



**Planning Statement
Including Design and Access Statement**

**Proposed Tourism Development Comprising 4no.
Additional Holiday Cabins At Valley View Retreat**

Dolwen, Llanidloes, Powys SY18 6LH

Project Summary

Proposal

Full Planning application for 4no.Additional Holiday Cabins At Valley View Retreat

Location

Valley View Retreat, Dolwen, Llanidloes, SY18 6LH

Date

February 2022

Project

W125

Applicant

Mr Merfyn Jones

Prepared by

Hughes Architects
29 Broad Street
Newtown
Powys
SY16 2BQ

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1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of Mr Merfyn Jones to accompany a full planning application for the Proposed Tourism Development Comprising 4no. Additional Holiday Cabins at Valley View Retreat, Dolwen, Llanidloes.
- 1.2 The purpose of this planning statement is to provide additional and complementary information to the planning submission, including details of the site, description of the proposed development, recent planning history and how the proposal sits within the context of the national and local planning frameworks.
- 1.3 This Planning Statement is supported by the following set of drawings:

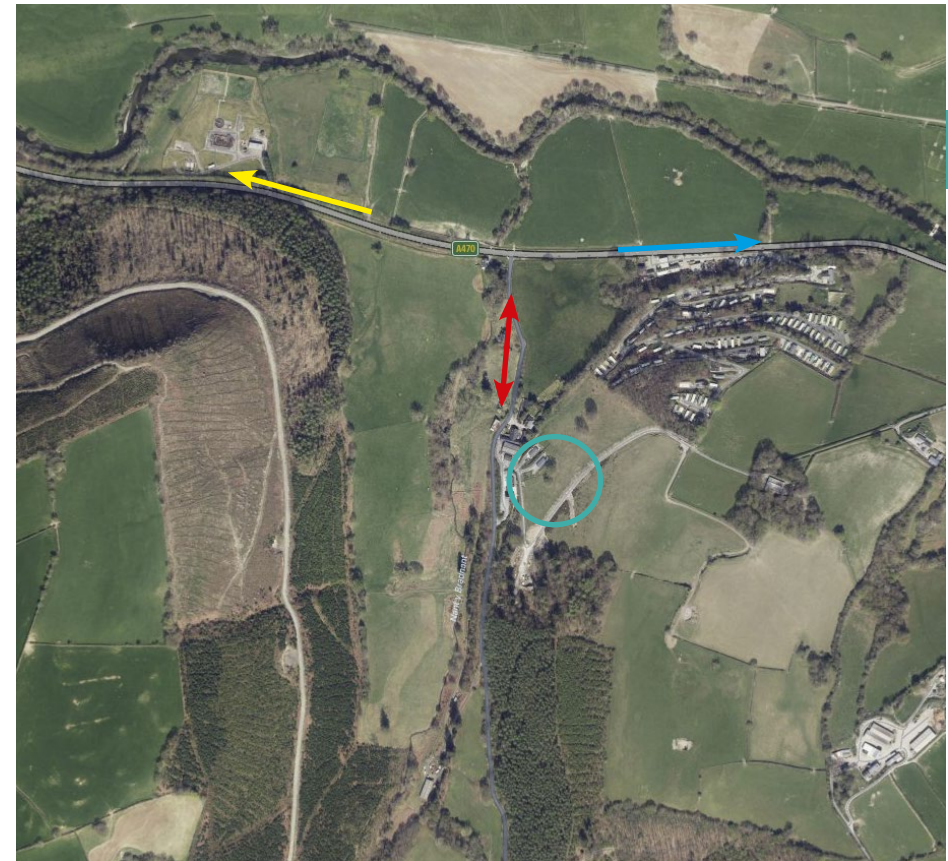
Drawing Number	Drawing Name	Prepared By
W125 3a.3.001	Location Plan	Hughes Architects
W125 3a.3.002	Existing Block Plan	Hughes Architects
W125 3a.3.003	Proposed Block Plan	Hughes Architects
W125 3a.3.004	Highways Plan	Hughes Architects
W125 3a.3.100	Proposed Cabin Details	Hughes Architects

- 1.4 In addition, the application is supported by the following supporting document:

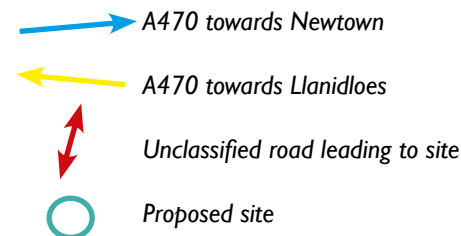
Supporting Document	Prepared By	Date
Preliminary Ecological Appraisal	Turnstone Ecology	March 2022
Percolation Test Forms	Hughes Architects	May 2022

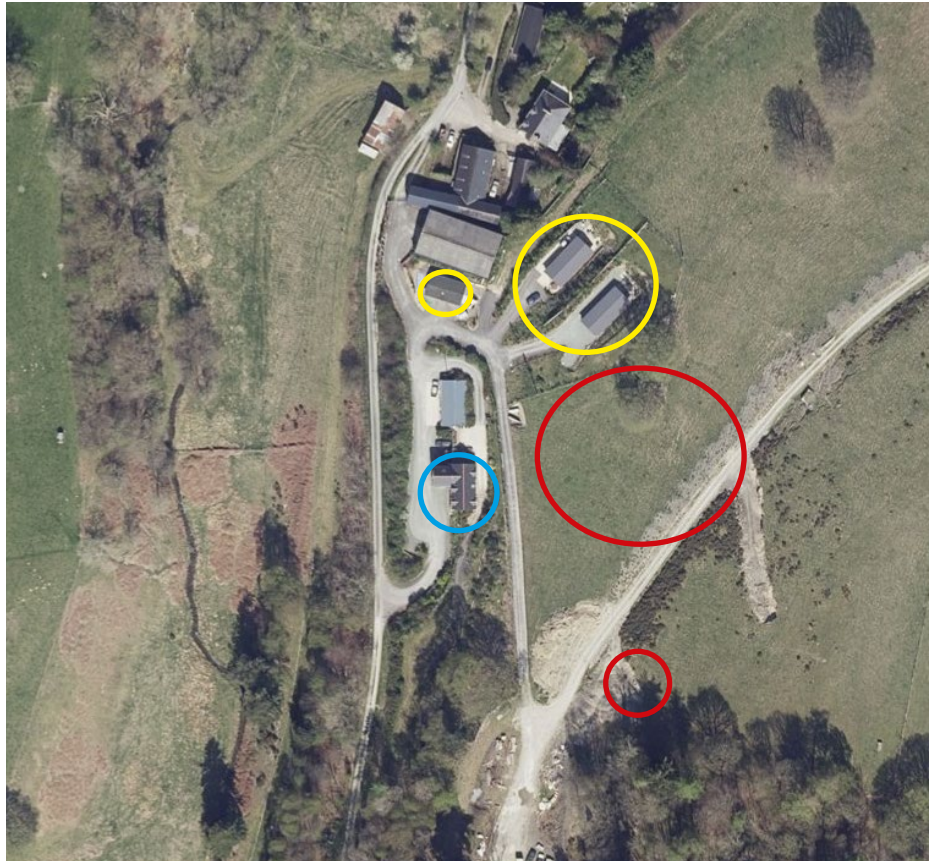
2.0 Site Context

- 2.1 The proposed development site is located at Valley View Retreat, Dolwen some 2.5 miles from the village of Llanidloes. The site is centred on the following grid coordinates Easting (X) 298363, Northing (Y) 284884.
- 2.2 The original planning application for the holiday cabins was as a farm diversification project which it continues to fulfil alongside the farm. This proposal allows the successful additional business to expand and help secure the future of the main farm.
- 2.3 The existing cabins were established in 2015 and comprises 3no. holiday cabins. The success of this business now means that further accommodation is now required.
- 2.4 Access is currently via an unclassified road. This road connects to the A470 to the North providing good links to Llanidloes to the West and Newtown to the East.
- 2.5 A review of NRW's development advice map confirms that the site is outside of any flood zones.
- 2.6 The topography of the makes the site attractive as a tourism destination affording countryside views in all directions.






Aerial View of the Proposed Site





Aerial View of the Proposed Site

-  Existing Cabins
-  Existing Farmhouse
-  Proposed Cabin Locations

3.0 Planning Context

Planning History

3.0 Permission for the siting of 3 no. holiday log cabins (including demolition of existing farm buildings), installation of a package treatment plant and associated ground works was approved under reference P/2015/0375 in June 2015. This proposal was a farm diversification project, the holiday accommodation providing additional income to support the operation of the main farm.

National Planning Policy Framework - Planning Policy Wales

- 3.1 The planning policy framework for determining applications is provided by national planning guidance, together with the statutory 'development plan'.
- 3.2 National planning policy is contained within the ninth edition of Planning Policy Wales (PPW), published in November 2016. PPW is supported by 24 topic-based Technical Advice Notes (TANs), which are also relevant.
- 3.3 PPW is the principal planning policy document of Welsh Government which needs to be taken into account in the preparation of development plans and in the determination of planning applications and appeals. The main thrust of PPW is to promote sustainable development by ensuring that the planning system provides for an adequate and continuous supply of land available and suitable for development. It dictates that available land must meet society's needs in a way that is consistent with overall sustainability principles. PPW recognises that planning and land use contributes to economic development, the conservation of Wales' natural assets and to the health, well-being and quality of life of individuals and communities.



Advice Notes

3.4 PPW is supported by 24 Technical Advice Notes (TANs) which provide more detailed guidance on a variety of issues. In respect of this application and depending on which option is being considered, the following TANs may be considered to be of relevance.

- TAN 6 – Planning For Sustainable Rural Communities
- TAN 12 – Design
- TAN 13 – Tourism
- TAN 18 – Transport
- TAN 23 – Economic Development

Future Wales, The National Plan 2040

3.5 This was published by Welsh Government on 24 February 2021. The National plan is now part of the development plan for all parts of Wales, meaning decisions on planning applications will need to accord with its policies. Policy 25 sets out how the Welsh Government supports sustainable growth and development in a series of inter-connected towns across the region, stating that development in these Regional Growth Areas should meet the regional housing, employment and social needs of Mid Wales. Policy 26 supports the growth and development of existing and new economic opportunities across Mid Wales.

Local Planning Policy Framework - Powys Local Development Plan

3.6 The statutory 'development plan' for this site is The Powys Local Development Plan (LDP) 2011-26.

Evaluation of site in respect of the LDP

3.7 The LDP apportions development using Inset Maps for each settlement. These maps set a settlement boundary to control this. The nearest settlement is the Town of Llanidloes. However the site is not within the boundary of the town. Therefore the site is considered to be in open countryside under the LDP.



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3.9 Under Policy TDI of the LDP, the Local Planning Authority may permit development for tourist accommodation, facilities and attraction in the open countryside where modest in scale and well integrated into the landscape so that it would not detract from the overall character and appearance of the area and where:

It is part of a farm diversification scheme; or

It re-uses a suitable rural building in accordance with TAN6; or

It complements an existing tourist development or asset, without causing unacceptable adverse harm to the enjoyment of that development or asset

3.10 Tourist accommodation includes serviced visitor accommodation, hotels, self-catering visitor accommodation, static caravans, chalets, cabins, touring caravans and camping. Tourist facilities and attractions include non- accommodation related tourism development.

3.11 Tourism developments of this type are clearly supported by the LDP, particularly as this is an extension of an existing development.

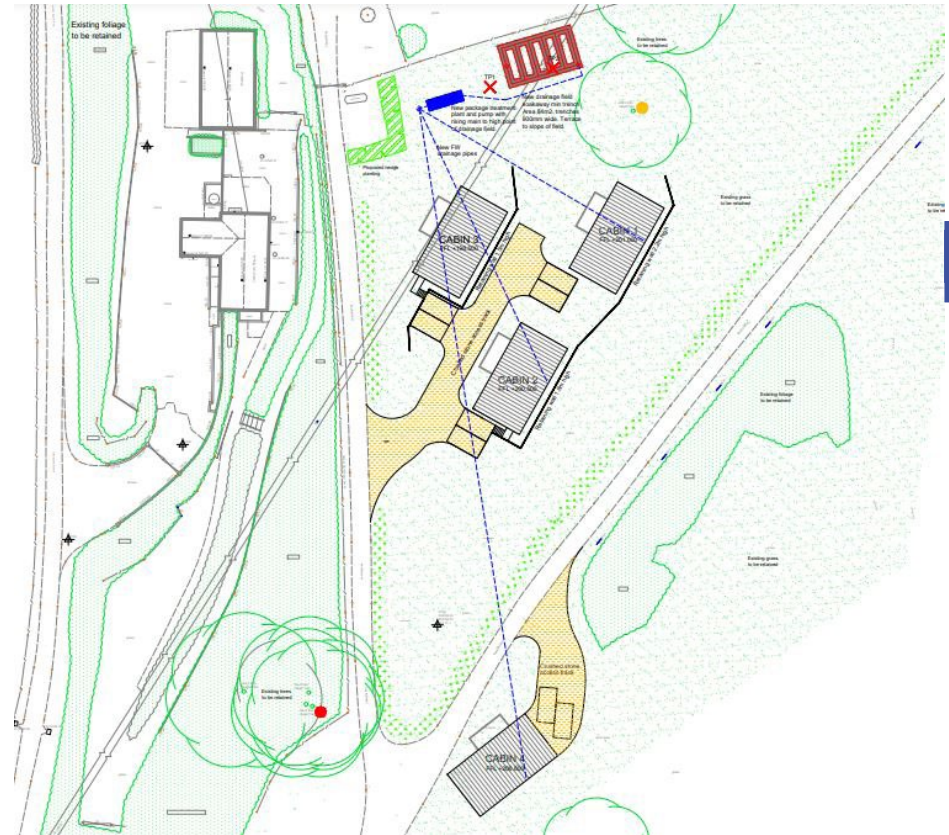


PLANNING
CONTEXT

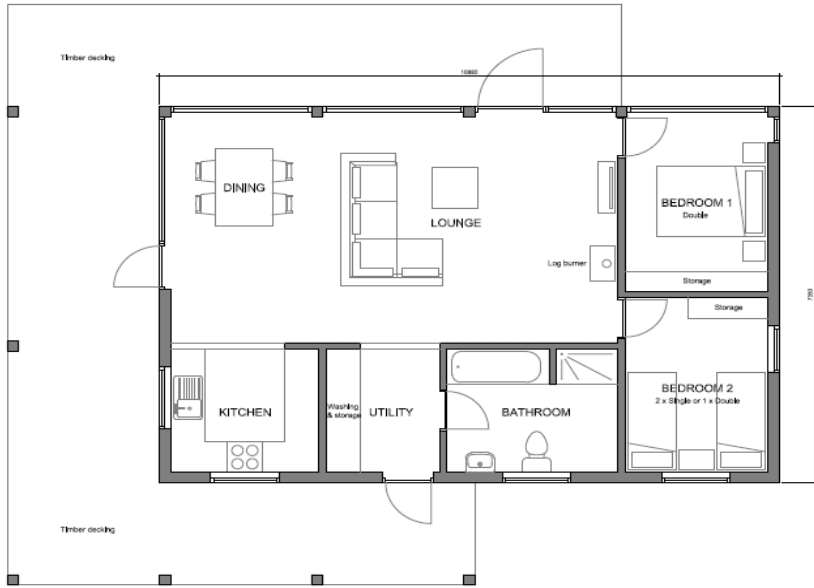
4.0 Proposed Development

Type of Application Proposal

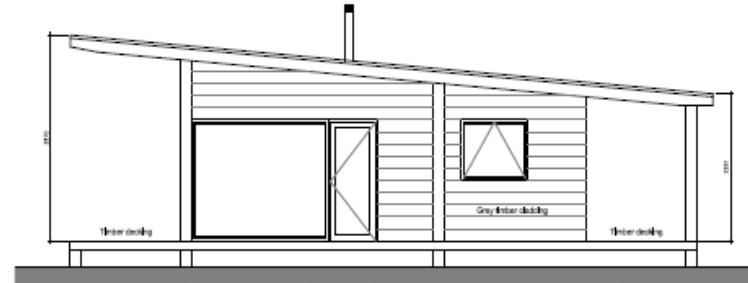
- 4.1 A planning application is proposed to be made in full with a fully detailed scheme presented here.
- 4.2 The application is accompanied by a fully detailed site layout and cabin design alongside technical supporting documents which show that the site is capable of supporting this tourism development.
- 4.3 The proposals are for 4no. additional holiday cabins and associated access works to the existing development.
- 4.4 According to NRW flood risk data the area is not at risk of flooding. Additionally the area is not within a conservation area.
- 4.5 The final design proposal includes biodiversity enhancement and an ecology report is appended to this application.



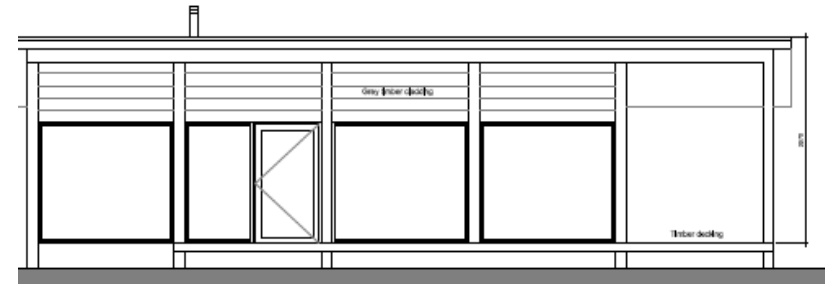
Proposed Site Plan



Proposed Plan



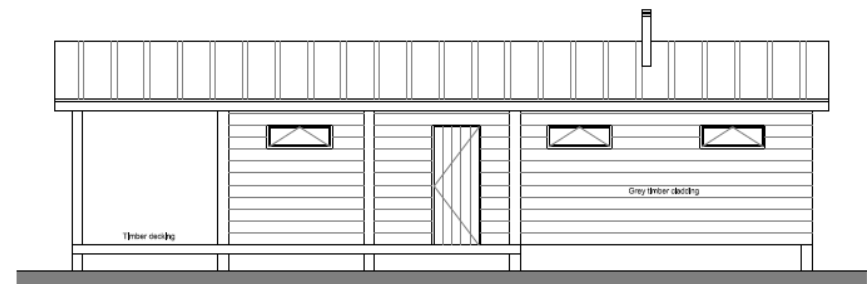
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



Example Cabin



Proposed Elevations



PROPOSED DEVELOPMENT

5.0 Conclusion

- 5.1 This planning statement accompanies an application for full planning consent for a Tourism Development comprising 4no. holiday cabins and access works.
- 5.2 The application is supported by plans and documents which all demonstrate that there are no significant constraints which would prevent the development of the site.
- 5.3 The proposal is an extension of an existing successful farm diversification business allowing it to expand further will help to secure the future of the farm, allowing local family to continue to provide much needed employment.
- 5.3 In particular, access to the site can be achieved without detriment to the existing highway network or on highway safety.
- 5.4 It is for these reasons that Powys Council is respectfully requested to grant permission for the development proposed.



Disclaimer

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