



## 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

Land off Park Gardens

Address Line 1

Begelly

Address Line 2

Town/city

Pembrokeshire

Postcode

SA68 0XE

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

Easting (x)

211934

Northing (y)

207587

Description

#### Applicant Details

Reference:

Name/Company

Title

Mr

First name

D.

Surname

Thompson

Company Name

Address

Address line 1

c/o Agent

Address line 2

2 Llandeilo Road

Address line 3

Cross Hands

Town/City

Carmarthenshire

Country

Postcode

SA14 6NA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Site Area

What is the site area?

1.50

Scale

Hectares

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

Tourist Accommodation and Associated Infrastructure.

Has the work or change of use already started?

- ☐ Yes
- ☒ No

Existing Use

Please describe the current use of the site

Greenfield land.

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

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

Area of greenfield land proposed for new development

1.50

hectares

## Materials

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

☒ Yes

☐ No

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APPLICATION -  
Not valid for  
submission

Reference:

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:**

Roof

**Existing materials and finishes:**

n/a

**Proposed materials and finishes:**

Natural slate roof covering and polyvinyl roof over entrance canopy.

**Type:**

Walls

**Existing materials and finishes:**

n/a

**Proposed materials and finishes:**

Vertically laid timber cladding, horizontally laid timber cladding and a privacy screen enclosed by structural uprights and rough render finish.

**Type:**

Windows

**Existing materials and finishes:**

n/a

**Proposed materials and finishes:**

Light grey composite windows in aluminium finish.

**Type:**

Doors

**Existing materials and finishes:**

n/a

**Proposed materials and finishes:**

Light grey composite doors in aluminium finish.

**Type:**

Other

**Other (please specify):**

Fascia

**Existing materials and finishes:**

n/a

**Proposed materials and finishes:**

Composite fascia board.

**Type:**

Other

**Other (please specify):**

Signage

**Existing materials and finishes:**

n/a

**Proposed materials and finishes:**

CNC Backlit Signage to indicate site office and reception.

**Type:**

Vehicle access and hard standing

Reference:

**Existing materials and finishes:**

**Proposed materials and finishes:**

GrassCrete parking area.

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

Please refer to accompanying Planning, Design and Access Statement.

## **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

Reference:

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

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please refer to accompanying Drainage Details.

### 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

Reference:

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

## Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

1

Part-time

1

Total full-time equivalent

1.00

## 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

Reference:

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

If Yes, please provide details

The scheme is subject of the PAC regulatory requirements.

## 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:

Reference:

Title

First Name

Claire

Surname

Jenkins

Reference

PR/0013/24

Date (must be pre-application submission)

04/12/2024

Details of the pre-application advice received

The site is not within a settlement boundary, but it is considered to be well-related to Begelly which is defined by the LDP as a Service Village. Therefore, the principle of the proposal would be supported.

In terms of the design of the self-catering units they appear to be of an acceptable scale and design with the use of composite cladding to the external walls and slate covered roofs. A careful selection of the colouring of the cladding could aid the integration of the development into the landscape and minimise visual impact. In respect of layout I note that the self-catering units are sited to enable the retention of the existing and extensive hedgebanks and trees within the site. A number of trees are identified to be removed from the site and are noted as dead Ash or Sycamore trees

The site is within the defined Development High Risk for coal and any planning application would need to be supported by a Coal Mining Risk Assessment. You are aware within your Pre-application Statement that due to the site area of the proposal this would be a major planning application which would be subject to the need to carry out a pre-application consultation.

I note that you have provided an Ecology Survey for a scheme relating to the development of Tea Rooms on the site with your pre-application enquiry. This survey is dated July 2018 and is therefore considered to be out of date. You would be required to submit a new updated ecology survey with any recommendations appropriate for the proposal. In addition, all planning applications are required to be accompanied by a Green Infrastructure Statement; this should assess the characteristics of the site having regard to biodiversity and should inform the design of the buildings and site features so that biodiversity enhancement features can be incorporated.

No details of the foul or surface water drainage has been detailed on the submitted plans. It is expected that foul waste would be directed to the main sewer in this location and it would be a requirement that surface water is drained to a sustainable drainage system.

## 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

Reference:

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

First Name

Rhydian

Surname

Gore

Declaration Date

29/10/2025

☒ 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

First Name

Rhydian

Surname

Gore

Declaration Date

29/10/2025

☒ Declaration made

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