

REQUEST TO WELSH MINISTERS TO CALL IN PLANNING APPLICATION NP/26/0374/FUL

Crug y Môr, formerly the Old Bus Depot, Moylegrove

Dear Planning Casework Team,

We respectfully request that Welsh Ministers consider calling in planning application **NP/26/0374/FUL** for determination at national level.

We recognise that applications are normally determined by the local planning authority. However, we consider that this application raises an unusual combination of **planning, enforcement, countryside, environmental and public-interest issues** which warrant independent consideration.

1. The application should be determined from first principles

The building is **not an established lawful building**.

PCNPA's Enforcement Warning Notice **EC26/0015** states that development involving the erection of the building and associated works was carried out **without planning permission**. The Notice requires the breach to be regularised either through an application for retention or by removing the unauthorised building and reinstating the land.

Although the Authority states that it considers there is a "reasonable prospect" that planning permission would be granted if an application were made, this does not constitute planning permission or establish the acceptability of the development. We therefore respectfully ask that the application is assessed **from first principles**, without treating the existing unauthorised building as an established planning baseline or creating a presumption in favour of its retention.

2. A substantial countryside development and disputed "essential need"

A fundamental issue is whether there is an **essential need for this development to be located in the countryside**.

The applicant's justification for a countryside location is disputed by local residents. The fact that a building has already been constructed cannot itself establish an essential need for its retention.

The site's history is particularly relevant: the former bus depot had been unused for approximately **42 years**. We therefore consider that the application requires proper examination of whether there is an established or essential countryside need for the proposed development, rather than assuming continuation of a longstanding active use.

3. The proposal is materially larger than the former building

The proposed building is approximately **2 metres higher** and incorporates a **second floor**.

It therefore needs to be assessed as a materially different development, including its:

- increased height and massing;
- landscape and visual impact;
- relationship with neighbouring properties;
- residential amenity;

- privacy/overlooking;
- and impact on the character of this sensitive National Park location.

The existence of the former building should not be used to minimise the consequences of the substantially larger structure now proposed.

4. The true intended use and Adventure Beyond connection require transparency

We understand that **Adventure Beyond has a 50% interest** in the relevant venture.

This is potentially important to understanding the actual intended use, operational requirements and wider consequences of the development.

We do not suggest that an interest in the venture is itself a reason for refusal. However, the relationship is material to understanding what the building is intended to facilitate, particularly given the wider planning and environmental concerns surrounding Adventure Beyond's activities in the area.

We are concerned that many members of the local community are unaware of this connection and that its implications have not been adequately considered in the public discussion of the application.

5. Environmental and amenity consequences extend beyond the building

The application cannot properly be considered solely as a building project.

The proposed use may generate increased visitor activity, traffic, noise, lighting, deliveries and other operational effects.

The site has historically provided a very different amenity environment, with approximately 42 years without the former commercial use. Local residents are particularly concerned about the potential loss of the quiet amenity associated with the river and surrounding birdlife.

The wider environmental context therefore warrants careful consideration, particularly given the National Park setting and the sensitivity of the surrounding area.

6. The cumulative planning history makes this an exceptional case

This application follows a highly unusual planning history involving:

- construction of an unauthorised building;
- the Enforcement Warning Notice;
- the previous planning permission and its subsequent legal history;
- the proposed retention of the substantially enlarged building;
- disputed countryside need;
- the relationship with Adventure Beyond;
- wider environmental concerns;
- and the separate proposal to seek inclusion of the site within the Moylegrove settlement through the emerging LDP3 process.

We are concerned that these matters could result in the application being treated primarily as a **regularisation exercise**, rather than as a new planning proposal requiring an objective assessment from first principles.

Request

For these reasons, we respectfully ask Welsh Ministers to **call in NP/26/0374/FUL for determination**.

We believe that the combination of the unauthorised status of the building, the disputed countryside need, the significant increase in height and scale, the proposed use and Adventure Beyond connection, the site's approximately 42-year period of non-use, the environmental and amenity implications, and the wider planning history gives this application a significance extending beyond an ordinary local planning dispute. Independent determination would also provide public confidence that the application is being considered **afresh and without any presumption arising from the previous enforcement process.**

Yours faithfully,

Concerned residents of Moylgrove