

Application Number: DM/2022/01498

Proposal: Variation of condition 6 of planning consent DC/2010/00626. (The site shall not be used otherwise than as a touring caravan and camping site with a maximum number of 20 in total of caravans or tents to be accommodated at the site.) To accommodate an additional 4 shepherd huts with associated washing facilities

Address: Great Treadam Farm Old Ross Road From Treadam To Llantilio Crossenny Llantilio Crossenny Monmouthshire NP7 8TA

Applicant: Mr G Jones

Plans: All Proposed Plans 2152-02 Building plans and Elevations - , Location Plan 1:1250 scale - , Other PROPOSED SEPTIC TANK DRAINAGE TO SERVE CARAVAN PITCHES, - , Other SEWAGE TREATMENT/OUTFALL INSTALLATION ASSESSMENT - , Site Plan 2152 - 01 - C, Drainage 2152 - 03 - B, Drainage Sewage Treatment/Outfall Installation Assessment (ref: 2152) dated 13/10/2022 - , Drainage Non-mains Sewerage Arrangements/Percolation Test Results (ref: 2152) dated - ,

RECOMMENDATION: Approve

Case Officer: Ms Jo Draper
Date Valid: 04.05.2023

1.0 APPLICATION DETAILS

1.1 Site Description

The application site relates to an established licensed premises the 'Hog's Head Public House' that forms part of Great Treadam Farm. It is a converted agricultural barn that operates as licensed premises to serve the adjacent holiday let units, surrounding area and private functions. One of the existing barns has been converted into a venue for music and functions. There is a beer garden situated in the field immediately to the rear of this premises, within this field there is planning approval for hard standings and access for 20 touring caravans. (DC/2010/00626). The caravans are situated to the north east of the field and there is an existing 1.8m high mature hedgerow that forms the north and north east boundary.

This development is established. There are as existing four camping pods that shown on the site plan, these are not included as part of this application as the agent has advised that they are lawful as they have been on site for the required time.

1.3 Proposal Description

This application is for a variation of condition 6 of planning consent DC/2010/00626.

Condition 6 of this planning approval states the following:

The site shall not be used otherwise than as a touring caravan and camping site with a maximum number of 20 in total of caravans or tents to be accommodated at the site.

There are on site currently an additional 4 shepherd huts, situated immediately alongside the approved pitches for the caravan. It is proposed to change the condition to read as follows:

The site shall not be used otherwise than as a touring caravan and camping site with a maximum number of 20 in total of caravans or tents and a further four shepherd huts to be accommodated at the site.

The only change is that this represents an increase in plots with 4 shepherd huts added to the total number of caravan pitches.

The proposed four shepherd huts are already in situ and are located adjacent to the north east of the existing agricultural buildings that provides wash/service facilities for the caravans. The external materials comprise green coated coloured metal to walls and roof with a vertical timber door, they are situated up on wheels.

There is also the additional ancillary buildings proposed that include a shower block serving the four units that is sited in close proximity to the shepherd huts immediately to the rear of the existing barns that provides washroom facilities for the existing caravans.

The shower block is designed in the same form as the proposed shepherd huts with the same external materials and curved form. A smaller store building is also proposed to be situated amongst this group of buildings and measures designed in the same form as the shower block and shepherd huts with the same external materials. There is a small electric control building proposed.

As the application site is within the catchment of the River Wye Special Area of Conservation (SAC) this raises potential issues relating to foul drainage and a new drainage system is proposed with this application.

The information submitted is a proposal to separate foul effluent from the existing development and proposed development. It is proposed to use both a new septic tank to ground to provide foul drainage for the 20 caravans approved under DC/2010/00626 and the existing Package Treatment Plant (PTP) which eventually discharges to a nearby watercourse to provide foul drainage for 4 new glamping pods and 4 new shepherd huts.

The following documents submitted in support of this application:

Sewage Treatment/Outfall Installation Assessment (ref: 2152) dated 13/10/2022

Non-mains Sewerage Arrangements/Percolation Test Results (ref: 2152) dated 28/09/2021)

The Sewage Treatment/Outfall Installation Assessment under the current approval

DC/2010/00626, states that there is a daily sewerage output of 13600 litres (13.6m³) a day to the watercourse was advised. The current proposal would involve a reduction of 2000 litres (2.0m³) a day from the approved sewage output and a related reduction in phosphorus output. Therefore, whilst the additional proposed Glamping Pods and Shepherds Huts within the current application would provide an additional 600 litres (0.6m³) a day of sewerage output, it would result in an overall reduction of sewerage output of 1400 litres (1.4m³) a day (and a subsequent drop overall in phosphates)

We note from the Sewage Treatment/Outfall Installation Assessment that the proposed drainage field of the proposed septic tank 'is sited outside a 200m exclusion zone for the drainage field serving Great Treadam Farmhouse, and also outside the 40m exclusion zone of the water course to the east of the drainage field'. We also note the proposed septic tank is located more than 50m from the River Wye SAC boundary and more than 40m from any surface water feature such as a river, stream, ditch or drain.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2021/01639	Amendments to Planning Approval DC/2010/00626. (Caravan Park as DC/2010/00626 approval).	Pending Consideration	

DM/2022/01498	Variation of condition 6 of planning consent DC/2010/00626. (The site shall not be used otherwise than as a touring caravan and camping site with a maximum number of 20 in total of caravans or tents to be accommodated at the site.) To accommodate an additional 4 shepherd huts with associated washing facilities	Pending Determination	
DC/2007/01301	Change of use of vacant agricultural barn, to function room to be associated with Hog's Head public house.	Approved	12.12.2007
DC/2010/00626	Change of use of agricultural land to provide 20 touring caravan plots to the rear of The Hog's Head public house.	Approved	10.12.2013

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S11 LDP Visitor Economy
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S17 LDP Place Making and Design

Development Management Policies

DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
NE1 LDP Nature Conservation and Development
LC5 LDP Protection and Enhancement of Landscape Character
T2 LDP Visitor Accommodation Outside Settlements

4.0 NATIONAL PLANNING POLICY

Future Wales - the national plan 2040

Future Wales is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales - the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Planning Policy Wales (PPW) Edition 11

The primary objective of PPW 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 Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

A well functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Whitecastle Community Council: No objection

NRW: No objection

We have no objection to the proposed development as submitted and provide the following advice. Foul Drainage and Designated Sites We note the application site is within the catchment of the River Wye 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. In line with our Planning Advice (July 2022), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments.

We note from the information submitted that the applicant is seeking to separate foul effluent from the existing development and proposed development. It is proposed to use both a new septic tank to ground to provide foul drainage for the 20 caravans approved under DC/2010/00626 and the existing Package Treatment Plant (PTP) which eventually discharges to a nearby watercourse to provide foul drainage for 4 new glamping pods and 4 new shepherd huts.

We have reviewed the following documents submitted in support of this application:

Sewage Treatment/Outfall Installation Assessment (ref: 2152) dated 13/10/2022

Non-mains Sewerage Arrangements/Percolation Test Results (ref: 2152) dated 28/09/2021

Within the Sewage Treatment/Outfall Installation Assessment, it is noted that within the current approval under DC/2010/00626, a daily sewerage output of 13600 litres (13.6m³) a day to the watercourse was advised. The current proposal would involve a reduction of 2000 litres (2.0m³) a day from the approved sewerage output and a related reduction in phosphorus output. Therefore, whilst the additional proposed Glamping Pods and Shepherds Huts within the current application would provide an additional 600 litres (0.6m³) a day of sewerage output, we would have no objection since the proposal would result in an overall reduction of sewerage output of 1400 litres (1.4m³) a day which would also see a reduction in the amount of phosphorous discharged into the watercourse.

We note from the Sewage Treatment/Outfall Installation Assessment that the proposed drainage field of the proposed septic tank 'is sited outside a 200m exclusion zone for the drainage field serving Great Treadam Farmhouse, and also outside the 40m exclusion zone of the water course to the east of the drainage field'. We also note the proposed septic tank is located more than 50m from the River Wye SAC boundary and more than 40m from any surface water feature such as a river, stream, ditch or drain.

We have also reviewed the Non-mains Sewerage Arrangements/Percolation Test Results submitted in support of this application for the installation of a septic tank drainage to ground. Based on this information submitted and considering that the proposed septic tank drains to ground and does not discharge more than 2.0m³/day, there is unlikely to be a pathway for impacts to the SAC river. As such, we consider the proposal would be suitable at its location and we would have no objection.

In addition to the above, please note the red line boundary as shown on the location plan of the current application does not appear to include the drainage field of the proposed septic tank. You should satisfy yourself that proposal's sewerage infrastructure is included within the application site prior to determination.

(This has been addressed in an amended site location plan)

GGAT: No archaeological objection

MCC PROW: No objection

5.2 Neighbour Notification

There are no comments received to date

5.3 Other Representations

There are no comments received to date

5.4 Local Member Representations

There are no comments received to date

Please note all representations can be read in full on the Council's website:
<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

6.0 EVALUATION

6.1 Principle of Development

The principle of this site for the use of touring caravans has already been established, particularly as it runs alongside an existing licensed premises and holiday destination. This proposal is to regularise the siting of 4 shepherd huts to be situated amongst the group of pitches for touring caravans. The proposal is to use the same access and wash facilities etc. and will be subject to the same conditions that apply to the caravans in terms of 28 day occupation. The agent has requested that the seasonal occupation condition is not applied to the shepherd huts.

6.2 Sustainability

6.2.1 Good Design

The proposed shepherd huts and ancillary buildings are already in situ so the design of the proposal can be seen. The curved roof form and use of agricultural materials for all the huts and ancillary buildings is acceptable as new development proposed as part of this scheme is visually acceptable. Design is acceptable and complies with relevant planning policy.

6.3 Landscape

The main concern relates to the visual impact of the site when viewed from surrounding vantage points, in particular footpaths and the Offa's Dyke path. The proposed shepherd huts and ancillary buildings are already in situ so the visual impact of the development can be assessed. They are located as part of a group against the backdrop of the established large modern agricultural buildings. The curved roof form and use of agricultural materials for all the new development proposed as part of this scheme is visually acceptable with no wider landscape or visual impact.

In this case however the use of holiday accommodation has been established. The site benefits from existing established hedgerows and mature trees which will shield most of the site from roads, viewpoints and other public places. The proposal is considered to be visually acceptable and not represent a significant visual intrusion in the local landscape.

There shall be no external lighting of the site other than the existing approved four low level lamps installed along the path from the caravan park to the washroom.

6.7 Highways

There is a marginal increase in visitors as a result of this proposal with no wider impact upon the highway network/

6.10.1 Foul Drainage and Phosphates

Under the Habitats Regulations, where a plan or project is likely to have a significant effect on a European site, either alone or in combination with other plans or projects, and where it is not directly connected with or necessary to the management of the site previously (designated pursuant to EU retained law) the competent authority must carry out an appropriate assessment of the implication of the plan or project in view of the site's conservation objectives.

Natural Resources Wales has set new phosphate standards for the river Special Areas of Conservation (SACs) in Wales (21st January 2021). Any proposed development within the SAC catchments that might increase the amount of phosphate within the catchment could lead to additional damaging effects to the SAC features and therefore such proposals must be screened through a HRA to determine whether they are likely to have a significant effect on the SAC condition.

This application has been screened in accordance with Natural Resources Wales' advice for planning applications within the river Special Areas of Conservation (SACs) catchments (version 3 issued 22nd July 2022). It is considered that No Likely Significant Effects on the SAC are anticipated as a result of these development proposals as there is unlikely to be a source of additional phosphorus or pathway for impacts. The development is therefore screened out as not likely to have a significant effect on a river SAC in relation to phosphorus inputs as it falls within the following criterion in the NRW advice:

Any development that improves existing water quality discharges by:

- o reducing the phosphorus load of wastewater, or
- o decreasing the volume of wastewater produced (e.g., by improvements to existing wastewater treatment infrastructure)

Private sewage treatment systems discharging domestic wastewater to ground, that meet the following criteria:

- o built to the relevant British Standard (BS 6297:2007+A1:2008)
- o maximum daily discharge rate is less than 2 cubic metres (m³)

the drainage field is located more than 40 metres from any surface water feature such as a river, stream, ditch or drain and is located more than 50 metres from a SAC boundary and at least 200m from any other discharge to ground.

6.6 Well-Being of Future Generations (Wales) Act 2015

6.6.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

7.0 RECOMMENDATION: APPROVE

Conditions:

1 No caravans or tents shall remain on the site for more than 28 consecutive days and no caravans or tents shall be permitted on the site between 30th September in any one year and 1st March in the succeeding year. ~ To ensure that the site is used for touring camping and caravan purposes, in the interests of visual amenity.

2 The approved shepherd huts shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year

REASON: The provision of permanent residential accommodation would not be acceptable in the open countryside.

3 None of the existing trees, shrubs and hedges on the site of whatever species shall be felled, lopped or topped (excluding regular trimming of hedges) uprooted or wilfully damaged without the previous written consent of the local planning authority. If any of these trees, shrubs or hedges are removed without such consent, or if any die or are severely damaged, they shall be replaced with others of such species, number and size and in a position to be agreed in writing with the planning authority. Any lopping or topping which may prove necessary shall be carried out in accordance with a scheme previously approved in writing by the local planning authority. ~ To protect valuable tree or other landscape features on site in the interest of preserving the character and appearance of the visual amenities generally.

4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. ~ To safeguard the landscape amenities of the area.

5 A register of touring caravans showing the dates of arrival and departure shall be maintained by the site operator and shall be made available at all reasonable times for inspection by the Local Planning Authority. ~ To ensure that the site is used for touring caravan purposes, in the interests of visual amenity.

6 The site shall not be used otherwise than for the provision of four shepherd huts with associated washing/sanitary facilities and as a touring caravan and camping site with a maximum number of 20 in total of caravans or tents to be accommodated at the site.

REASON: To ensure that the site is used for the purposes of tourist shepherd huts and touring caravan purposes, in the interests of visual amenity.

7 There shall be no external lighting of the site other than the four low level lamps to be installed along the path from the caravan park to the washroom situated within the existing building unless written planning approval is granted by the Local Planning Authority. ~ In the interests of visual amenity

8 An up to date register containing details of the names, main home address, dates of arrival and departure of occupants using the shepherd huts shall be made available for inspection by the Local Planning Authority upon request.

REASON: To ensure the accommodation is used as holiday let accommodation only.