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**Heol Las Farm, Llangan**

Planning permission to convert existing holiday let to a residential annexe

**SITE AND CONTEXT**

The application site relates to a barn at Heol Las Farm, Llangan. The application building relates to a detached, single storey building that forms part of the complex of buildings at Heol Las Farm. The site is located in the countryside, approximately 400m west of the village of Llangan and just to the west of Heol Las Farm House. It is also located within the Upper & Lower Thaw Valley SLA.

The barn is located adjacent to the highway, and measures 15m long x 6m deep x 4.3m high to the ridge of the pitched roof (2.8m to eaves). There is also a small lean-to section located centrally on the rear elevation, measuring 4.5m wide x 3m deep x 2.8m in height. The existing building is constructed in stone with a slate roof.

Access to the site is directly adjacent to the west facing side elevation of the barn, and leads to a courtyard at the rear, which serves as amenity space and parking.

Planning permission was granted for the use of the barn to tourist accommodation in 2010 under planning permission reference: 2010/00973/FUL. The barn is separated by the main farmhouse by a boundary fence.



**DESCRIPTION OF DEVELOPMENT**

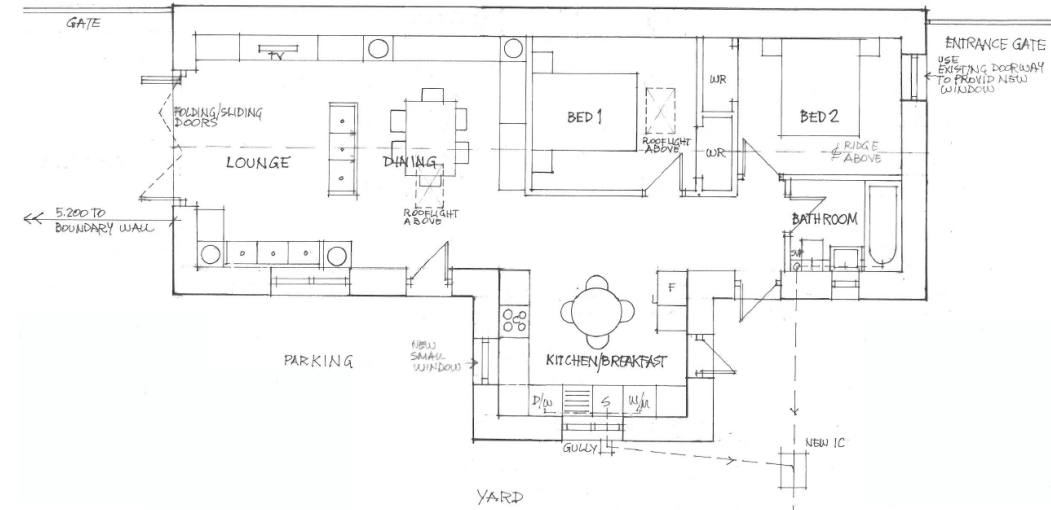
The application seeks planning approval for the conversion of the barn from a holiday let to a granny annex ancillary to the main farmhouse. Planning approval 2010/00973/FUL was granted with several conditions. Condition 3 states:

The accommodation hereby approved shall be used or occupied solely as holiday accommodation only and not as a permanent dwelling house.

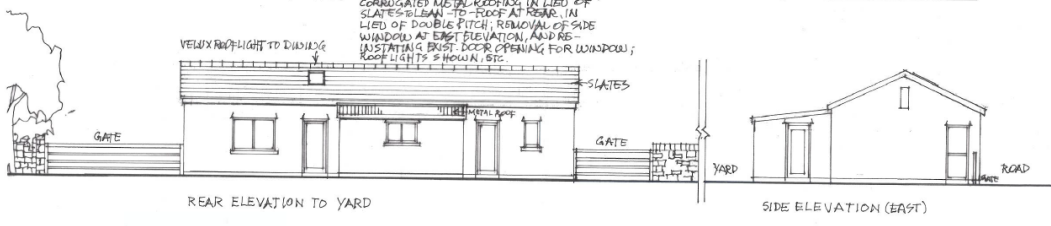
Reason:

The proposed conversion is not suitable for permanent residential accommodation, which would be contrary to the Council's adopted policies and national guidance, and to ensure compliance with Strategic Policy 2 and Policies ENV1 and ENV27 of the Unitary Development Plan.

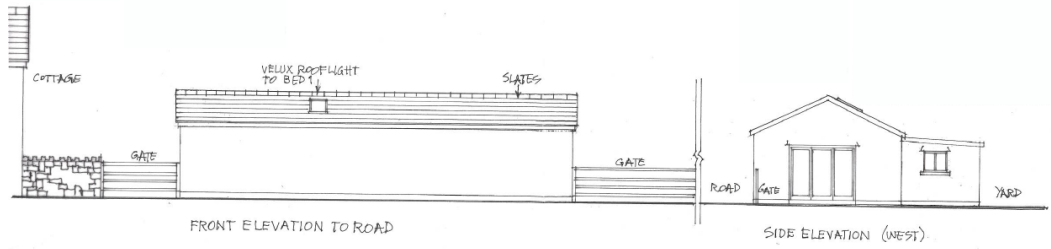
The proposal also includes the blocking up of the existing access and removal of a boundary fence between the properties.



\* AMENDMENT (A) - 22/10/10  
 TEL/FAX: 01446 772180  
 DRAWING N° 10(A)\*



EXTERNAL FINISHES:  
 ROOF: 'KINGSPAN' CORRUGATED METAL ROOFING SYSTEM, COLOUR GREEN TO MATCH EXISTING.  
 WALLS: WHITE PAINTED STONEWORK TO MATCH EXISTING.  
 WINDOWS: TIMBER, DOUBLE GLAZED, TO MATCH EXISTING.  
 AND DOORS.



## PLANNING HISTORY

2010/00251/FUL, Address: Heol Las Farm Cottage, Llangan, Proposal: First floor extension and new vehicular access, Decision: Approved.

2010/00973/FUL, Address: Heol Las Barn, Llangan, Proposal: Conversion to tourist accommodation of existing disused barn. Substitute metal roof with slate roof and the small rear projection will be also re-roofed and the height slightly increased., Decision: Approved.

2017/00909/FUL, Address: Holiday Let Heol Las Farm, Lane - Jct Mount Pleasant Farm to Jct Newland Via Newland Fach, Llangan, Proposal: Variation of Conditions 3 and 4 of Planning Permission Ref. 2010/00973/FUL, Decision: Withdrawn.

2019/00811/FUL, Address: Heol Las Farm, Lane - junction Mount Pleasant Farm to junction Newland via Newland Fach, Llangan, Proposal: Planning permission to convert existing holiday let to a residential annexe, Decision: Withdrawn.

## CONSULTATIONS

Llangan Community Council were consulted on 25 November 2019. A response received on 10 December 2019 confirms no objection to the proposal.

Shared Regulatory Services (Pollution) were consulted on 25 November 2019. A response received on 07 January 2019 confirms no comment.

Llandow Ewenny Ward Members were consulted on 25 November 2019. No response was received at the time of writing this report.

## REPRESENTATIONS

The neighbouring properties were consulted on 25 November 2019 and a site notice was also displayed on 02 December 2019. To date no letters of representation have been received.

## REPORT

### Planning Policies and Guidance

#### **Local Development Plan:**

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026, which was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

### **Strategic Policies:**

POLICY SP1 – Delivering the Strategy  
POLICY SP9 – Minerals  
POLICY SP10 – Built and Natural Environment  
POLICY SP11 – Tourism and Leisure

### **Managing Growth Policies:**

POLICY MG17 – Special Landscape Areas  
POLICY MG22 – Development in Minerals Safeguarding Areas  
POLICY MG29 – Tourism and Leisure Facilities

### **Managing Development Policies:**

POLICY MD1 - Location of New Development  
POLICY MD2 - Design of New Development  
POLICY MD7 - Environmental Protection  
POLICY MD8 - Historic Environment  
POLICY MD11 - Conversion and Renovation of Rural Buildings  
POLICY MD13 - Tourism and Leisure

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

### **Planning Policy Wales:**

National planning policy in the form of Planning Policy Wales (Edition 10, 2018) (PPW) is of relevance to the determination of this application.

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.

### **Technical Advice Notes:**

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 5 – Nature Conservation and Planning (2009)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 13 – Tourism (1997)
- Technical Advice Note 23 – Economic Development (2014)

## **Supplementary Planning Guidance:**

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). The following SPG are of relevance:

- Conversion and Renovation of Rural Buildings (2018)
- Minerals Safeguarding (2018)
- Model Design Guide for Wales
- Parking Standards (2019)
- Residential and Householder Development (2018)
- Sustainable Development - A Developer's Guide
- Tourism and Leisure Development (2019)

## **Other relevant evidence or policy guidance:**

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management

## **Well-being of Future Generations (Wales) Act 2015**

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

### Issues

The principle of the use and Marketing

The main issue is whether the proposed type of residential use is acceptable in this location. The site lies outside any defined settlement boundary as identified within the Council's Adopted Local Development Plan 2011-2026. For planning purposes, therefore, it is located in the countryside and the Upper & Lower Thaw Valley Special Landscape Area where policies MD1- Location of Development, MD2- Design of New Development and MG17- Special Landscape Area would be relevant.

Policies MD1 and MD2 are designed to protect the character of the countryside and restrict new housing development to that required for agriculture, forestry or rural enterprise purposes.

In addition, Policies MD1- Location of the development, MD2- Design of New Developments and MD11- Conversion and Renovation of Rural Buildings are relevant in the conversion of a rural building. Whilst the building has already been converted, policy MD11 remain relevant and it would clearly not be appropriate/reasonable for subsequent proposals to converted buildings (whether extensions or changes of use) to escape the policy and SPG requirements.

Policy MD11 would be particularly relevant with respect to the conversion of a rural building for residential use. MD11 indicates the following -

*Proposals for the conversion or renovation of existing rural buildings for rural enterprise, tourism, community or residential use will be acceptable where:*

*1. Conversion of an existing rural building would not give rise to the need for a replacement building; and*

*2. Reuse can be achieved without substantial reconstruction, extension or alteration that unacceptably affects the appearance and rural character of the building or its setting;*

*Proposals for conversions to residential use will only be permitted where it is demonstrated that;*

*3. The building has been appropriately marketed for other alternative uses such as farm diversification, business, community, tourism, or recreational uses and it has been demonstrated that such alternative uses are not viable; and*

*4. The location of the building is sustainable in terms of access to local services, public transport and community facilities.*

The application building is no longer used for agriculture and has already been converted. The proposal does not seek any internal or external changes other than blocking up the access and removing a boundary fence. Therefore, the proposal satisfies criterion 1 and 2 of the above-mentioned policy.

Criterion 3 of Policy MD11 requires consideration to be given to alternative uses other than residential that would be beneficial to farming, rural enterprises, tourism or recreational uses and would benefit the rural economy of the area. This is supported by guidance set out within 3.2.2 of TAN23, set out below: -

*3.2.2 Residential conversion of rural buildings which have ceased to be used for industrial or commercial purposes, including agriculture, need to be assessed on their impact including their impact on the fabric and character of historic buildings. In areas where the creation of local employment is a priority, local planning authorities may include policies within the development plan which prohibit residential re-use unless:*

- The applicant has made every reasonable attempt to secure suitable business re-use and the application is supported by a statement of the efforts which have been made; or*
- Residential conversion is a subordinate part of a scheme for business re-use; or*

- *The resulting housing will contribute to an identified need for affordable housing for local need.*

The application has been supported with a planning statement which states that given that the proposal seeks ancillary accommodation and not a new dwelling the applicant does not have to demonstrate compliance with criterion 3 & 4 of policy MD11.

The statement goes further to suggest that the tourism use has been implemented and ultimately proven unviable which theoretically shows compliance with criterion 3. In respect of criterion 4, the statement suggests that the proposal would result in a reduction in vehicle trips when compared to a holiday let and therefore is compliant.

The LPA advised the acting agent during the determination of this application and planning application 2019/00811/FUL (which was withdrawn) that the applicant would need to demonstrate compliance with criterion 3 & 4. However, no details have been provided and during all communication the agent has insisted that criterion 3 & 4 are not relevant. The conversion of an agricultural barn to any residential use would ordinarily require planning permission and therefore be subject to Policy MD11. There are no exemptions and the supporting text of the policy states:

Criterion 3 requires proposals for residential use to be supported by appropriate marketing evidence to demonstrate that the building has been marketed for other alternative uses for at least 12 months. Information from the agent or applicant regarding demand for alternative uses could take the form of a marketing report or correspondence from the relevant property agent.

The type of information could include the following:

- The length of time the rural building has not been used for agricultural purposes;
- The types of uses which the rural building has been marketed for, what the marketing strategy involved and its duration; and
- The amount of interest in the rural building during the marketing period – this should detail the number of queries, the type of uses sought, and if known, the reason for not pursuing any initial enquiries.

Due to the lack of detail submitted with the application, the applicant has failed to adequately demonstrate that the current use is not viable, that any marketing has been carried out to indicate that more appropriate commercial uses are not possible, or that the proposed residential use is the only viable option. It should be emphasised (as above) that the fact the building has been converted does not infer this criterion is not applicable. The Local Planning Authority would contend that it is equally applicable, in principle, to a proposal related to an unconverted barn. It should be noted that in the case of a recent appeal at Pontsarn Farm, Peterston Super Ely, (planning application 2019/00618/FUL and Appeal ref: APP/Z6950/A/19/3235726) the relevance of this criterion to an already converted building was not disputed by the Inspector.

The barn conversion has been awarded 4 stars by the Wales Tourist Board and forms part of the varied accommodation needs of the Vale of Glamorgan in respect of tourism. While the applicant has asserted the use is not viable, this has not been supported by specific details of how often it has been let, the return that has been realised or what would be required (in terms of lettings per year for example) to make it viable. Consequently, relatively little weight is given to this assertion. Notwithstanding that, even if the use were not viable, that does not automatically infer that a residential use is acceptable. As noted above there is no evidence of marketing for alternative viable commercial uses. In these circumstances, the proposal is contrary to criterion 3 of policy MD11 of the LDP and the aims of TAN 23 (para 3.2.2).

Furthermore, Policy MD13- Tourism and Leisure sets out that proposals that would result in the loss of existing tourism and leisure facilities will be resisted unless it can be demonstrated that there is a sufficient supply of facilities within the area to satisfy demand and/or the facility has been marketed and proven to be no longer economically viable. No such information has been submitted, therefore the proposal would be contrary to Policy MD13.

#### Whether the resultant use would be an annexe or a self-contained dwelling

The application as submitted proposes a residential annex for the applicant, allowing her son and his family to reside separately in the main farmhouse. The supporting statement states that the applicant is happy for this to be conditioned or be secured by a legal agreement.

The barn benefits from two bedrooms and all the facilities one would expect in an independent dwelling. It is detached and separated from the farm house, currently served by an independent access off the adopted highway and its own private garden area. The barn measures approximately 100 sqm. The application proposes removing the fence between the site and the farmhouse and blocking up the access, however, there could evidently be subdivision in the future.

The agent has suggested that the building would be ancillary a) because this is what the application is for and b) because it only equates to 27% of the floorspace of the farmhouse. Furthermore, it is argued that the barn would have a functional link to the farmhouse as the applicant would use the farmhouse for day to day activities, (this has been indicated as being washing laundry) and that this could be secured by way of condition.

Conversely, the LPA consider that the proposal would not fall within the definition of an annexe which could be regarded as ancillary to the main dwellinghouse, but rather a separate residential unit. It is considered that ancillary accommodation or a residential annexe should, by definition, be subordinate to its host dwelling in terms of its scale and design, but also have a reliant functional link to it.

In this case, the annexe would be clearly smaller in scale, but it would nevertheless be of a size that could comfortably function as an independent dwelling. The relative percentage compared to the house is not a determining factor alone, given that very large dwellings would, by that reasoning, justify significant size annexes.



The building is clearly physically separated from the main property and outside its curtilage, and it does not have a close physical or functional relationship to the house. Furthermore, the unit whilst sharing an access off the adopted highway would have separate parking and garden areas. The barn benefits from washing facilities (including a washing machine) and therefore any functional link based on carrying out laundry is not enforceable and arguably unlikely to occur.

Furthermore, whilst the floorspace of the barn is 27% of the main farmhouse, the floorspace (100sqm), the layout (which includes 2 bedrooms) and facilities of the barn would be of a nature typically found in a self-contained residential unit. The barn also lies outside the curtilage of the main dwelling and, historically, has had a separate amenity area and access.

Having regard to the nature of the physical detachment, the size (100 sqm) and self-contained nature of the barn, the unit would not have the function of an annexe but rather would be akin to a self-contained dwelling.

A recent appeal at Poundfield Farm (APP/Z6950/A/19/3236685) where the appellant sought ancillary accommodation, is considered relevant. The inspector commented:

*“In this case, the annexe would be clearly separate from Poundfield Farm and would contain residential accommodation that would not only be capable of being used for independent residential use, but also be of an extent that would be commonly found in a separate dwelling. Having regard to the nature of the proposed development, it appears to me that the proposal would not fall within the definition of an annexe which could be regarded as ancillary to the main dwellinghouse, but a separate residential unit. Taking account of these considerations regarding the physical detachment, size and free standing, self-contained nature of the development, the proposal is one which should in effect, and in practical terms, be considered as a development which is tantamount to the creation of a new dwelling.”*

The applicant's agent has argued that the proposal is for an annexe and consequently that is how it should be treated. That was also the case in the appeal referred to above, however, the Inspector appropriately considered whether the proposal did amount to just that. i.e. it is not inappropriate in principle to question what a proposal is, rather than just accepting that it must be what is referred to in the application. Similarly, a proposed condition or legal agreement does not overcome this problem, since it would be inappropriate to condition or legally tie something to be an annexe which will not be likely to function as such.

The supporting statement refers to other sites within the Vale of Glamorgan where the LPA have allowed residential annexes with conditions. However, each application is determined on its own merits and in the case of the sites referenced, the proposals were considered appropriate with closer functional or physical relationships.

The blocking up of the access would not in itself ensure the property remains ancillary as the agent has suggested. The property could be used independently with a shared access point off the highway and whilst the proposal includes the blocking up of the access, this could potentially be removed in the future, i.e. it would be difficult to resist on highway safety grounds. The application also states that the boundary fence between the property and the farmhouse would be removed ensuring the barn remains ancillary. However, should that the fence be removed, the parking area/amenity area could easily be used for parking/amenity area serving an independent dwelling. Notwithstanding this the erection of a fence would also not require planning permission and potentially be erected in the future.

Consequently, (and notwithstanding the objections in respect of failure to market it for alternative uses) it is necessary to consider whether this is an appropriate location for a new dwelling.

Strategic Policy SP1 as well as Managing Development policies MD1, MD2 and MD11 require development to reinforce the settlement hierarchy and promote sustainable development and states that proposals will be favoured provided they contribute to energy conservation, minimise the need to travel- especially by car and use more sustainable modes of transport

Whilst the site would be considered as previously developed land and it is currently used as a holiday let. It was accepted (in justifying that use) that the unsustainable location would be offset by the potential benefits to the rural economy. The following is an extract from the officer's report associated with that application:

*In this case, the development is located approximately 400m from Llangan and is essentially a rural location that would most frequently be accessed by the private car. However, while the remoteness of the location may be of concern with regard to a permanent residential unit, such a location is often necessary to provide an appropriate location for a rural tourism use such as this.*

*Therefore, while a certain number of car trips are an inevitable by-product of a rural tourism site such as this, it is considered that the economic benefits to the rural economy outweigh any harm that results from this. Indeed, it is considered that the location of this site is an appropriate and viable one for tourist accommodation, in that it offers direct access to informal recreational activities in the countryside.*

The application site is in a rural location, approximately 2km away (following roads) from the edge of either Treoes or Fferm Goch, which are the nearest small rural settlements. i.e. settlements with defined settlement boundaries in the LDP, within which new residential development is considered acceptable in principle due to their relative sustainability credentials. The site is approximately 400m from the nearest bus stop and there are not regular services to the nearest settlements and further afield. The site is a considerable walking distance (likely to be 20 minutes plus) from the nearest settlements and the routes are not well lit and generally not served by footways.

There are no local shops, pubs or community facilities or other similar services that would be likely to sustain the everyday needs of new residents close to this location while even those in the rural villages of Treoes and Fferm Goch are limited.

This lack of infrastructure fails to provide ready, safe or convenient access for pedestrians, especially at night and during winter periods of the year. The lack of physical proximity to local services and the lack of pedestrian and cycle facilities linking the site to the nearby settlement is considered to further demonstrate the likely reliance of future occupiers of this development on the private car. This indicates that this site represents an unsuitable and unsustainable location for additional residential development within the countryside.

This is supported by Planning Policy Wales. Paragraph 3.35 which states:

*“For most rural areas the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in urban areas. In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.”*

Paragraph 3.56 of PPW states *“Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.”*

The LDP seeks to ‘reduce dependence on the private car’ (see paragraph 7.2) and says that ‘all new development should be highly accessible’ (see paragraph 7.8). It also says that development in the countryside should ‘[contribute] positively to the rural economy and the viability and sustainability of rural communities’ (see paragraph 7.3 of the LDP).

As such, the conversion of the tourism use to permanent residential use would be contrary to the provisions of both the development plan and national planning policy. Given its lack of proximity to local services and settlements, and the lack of adequate well-lit pedestrian footways, cycle paths and distance to regular public transport facilities serving the site, future occupiers of any dwelling on this site would be reliant on the use of the private motor car to access essential day-to-day services and facilities.

In concluding upon the sustainability issue in the case of a recent appeal at Pontsarn Barn (ref:APP/Z6950/A/19/3235726) the inspector noted as follows, on the issue of relative sustainability between alternative uses:

*Paragraph 7.3 of the SPG refers to the preference for uses other than residential use in the countryside on the basis of the boost that such uses can provide to the rural economy. This is consistent with both local and national planning policies. As the Council explains in its officer's report, the benefits to the local economy of an employment use of a building in the countryside is considered to outweigh its poor performance in terms of the sustainability of its location. To allow buildings converted to employment uses to be subsequently changed to residential solely on the basis that the latter is likely to generate fewer car movements, would effectively undermine the restriction that criterion 4 of MD11 applies exclusively to residential uses. The explanatory text to the policy supports a range of economically beneficial uses, including tourist accommodation, but not unrestricted residential accommodation in 'more isolated rural locations', that is, locations such as the appeal site where occupiers would be overly reliant on 'the private motor vehicle'.*

*On the first main issue I find that prospective occupiers of the proposed dwelling would be likely to be heavily dependent on a car to access most services and facilities, contrary to policies SP1, MD1 and MD11. For the foregoing reasons, the potential traffic generation associated with the lawful use of the building does not justify breaching these policies that seek to control development in rural areas in a manner that promotes the local economy.*

In that case the Inspector accepted that the residential use would be likely to generate less vehicle trips, however, that did not render it acceptable in this policy context.

Therefore, the proposal is considered to amount to an unsustainable form of development at odds with the provisions of Policies SP1 (criteria 4 and 7), MD1 (criteria 3 and 5), MD2 (criteria 5 and 12), MD11 (Criteria 3 and 4), MD13 (guidance in paragraph 7.72) of the Local Development Plan 2011-2026 and guidance contained within Planning Policy Wales (Edition 10) particularly paragraphs 3.35 and 3.56.

### Mineral Safeguarding

The site is also situated within a limestone mineral safeguarding location. Policies SP9 and MG22 of the LDP relate to minerals safeguarding areas and significant weight is given to safeguarding these resources. However, given the location of the development within the existing agricultural yard it is considered that the extraction of the resource on the application site would have a significant impact on the amenity of the residential dwelling. Therefore, it is considered the proposal would not impact upon future extraction of the mineral, complying with Policies SP9 and MG22 of the LDP.

### Impact upon neighbouring sites

The proposed tourist unit is a significant distance from the nearest properties, other than the main farm house, therefore there are no concerns regarding its impact upon neighbours.

### Amenity Space and Parking

The site would retain sufficient amenity space and parking in line with the council's Residential and Householder development SPG and parking guidelines. If the fundamental policy objection to the proposal could be overcome, the Council would not object to the proposal on this issue.

### Extensions and Alterations

The development does not involve any extension to the footprint of the building or any significant alterations to the building itself. As such, there are no concerns regarding the visual impact of the development.

### REASON FOR RECOMMENDATION

The decision to refuse planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

### RECOMMENDATION

#### REFUSE (W.R.)

1. The applicant has failed to demonstrate that the proposed building has been appropriately marketed for other alternative non-residential uses such as farm diversification, business, community, recreational uses; and has failed to show that the current tourism use is not economically viable. Consequently, the proposal would, without justification, would result in the loss of an existing rural tourism site, contrary to the policy presumption in favour of the retention of such uses, and it would, therefore, adversely impact upon the supply of tourist accommodation within the Vale of Glamorgan and consequently, the rural economy. The development is, therefore, contrary to Policy MD13 – Tourism and Leisure as well as Criterion 3 of Policy MD11 of the Adopted Local Development Plan 2011-2026.
2. By reason of its size and location, and the insufficient physical and functional link to the house, the proposal represents a new dwelling as opposed to an annexe. Consequently and by virtue of the distance to any

defined settlement, the absence of adequate pedestrian/alternative modal links to the nearest settlement, and the relative absence of services within close proximity to the site, the proposed development is considered to be an unsustainable dwelling where occupiers would be remote from day to day amenities/services and over-reliant on the private car. The proposal is consequently contrary to Policies SP1, MD1, MD2 and MD11 of the LDP and the advice within Planning Policy Wales (10th edition).

**NOTE:**

**Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.**

**In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).**

**The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.**

**Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.**