

## APPLICATIONS DELEGATED TO THE NATIONAL PARK OFFICERS

Details are available on our website at [Planning application search on-line](#)

App No.	Grid Ref.	Community	Address	Decision	Date Issued
22/20788/FUL	N: 227054 E: 301933	Glyn Tarell	Rhydywernen Farm , Libanus, Brecon, LD3 8EH	Granted	21 February 2023
22/20810/FUL	N: 227054 E: 301933	Glyn Tarell	Rhydywernen Farm , Brecon, Libanus, Brecon, LD3 8EH	Granted	28 February 2023
22/20850/LBC	N: 218505 E: 321892	Crickhowell	The Malt House , Standard Street, Crickhowell, NP8 1BP	Consent	1 March 2023
22/20881/FUL	N: 221549 E: 263196	Dyffryn Cennen	Tregyb Mill , Bethlehem Road, Llandeilo, SA19 6SY	Granted	17 January 2023
22/21023/FUL	N: 214981 E: 324418	Llanelly	Athrofa , Crickhowell Road, Gilwern, Monmouthshire, NP7 0EH	Granted	17 February 2023
22/21027/OUT	N: 212795 E: 321982	Llanelly	Rock Cottage , Main Road, Clydach, NP7 0LL	Refused	17 January 2023

### Reason/s for refusal:

- 1 The proposed development is located in an area of Open Countryside as defined by the LDP proposals map and as such the LDP defines countryside locations as areas unsuitable to accommodate future development in accordance with the Environmental Capacity of the National Park. Furthermore section 3.60 of Planning Policy Wales (11) which states ‘...new building in the open countryside away from existing settlements or areas allocated for development must continue to be strictly controlled’. CYD LPI does not enable new residential development in countryside locations and given the above, a proposal for a new dwelling in this location would be contrary to the provisions made under Policy CYD LPI of the adopted BBNP Local Development Plan (2013) and Planning Policy Wales.
- 2 The proposed development has failed to demonstrate whether 2 parking space can be provided and space to manoeuvre on site to ensure forward facing ingress and egress. The proposal is therefore considered to conflict with policy I and 59 of the adopted BBNP Local Development Plan (2013) and TAN18.
- 3 The application site lies within the catchment area for the River Usk, which is designated as a Special Area of Conservation (SAC) under the Conservation of Habitats and Species Regulations 2017 (as amended) for the species it supports; new development within the SAC catchment area must demonstrate phosphate neutrality or betterment in its design and/or its contribution to the water body. The proposed development will increase the volume of foul drainage from the site and is considered will result in an unacceptable impact on water quality and the designated features of the SAC as a result of the increase in phosphates in the watercourse. Likely Significant Effects on the SAC cannot be ruled out and the proposal fails to accord with Brecon Beacons National Park Local Development Plan (adopted 2013) Policy 57: Water and Sewerage Supply for New Development and Policy 10: Water Quality of the Brecon Beacons National Park Local Development Plan (adopted 2013). This is contrary to The Conservation of Species and Habitats Regulations 2017 (as amended); the Environment Act 1995 (National Park duty), The Environment (Wales) Act 2016, Policies 1, 3, 4 and 10 of the Brecon Beacons National Park Local Development Plan; and the national planning policy and guidance set out in Planning Policy Wales, section 6 and Technical Advice Note 5".

- 4 The proposed development will have negative impacts on the Usk Bat Sites SAC and Mynydd Llangatwg SSSI. No ecological information has been submitted to understand the impacts and demonstrate mitigation or compensation can be provided. It is therefore contrary to Section 6 of PPW 11, TAN 5 and Policies SP3, 3 4 6 and 7 of the adopted BBNP Local Development Plan (2013) and contrary to The Conservation of Species and Habitats Regulations 2017 (as amended); the Environment Act 1995 (National Park duty), The Environment (Wales) Act 2016
- 5 Impacts on the Mynydd Llangatwg & Clydach Gorge Regionally Important Geodiversity Site (RIGS) (RIGS ID 57) have not been addressed. It is therefore contrary to Section 6 of PPW 11, TAN 5 and Policies SP3, 5, 6 and 7 of the adopted BBNP Local Development Plan (2013)
- 6 Considering the levels on site, it is unclear whether a dwelling of the scale proposed can be accommodated on site whilst allowing adequate space for amenity, parking and turning areas. The proposal therefore fails the requirement of Policy 1, particularly criteria 1) of the adopted BBNPA Local Development Plan (2013).

22/21172/FUL	N: 225699 E: 295409	Trallong	Felincamlais Farm, Libanus, Brecon, Powys, LD3 8NR	Granted	11 January 2023
22/21211/DISCON	N: 217064 E: 324124	Vale Of Grwyney	Llangenny Stables , Llangenny, Powys, NP8 1ET	Granted	15 February 2023
22/21236/DISCON	N: 225000 E: 309317	Talybont-on- Usk	Royal Oak Inn , Pencelli, Brecon, LD3 7LX	Granted	7 February 2023
22/21262/FUL	N: 213862 E: 326827	Llanfoist Fawr	5 Llanwenarth View, Govilon, Monmouthshire, NP7 9PL	Granted	28 February 2023
22/21264/FUL	N: 221180 E: 318999	Cwmdu	Heol Gerrig Cottage , Tretower, Crickhowell NP8 1RG	Granted	1 February 2023
22/21306/LBC	N: 228479 E: 304547	Brecon	The Wellington Hotel 10 Bulwark, Brecon, LD3 7AD	Consent	7 February 2023
22/21307/ADV	N: 228479 E: 304547	Brecon	The Wellington Hotel 10 Bulwark, Brecon, LD3 7AD	Granted	1 February 2023
22/21325/MINOR	N: 228108 E: 305436	Brecon	3 Cwrt Y Camden, Brecon, LD3 7RR	Granted	19 January 2023
22/21326/FUL	N: 232563 E: 317337	Talgarth	Arosfa , Talgarth, Powys, LD3 0EF	Granted	1 March 2023

22/21420/FUL	N: 203921 E: 331052	Goetre Fawr	Sundew , Pentre Lane, Mamhilad, NP4 8RJ	Granted	11 January 2023
22/21424/FUL	N: 222061 E: 314829	Cwmdu	Pentwyn, Bwlch, Brecon, Powys, LD3 7HX	Granted	17 January 2023
22/21435/FUL	N: 219934 E: 264726	Dyffryn Cennen	Pencefn , Ffairfach, Llandeilo, Carmarthenshire, SA19 6TH	Granted	24 February 2023
22/21478/FUL	N: 236602 E: 318617	Gwernyfed	Brook Cottage, Felindre, Aberhonddu, Powys, LD3 0TD	Granted	24 February 2023
22/21485/ADV	N: 229004 E: 304368	Brecon	Brecon Cathedral, Priory Hill, Brecon, Powys, LD3 9DP	Granted	8 February 2023
22/21487/FUL	N: 221430 E: 318514	Cwmdu	Tretower House, Tretower, Crickhowell , Powys, NP8 1RF	Granted	16 February 2023
22/21517/DISCON	N: 220556 E: 310084	Talybont-on- Usk	Land At Ty Canol Farm, Talybont-on-Usk, Brecon, Powys, LD3 7YT	Granted	9 February 2023
22/21532/TPO	N: 221740 E: 331131	Crucorney	Strawberry Cottage Wood SSSI, Abergavenny, Monmouthshire, NP7 7ND	Granted	16 February 2023
22/21542/FUL	N: 215652 E: 320374	Llangattock	Pantyrhiw Farm , Hillside, Llangattock, NP8 1LG	Granted	1 February 2023
22/21565/FUL	N: 227690 E: 313465	Llangors	Thistle Du , Llangorse, Brecon, Powys, LD3 7TS	Refused	27 January 2023

**Reasons for refusal:-**

- I. The application site lies within the catchment area for the River Wye, which is designated as a Special Area of Conservation (SAC) under the Conservation of Habitats and Species Regulations 2017 (as amended) for the species it supports; new development within the SAC catchment area must demonstrate phosphate neutrality or betterment in its design and/or its contribution to the water body. The proposed development will increase the volume of foul drainage from the site and

insufficient information has been submitted regarding a suitable foul drainage system to deal with the phosphate implications (including mitigation) of the proposed development. Likely Significant Effects on the SAC cannot be ruled out and the proposal fails to accord with Policies SP1, SP3, 1, 3, 4, 6, 7, and 10 of the LDP. This is contrary to The Conservation of Species and Habitats Regulations 2017 (as amended); the Environment Act 1995 (National Park duty), The Environment (Wales) Act 2016, national planning policy and guidance set out in Planning Policy Wales, section 6 and Technical Advice Note 5.

2. The proposal will result in the net gain of a new residential unit (Use Class C3 as defined by the Town and Country Planning (Use Classes) Order 1987 [as amended]) in the settlement and there is currently no mechanism available to provide an affordable housing contribution as required by Policies SP6 and 28 of the adopted Brecon Beacons National Park Local Development Plan (2013).

22/21627/LBC	N: 228771 E: 304488	Brecon	7 The Struet, Brecon, Powys, LD3 7LL	Consent	7 February 2023
22/21629/FUL	N: 236623 E: 318607	Gwernyfed	10 Wood Villas , Felindre, Brecon, LD3 0TD	Granted	17 February 2023
22/21637/MINOR	N: 235723 E: 318657	Gwernyfed	Pantygollen , Felindre, Brecon, LD3 0TB	Granted	10 January 2023
22/21660/MINOR	N: 225283 E: 268644	Llangadog	Cottage 1, Land To Rear Old School, Bethlehem, Llandeilo, Carmarthenshire, SA19 6YL	Granted	17 January 2023
23/21671/DISCON	N: 225317 E: 304138	Llanfrynach	Trawsnant , Cantref, Brecon, LD3 8LN	Granted	30 January 2023
23/21680/TPO	N: 229628 E: 295484	Trallong	St Davids Churchyard, Trallong, Brecon, Powys, LD3 8HP	Granted	24 February 2023
23/21712/TPO	N: 216612 E: 331001	Llantilio Pertholey	Opposite Coed Y Brenin , Hereford Road, Llantilio Pertholey, Abergavenny, NP7 6NU	Granted	20 February 2023