



Monmouthshire County Council  
County Hall, Rhadyr, Usk  
NP15 1GA

Tel/Ffôn: 01633 644880  
E-mail/Ebost: [planning@monmouthshire.gov.uk](mailto:planning@monmouthshire.gov.uk)  
Website/Gwefan: [www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk)

Cyngor Sir Fynwy  
Neuadd y Sir, Rhadyr, Brynbuga  
NP15 1GA

## 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

Whitelye Farm

Address Line 1

Tintern Road

Address Line 2

Whitelye

Town/city

Trellech

Postcode

NP16 6NJ

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

Easting (x)

351769

Northing (y)

202277

Description

#### Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Morris

Company Name

Mountain People Wine / Gwin Pobl Y Mynydd

## Address

Address line 1

Whitelye Farm Tintern Road

Address line 2

Whitelye

Address line 3

Monmouthshire

Town/City

Trellech

Country

Postcode

NP16 6NJ

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

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

Secondary number

Email address

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

## Site Area

What is the site area?

245.00

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

Change of use from Agricultural storage to B1 - use as a winery with Agricultural Storage.

Has the work or change of use already started?

Yes

No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

01/02/2022

Has the work or change of use been completed?

Yes

No

If Yes, please state the date when the work or change of use was completed (date must be pre-application submission)

01/10/2022

## Existing Use

Please describe the current use of the site

One third of building is used as a winery, the rest is currently used as Agricultural storage. Application to increase use to 2/3 winery and 1/3 agricultural storage.  
Existing toilets already in place, no additional toilets created as part of this change of use.

Is the site currently vacant?

Yes

No

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

### Materials

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

- Yes  
 No

### 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

### 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

If Yes, please provide details:

Grape skins/stalks and seeds are composted on site and put back on the vineyards.

### 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

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Winemaking;  
Crushing of grapes with membrane press.  
Pumping of juice/wine into/out of tank/barrel  
Bottling of wine via gravity into glass bottles.

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

## Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

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

First Name

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

Surname

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

Reference

DM/2022/00261

Date (must be pre-application submission)

12/04/2024

Details of the pre-application advice received

Apply for change of use to B1; Case officer confirmed the Council would be in support of application.



## 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

## 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

If No, can you give appropriate notice to ALL the other owners?

- Yes  
 No

## Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**

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

**House name:**

Whitelye Farm

**Number:**

**Suffix:**

**Address line 1:**

Whitelye Farm

**Address Line 2:**

Botany Bay

**Town/City:**

Chepstow

**Postcode:**

NP16 6NJ

**Date notice served (DD/MM/YYYY):**

19/04/2024

**Person Family Name:**

Person Role

The Applicant

The Agent

Title

Mr

First Name

David

Surname

Morris

Declaration Date

19/04/2024

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

Agricultural Tenant

**Name of Agricultural Tenant:**

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

**House name:**

Whitelye Farm

**Number:**

**Suffix:**

**Address line 1:**

Unit 4, Whitelye Farm

**Address Line 2:**

Botany Bay

**Town/City:**

Monmouthshire

**Postcode:**

NP16 6NJ

**Date notice served (DD/MM/YYYY):**

19/04/2024

**Person Family Name:**

Person Role

The Applicant

The Agent

Title

Mr

First Name

Dave

Surname

Morris

Declaration Date

19/04/2024

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

David Morris

Date

22/04/2024