

Application Number: 22/0713/RET

Date Received: 20.01.2023

Applicant: Ms K Watkins

Description and Location of Development: Retain the change of use of land for leisure park farm (sui generis) and retain associated buildings and infrastructure, proposed change of use of existing building to café and staff office/accommodation with associated single and two storey extensions, and erection of 3 No. winter barns, reindeer lodge and single storey reception/coffee shop building - The Meadows Farm Village Retreat The Meadows Gypsy Lane Groeswen Cardiff

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The site is to the west of Caerphilly and accessed via Gypsy Lane.

Site description: The site is an existing "farm park". It has been operating as a visitor attraction, without the benefit of planning permission. The site is mainly former agricultural fields. There are a number of trees around the perimeter and a watercourse flowing through the centre of the site.

Development: Planning permission is sought for the use of the site as a farm park in retrospect, the use of a previously existing building as an A3 use, a café and office extension to the existing building, 3 barns, a reception area and coffee shop building, and accommodation and enclosures for keeping animals. The use is currently taking place and most of the enclosures and shelters for the animals are existing, but the reception area, barns and extension proposed are yet to be constructed, along with a horse shelter, one of the reindeer lodges and toilet block.

Dimensions: Buildings are proposed of varying dimensions and their sizes are described elsewhere in the report.

Materials: The café/office is proposed to be finished in a mix of brick, cedar cladding and render with a clay tile roof. The proposed reception/coffee shop building and winter sheds are proposed to be finished in timber cladding with corrugated metal sheeting roof. The animal accommodation is largely constructed from timber.

Ancillary development, e.g. parking: The retention of a car parking area in the east of the site is proposed. This is accessed from Gypsy Lane

PLANNING HISTORY 2010 TO PRESENT 08/0187/FULL - Erect replacement dwelling - Granted 30.10.2008.

10/0186/RET - Refurbish existing dwelling with extension and garage block as built - Granted 07.10.2010.

11/0223/RET - Create entrance gates - piers and walls, ecological pond, fruit orchard, natural surfaced driveway/paths (with associated lighting) and construction of a lambing shed - Refused 16.02.2012.

13/0534/FULL - Retain horse stable and tack room with bat mitigation provision, retain existing house and regularise garage and external works including main entrance and driveway lighting - Granted 11.12.2014.

18/0705/COU - Change the use of existing offices/garage building to new office space on first floor and activity rooms on the ground floor - Granted 29.05.2019.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 (LDP)

Site Allocation: The site is outside the settlement boundary and within the Mynydd Eglwysilan Special Landscape Area (SLA) (Policy NH1.3 of the LDP). The Gypsy Lane Wetland Site of Importance for Nature Conservation (SINC) is also adjacent to the north and west of the site, and part of the western boundary of the site encroaches into the SINC (Policy 3.163 of the LDP). The site is partially within the southern outcrop Caerphilly/Lower Islwyn safeguarding area for coal in the east (Policy MN2.9 of the LDP) and is wholly within a safeguarding area for sandstone.

Policies: SP3 (Development Strategy - Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP8 (Minerals Safeguarding), SP10 (Conservation of Natural Heritage), SP11 (Countryside Recreation), SP21 (Parking Standards), CW1 (Sustainable Transport, Accessibility and Social Inclusion), CW2 (Amenity), CW3 (Design Considerations – Highways), CW4 (Natural Heritage Protection), CW5 (Protection of the Water Environment), CW6 (Trees, Woodland and Hedgerow Protection), CW15 (General Locational Constraints), CW19 (Locational Constraints – Rural Development and Diversification), CW20 (Conversion, Extension and Replacement of Buildings in the Countryside), CW22 (Locational Constraints – Minerals).

Supplementary Planning Guidance: Caerphilly Basin Masterplan.

NATIONAL POLICY To the north and east, the site is adjacent to the Gwaun Gledyr SSSI. The site is within an area with predicted agricultural land classifications of grade 3b and grade 5.

Parts of the site are in a high risk area due to past coal mining activity.

The eastern part of the site is in Flood Risk Zone B. Parts of the site are also in Zones 2 and 3 on the 2021 Flood Map for Planning.

Future Wales – The National Plan 2040: Policy 5 - Supporting the Rural Economy, Policy 9 – Resilient Ecological Networks and Green Infrastructure, Policy 12 – Regional Connectivity.

Planning Policy Wales (Edition 12, 2024).

Technical Advice Notes- 5 Nature Conservation and Planning (2009); 12 Design (2016), 18 Transport (2007).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes, part of the site is in a high risk area due to past coal mining activity. A Coal Mining Risk Assessment has been submitted with the application. On the basis that the report confirms that no development is proposed in those parts of the site potentially affected by unrecorded shallow coal mine workings and that a mine entry on site also poses little risk due to its past stabilisation treatment, the Coal Authority has withdrawn its previous objection to this planning application.

CONSULTATION

The Coal Authority - Objection withdrawn following the submission of a coal mining risk assessment.

Environmental Health Manager - Request consideration is given to the potential risks to the workforce during groundwork operations and also a condition in respect of storing animal feed and the storage and disposal of waste and manure. Also provide comments on food and health and safety on the site.

Natural Resources Wales - No objection raised.

Dwr Cymru - The proposal utilises an alternative means to mains drainage, capacity is currently available in the water supply system to accommodate the development.

Waste Strategy And Operations Manager - There should be sufficient storage for waste containers and access/collection point should be suitable for collection vehicles.

Strategic & Development Plans - No objection to the principle of development.

Parks And Countryside Operations Manager - No comments received.

Placemaking Officer - Douglas McGlyn - No comments from a placemaking perspective.

Ecologist - Recommends the inclusion of one planning condition to secure biodiversity conservation and enhancement on site.

Senior Engineer (Drainage) - Request advice notes in respect of the potential requirement for consents under the Land Drainage Act 1991 and Land Drainage Byelaws, and in respect of the need for a SAB application. Request the submission of a Drainage Statement.

Landscape Architect - CCBC - Has concerns regarding the Green Infrastructure Statement in respect of impacts on existing trees, that an arboricultural impact assessment has not been carried out and that further enhancement of the car park is required. Has recommended conditions if the Planning Officer is minded to approve.

Senior Arboricultural Officer (Trees) - There will be some impact on significant trees as part of the proposed building development on site. Raises concerns regarding the lack of an arboricultural impact assessment and information in respect of protecting trees.

Transportation Engineering Manager - CCBC - No objection, subject to conditions.

Chief Fire Officer - No objection.

ADVERTISEMENT

Extent of advertisement: The proposed development was advertised by the means of sites notices, a press notice and letters sent to surrounding neighbours.

Response: Representations have been received from three neighbouring properties objecting to the proposal.

Summary of observations: The concerns raised are summarised as follows:

Insufficient information to allow detailed assessment of the whole scheme;
Lack of information on management of the premises;
Unacceptable impact on residential amenity;
Impact on animal welfare due to events taking place;
Overdevelopment of the site;
Not compatible with the surrounding land use;
Impact on highway safety due to intensification of the use of the highway;
Traffic has increased causing potholes and the single track lane cannot cope with the traffic volume;

No coal mining risk assessment has been produced;
Unacceptable landscape, biodiversity and pollution impacts;
Lack of information on drainage and flood risk, which is a concern due to the increased area of hardstanding and climate change;
Lack of screening for the car park;
Impacts on tranquillity of the area.

Penyrheol Trecenydd Energlyn Community Council responded by advising that they considered the application should be referred to the Planning Community for a decision due to it being a complex application and in close proximity to “green” areas.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No, a bat survey was carried out of the existing building proposed to be extended for café/office accommodation and a great crested newt survey was also carried out. These did not find any evidence of any bat roosts in the building or the presence of great crested newts in a pond on the site. The Council’s Ecologist has not raised an objection subject to a 3-chamber bird box being provided on the café/office building. A condition has been recommended accordingly.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The site is in the higher viability CIL zone. The proposed café extension and coffee shop would be liable for a CIL payment of £25 per square metre. The shop floorspace would be liable for a CIL payment of £100 per square metre.

ANALYSIS

Policies: Policy CW15 (General Locational Constraints of the Local Development Plan does not generally permit development outside settlement boundaries, but does make exceptions for certain developments which are more likely to need to be located within countryside areas. One of these exceptions is “for recreation, leisure and tourism proposals that are suitable in a countryside location”. The keeping of animals is an activity that would be expected to occur in the countryside and therefore recreation, leisure and tourism uses associated with this would also be expected to be found in the countryside.

As such there is no objection to the principle of the development as the proposal would create a tourism/recreation business that is better suited to the countryside than to a built-up area. Concern has been raised regarding events at the site, but conditions have been recommended to ensure the farm park is used as such a facility only and also to restrict the opening hours to minimise impacts on the neighbours (see below).

Aspects of the development and specific issues associated with the development are considered further below.

Café and Office Accommodation: The proposed building involves a substantial extension of the existing building on this site, which was approved for use as offices and activity rooms in association with the applicant's childcare business by planning permission 18/0705/COU. Although the extension proposed is large, it is proposed to support a rural business, which is considered to be appropriately located in the countryside. In addition, it is within the existing yard area of the premises and is not prominent from public viewpoints. As such, this element of the proposal is considered to be acceptable. It is however considered that the building should only be used as incidental to the use of the site as a farm park (i.e. should only serve visitors to the farm park) and should only operate in daytime hours when the farm park is also open to the public to ensure that it is appropriately connected to the rural business and does not disturb neighbours through use at unsociable hours. A condition is recommended for this and for the provision of the final details of the materials to be used.

Reception and Coffee Shop Building: This is proposed in the yard area. It is a low rise building of approximately 4 metres in height. Notwithstanding the proposed windows and glazed doors, the proposed simple pitched form, timber cladding and corrugated metal roof result in the building having a rural character and is considered appropriate in this setting. Again, it is considered that this should only serve visitors to the farm park and this is included in the above mentioned condition.

It is however considered that in order to avoid a proliferation of buildings on the site that would no longer have a use in the event of the farm park closing, conditions are recommended to ensure that a method statement is provided for the construction of this and other buildings (with the exception of the café/office building) to ensure this remains a "lightweight" structure with no interior walling and also that should the building not be required in relation to the use of the farm park that it is then removed from the site.

Winter Sheds: These are proposed to be located within the fields in the north of the site. They would have been better located in closer proximity to the existing house and proposed café, but it is accepted that space for these in the southern part of the site is more limited and it is noted that their visibility will be limited due to existing tree cover on the boundaries. As animal housing they are considered acceptable in principle in this location and the proposed timber cladding and corrugated metal roof are considered to give them an acceptable appearance. It is however noted that they do have windows which could make them suitable for other uses and a condition is therefore recommended that they shall only be used for animal accommodation, and storage of

food and other equipment related to the keeping of animals to ensure their use remains appropriate to their location in the northern part of the site. Again, it is considered that a method statement should be required for their construction and they should be subject to a condition for removal if they are no longer required to be used in relation to the farm park. Conditions have been recommended to address these points.

Animal shelters/accommodation: These are smaller buildings of timber construction that mostly already exist on the site. These and their associated enclosures are considered appropriate for keeping animals in a rural setting and are considered acceptable in terms of their visual impact.

Landscaping and Trees: In respect of the Council Arboricultural Officer's and Landscape Architect's comments regarding the impacts on existing trees, it is acknowledged that a full arboricultural impact assessment has not been submitted, however a tree survey and tree constraints plans have been submitted with the application and plans have been submitted showing the trees' root protection areas overlaid on to the site layout plans, although this has not been submitted for the car park layout.

It is accepted that parts of the proposal do encroach on tree root protection areas, particularly around the boundaries in the southern part of the site and it acknowledged that the surfacing of the car parking area has taken place in close proximity to existing trees and hedgerows and is also likely to have encroached on these areas. Much of the impact is due to the retrospective works, including the car park surfacing and some of the enclosures and animal housing. However, the proposed café and office extension, proposed reception area and additional reindeer lodge would also encroach on these.

It is however acknowledged that there is substantial tree cover on site and that significant additional tree planting is proposed (see below). It is considered that the proposed additional development listed above should be subject to an arboricultural method statement, which would need to be informed by an arboricultural impact assessment. In respect of all the trees on the site, both existing and proposed, it is considered that they should be subject to a long term landscaping and tree management plan going forward. Conditions are recommended in respect of both of these matters. Subject to these conditions, the impact on trees is considered acceptable.

The site is within a Special Landscape Area and Policy CW4 of the Local Development Plan requires proposals to conserve and where appropriate enhance the characteristic features of the Special Landscape Area. A Landscape and Visual Appraisal Note has been submitted with the application. This concludes that the largest visual and landscape impacts are experienced from Gypsy Lane, due to views of the car park, and that this could be reduced through additional hedgerow planting and long-term maintenance.

The site is mostly well-screened by surrounding tree cover, and visual impacts largely occur where there is thinner tree cover and at public view points in close proximity. It is agreed that the car park being visible at close range is the main visual impact of the proposal. It is also considered that at present the site, including a close boarded fence, has a visual impact from the public right of way to the south west of the site due to thinner tree cover in this area.

In respect of landscape character impacts, the structures that sit, both existing and proposed, within the northern field and the development of the carpark which has already been carried out, are considered to have an adverse impact on the character of the landscape, through the introduction of surfacing and structures onto the fields.

As stated above, the use of the site for a farm park is considered acceptable in principle and it is accepted that buildings and structures are required to run such a facility. However, it is considered that an appropriate landscape scheme is required for the whole site to provide mitigation and enhancement to the site through providing further tree and landscape planting to make the site as green as possible, to prevent the development having an urbanising impact on the landscape it sits within and to provide screening and softening where the site is visible in its surroundings.

A Green Infrastructure Statement has been submitted which follows the step-wise process set out in Chapter 6 of Planning Policy Wales. An accompanying Green Infrastructure Strategy has been submitted which shows new tree and hedgerow planting on the boundaries to reinforce these (including on the boundary of the car park with Gypsy Lane and the south west boundary), new tree planting within the site itself and woodland planting in the north west corner of the site. A condition is recommended for a landscaping scheme, based on this strategy. Subject to such a scheme being implemented and given the main visual impact of the proposal is localised due to existing tree planting, it is considered the development would conserve the features of the Special Landscape Area and accord with Policy CW4. Notwithstanding the Council's Landscape Architect's concerns regarding the existing trees which are addressed above, it is considered that the conditions recommended appropriately address the matters raised.

Highways: Policy CW3 (Design Considerations- Highways) of the Local Development Plan requires development proposals to have regard for the safe, effective and efficient use of the transportation network. A Transport Assessment has been submitted with the application that concludes that the proposed development can be comfortably accommodated within the local highway network.

Gypsy Lane is a single carriageway country lane. However, it is lightly trafficked and it is not expected that the proposal would result in the lane exceeding its capacity while the farm park is in operation. In addition, there are no records of any collisions on this lane. It is also noted that an additional passing bay has been provided along Gypsy Lane heading south from the site, following the approval of planning application 18/0705/COU.

In order to ensure that highway safety impacts are minimised, the Council's Highways Engineers have recommended a condition requiring that the proposed café shall be for customers of the farm park only. Such a condition has been recommended, and is also considered necessary to ensure that its use remains connected to that of the rural business and is therefore acceptable in principle (see above).

The Council's Highways Engineers have also requested a condition requiring that the car park shall be maintained for the parking and turning of vehicles only and such a condition has been recommended.

Minerals: As the proposal is within a minerals safeguarding area, it must comply with Policy CW22 (Locational Constraints – Minerals) of the LDP. This policy does not allow proposals for permanent development or uses within identified mineral safeguarding areas, but makes an exception for extensions to existing buildings, and it is noted that the proposed café/office accommodation building involves an extension to an existing building. In respect of the rest of the development, a condition has been recommended for the removal of the buildings when no longer required. While this does not result in them being a temporary use as no time limit is proposed for their use, it is noted that the shelters are timber buildings that can be easily removed and a condition is also recommended to ensure buildings are simple timber constructions that can easily be dismantled. As such, it is not considered the proposal unduly inhibits the ability to extract sandstone from the ground at some point in the future.

Ecology: Although the site is adjacent to the Gwaun Gledyr Site of Special Scientific Interest, Natural Resources Wales have not raised any concerns with regard to the impact of the proposal on the SSSI. The Council's Ecologist has not raised any objection either in respect of ecology (see above).

Drainage: Foul sewage would be treated with an individual private sewage treatment plant, and it is accepted the site is too far away from the mains sewer for a connection to be realistically achieved.

A Flood Consequences Assessment and Drainage Strategy has been submitted. This advises that SUDS features will be used to manage surface water run-off.

Although small areas of the site are considered at risk of surface water/small water course flooding, flood risk is not considered a significant issue for the determination of this application. The informatives requested by the Council's Drainage Engineers have been recommended. It is considered that further matters in relation to drainage should be addressed through the Sustainable Drainage Approval Body(SAB) process.

Transport: A condition has been recommended for the provision of 10% of parking spaces as electric vehicle spaces and for travel plan, in accordance with Policy 12 of Future Wales.

Neighbour Amenity: Providing the times that visitors access the site are within the daytime only, it is not considered that Farm Park has a significant impact on the amenity of neighbours. The opening hours given for the premises are 9:00-18:30 and a condition is recommended restricting the opening hours to these.

Comments from Consultees: In respect of the comments from the Council's Waste Management and Operations Team, there is considered to be sufficient space on site to accommodate bin storage.

The condition requested by the Environmental Health Team has been recommended.

Comments from public: It is considered that matters raised by members of the public have been largely discussed above. In respect of the management of the facility, it should be noted that the premises is also subject to controls by the Council's Licensing Team. In respect of any potholes in the adopted highway, this is a matter for the Council's Highways Team to deal with directly.

Other material considerations: 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. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

Future Wales - The National Plan 2040 was published on 24 February 2021 and forms part of the statutory development plan for the county borough. In addition to this Planning Policy Wales (PPW) has been amended to take account of Future Wales and PPW Edition 11 has also been published on 24th February 2021. In reaching the conclusion below full account has been taken of both Future Wales and PPW Edition 11 and where they are particularly pertinent to the consideration of the proposals they have been considered as part of the officer's report. It is considered that the recommendation(s) in respect of the proposals is (are) in conformity with both Future Wales and PPW Edition 11.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development is hereby approved in accordance with the following plans and documents:
 - 100 Rev B Site Location Plan;
 - 04 Rev E Proposed Block Plan- South;
 - 05 Rev F Proposed Block Plan- North;
 - 06 Rev E Proposed Block Plan- West;

08 Rev B Proposed Ground Floor, Elevations and Block Plan (Café & Office Accommodation);
09 Rev B Proposed First Floor (Café & Office Accommodation);
10 Rev B Proposed Winter Shed Layout (10.8m x 27m);
11 Rev B Proposed Winter Shed Layout (12m x 27m);
12 Rev B Existing Prairie Dogs Shelter;
13 Rev B Reindeer Lodge;
14 Rev B Proposed Reception/Coffee Shop Building;
15 Rev B Existing Cow Shed;
16 Rev B Existing Double Horse Shelter;
17 Rev B Existing Double Horse Stable;
18 Rev B Existing Store Building;
19 Rev B Existing Pig Shelter;
22 Rev B Existing Animal Shelter;
23 Rev B Existing Animal Shelter 02;
24 Rev B Horse Petting Shelter/Stable;
26 Rev B Rabbit & Guinea Pig Petting Shelter;
28 Rev B Reindeer Lodge Layout;
29 Rev B Existing Pig Shed;
31 Rev B Existing Emus Shed;
32 Rev B Existing Polytunnel Layout;
34 Rev B Proposed Block Plan – North (Car Park);
35 Rev F Proposed Block Plan – North (Tree Constraints Plan);
36 Rev B Proposed Block Plan - South (Tree Constraints Plan);
37 Rev B Proposed Block Plan – West (Tree Constraints Plan).
REASON: To ensure that the development is only as approved by the Local Planning Authority.

- 02) The site shall be used as a farm park facility and for purposes incidental to this use and for no other purposes whatsoever.
REASON: To ensure the use remains appropriate to its countryside location, in accordance with Policy CW15- General Locational Constraints of the Local Development Plan.
- 03) The proposed winter sheds shall be used for accommodation for animals, and storage of animal feed and other equipment for the care of the animals at the Farm Park only and for no other purposes whatsoever.
REASON: To ensure the use of the buildings is appropriate to their location and in accordance with Policy CW15 of the adopted Caerphilly Local Development Plan up to 2021.
- 04) The cafe and coffee shop hereby approved shall be used by staff and paying customers of the wider farm park site only and shall not be accessible to customers arriving at the site solely to use the cafe and coffee shop. The café and coffee shop shall only be open to customers between 9:00 and 18:30 on any day and at no times when the wider farm park site is closed to customers.

REASON: To prevent excessive traffic movements, ensure the development remains appropriate in its countryside setting, in the interests of neighbour amenity and in accordance with Policies CW2, CW3 and CW15 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 05) The use hereby permitted shall not be open to customers outside the following times 09:00-18:30 on any day.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) The existing car park as shown on Drawing No.33 Rev B shall be maintained free of obstruction for the parking and turning of vehicles only, and for no other purposes.
REASON: In the interests of highway safety, and in accordance with Policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) In the event that any building hereby approved, with the exception of the cafe and office building, is not used for a purpose incidental to the farm park business for a continuous period of 12 months or more, the building shall be demolished and the land returned to its previous condition.
REASON: To ensure the buildings are removed in the event they are no longer required, in accordance with Policy CW15 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) Within 6 months of the date of this permission, or prior to the commencement of any vegetation clearance, works or development to construct the café and office building extension, proposed reindeer lodge or proposed reception/coffee shop building, whichever is the sooner, a detailed scheme of hard and soft landscaping and a programme for the provision of the landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The landscaping scheme shall be based on the submitted Green Infrastructure Strategy, and shall include (but not exclusively):
- a). Detailed Planting Plans including the exact location, of trees and hedgerows, their species / mixes, sizes, numbers, means of protection, mulching, cultivation & soils, seeding mixes and sowing rates;
 - b). Detailed specification for all planting including trees, hedgerows, native climbing plants, grass seeding;
 - c). Appropriate tree pit designs and rooting volumes and hedge planting methods;
 - d). Additional hedgerow planting on the eastern boundary of the carpark;
 - e). Boundary treatments including plans and details of the design, materials and heights of all proposed new boundaries and all new stockproof fencing and any protection for new planting including trees within the carpark and the recommended additional hedgerow within the carpark;
 - f). Details of green infrastructure and biodiversity enhancements;
 - g). A programme for implementation.

The agreed scheme of landscaping shall be implemented in accordance with the agreed programme. Any trees or plants which within a period of 10 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.

REASON: In order to ensure that the site is landscaped and is maintained in the interests of the visual amenity of the area in SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 09) No vegetation clearance, works or development shall take place in order to construct the café and office building extension, proposed reindeer lodge or proposed reception/coffee shop building until an arboricultural method statement in respect of the trees in the vicinity of each of those buildings has been submitted to and agreed in writing with the Local Planning Authority to demonstrate how the trees will be protected during construction. This shall be informed by an arboricultural impact assessment. The development shall thereafter be carried out in accordance with the agreed details.
REASON: In the interests of visual amenity in accordance with policies CW2 and CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 10) Within 6 months of the date of this permission, or prior to the commencement of any vegetation clearance, works or development to construct the café and office building extension, proposed reindeer lodge or proposed reception/coffee shop building, whichever is the sooner, a Landscape and Tree Management Plan, for all trees and landscaping on site, both existing and proposed shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall be informed by an arboricultural impact assessment. It shall include management responsibilities and inspection/maintenance schedules for all trees and landscape areas and measures to ensure the long term health of the trees on the site. The plan shall be carried out as agreed from the date that its details are agreed by the Local Planning Authority and shall last for at least 10 years from the date of its submission.
REASON: To ensure that the landscaping is maintained in the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 11) Within 6 months of the date of this permission, a scheme for the provision of parking spaces with electric vehicle charging points, equivalent to 10% of the car parking capacity within the car park shall be implemented in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.
REASON: To provide appropriate electric vehicle infrastructure to comply with Policy 12 of Future Wales: The National Plan 2040.

- 12) Within 6 months of this permission, a scheme for the storage of animal foodstuffs, and the storage and disposal of waste and manure shall be implemented in accordance with details that shall have been first submitted to and agreed in writing with the Local Planning Authority.
REASON: To prevent pollution in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 13) Prior to the construction of the reception and coffee shop building, and each of the winter sheds, a statement shall be submitted to and agreed in writing by the Local Planning Authority describing the method of construction and foundation of the buildings. The statement shall demonstrate the buildings are to be completed without the use of interior blockwork walls. The development shall be carried out in accordance with the agreed details.
REASON: To ensure the buildings can be easily removed in the event they are no longer required, in accordance with Policy CW15 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 14) Prior to the construction of the cafe and office building extension, winter sheds, reception and coffee shop building, proposed horse shelter, proposed reindeer lodge and proposed toilets hereby approved details of the external materials to be used, in electronic or printed format, for all the aforementioned buildings as well as plans and elevations for the horse shelter and toilets shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area, and in accordance with Policy SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 15) Prior to the first beneficial use of the extended cafe/office building hereby approved, either a 3-nest chamber sparrow terrace or a 3-chamber swift box shall be attached to the building at the gable apex or at the eaves on the northern or eastern elevations. The box shall be retained in situ for a minimum of 5 No. years.
REASON: To provide nesting for birds as a biodiversity enhancement, and in accordance with Policy SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021, Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Planning Policy Wales Edition 12 (2024) and TAN 5 Nature Conservation and Planning (2009).

Advisory Note(s)

WARNING:
SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m² or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission, and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below:

Phone: 01443 866511

Email: drainage@caerphilly.gov.uk

Website: www.caerphilly.gov.uk/sab

WARNING - SEPARATE APPROVAL UNDER THE LAND DRAINAGE ACT (1991) / CAERPHILLY COUNTY BOROUGH COUNCIL LAND DRAINAGE BYELAWS (2018) REQUIRED: Please note that Caerphilly County Borough Council operate Land Drainage Byelaws and that works on a near a watercourse may require Ordinary Watercourse Consent (OWC).

The erection or construction of any Building or Structure within the Byelaws distance is only permitted following written consent from the Lead Local Flood Authority. Planning Permission granted here does not remove the requirement for approval from the Lead Local Flood Authority to be obtained. You are advised to contact the Lead Local Flood Authority. Their contact details are provided below:

Phone: 01443 866511

Email: drainage@caerphilly.gov.uk

Website: <https://www.caerphilly.gov.uk/Services/Roadsand-pavements/Flood-riskmanagement/Consent-to-work-on-an-ordinary-watercourse>