues are Placemaking (Good Design, Promoting Healthier Places, The Welsh Language, Sustainable Management of Natural Resources, Placemaking in Rural Areas) and Strategic Placemaking (Spatial Strategy and Search Sequence, Accessibility, New Settlements, Previously Developed Land, The Best and Versatile Agricultural Land, Development in the Countryside, Supporting Infrastructure, Managing Settlement Form). Only the relevant topics are assessed below.

### 9.2 Key Gateway Test – Strategic and Spatial Choices:

- 9.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all development management decisions to be made in accordance with the development plan unless material considerations dictate otherwise. The Future Wales Plan and the LDP is the development plan for the purposes of 38(6) and specific material considerations must be identified to reasonably depart from its policies.
- 9.2.2 Policy 26: Growing the Mid Wales Economy of the Future Wales Plan states that *“the Welsh Government supports the growth and development of existing and new economic opportunities across Mid Wales...Strategic and Local Development Plans must develop policies that support agricultural and land bases traditional rural enterprises; and provide a flexible framework to support the development of new, innovative and emerging technologies and sectors”*.
- 9.2.3 Policy CYD LPI of the LDP lists out the forms of development which will be permitted outside defined settlements (subject to all other LDP Policies), this includes: *“1. Proposals that capitalise on improving the existing building stock and/or utilises previously developed land and/or re-uses redundant buildings, including: ... b) Proposals to re-instate redundant buildings to the following beneficial uses i) commercial, sport and tourism or recreation use...”*
- 9.2.4 Policy 45 of the LDP states that new buildings for holiday accommodation including hotels, hostels or guest houses will only be permitted where the proposed development is located within the development boundaries of defined settlements, on sites not allocated for other forms of development.
- 9.2.5 Whilst not part of the statutory development plan, Technical Advice Note (TAN) 23: Economic Development is a material consideration and states *“the re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development, and tourism, sport and recreation. In recognising this, local planning authorities are expected to adopt a positive approach to the conversion of rural buildings for*



business re-use, especially those buildings located within or adjoining farm building complexes on the basis that:

- they are suitable for the specific use;
- conversion does not lead to dispersal of activity on such scale as to prejudice town and village vitality;
- their form, bulk and general design are in keeping with their surroundings;
- imposing conditions on a planning permission overcomes any planning objections, for example on environmental or traffic grounds, which would otherwise outweigh the advantage of re-use;
- if the buildings are in the open countryside, they are capable of conversion without major or complete reconstruction;
- conversion does not result in unacceptable impacts upon the structure, form, character or setting where the building is of historic and / or architectural interest” (para. 3.2.1)

9.2.6 The proposal relates to two barns. Works to barn 1 are considered to be compliant with the Statutory Development Plan - the existing barn is substantially intact and the proposed works are considered to reasonably comprise a conversion. This is considered to meet the criteria set out in CYD LPI which allows for “proposals to re-instate redundant buildings” to beneficial uses such as tourism. However, Barn 2 currently has only its two gable-ends substantially intact along with a side elevation wall, and part of a side elevation and no roof. The proposed works to make the barn capable of re-use are relatively extensive and are there considered to go beyond what would normally be considered a conversion. The works are therefore more readily considered a partial re-building of the barn. On this basis, the proposed works to barn 2 are not considered to be compliant with the Statutory Development Plan (namely Policy 45 which requires new buildings for holiday accommodation to be within defined settlements and Policy CYD LPI which allows for “[tourism] proposals which re-instate redundant buildings” - on balance this proposal is considered to go beyond a re-instatement). Nevertheless, barn 2 is not an isolated building. It forms part of a distinct group of buildings which form part of a very definite farm complex which make a positive contribution to the National Park’s built heritage. TAN23 states local planning authorities should adopt a positive approach to such proposals however the extent of re-building to barn 2 does mean the proposal is considered to not meet one of the six criteria listed in TAN23 - “...if the buildings are in the open countryside, they are capable of conversion without major or complete reconstruction...”. The extent of works to barn 2 are considered to be substantial. However, there are material considerations relating to the particulars of this case in terms of the historic environment, the built heritage, design and economic impact, which are given more consideration below and which suggest that on balance a departure decision can be taken in this particular case.

### 9.3 Good design

9.3.1 Planning Policy Wales (Edition 11, December 2021) (PPW) states that “Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area.”.

9.3.2 PPW para 3.16 also states “planning authorities should through a process of negotiation seek to improve poor or average developments which are not well designed, do not take account of their context and consider their place, or do not meet the objectives of good design. Where this cannot be achieved proposals should be rejected. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design

solutions. If a decision maker considers that a planning application should not be approved because of design concerns they should ensure that these reasons are clearly articulated in their decision and justified with sufficient evidence. In the event of an appeal, in these circumstances, the Planning Inspectorate will need to examine the issues in detail and consider if the proposal meets the objectives of good design including the relationship between the site and its surroundings". Guidance on good design and place making is further expanded on in Technical Advice Note 12: Design (2016).

- 9.3.3 LDP Policy SPI 'National Park Policy' states that developments in the National Park will be required to comply with the purposes and statutory duty set out in legislation and will be permitted where it conserves and enhances the natural beauty, wildlife and cultural heritage of the Park and/or provides for, or supports, the understanding and enjoyment of the special qualities of the National Park in a way that does not harm those qualities.
- 9.3.4 LDP Policy I 'Appropriate Development in the National Park' requires all proposals for development to comply with criteria which includes: "i) the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's Natural Beauty, wildlife, cultural heritage and built environment" and "ii) the proposed development is integrated into the landscape to the satisfaction of the NPA through planting and appropriate management of native species or through the construction of appropriate boundary features".
- 9.3.5 Bolgoed Maen is non-statutory designated property; and it would be considered a non-designated heritage asset that contributes to the character of the National Park. The Tithe Map includes Bolgoed Maen and associated courtyard barns and the National Park Built Heritage officer notes that the buildings at Bolgoed Maen are a relatively rare surviving example of a historic farmhouse and associated farm buildings grouped around a courtyard with no encroachment by large, modern farm buildings.
- 9.3.6 The application is accompanied by a Design and Access Statement (DAS), which offers the applicant's justification in relation to the requirements for good design and place making. No change is proposed to the roof height of the barns (albeit that the gable heights on barn 2 will be used to determine what the original roof height and pitch was of barn 2). The general materials palette and finishes are considered to be appropriate and the re-hanging of former doors, re-working of external stairs and use of lime mortar are considered positive architectural elements of the proposal's design. The proposed works are considered to assist in re-using currently redundant former agricultural buildings and the re-building of barn 2 which (if done sympathetically) could restore the sense of enclosure and previous grouping around the courtyard. The applicant has also made a number of design amendments to proposed openings to barn 2 - to satisfy the National Park Built Heritage officer who now confirms support for the proposal from a heritage perspective. The officer notes that "*a suitable new use and a sympathetic conversion that maintains the key components of their agricultural character can help to ensure that the barns will continue to contribute to the National Park's historic environment. It would be a loss to the National Park's built heritage and would diminish the group if Barn 2 is left to deteriorate*".
- 9.3.7 On this basis, the proposed design for both barns are considered to be appropriately sympathetic, and a planning condition is proposed to be attached requiring a detailed scheme of conversion works to ensure strict control over the nature/extent of works (this is particularly important to retain as much of the original fabric of Barn 2 as possible). Furthermore, a planning condition requiring submission of details of materials has also been applied and a planning condition to control the appearance of the new areas of stonework on Barn 2.
- 9.3.8 The environmental sustainability policy requirement is set in the LDP paragraph 3.16.1.4 which is to meet at least the national standards set out in PPW. This requirement is set out in Policy SPI I 'Sustainable Design' of the plan. The minimum national sustainable building standards are largely delivered through the building regulations - a system of control outside the planning system. Nevertheless, the applicant has outlined some broad sustainability principles the proposal will follow, e.g. promoting energy conservation through layout of the

buildings, positioning windows to maximise solar gain, use of high-quality insulation, facilities for rainwater harvesting, using recycled and sustainable sources of materials where possible and waste production to be minimised.

- 9.3.9 Detailed consideration is given below to movement to and from the site and its compliance with the transport hierarchy. The proposal links into and can provide appropriate options for moving through the site and into the wider transport network.
- 9.3.10 Subject to these planning condition controls; the scheme's proposed design is considered to be appropriate and supportive from a design and built heritage perspective.

#### **9.4 The Welsh Language**

- 9.4.1 It is considered that the proposal will not have an adverse impact on Welsh language use in accordance with Policy 52 'Welsh Language'.

#### **9.5 Placemaking in Rural Areas and Development in the Countryside**

- 9.5.1 PPW para 3.38 states: *"The countryside is a dynamic and multi-purpose resource. In line with sustainable development and the national planning principles and in contributing towards placemaking outcomes, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of local communities and visitors. Fostering adaptability and resilience will be a key aim for rural places in the face of the considerable challenge of maintaining the vibrancy of communities and availability of services as well as contributing to the Cohesive Communities well-being goal. This is coupled with ensuring the countryside is resilient to the impacts of climate change and plays a role in reducing the causes of climate change through the protection of carbon sinks and as a sustainable energy source in line with the Resilient Wales well-being goal"*.

- 9.5.2 The proposal is located within an area of open countryside as defined by the LDP Proposals Map. The part of the proposal which relates to barn 2 is considered to not accord with Local Development Plan Policy 45 which requires new buildings for holiday accommodation to be within defined settlements and Policy CYD LPI which allows for "[tourism] proposals which re-instate redundant buildings" - on balance this proposal is considered to go beyond a re-instatement. However, the proposal will assist in stopping any further structural deterioration of barn 2 and the barn 2 rebuilding and future use would restore the former enclosure around a courtyard related to the farmhouse which makes a positive contribution to the built heritage of the National Park. The proposal does not propose other significant enabling infrastructure within this open countryside location (such as new access roads, car parking areas etc) and the resultant use would fulfil a recreational need of visitors. The National Park Built Heritage officer is supportive of the proposal and similarly, the Clwyd-Powys Archaeological Trust (CPAT) has been consulted and confirms that the buildings are at least around 180 years old. The comments from CPAT recommend a planning condition is attached which requires a level 2 historic England building survey – this condition has been duly applied.

#### **9.6 Detailed Impact Assessment:**

- 9.6.1 This stage sets out the further factors to be considered. They are assessed against the PPW headings, which are shown below. However, only those relevant are discussed and these are as follows: Landscape and Visual Amenity, Biodiversity and Ecology, Water and Flood Risk, Transport, Lighting and De-risking and Neighbour Amenity.

#### **9.7 Distinctive and natural places**

- 9.7.1 This theme includes the following issues: Environment, Green Infrastructure, Landscape,

Biodiversity and Ecological Networks, Water and Flood Risk, Air Quality and Soundscape, Lighting and De-risking.

## **9.8 Landscape and Visual Amenity**

9.8.1 The conversion of barn 1 and re-building of barn 2 is focused around the existing farm complex at Bolgoed Maen. As such, whilst the appearance of barn 2 will change and the addition of a roof may make the barn slightly more prominent in the landscape this impact is not considered unacceptable given its position within an existing farm complex of buildings.

## **9.9 Biodiversity and Ecology**

9.9.1 The National Park Planning Ecologist and NRW have commented on the planning application.

9.9.1 A bat survey has been submitted as part of the planning application along with a method statement. The survey (complete with a later letter) is considered acceptable.

9.9.2 A bat loft is proposed in the northern section of Barn 1, with two bat access points on the north and west-facing roofs. NRW do not consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range, provided that suitable mitigation measures are adhered to. A planning condition is proposed to be imposed to ensure this.

9.9.3 The Method Statement in the Ecological report is now partially out-of-date as the mitigation/compensation strategy has been amended. The applicants should also note that the barn (Barn 1) is a confirmed bat roost and an EPS derogation license will be required if the barn is to be converted and the roosts destroyed. An informative outlining this has been duly applied to this permission.

9.9.4 The existing access from the highway requires slight improvements to the visibility splays. The existing wall adjacent to the watercourse is to be lowered and a Construction and Environmental Management Plan (CEMP) has now been submitted. The National Park Planning Ecologist considered that this includes appropriate pollution prevention measures and its implementation can be enforced through a planning condition.

9.9.5 A landscaping scheme has now been submitted in support of this application this shows existing and proposed hedgerow planting along the northern boundary of the site. A hedgerow screen is also proposed around the septic tank. This new planting is welcomed, although the planting specifications will also need to be agreed. A planning condition requiring this detail can be applied.

9.9.7 The requirements of LDP policies SP3, Policy 1, Policy 3, Policy 6 and Policy 7 are considered to be met by the proposal.

## **9.10 Water and Flood Risk**

9.10.1 The proposal is located within the River Usk Catchment Special Area of Conservation (SAC) area. Amendments were made during the course of the planning application to the proposed method of foul water treatment. A connection to the existing septic tank is now proposed, along with an additional BioKube plant that will treat the existing as well as the proposed foul water flows from the site. This is proposed in order to reduce phosphorus in the discharge from the septic tank, and it is then proposed to be discharged to a drainage field in the field to the east. The drainage field will be more than 40 metres from any watercourses and will also need to be constructed to the relevant British Standard.

9.10.2 The applicant has also submitted a water discharge Exemption certificate for the existing system that was issued in March 2021 i.e. after the initial tightening of the phosphate targets in the SAC catchments.

9.10.3 A full Habitat Regulation Assessment screening and Appropriate Assessment has been undertaken and was sent to NRW for consultation regarding Adverse Effects on the Integrity of the Site (the river Usk SAC). The Appropriate Assessment concluded that adverse effects on the integrity of the River Usk SAC can be avoided by the application of planning conditions relating to the foul drainage scheme being undertaken in accordance with submitted plans, adherence to the submitted CEMP and an informative which sets out the

need for an environmental permit or registration for an exemption. NRW has responded on the Appropriate Assessment and confirmed they agree with the conclusions and state “*that as a result of the proposal there would be no adverse effects on the integrity of the River Usk SAC subject to the imposition of planning conditions as listed in the appropriate assessment*”. This ensures the requirements of LDP Policy 3 are also met.

9.10.4 Powys Environmental Health department has also been consulted on the foul drainage solution and has confirmed they have no objections.

9.10.5 The requirements of LDP policy 10 are considered to be met by the proposal.

## **9.11 Lighting**

9.11.1 Two new down-lighters are proposed at the entrance doors to the holiday-lets. The National Park Planning Ecologist has reviewed this and confirmed this is considered acceptable. The proposal is considered to be in line with the requirements of LDP Policy 12 which requires that external lighting should be appropriate to its purpose and have no significant adverse effect individually or cumulatively on matters such as the character of the area, biodiversity etc. A planning condition is proposed to be applied to control the external lighting to that which has been submitted.

9.11.2 The requirements of LDP policy 12 are considered to be met by the proposal.

## **9.12 De-risking**

9.12.1 Powys County Council Contaminated Land Department was consulted on the planning application given the buildings subject to the planning application were former agricultural buildings. The response confirms that due to this former use there is a potential risk of contaminates therefore a planning condition is recommended outlining requirements should the presence of contamination be encountered when carrying out the development. An informative is also recommended. These are considered to adequately deal with contamination risk.

## **9.13 Active and Social Places**

9.13.1 This theme includes the following issues: Transport, Housing, Retail and Commercial Centres, Community Facilities, Recreational Spaces.

### **9.13.1.1 Neighbour Amenity**

9.13.1.2 The proposal is to convert one existing barn and partially re-build the other barn within the courtyard to form holiday lets. The site is located a short distance from Libanus along the A470 and the (relatively limited) services that are on offer within this settlement.

9.13.1.3 The barns form part of the courtyard of buildings associated with Bolgoed Maen farmhouse. The proposed works remain a considerable distance from nearby (third party) properties. TAN 12 recognises the importance of the scale of development in relation to surroundings and how the mass and height of developments can impact on privacy, sunlight and microclimate.

9.13.1.4 PPW at paragraph 3.21 states “*The planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity.*” Impact on residential occupiers such as: loss of light, loss of privacy, loss of outlook, loss of view and overbearing development should be considered by the planning system and are identified in national policy/guidance.

9.13.1.5 The scale of development is likely to result in construction activities that will last for a relatively short period of time. There are some residential properties in reasonable proximity to the site (circa 180m away) although there is intervening agricultural fields, trees/hedgerows, road etc. Impacts on residential amenity are not considered to be a major risk nevertheless the applicant has submitted a Construction Environmental Management Plan (CEMP) which confirms that “*all construction will be between the hours of 8am and 5pm weekdays and 8am till 1pm Saturday morning. Within these hours noise from construction will be kept to a minimum and no site radios. There will be no night lighting and construction temporary lighting will be directed downwards and only where necessary. This is to prevent noise and light pollution. No development works will be undertaken in the hours of darkness. all construction will be undertaken between the hours of 8am and 5pm*”.

- 9.13.1.6 A separate planning condition is recommended as part of this committee report tying the development to the CEMP submitted.
- 9.13.2 **Access, Highways and sustainable transport**
- 9.13.2.1 PPW states that “*It is Welsh Government policy to require the use of a sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of the private motor vehicles*” (see 4.1.12).
- 9.13.2.2 The site is crossed by a public right of way and the National Park Public Right of way officer has highlighted that the footpath should remain open and unobstructed through development work unless a risk assessment recommended otherwise. In which case, advice should be sought from the Rights of Way team regarding temporary closure options. An informative has been applied outlining this detail. An informative is recommended to highlight this to the applicant.
- 9.13.2.3 The use of the wider site as a farmhouse/residential house is established and this proposal would see the two barns within the courtyard complex now being used as two separate holiday lets. The proposal is accessed directly from the A470 - a busy Trunk Road, with traffic travelling between Brecon and Merthyr Tydfil.
- 9.13.2.4 The development will provide for up to 7 car parking spaces and the existing vehicular access to the A470 is to remain largely unchanged (apart from the existing gate being moved 5m from the edge of the carriageway and the existing wall to the south-western side being lowered and vegetation cleared). The Welsh Government Trunk Road Agency has been consulted and directs that a planning condition be attached which sets out the minimum visibility splays and distances to be maintained. This directed condition is included in this committee report.
- 9.13.2.5 Overall there is considered to be reasonable compliance with the sustainable transport hierarchy and is in compliance with Policy 59 ‘Impacts of Traffic’ of the LDP.

**9.14 Productive and Enterprising Places**

- 9.14.1 This theme includes the following issues: Economic Development, Tourism, The Rural Economy, Transportation Infrastructure, Telecommunications, Energy, Minerals, Waste.

**9.15 Economic Development and Tourism**

- 9.15.1 Paragraph 1.1.5 of Technical Advice Note 23: Economic Development states that “*Economic land uses also include construction, including house building, but housing once built is not an economic land use because it does not directly generate wealth, jobs and income. It is the final use of land which is the important issue.*” The economic benefits accruing from construction can be given some weight in decision making but it is not considered that these would be of significant weight.
- 9.15.2 The proposal will create 2 new holiday lets (a total of 6 bed spaces). The proposal will support the employment of cleaning and other supply chain employment (during its operation) and would employ construction staff during the temporary construction period. The creation of 2 new holiday lets comprises an economic investment in the local area – these economic benefits from the scheme should be given some weight in determining the application.
- 9.15.3 It is recommended that a planning condition is attached to this permission which seeks to ensure the proposed barns are used for holiday lets (rather than open market dwellings).

**10 Conclusion**

- 10.1 This application has been considered against the development plan, as required by statute, meaning Future Wales: The National Plan 2040 and the adopted policies of the Brecon Beacons National Park Authority Local Development Plan (2013), in particular policies SPI, SP3, Policy 1, Policy 3, Policy 4, Policy 6, Policy 7, Policy 10, Policy 59 and CYD LPI and the comments made by the consultees and other interested parties and the following national

guidance: Planning Policy Wales (PPW 11, 2021). The proposal does not comply with all of the above policies but is considered to be acceptable on balance given the particular, historic environment, built heritage, design and economic material considerations. The proposal is therefore, on balance, recommended for approval.

- **National Park Purpose and Duty.**
- The proposal has no adverse impact on the purposes or duty of the National Park.
- **Sustainable Management of Natural Resources.**
- The proposal will install equipment which will remove phosphate from the foul drainage flows. Although flows will be increased, the treatment of flows presents an improvement to the current situation.
- The particular circumstances of this proposal means no significant new infrastructure is required to serve the development (such as new access roads, car parking areas beyond the existing yard area).
- **Sustainable Development.**

Sustainable Development has four pillars:

- **Social considerations** - No negative social impacts of the development are anticipated.
- **Economic considerations** - The proposal will positively impact on the local economy during construction and during its operation. It will also assist in retaining holiday makers in the local area and serving their needs.
- **Cultural considerations** - The proposal (if sympathetically done) has the potential to make a positive contribution to the built heritage of the National Park. It will restore the group of buildings at Bolgoed Maen which make a positive contribution to the built heritage of the National Park.
- **Environmental considerations** - The proposal includes bat loft and includes a number of biodiversity enhancement measures. The development requires minimal changes to the existing vehicular access into the site and therefore does not require significant new development in the open countryside (beyond the re-building of barn 2 and conversion of barn 1 itself). The proposal also upgrades the existing foul draining system from a septic tank to a treatment plant. The proposal will result in increases in foul drainage loading overall (although the phosphates are now being treated). The development will result in an increased intensity of use at the site which will place additional demands on energy through e.g. heating, lighting etc.

The proposal delivers a positive impact on the historic environment and built heritage of the area, without adversely impacting on the other pillars of sustainability. I have considered the option of refusing this application however this would leave barn 2 to deteriorate more which may negatively impact on the sense of enclosure of the courtyard arrangement and the unlisted but locally important built heritage of the National Park. Whereas it's partial re-build will realise positive economic and built heritage impacts.

In putting forward this recommendation I have considered options of permitting the proposal, permitting with conditions and refusing it and the most appropriate option is as recommended.

## 11 **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:
  - Entitled “Location Plan” Ref: 1020/ED-01 Rev A
  - Entitled “Proposed Block Plan” Ref: 1020-PD-01 Rev: B
  - Entitled “Proposed Ground Floor Plan” Ref: 1020/PD-02 Rev A
  - Entitled “Proposed First Floor Plan” Ref: 1020-PD-03 Rev B
  - Entitled “Proposed Barn 1 Elevations/Site Sections” Ref: 1020-PD-05 Rev A
  - Entitled “Proposed Barn 1 Elevations/Site Sections” Ref: 1020-PD-06 Rev A
  - Entitled “Proposed Barn 2 Elevations/Site Sections” Ref: 1020-PD-07 Rev A
  - Entitled “Proposed Barn 1 Bat loft Dimensions & Materials” Ref: 1020-DP-08 Rev A
  - Entitled “Proposed CEMP for Entrance Wall” Ref: 1020-PD-09 Rev 0
  - Entitled “Proposed Landscape Scheme – Plan and Elevations” Ref: 1020-PD-10 Rev 0
  - Entitled “Proposed External Lighting Plan” Ref: 1020-PD-11 Rev: 0
  - Entitled “Proposed Surface Water Management Plan” Ref: 1020-PD Rev: 0

except where otherwise stipulated by conditions attached to this permission.

3. 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, Classes A, B, C, D, E, F, G, H, Part 2 Class A, C and Part 40, Classes A, B, E, F, H and I of Schedule 2, other than that hereby permitted shall be carried out without the written permission of the Local Planning Authority.
4. The building(s) which is the subject of this application shall be used for holiday accommodation only 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.
5. The building(s) which is the subject of this application shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year 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.
6. Prior to commencement of development a detailed scheme of conversion works shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall accord with section 5 “Recommendations and conclusion” of document entitled “Structural Engineers Report for barns 1 & 2 Bolgoed Maen, Libanus, Brecon, LD3 8EL Visual Structural Inspection” dated 25<sup>th</sup> March 2021 and submitted to the National Park Authority.
7. Prior to their installation on site, details and/or samples of the external materials and their finishes to be used as part of the development hereby approved, including colour (RAL number or equivalent detail) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
8. Written approval of the source of the stone must be obtained from the Local Planning Authority before any new stone walling is undertaken on Barn 2. The new stone walling shall match the existing walling in terms of colour, size and coursing and in thickness, colour and style of pointing. The stonework shall be laid and pointed with mortar which is slightly weaker than the stone and which contains a well graded sharp sand and lime. All subsequent new walling shall match the approved sample stone.
9. No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, has been secured and implemented. The developer must ensure that a professionally qualified archaeological contractor is employed. To secure the programme of building recording and analysis the following must be undertaken:
  - a) Prior to the commencement of development a written scheme of investigation (WSI) must be



submitted to and approved in writing by the local planning authority. The WSI must meet the standards laid down by the Chartered Institute for Archaeologists in their 'Standard and Guidance for the archaeological investigation and recording of standing buildings or structures'.

- b) The recording and analysis shall be carried out in accordance with the approved WSI. Following the building recording and analysis and in accordance with a time frame set out in the approved WSI, a copy of the building recording and analysis report which meets the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures, shall be submitted to the Local Planning Authority for written approval. Following approval, the report will be submitted by the applicant to the local Welsh Archaeological Trust for inclusion in the Regional Historic Environment Record (HER).
8. The minimum visibility distances available for vehicles emerging from the proposed access into the existing lay-by shall be 215m to the left of the access and 45m to the right at a height of 1.05 metres, measured to a point 0.26 metres above the nearer running edge of the trunk road carriageway. These visibility distances shall be available at a point 2.4m from the nearer running edge of the trunk road, measured along the centreline of the access road. The visibility splay so formed shall be free of any growth or obstruction, which would interfere with the minimum visibility requirements.
  9. The biodiversity mitigation, compensation and enhancement measures as described in sections 4.4 and 4.5 of the ecological report dated March 2021 and as shown on drawing numbers 1020-PD-06 Rev. A, 1020-PD-07 Rev. A, 1020-PD-08 Rev. A and 1020-PD-11 Rev. 0 shall be undertaken and/or installed prior to first beneficial use of the development hereby approved and maintained thereafter. Following the installation of the mitigation, a report confirming their adequate installation or implementation shall be submitted to the Local Planning Authority.
  10. Prior to the commencement of works, a suitably qualified ecological clerk of works shall be appointed and shall supervise the implementation of the development works in strict compliance with the Conservation of Habitats and Species Regulations 2017 (as amended) and the above condition.
  11. The landscaping plan as shown on DRAWING NO. 1020-PD-10 Rev 0 shall be implemented and completed in the first available planting season following the implementation of the development and maintained thereafter. Prior to the implementation of the hedgerow planting, details of the planting specifications shall be submitted to and approved in writing by the Local Planning Authority. Any plants, trees or shrubs that fail in the first five years after planting shall be replaced in the next available planting season on a like-for-like basis. A stock-proof fence shall be erected to the boundary of the planting to prevent damage by grazing animals.
  12. External lighting shall only be installed as shown on Drawing no. 1020-PD-11. 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.
  13. The foul drainage scheme for the proposed development shall be implemented and maintained thereafter strictly in accordance with the details as shown on DRAWING NO. 1020-PD-01 and with GPP 4: Treatment and disposal of wastewater where there is no connection to the public foul sewer. The drainage field shall be constructed to the British Standard - BS 6297:2007+A1:2008.
  14. The development shall be undertaken strictly in accordance with the document entitled Bolgoed Maen, Libanus - Construction and Environmental Management Plan (CEMP) and DRAWING NO. 1020-PD-09. No materials, machinery or waste products associated with the barn conversion works shall be stored or used within 10 metres of any watercourse.
  15. In the event that the presence of contamination is encountered when carrying out the approved development immediate contact must be made with the local planning authority and works must cease in that area. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority.

Following completion of the remedial works identified in the approved remediation scheme, a verification report that demonstrates compliance with the agreed remediation objectives and

criteria shall be produced, and is subject to the written approval of the local planning authority, prior to commencement of use of the development.

**Reasons:**

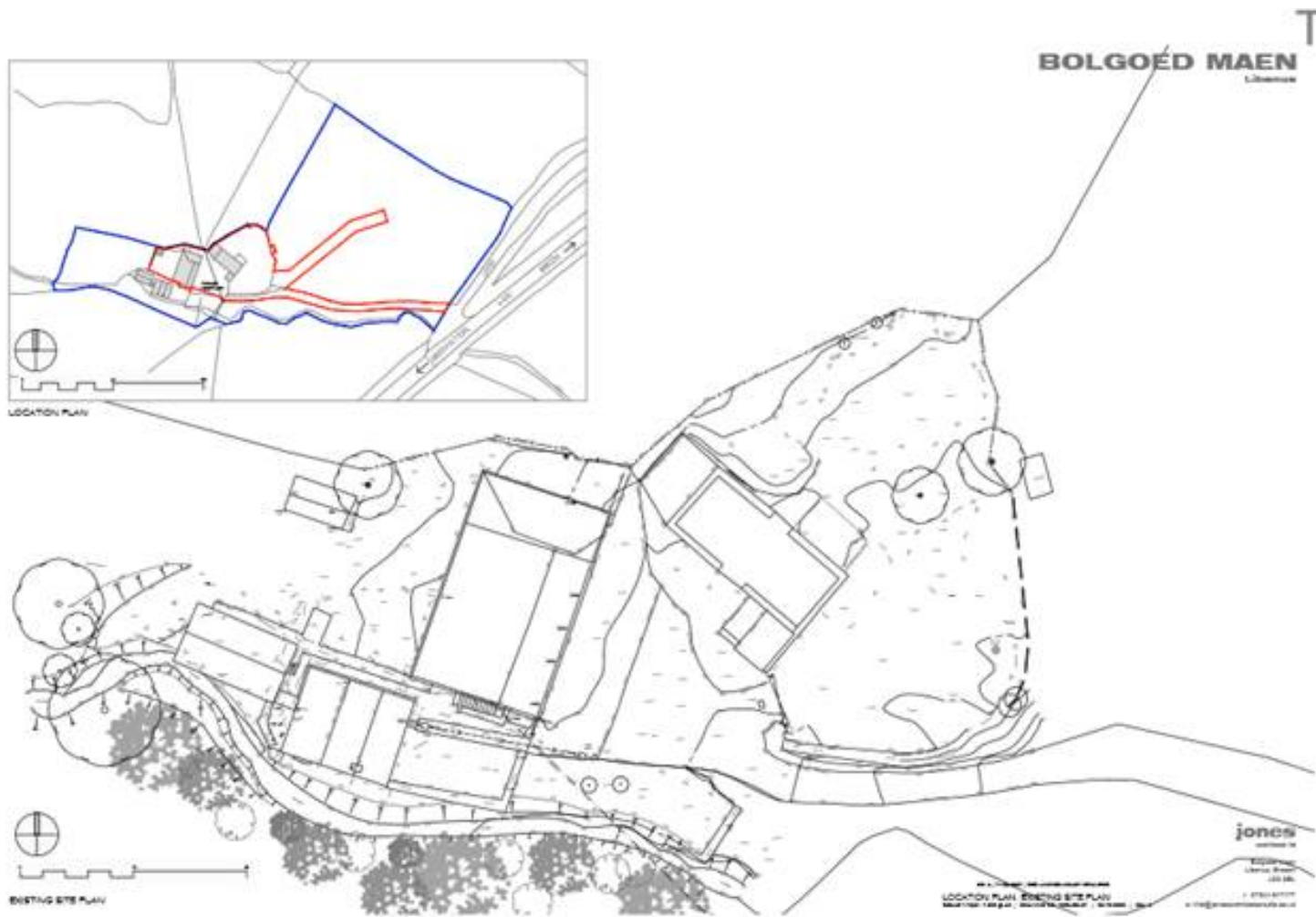
1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the approved plans in the interests of a satisfactory form of development.
3. In the interests of protecting the traditional character and appearance of the building in accordance with LDP Policy I.
4. To ensure the approved holiday accommodation is not used for permanent residential accommodation as the National Park Authority is not prepared to allow the introduction of an unrestricted unit of residential accommodation in this rural location.
5. To ensure the approved holiday accommodation is not used for permanent residential accommodation as the National Park Authority is not prepared to allow the introduction of an unrestricted unit of residential accommodation in this rural location.
6. To ensure the development meets the definition of a conversion and complies with LDP Policy CYD LPI and TAN24.
7. To ensure the development is appropriate in appearance and its local context.
8. In order to ensure the development safeguards the character and visual amenities of the locality.
9. To comply with Section 6 of Planning Policy Wales (2021), Technical Advice Note 24 and Policies I & SP3 of the adopted Local Development Plan for the Brecon Beacons National Park. To allow an adequate descriptive record of the buildings to be made, before they are converted, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.
10. To maintain the safety and free flow of trunk road traffic.
11. To comply with Section 6 of Planning Policy Wales (2021), Technical Advice Note 5 and Policies SP3, 1, 3, 4, 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.
12. To comply with Section 6 of Planning Policy Wales (2021), Technical Advice Note 5 and Policies SP3, 1, 3, 4, 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.
13. To comply with Section 6 of Planning Policy Wales (2021), Technical Advice Note 5 and Policies SP3, 1, 3, 4, 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.
14. To comply with Section 6 of Planning Policy Wales (2021), Technical Advice Note 5 and Policies SP3, 1, 3, 4, 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.
15. To comply with Section 6 of Planning Policy Wales (2021), Technical Advice Note 5 and Policies SP3, 1, 3, 4, 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.
16. To comply with Section 6 of Planning Policy Wales (2021), Technical Advice Note 5 and Policies SP3, 1, 3, 4, 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.
17. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the requirements of Planning Policy Wales (2021).

**Informatives:**

1. The site is crossed by a public footpath. The footpath should remain open and unobstructed through development work unless a risk assessment recommends otherwise. In which case, advice should be sought from the Brecon Beacons National Park Rights of Way team regarding temporary closure options.
2. 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 I 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.

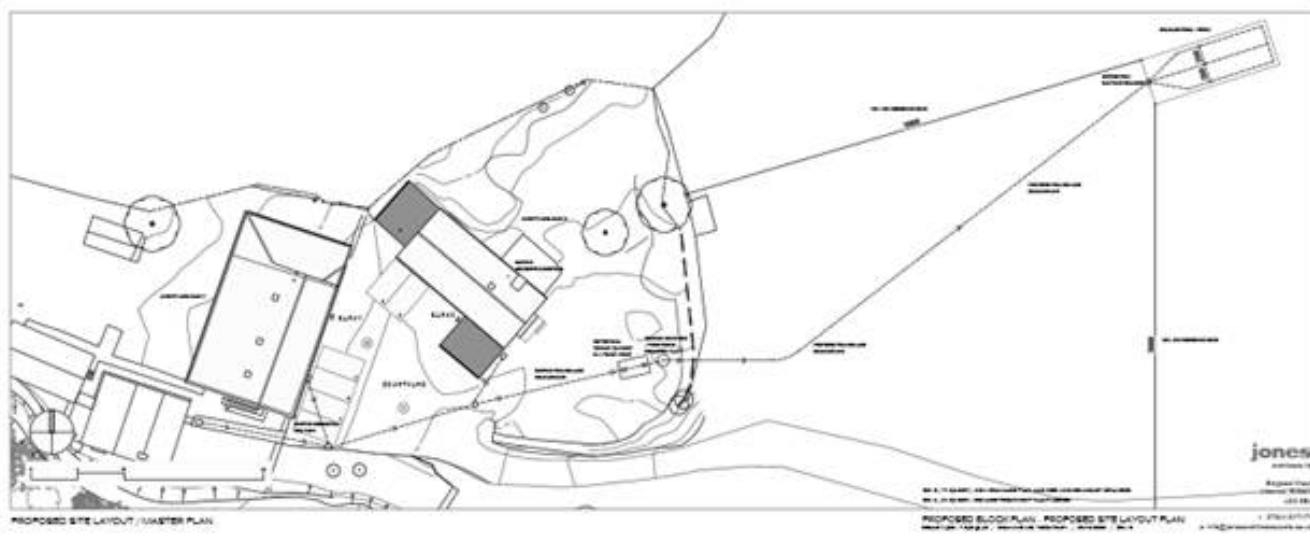
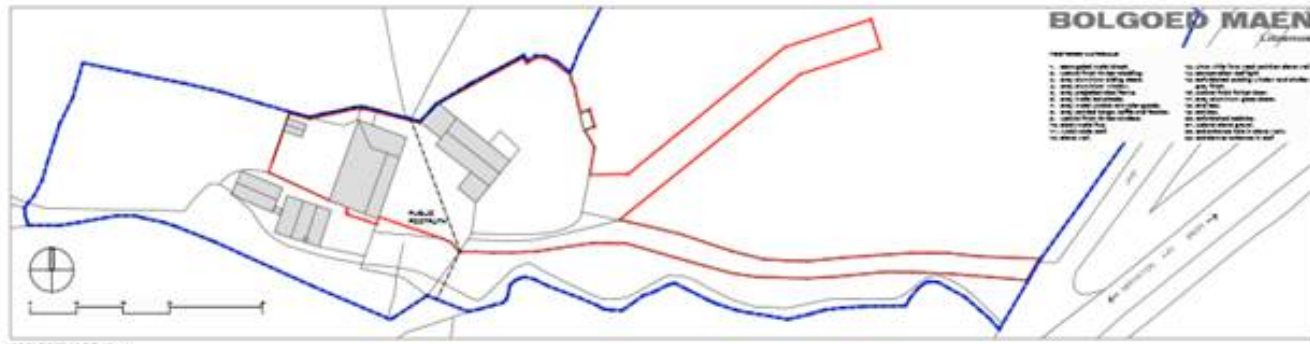
The applicant is therefore reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) to remove or work on any hedge, tree or building where that work involves the taking, damaging or destruction of any nest of any wild bird while the nest is in use or being built, (usually 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.

3. **Warning: A European protected species (EPS) Licence is required for this development.** This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at: <https://naturalresources.wales/guidance-and-advice/environmental-topics/wildlife-and-biodiversity/european-protected-species/?lang=en>
4. With respect to the discharge of effluent to ground or surface water, the Applicant will need to apply for an environmental permit or register an exemption with Natural Resources Wales. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are 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 NRW's 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. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.
5. Further advice on compliance with condition 19 may be obtained by contacting Powys County Council Environmental Health Service on 01597 827645.



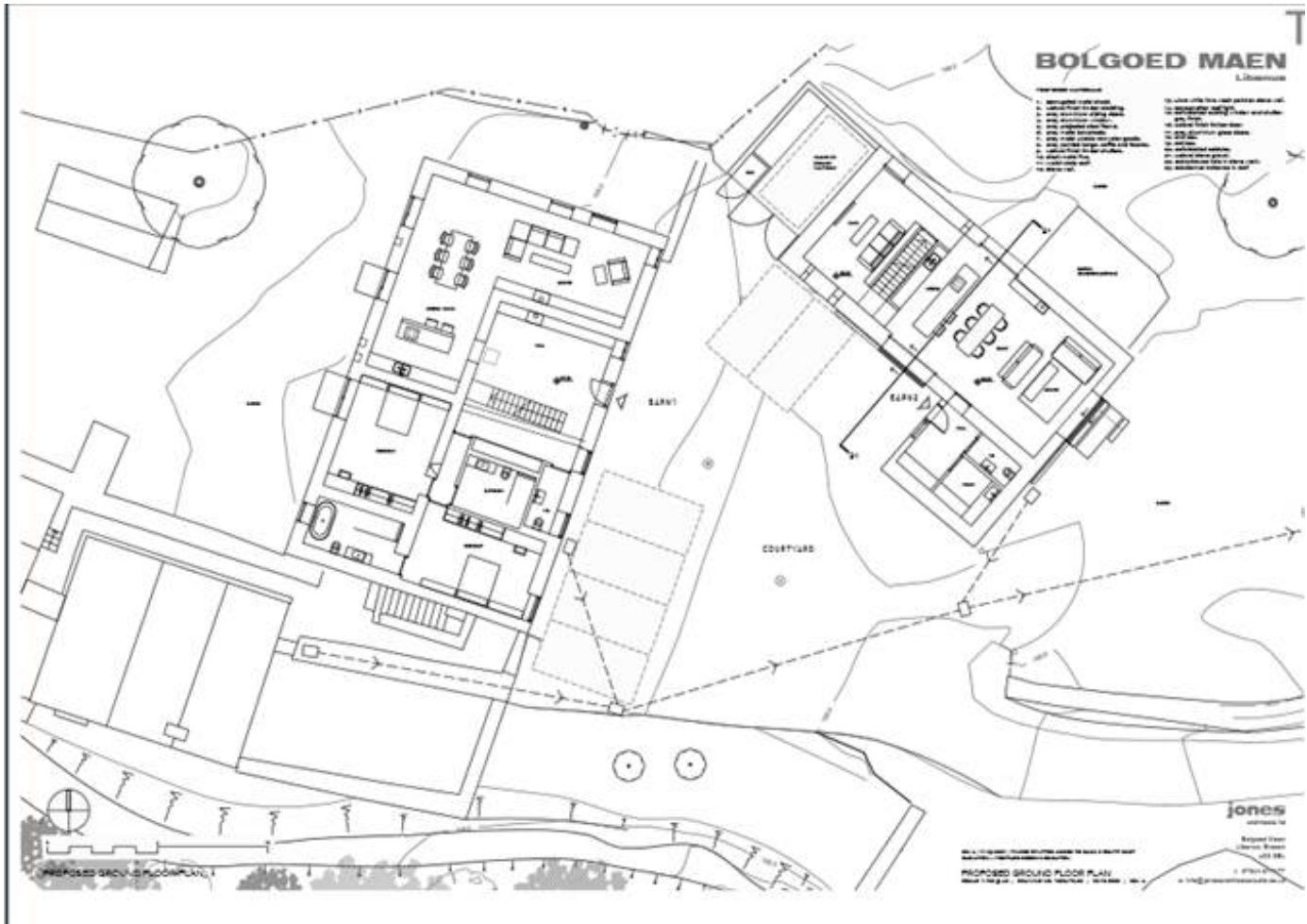
“Location Plan”

Ref: 1020/ED-01 Rev A



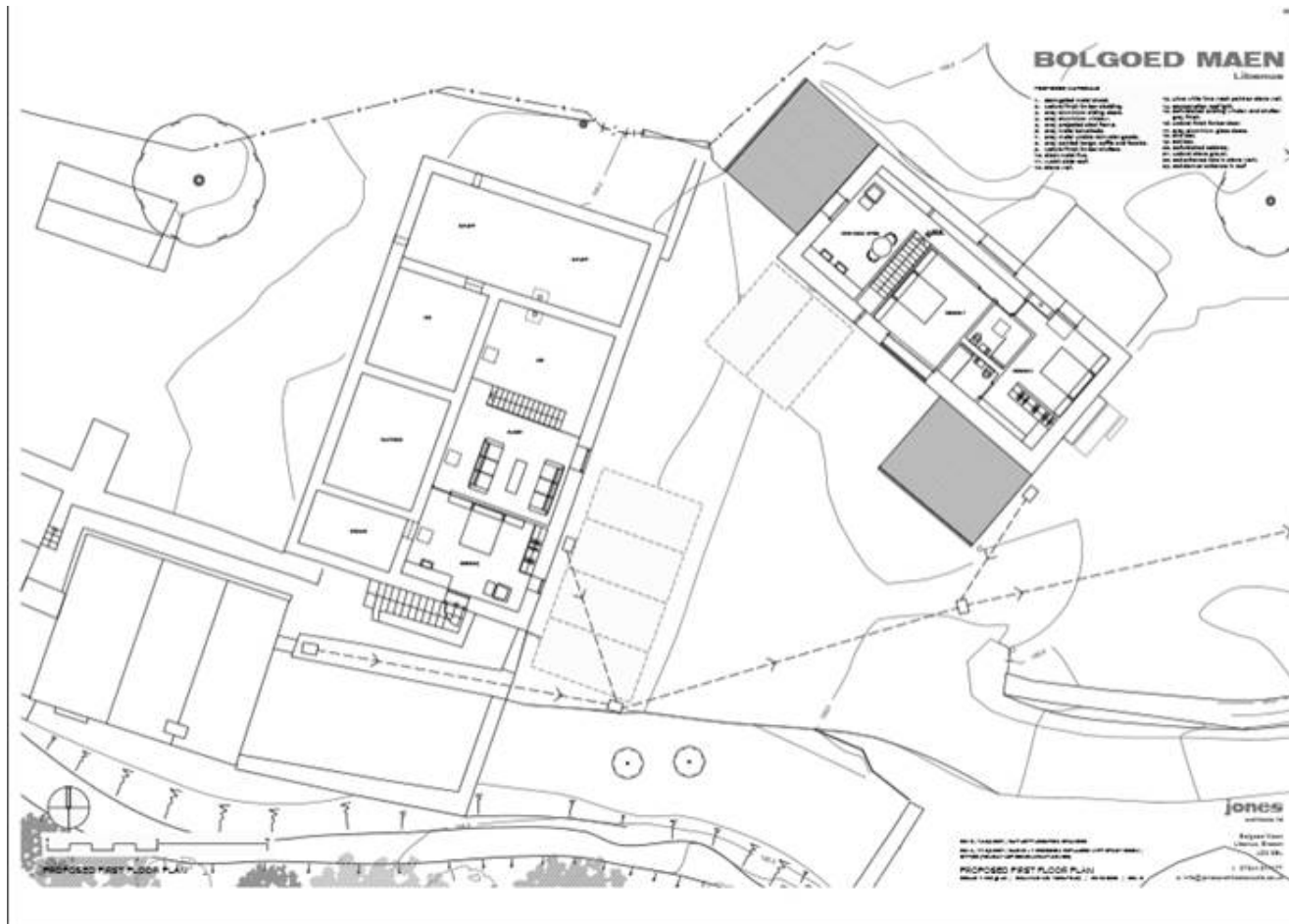
“Proposed Block Plan”

Ref: 1020-PD-01 Rev: B



"Proposed Ground Floor Plan"

Ref: 1020/PD-02 Rev A



“Proposed First Floor Plan”

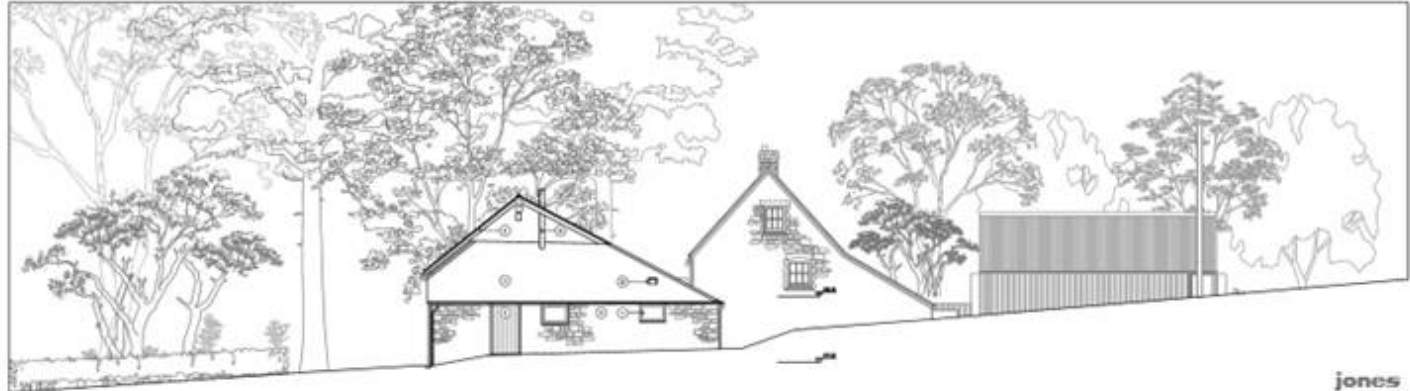
Ref: I020-PD-03 Rev B



PROPOSED BARN 1 EAST ELEVATION

### BOLGOED MAEN

- Legend
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| 1. 100% Cotton  | 11. 100% Cotton |
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| 4. 100% Cotton  | 14. 100% Cotton |
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| 6. 100% Cotton  | 16. 100% Cotton |
| 7. 100% Cotton  | 17. 100% Cotton |
| 8. 100% Cotton  | 18. 100% Cotton |
| 9. 100% Cotton  | 19. 100% Cotton |
| 10. 100% Cotton | 20. 100% Cotton |



PROPOSED BARN 1 NORTH ELEVATION

**jones**

ARCHITECTS

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 Newport News, VA 23602  
 757.243.1111

PROPOSED BARN 1 ELEVATIONS / SITE SECTIONS  
 10/20/2017

"Proposed Barn 1 Elevations/Site Sections"

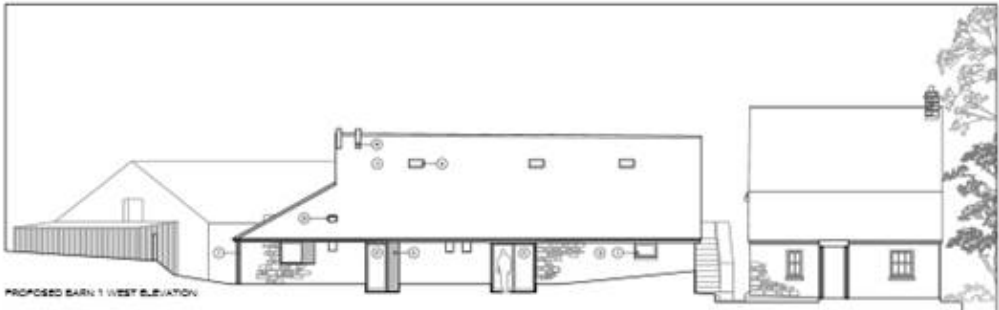
Ref: 1020-PD-05 Rev A



# BOLGOED MAEN

Llanidloes

- REFERENCE SYMBOLS**
- 1. 100mm concrete
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PROPOSED BARN 1 WEST ELEVATION



PROPOSED BARN 1 SOUTH ELEVATION



PROPOSED BARN 1 ELEVATIONS / SITE SECTIONS  
 10/20/2017  
 10/20/2017

**jones**  
 architects  
 10/20/2017  
 10/20/2017

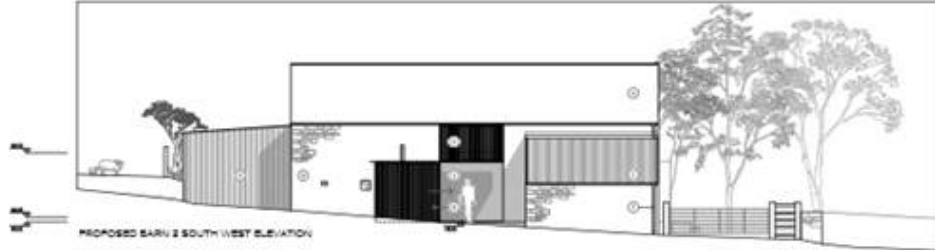
"Proposed Barn 1 Elevations/Site Sections"

Ref: 1020-PD-06 Rev A

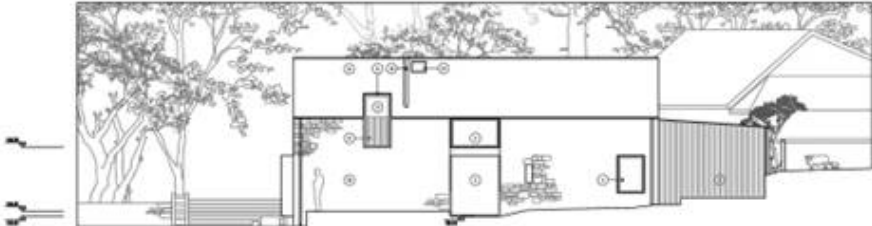
# BOLGOED MAEN

L.12/2020/001

- FINISHES SUMMARY**
- |                           |   |
|---------------------------|---|
| 1. exterior wall cladding | 10. white brick (see main section elevations) |
| 2. exterior wall cladding | 11. stone (see main section elevations)       |
| 3. exterior wall cladding | 12. stone (see main section elevations)       |
| 4. exterior wall cladding | 13. stone (see main section elevations)       |
| 5. exterior wall cladding | 14. stone (see main section elevations)       |
| 6. exterior wall cladding | 15. stone (see main section elevations)       |
| 7. exterior wall cladding | 16. stone (see main section elevations)       |
| 8. exterior wall cladding | 17. stone (see main section elevations)       |
| 9. exterior wall cladding | 18. stone (see main section elevations)       |



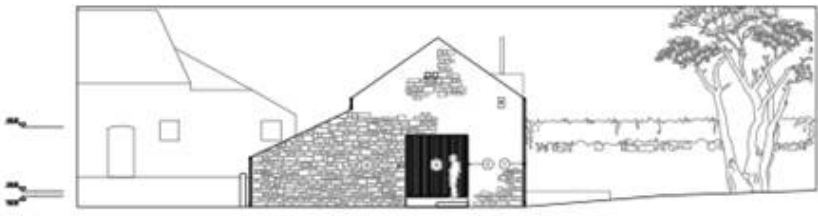
PROPOSED BARN 2 SOUTH WEST ELEVATION



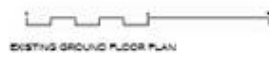
PROPOSED BARN 2 NORTH EAST ELEVATION



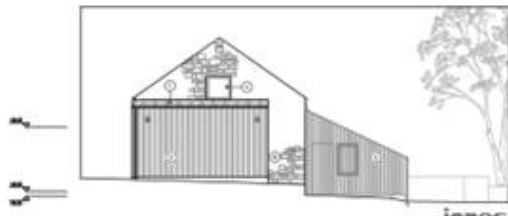
SECTION A-A



PROPOSED BARN 2 SOUTH EAST ELEVATION



EXISTING GROUND FLOOR PLAN



PROPOSED BARN 2 NORTH WEST ELEVATION

PROPOSED BARN 2 ELEVATIONS / SITE SECTIONS  
 DRAWN BY: [Name] / CHECKED BY: [Name] / DATE: [Date]

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“Proposed Barn 2 Elevations/Site Sections”

Ref: I020-PD-07 Rev A