
FULL PLANNING PERMISSION

THE PUMPKIN PATCH GARDENING AND COOKING SCHOOL
FFERM ALLTYGOG
HEOL ABERGORLECH
NANTGAREDIG
CAERFYRDDIN
SA32 7AY

Application No: **W/34462** registered: 23/09/2016 for:

Proposal : CANOLFAN SGILIAU BYWYD A YSGOL GOGINIO - YSGUBOR A, A LLETY
YMWELWYR - YSGUBOR B

Location : ALLT Y GOG FARM, ABERGORLECH ROAD, NANTGAREDIG, CARMARTHEN, SA32
7AY

Carmarthenshire County Council HEREBY GRANT FULL PLANNING PERMISSION for the development proposed by you as shown on the application form, plan(s) and supporting document(s) subject to the following condition(s):

CONDITIONS

- 1 The development hereby permitted shall be commenced before the expiration of two years from the date of this permission.
- 2 The approved development relates to the following plans and documents and works should be carried out strictly in accordance with them unless amended by any other condition:
 - Ysgubor/Barn A – Proposed Floor Plans [PA/03] – 1:100 scale
 - Ysgubor/Barn B – Proposed Floor Plans [PA/08] – 1:100 scale
Received on 9 July 2016
 - Location and Block Plan – 1:500 and 1:1250 scale
Received on 8 November 2016
 - Ysgubor/Barn A – Proposed Elevations [PA/04] – 1:100 scale
 - Ysgubor/Barn B – Proposed Elevations [PA/08]– 1:100 scale
Received on 28 April 2017
- 3 All windows and doors shall all be installed as painted or stained timber joinery.
- 4 The existing stone walls shall be re-pointed in a suitable lime-based mortar.
- 5 The roof shall be covered in natural or artificial slate, coloured dark grey.

- 6 Barn A shall be used for a cookery school and for no other purpose (including any purpose in Class D2 of the Schedule to 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).
- 7 Barn B shall be used for holiday accommodation and for no other purpose (including any purpose in Class C1 of the Schedule to 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).
- 8 No development works shall be commenced until the Local Planning Authority has been provided with a licence that has been issued to the applicant by NRW pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations (2010) authorising the specified activity/development to go ahead, or NRW has informed the applicant in writing that such a licence is not required.
- 9 Prior to any work commencing at the site the provision of an updated plan to show the proposed bat mitigation, is to be submitted and implemented as agreed with the Local Planning Authority.
- 10 Prior to any work commencing at the site the provision of an external lighting and landscape plan for the development to ensure the proposed bat mitigation and flight lines are protected from light spill from the development is to be submitted and implement as agreed with the Local Planning Authority.
- 11 The development shall be carried out in accordance with the approved method statement, bat survey and mitigation measures as submitted and annotated on the submitted drawings; this includes any mitigation measures subsequently approved under Conditions 10 and 11 above.
- 12 The parking spaces and layout shown on the plans herewith approved shall be provided to the written approval of the Local Planning Authority prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only.
- 13 Prior to the beneficial use of the converted barns, the trunk road junction and visibility splays (including the permanent stopping up of the 2 agricultural accesses) shall be laid out, constructed and maintained strictly in accordance with the submitted Acstro drawing no. 1020 002 and 004 A, dated 8 November 2016.
- 14 Prior to the beneficial use of the converted barns associated new access, suitable fencing, the form of which shall be agreed in writing by the Local Planning Authority, shall be provided along the trunk road boundary of the site sufficient to prevent direct access to the trunk road.
- 15 The proposed junction works, as detailed in the Acstro drawings shall be completed to the written satisfaction of the Local Planning Authority prior to the beneficial use of the proposed development.
- 16 The proposed development hereby permitted for Barn A shall be used only in so far as it forms an ancillary use at Alltygog and at no time shall the development be let, leased, sold or otherwise disposed of as a separate unit of accommodation.

- 17 The proposed development hereby permitted for Barn B shall be used only in so far as it forms ancillary holiday accommodation at Alltygog and at no time shall the development be let, leased, sold or otherwise disposed of as a separate unit of accommodation.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2-5 In the interest of visual amenity. (Policy H5 of the LDP)
- 6-7 For the avoidance of doubt as to the extent of this consent and in the interest of ensuring that the proposal does not allow for conversion to residential use without consideration within a further planning application. (Policy TSM4 of the LDP)
- 8-11 In the interests of protecting wildlife and to ensure that the development does not adversely affect a European Protected Species. (Policy SP14 of the LDP)
- 12-15 In the interest of highway safety (Policy SP9 of the LDP)
- 16-17 To prevent a separate use on this site. [Policy H5 of the LDP].

REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

The development accords with Policy H5 & TSM4 of the LDP in that the buildings are suitable for conversion without substantial alterations. The alterations / modifications have been carefully designed to integrate with the buildings architectural integrity and do not detract from the character of the buildings. It is considered the buildings are substantially intact and capable of conversion; the buildings are of a traditional rural character and their future can best be secured through appropriate conversion.

NOTE(S)

- 1 Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter. In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice

- 2 Further advice from the Welsh Government Transport Division in relation to this application can be found on the Council's website.
- 3 Further advice from Natural Resources Wales in relation to this application can be found in the Council's website.
- 4 Care should be taken with the specification and planning the location of any plant associated with the development. Therefore, prior to the operation of the premises, a scheme for the control of noise and vibration of any plant (including ventilation, refrigeration, air conditioning and air handling units) to be used in pursuance of this permission shall be submitted to and approved in writing to the Local Planning Authority. This shall then be installed prior to the first use of the premises and retained and operated in compliance with the approved scheme.
- 5 The rating level of the noise emitted from the proposed development shall not exceed the existing background noise level. The noise levels shall be determined at the nearest noise sensitive premises or at another location that is deemed suitable by the authority. Measurements and assessments shall be made in accordance with BS 4142: 2014 Methods for rating and assessing industrial and commercial sound. Where the background noise levels shall be expressed as LA90 1hr and the ambient noise levels shall be expressed at Laeq 1hr.
- 6 At the written request of the Local Planning Authority, the operator within a period of 1 month shall undertake and submit to the authority a noise assessment conforming to BS 4142: 2014 Methods for rating and assessing industrial and commercial sound to determine whether noise arising from development exceeds the level specified in condition 2 above. The assessment shall be undertaken under the supervision of the Local Authority. In the event that Condition 2 is exceeded then the submitted survey shall also include mitigation measures to ensure compliance with the noise level specified in condition 2. The development shall then be undertaken in accordance with the approved details.

DATED: 10/11/2016

SIGNED: *Julian Edwards*

Development Management Manager
for and on behalf of
LLINOS QUELCH, BA (Hons), MSc, MRTPI
HEAD OF PLANNING