

Description of Development

Full planning permission is sought for the construction of five disabled parking bays on part of the existing approach road, including the excavation of a grassed bank area. A disabled friendly pathway will run alongside the spaces, and a 'changing places' disabled toilet will be located alongside the spaces.

The development will be contained off the north-east elevation, between the centre and the car park. The five spaces will be located near to the visitor's centre entrance, and a new ramp and platform will connect these spaces with the entrance of the centre, as well as the existing disabled toilet.

A gabion-based retaining wall will create a barrier between the parking spaces and the new path, and will be local Tredomen stone in material. Landscape planting will be located beyond the gabion wall, and details of this planting scheme have not been supplied at this time.

A new paved path will be created to link the current car park to the entrance of the visitor centre. This will allow people to access the centre without encroaching on the disabled parking area. The path will be finished in Indian Sandstone, and will be protected from the parking area by the gabion basked wall and landscaping provision.

A modular 'changing places' disabled toilet is also proposed between the new parking bays and visitor centre, and will provide a disabled toilet and changing pod. This will connect to the existing drainage system at the centre. The external materials of this will match the timber cladding on the visitor's centre. A new screen is also proposed to conceal the 'stomper' bike shed from the parking area, this screen will be finished in the same cladding as the visitor centre.

It is also proposed to remove two toilets from the main toilet block within the Mountain Centre. These will be removed from the ladies toilets and a baby changing area will occupy the created space. With the proposed development, the overall number of toilets at the Mountain Centre is decrease by one.

1. Site and Context

The proposed development is proposed to be located within the Brecon Beacons Mountain Centre Visitor Centre, located approximately 2 miles from the village of Libanus and the A470 trunk road.

The site is one of the flagship centres for the Brecon Beacons National Park. The detached two-storey building is located within a countryside setting, which is well screened by trees with a grassed area to the front and a car park to the north-east of the building. Vehicular access is located to the rear of the building.

The site is open to the public and has a shop, classrooms for the National Park's Education Team, a tea room and paved patio area to the front. The proposed development will be located directly off the north-east elevation of the visitor's centre.

2. Planning History

App Ref	Description	Decision	Date
21/20641/FUL	Installation of six additional pieces of play equipment adjacent to an existing piece of play apparatus	Application Permitted	15th Feb 2022
10/05890/FUL	Renewal of drains at the Brecon Beacons National Park Visitor Centre and installation of a pumping station.	Application Permitted	4th Mar 2011
14/10406/FUL	Childrens play area at the National Park	Application Permitted	12th Mar 2014

	Visitor Centre to be situated on the lawn front left of the main building occupying a space of approx 10m x 20m		
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3. Relevant Local and National Planning Policy

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

Policy no.	Policy
SP1	National Park Policy
CYD LPI	Enabling Appropriate Development in the Countryside
SP3	Environmental Protection
1	Appropriate Development in the National Park
6	Biodiversity and Development
7	Protected and Important Wild Species
59	Impacts of Traffic

National Development Framework (Future Wales: The National Plan 2040 - February 2021)

4.2 National Planning Policy and Guidance

Document
Planning Policy Wales: 11 th Edition (February 2021)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 24: The Historic Environment (2017)

4. Summary of Consultation responses

Consultee	Comments
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Glyn Tarrell Community Council	Awaiting comments at the time of writing this report
Glyn Tarrell Community Council	Consultation Superseded

NP Planning Ecologist	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.
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NP Planning Ecologist	consultation superseded
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Powys County Council Highways	<p>The County Council as Highway Authority for the County Unclassified Highway, U0355</p> <p>Wish the following recommendations/Observations be applied Recommendations/Observations</p> <p>I refer to the amended plans relating to the above site and have no further comments to make.</p>
Powys County Council Highways	<p>The County Council as Highway Authority for the County Unclassified Highway, U0355</p> <p>Does Not Wish to Comment on the Application</p>

Copies of the full consultation responses can be found on our website at: <https://planningonline.beacons-npa.gov.uk/online-applications/?lang=EN>

5. Third Party Representations

The application was advertised by way of a site notice on site and direct neighbour notification. No third-party comments have been received.

6. Well Being and Future Generations (Wales) Act 2015

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

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. Planning Obligations:

N/A

8. Assessment:

8.1 Key Gateway Test – Strategic and Spatial Choices:

The application is considered against Planning Policy Wales Edition 11 (2021) and the first stage of consideration is to assess the proposed development against the Strategic and Spatial Choices issues and the national sustainable place making outcomes.

8.1.1 Good design

The proposed development will be located on a currently grassed bank of the popular visitor centre. The proposed materials, including the use of local stone in gabion baskets, as well as the matching of proposed materials to the current visitor's centre, will be sympathetic in materials to the surrounding area. Given the nature of the proposed parking area, it is considered, given its design and purpose, the size and scale is considered acceptable.

8.1.2 Promoting healthier places

The proposal will promote the physical and mental well-being of the users of these parking spaces, by supporting people with disabilities to enjoy the activities that are available at the centre, as well as promoting the countryside as a healthy living space.

8.1.3 The Welsh Language

Due to the proposal being located at the Brecon Beacons Mountain Centre Visitor Centre, there is an abundance of bi-lingual signs located around the site, which will promote the Welsh language to visitors to the site.

8.1.4 Sustainable Management of Natural Resources

The site is located within the River Usk Special Area of Conservation (SAC). The proposed development, along with wider internal changes proposed in the Mountain Centre, results in a net reduction of toilets at the mountain centre of one and therefore is not considered to result in an increase in the volume of wastewater. The proposal is not considered to result in a likely significant effect on the SAC.

9. Placemaking in Rural Areas

The proposal is located in an area of open countryside as defined by the LDP Proposals Map. The LDP defines countryside locations as areas unsuitable to accommodate future development in accordance with the Environmental Capacity of the National Park. The LDP defines a 15 year vision for the future of the Countryside which emphasises the importance of supporting the countryside as a living and working landscape, internationally recognised for its outstanding natural beauty and cultural traditions.

As such, in these areas, there is a presumption against development with the exception given to those development forms where there is a defined essential need for a countryside location. Strategy policy CYD LPI sets out the forms of development that are considered acceptable within these parameters.

Criterion 5 refers to proposals for tourist attractions or recreational activities, and it is considered that the improvement of disabled parking provision for the purpose of promoting the countryside for

those within the National Park is acceptable at this countryside location.

9.1 Managing Settlement Form

N/A

9.2 Assessing the sustainable benefits of development: (PPW para 2.21)

9.2.1 Social considerations

The visitors who use the Brecon Beacons National Park will benefit from the improvement of disabled parking provision and access. Its purpose will assist in the more inclusive enjoyment of the National Park and enhance the experience within the landscape.

9.2.2 Economic considerations

By improving the quality of the visitor experience within the Brecon Beacons Mountain Centre Visitor Centre, this could support a wider range of visitors to the centre, which may increase uptake in additional activities and services based on the premises.

9.2.3 Cultural considerations

The Visitor Centre is located within an area of natural beauty, and the proposed parking area would form part of a wider organisation which strives to provide a vibrant and inclusive Visitor Centre, which educates and showcases the culture of the local area, and the National Park as a whole.

9.2.4 Environmental considerations

Despite the development strengthening the provision of disabled car parking at the site, the site is accessible via bicycle and by foot, and the Visitor Centre has electric vehicle charging capabilities. The development will include the loss of amenity grassland, which is considered to be of low ecological value but includes an area of new landscaping which will deliver biodiversity enhancement.

9.3 Detailed Impact Assessment:

9.3.1 Distinctive and natural places

9.3.1.1 Landscape and Visual Amenity

Policy I of the LDP: Appropriate Development in the National Park

All proposals for development or change of use of land or buildings in the National Park must comply with the following criteria, where they are relevant to the proposal:

- 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;

Given the size, scale and appropriate design of the proposal, the proposed disabled parking area would have no adverse impact on visual amenity of the surrounding area.

As such the proposal would comply with policy 1 of the LDP (2013)

9.3.1.2 Biodiversity

The LDP includes the following policies regarding ecological issues and safeguarding biodiversity are as follows:

Policy SP3 'Environmental Protection' (LDP 2013)

Policy 1 'Appropriate Development in the National Park (LDP 2013)

Policy 6 'Biodiversity and Development' (LDP 2013)

Policy 7 'Protected and important Wild Species' (LDP 2013)

Representation has been received from the National Park's Planning Ecologist, who raised no objection to the proposal, subject to the imposition of pre-commencement planning conditions.

No additional external lighting has been proposed within this development, and therefore there are no issues with regards to policy 12 of the LDP.

Policy 1 of the Local Development Plan and Section 6 of the Environment (Wales) Act 2016 require the BBNPA to seek to maintain and enhance biodiversity. The Welsh Government letter to Chief Planning Officers dated 23rd October 2019 has also clarified the necessity for developments to include biodiversity enhancement measures prior to determination of applications.

An additional area of landscaping is proposed as part of the development. The National Park Ecologist has suggested that a landscaping plan be submitted, including details of all plant specifications. This will be included as a pre-commencement condition, and prior to the scheme being undertaken, this scheme must be submitted to and approved by the Brecon Beacons National Park Authority. This will include species which will deliver enhancements to biodiversity.

As such, the proposal would comply with the above policies.

9.3.2 Active and Social Places

9.3.2.1- Transport

Planning Policy Wales states that the Welsh Government is committed to reducing reliance on the private car and supporting a model shift to walking, cycling and public transport. Delivering this objective will make an important contribution to decarbonisation, improving air quality, increasing physical activity, improving the health of the nation and realising the goals of the Well-being of Future Generations Act. (para 4.1.9).

Policy 59 of the LDP refers to the impact of traffic and states that development will be permitted where appropriate access can be achieved. Criterion (c) states that access will be considered to be inappropriate where there is an unacceptable impact on road safety.

The site is in a rural location and PPW acknowledges in paragraph 3.39 that opportunities for reducing car use and increasing walking, cycling and the use of public transport are more limited than in urban areas.

Powys County Council Highways Authority were consulted on the application raising no objections.

This development will improve the quality of disabled parking provision at the centre. It also includes improved pedestrian access for disabled people to access the Visitor Centre and new toilet facilities.

As such the proposal would comply with policy 59 of the LDP.

9.3.2.2. Neighbouring Amenity

Planning Policy Wales (Edition 11, February 2021) states:

'Placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people'. (2.7, PPW, 2021)

There is one nearby property to the development, which is located to the south-east of the development site, at the far end of the visitor centre.

Given the proposed location of the proposed scheme, it is considered unlikely that the proposed development would have a detrimental impact on neighbour amenity. Therefore, this proposed development is considered to be acceptable and to be in accordance in relation to residential neighbour amenity impact.

9.3.3 Productive and enterprising places

9.3.3.1 Tourism

PPW states that "Tourism involves a wide range of activities, facilities and types of development and is vital to economic prosperity and job creation in many parts of Wales" (para 5.5.1)

PPW para 5.5.3 states that "rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. In addition to more traditional forms of rural tourism, planning authorities should plan positively for active, green and cultural tourism where they are appropriate. Development should be sympathetic in nature and scale to the local environment."

The proposed disabled parking area is proposed to enhance the inclusiveness of the visitor experience of the Visitor Centre.

10. Conclusion

This application has been considered against the adopted policies of the Brecon Beacons National Park Authority Local Development Plan (2013). In making a recommendation National Policies within Planning Policy Wales (Edition 11, 2021) and Policies CYD LPI, SP3, 1, 6, 7 and 59 of the

Development Plan, the comments made by the consultees and other interested parties have been taken into consideration. The proposal is considered to comply with the above policies.

National Park Purpose and Duty

The proposed parking area would contribute to the National Park's Purpose and Duty, by promoting and contributing to the opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. It would also not be detrimental to the conservation of the natural beauty of the Park.

Sustainable Development

The proposal delivers a positive impact on the environmental well-being of Wales, without adversely impacting on the other pillars of sustainability. The application is therefore recommended for approval as it delivers sustainable development and meets current needs without hindering those of future generations.

Recommendation: Permit subject to conditions

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 (Drawing nos. Site Location Plan (Received 30th March 2022), Proposed Floor Plans Rev B (Dated 9th July 2022) and Existing and Proposed Sections Rev A (Dated 30th May 2022)) unless otherwise agreed in writing by the Local Planning Authority.
- 3 All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours: 0800 - 1700 hrs Monday to Friday 0800 - 1300 hrs Saturday, At no time on Sunday and Bank Holidays. Deliveries to and removal of plant, equipment, machinery and waste, including soil, from the site must also only take place within the permitted hours detailed above.
- 4 Prior to the commencement of the development, a landscaping plan that shall include use of native species, shall be agreed with the Local Planning Authority and shall be implemented in the first planting season following implementation of the development and maintained thereafter. The plan shall include details of the planting specifications – the species, sizes and planting densities - and a timetable for implementation and future management to ensure good establishment. 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.
- 5 No external lighting shall be installed until an external lighting plan is submitted to and approved in writing by the Local Planning Authority. The scheme shall avoid conflict with wildlife corridors and biodiversity enhancement measures and shall be implemented as approved.

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 To protect the residential amenity of the surrounding area.
- 4 To comply with Section 6 of Planning Policy Wales (2021) Technical Advice Note 5 and Policies SP3, 1, 6 and 7 of the adopted Local Development Plan for the BBNP and

- the Environment (Wales) Act 2016
- 5 To comply with Section 6 of Planning Policy Wales (2021) Technical Advice Note 5 and Policies SP3 and 12 of the adopted Local Development Plan for the BBNP and to comply with the Wildlife & Countryside Act 1981 (as amended) and the Environment (Wales) Act 2016

Informative Notes:

- 1 All nesting birds , their nests, eggs and young are protected by law and it is an offence to:
- o intentionally kill, injure or take any wild bird
 - o intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built
 - o intentionally take or destroy the egg of any wild bird
 - o 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.
- 2 Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development. To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2017 (as amended) and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted at: NRW, Cantref Court, Brecon Road, Abergavenny, NP7 7AX Tel: 0300 065 3000

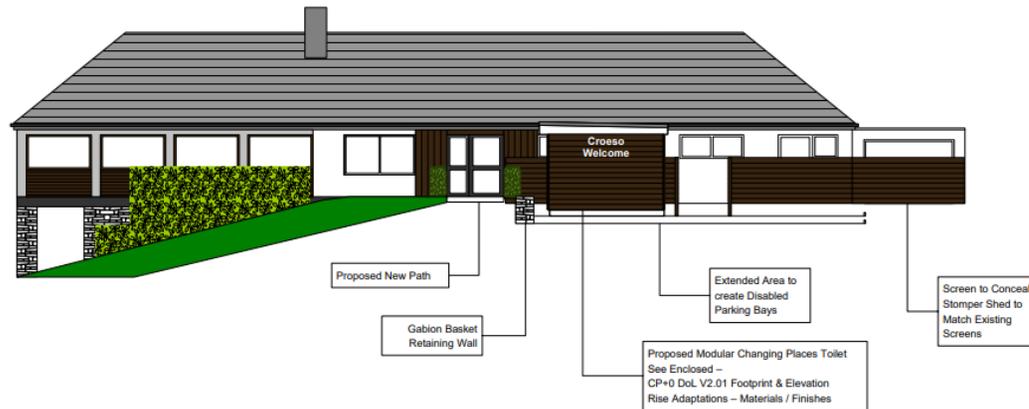
Site Location Plan (not to scale)



Existing Section

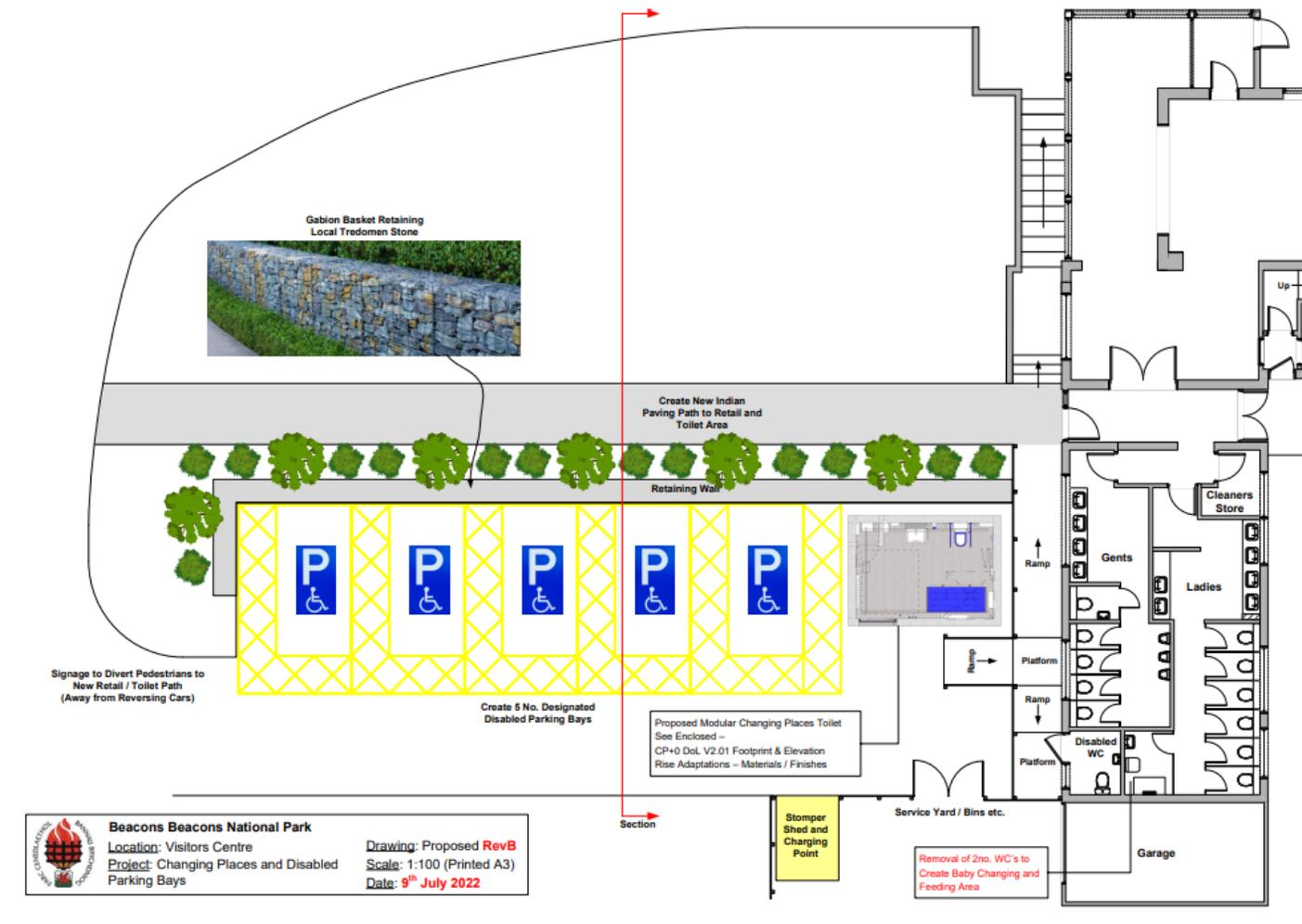


Proposed Section



	Beacons Beacons National Park	
	Location: Visitors Centre	Drawing: Section RevA
	Project: Changing Places and Disabled Parking Bays	Scale: 1:100 (Printed A3)
		Date: 30th May 2022

Existing and Proposed Sections (not to scale)



Proposed Floor Plans (not to scale)