



# Cyngor Sir Powys County Council

[www.powys.gov.uk](http://www.powys.gov.uk)

Application for Planning Permission

Town and Country Planning Act 1990

## Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number  Suffix

Property Name

Lower Trewern

Address Line 1

U1508 From Junction With A44 Near Cattle Grid Leading To Lower Trewern To Upper Trewern

Address Line 2

Llandegley

Town/city

Llandrindod Wells

Postcode

LD1 5UF

Description of site location (must be completed if postcode is not known)

Easting (x)

314635

Northing (y)

262234

Description

### Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Owen

Company Name

## Address

Address line 1

Lower Trewern U1508 From Junction With A44 Near Cattle Grid Leading To To Upper Trewern

Address line 2

Llandegley

Address line 3

Town/City

Llandrindod Wells

Country

United Kingdom

Postcode

LD1 5UF

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Ms

First name

AMELIA

Surname

JARDINE

Company Name

## Address

Address line 1

15

Address line 2

Ashridge close

Address line 3

Town/City

Llandrindod wells

Country

United Kingdom

Postcode

LD 5NS

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

What is the site area?

314.71

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

- Yes  
 No

## Description of the Proposal

### Description

Please describe the proposed development including any change of use

Lower Trewern is a working farm situated in Llandegley, Powys. The proposed site sits on unused agricultural land at grade 3b. The land steeps down towards the river and looks out over Mithil Brook onto the valley below. Pre application advice has been sought and considered with Preplanning reference number: 23/0084/PRE.

This development is being proposed under policy TD1, Point I; as part of a farm diversification scheme. It is proposed to be a new development for tourist accommodation located within open countryside near the main farmhouse with access from the associated farm track.

- The use of the proposed development as part of a farm diversification scheme will attract tourism to rural Wales allowing for a betterment of the local economy. Having it situated near a working farm can allow for educational benefits as well as holiday enrichment in a tranquil and relaxing area of the rolling hills.

- The development will also allow the existing farm a benefit as a place for seasonal farm workers a suitable residency to reside while working either at the farm itself or in surrounding areas.

The structure is not permanent in its nature as it will utilise a timber frame and has non-permanent foundations. This is in accordance with TD1 point IV.

The proposed development will incorporate a sustainable drainage system and planting scheme to diversify the rural landscape and encourage native species to thrive. It will also incorporate a regeneration of the existing hedge line to provide nutrition and habitat for nesting birds. A wildlife pond will be constructed to allow for diversification and drinking water for nearby wildlife.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

The existing site is a part of Lower Trewern which is a working farm situated in Llandegley, Powys. The proposed site sits on unused agricultural land at grade 3b with access from the main farm track. The land steeps down towards the river and looks out over Mithil Brook onto the valley towards 'The Bank'. An ecology report was conducted stating the landscape and its vegetation.

Is the site currently vacant?

- Yes  
 No

If Yes, please describe the last use of the site

The site has been unused for agricultural use and has sat empty for some time.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

- Yes
- No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
- No

**Application advice**

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

- Yes
- No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.00	hectares
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Area of greenfield land proposed for new development

0.03	hectares
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**Materials**

Does the proposed development require any materials to be used in the build?

- Yes
- No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

**Proposed materials and finishes:**

Timber clad walls

**Type:**

Roof

**Existing materials and finishes:**

**Proposed materials and finishes:**

Flat roof constructed out of Welsh slate and a timber frame.

**Type:**

Windows

**Existing materials and finishes:**

**Proposed materials and finishes:**

UPVC Double glazed windows in grey or white finish

**Type:**

Doors

**Existing materials and finishes:**

**Proposed materials and finishes:**

UPVC Double glazed door in grey or white finish

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Galvanized steel 4m wide access gate with timber posts A scattered hedge line runs adjacent to the proposed structure.

**Proposed materials and finishes:**

Same as above but the gate will be replaced with a similar gate. A new hedge line is to be planted along the adjacent side of the proposed structure and is documented in the Ecology report.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

unmetalled gravel road with grass in access where parking is proposed

**Proposed materials and finishes:**

No change to road but grass to be replaced with permeable chipping material

**Type:**

Lighting

**Existing materials and finishes:**

No lighting

**Proposed materials and finishes:**

The proposed development will have very little outdoor lighting as recommended in the ecology report. Ground lighting on sensors are proposed to light the path for guests.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

- LOWER TREWERN - PLANNING APPLICATION REPORT  
- PL.01 BLOCK PLAN  
- PL.02 ELEVATIONS  
- PL.03 LOCATION PLAN  
- PL.04 SURFACE WATER DRAINAGE  
- PL.06 FOUL DRAINAGE  
- LOWER TREWERN\_PEA\_REPORT\_v1  
- Water Quality Exemption confirmation NRW-WQE090765

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

**Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.**

## Vehicle Parking

Is vehicle parking relevant to this proposal?

Yes

No

**Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.**

## Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

## Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes  
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No



c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes  
 No

## Employment

Will the proposed development require the employment of any staff?

- Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes  
 No

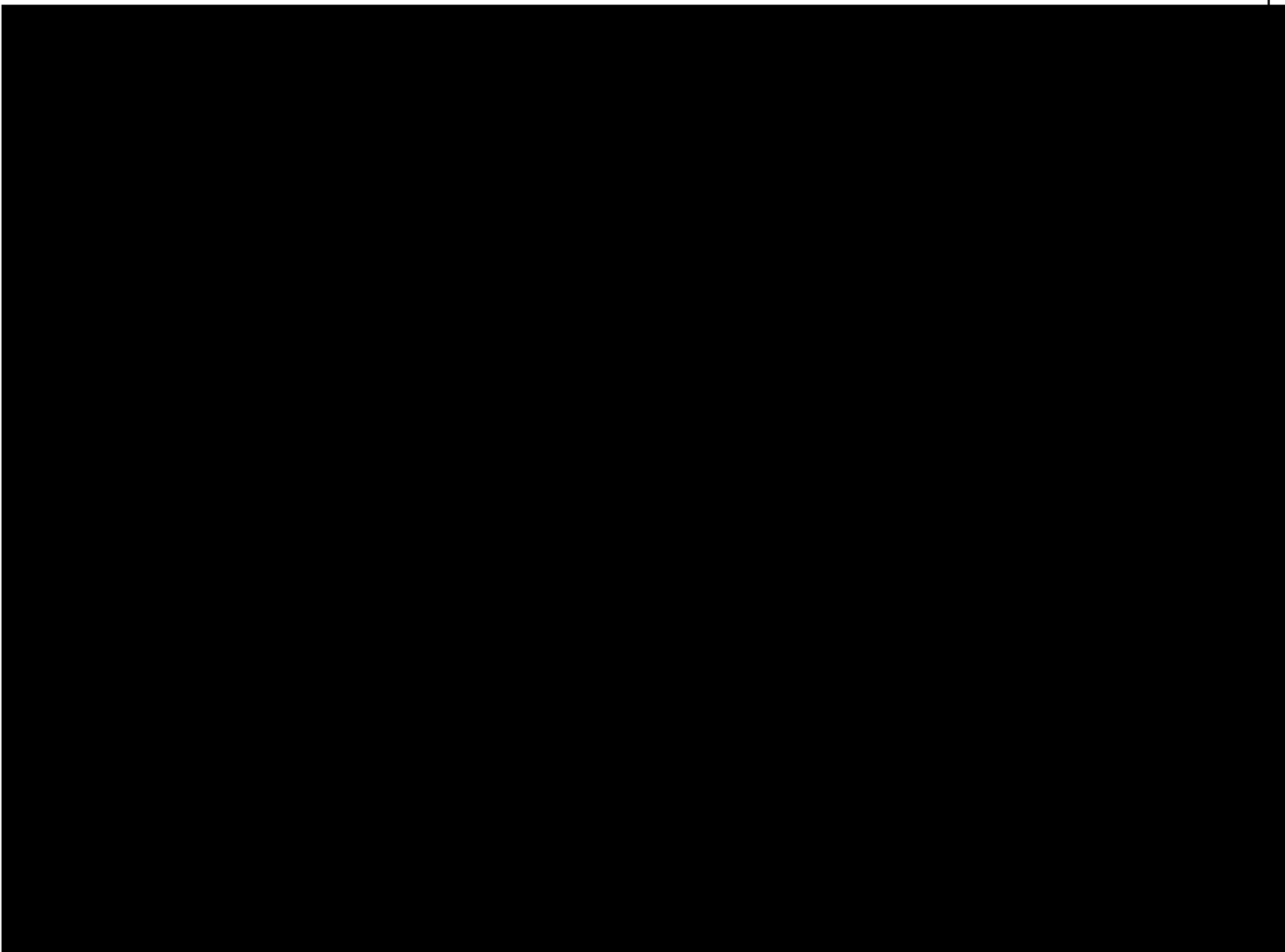
## Site Visit

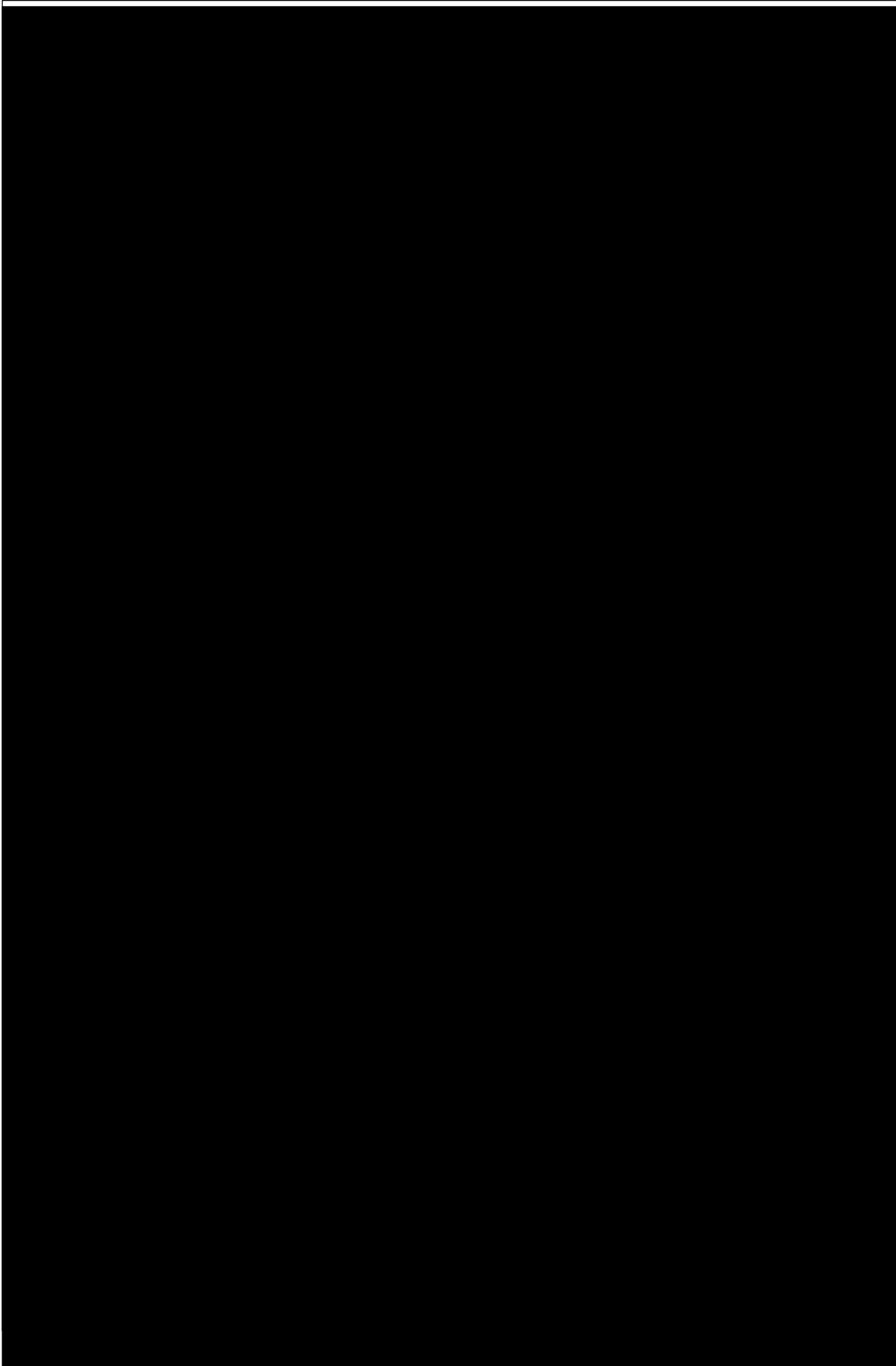
Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
- The applicant
- Other person





## Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- Yes  
 No

If Yes, please provide details of the name, relationship and role:

\*\*\*\*\* REDACTED \*\*\*\*\*

## Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes  
 No

### Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant  
 The Agent

Title

Mr

First Name

David

Surname

Owen

Declaration Date

05/10/2023

Declaration made

## Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

The Applicant

The Agent

Title

Mr

First Name

David

Surname

Owen

Declaration Date

05/10/2023

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Jardine Jardine

Date

06/10/2023

Amendments Summary

I have changed the applicant to David Owen and myself as the Agent