

Pecyn Dogfennau Cyhoeddus

Is-bwyllgor Trwyddedu

Man Cyfarfod
By Teams

Dyddiad y Cyfarfod
Dydd Gwener, 16 Gorffennaf 2021

Amser y Cyfarfod
10.00 am

I gael rhagor o wybodaeth cysylltwch â
Carol Johnson
01597 826206
carol.johnson@powys.gov.uk



Neuadd Y Sir
Llandrindod
Powys
LD1 5LG

Dyddiad Cyhoeddi

Mae croeso i'r rhai sy'n cymryd rhan ddefnyddio'r Gymraeg. Os hoffech chi siarad Cymraeg yn y cyfarfod, gofynnwn i chi roi gwybod i ni erbyn hanner dydd ddau ddiwrnod cyn y cyfarfod

AGENDA

Bydd angen i Aelodau'r Is-bwyllgor fynychu cyfarfod briffio preifat am 9.30 am

1.	CAIS AM DRWYDDED SAFLE.
-----------	--------------------------------

1.1. Gweithdrefnau Is-bwyllgorau

Derbyn cyflwyniadau gan y Cadeirydd ac esboniad o weithdrefnau'r Is-bwyllgor gan y Cyfreithiwr.
(Tudalennau 1 - 4)

1.2. Cais am drwydded

Ystyried cais am drwydded gan y Co-operative Group Food Ltd ar ran y Co-operative, Stryd Fawr, Crughywel NP8 1BW.
(Tudalennau 5 - 232)

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

1.a

POWYS COUNTY COUNCIL

LICENSING ACT 2003

Licensing Sub-Committees – Procedural Guidelines for the conduct of hearings in accordance with the Licensing Act 2003 (Hearings) Regulations 2005 (“the Regulations”)

Introduction

The four licensing objectives, as set out in the Licensing Act 2003 are:

- **The prevention of crime and disorder**
- **Public safety**
- **The prevention of public nuisance**
- **The protection of children from harm**

Each application that comes before a sub committee of the Authority will be treated on its own merits and this licensing authority will take its decision based upon the merits of the application, taking into account the need to promote the four licensing objectives. This Authority will also have regard to its Statement of Licensing Policy and the guidance issued under section 182 of the Licensing Act 2003.

1. The hearing will normally be held in public. However, the sub committee may exclude the public from all or part of a hearing where it considers that the public interest in so doing outweighs the public interest in the hearing, or that part of the hearing, taking place in public.
2. The hearing shall take the form of a discussion led by the Licensing sub committee and cross examination will not be permitted except at the discretion of the sub committee if it is required to consider the application or representations. This is in accordance with Regulation 23 of the Regulations. A party wishing to cross examine another party must make an application to the sub committee.
3. The procedure at the hearing shall be determined by the sub committee, normally in accordance with the following guidelines.
4. The sub committee shall appoint a Chairman.
5. The Chairman will welcome everyone to the hearing and will introduce him/herself and the other members of the sub committee.
6. The Legal Adviser to the sub committee will ask everyone present to introduce themselves and will explain the procedure to be followed. He/she will ask the applicant, if unaccompanied, if he/she was aware of the right to be represented. The sub committee will also consider any

request made by a party under Regulation 8(2) for permission for another person to appear at the hearing as a witness.

7. The Licensing Officer will present a report outlining the nature of the application to be considered, any relevant representations and policy statements. The sub committee may ask any relevant questions of the officer through their Legal Adviser.
8. The applicant (or his/her representative) will be invited to put his/her case. The applicant may call witnesses to support the case provided that the sub committee have given permission to do so. The sub committee and other parties who have made relevant representations may ask any relevant questions of the applicant or of persons representing them. The sub committee should ask questions through their Legal Adviser.
9. The Chairman will then invite those parties making representations to address the sub committee. The sub committee may ask relevant questions of those parties making representations through their Legal Adviser. The applicant or his/her representative may also ask relevant questions of those parties making representations.
10. The Chairman will invite the applicant (or his/her representative), and any parties making representations, to briefly summarise their points if they wish.
11. The sub committee may ask relevant questions of any party during the hearing through their Legal Adviser, but should refrain from any discussion of the merits of the case.
12. The sub committee will retire with their Legal Adviser to deliberate in private. If it is necessary to recall any party to provide further information or clarification, all parties at the hearing will be asked to return.
13. When the sub committee has reached its conclusion, the parties will be recalled and the decision will be announced to the applicant by the Legal Adviser to the sub committee, accompanied by, as appropriate, a description of any conditions which are to be attached to the grant of a licence and the licensing objectives that they relate to. Reasons will be given for the decision. That information will also be given to the applicant in writing as soon as is practicable and he/she will be told of any statutory rights of appeal that are available. In cases where a decision cannot be given at the end of a hearing, the applicant and those parties present will be notified of the decision within five working days.

PLEASE NOTE:

- Any person attending the hearing, who, in the opinion of the Chairman, is behaving in a disruptive manner, may be required to leave.
- Late additions to representations and evidence will only be considered with the agreement of all parties present
- The sub committee may allow a maximum period of time for each party to make all relevant statements in support of their written representations. The sub committee would request that all parties avoid repetition and keep the discussion moving in the interests of efficiency.
- Decisions will generally be taken regardless of whether the applicant or those who have made written representations are present. All notices and written representations received from absent parties will be considered. However if a party is unable to attend a hearing due to unforeseen circumstances and would wish to be present, that party should contact the relevant Licensing Officer or Committee Clerk by telephone in order to explain the circumstances. In such a case, the sub committee may be prepared to adjourn the hearing.

Mae'r dudalen hon wedi'i gadael yn wag yn fwriadol

1.b

CYNGOR SIR POWYS COUNTY COUNCIL

Licensing Sub-Committee 16/07/2021

REPORT BY: Simon Lewis Licensing Officer

SUBJECT: Application for a Premises Licence Co-operative, High Street,
Crickhowell NP8 1BW

REPORT FOR: DECISION

1. APPLICATION

1.1 On the 21/05/2021, an application for a Premises Licence was received from Co-operative Group Food Ltd for Co-operative, High Street, Crickhowell NP8 1BW

1.2 A copy of the application and a plan of the premises are reproduced at **Annex A**.

1.3 The Proposed Premises is shop with sale of alcohol for consumption off the premises.

1.4 The applicant & The Licensing Authority satisfied procedural obligations by consulting the Responsible Authorities and advertising the application.

1.5 The Applicant has applied for a Premises Licence authorising The Sale of Alcohol for OFF sales. Monday – Saturday 07:00 – 22:00, Sunday and Bank Holidays 08:00 – 22:00.

2. REPRESENTATIONS

2.1 Responsible Authorities

There were No Objections from any of the Responsible Authorities.

2.2 Other Persons

Objections

39 representations have been received and the details of these representations are detailed and attached at **Annex B**.

2.3 The applicant has presented some documentation to be considered at **Annex C**.

3. OPTIONS

- 3.1 In determining the application for the Premises Licence, the Sub-Committee must take such steps as are considered appropriate to promote the licensing objectives;
- i) The Prevention of Crime and Disorder
 - ii) Public Safety
 - iii) The Prevention of Public Nuisance
 - iv) The Protection of Children from Harm
- 3.2 If appropriate make reference to LA03 guidance or our Licensing policy if it relates to any of the points raised by objectors)
- 3.3 The options are to;
- a) grant the application as submitted by the applicant without modification, with the exception of the inclusion of mandatory conditions made under Section 19, Licensing Act 2003 (Supply of Alcohol); or
 - b) grant a licence with modified conditions; or
 - c) reject the whole or part of the application.

4. DETERMINATION

- 4.1 The Licensing Sub-Committee is requested to determine the application.

All licensing determinations should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be.

The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.

Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. While this does not therefore require a licensing authority to decide that no lesser step will achieve the aim, the authority should aim to consider the potential burden that the condition would impose on the premises licence holder (such as the financial burden due to restrictions on licensable activities) as well as the potential benefit in terms of the promotion of the licensing objectives. However, it is imperative that the authority ensures that the factors which form the basis of its determination are limited to consideration of the promotion of the objectives and nothing outside those parameters.



Powys
Application for a premises licence
Licensing Act 2003

For help contact
licensing@powys.gov.uk
 Telephone: 01597 827389

* required information

Section 1 of 21

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

Not Currently In Use

This is the unique reference for this application generated by the system.

Your reference

(H)STG.CXS.COO238.749

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

Co-operative Group Food Limited

* Family name

Co-operative Group Food Limited

* E-mail

cheryl.scott@wardhadaway.com

Main telephone number

0330 137 3264

Include country code.

Other telephone number

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

- Applying as a business or organisation, including as a sole trader
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is the applicant's business registered in the UK with Companies House?

Yes No

Note: completing the Applicant Business section is optional in this form.

Registration number

26715R

Business name

Co-operative Group Food Limited

If the applicant's business is registered, use its registered name.

VAT number

GB 403314604

Put "none" if the applicant is not registered for VAT.

Legal status

Private Limited Company

Continued from previous page...

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Agent Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

An agent that is a business or organisation, including a sole trader

A sole trader is a business owned by one person without any special legal structure.

A private individual acting as an agent

Agent Business

Is your business registered in the UK with Companies House? Yes No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

If your business is registered, use its registered name.

VAT number

Put "none" if you are not registered for VAT.

Legal status

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Agent Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 21

PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

- Address OS map reference Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

Section 3 of 21

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company / limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- Other (for example a statutory corporation)
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales

Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

Section 4 of 21

NON INDIVIDUAL APPLICANTS

Provide name and registered address of applicant in full. Where appropriate give any registered number. In the case of a partnership or other joint venture (other than a body corporate), give the name and address of each party concerned.

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

PLC

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

* Date of birth / /
dd mm yyyy

* Nationality Documents that demonstrate entitlement to work in the UK

Section 5 of 21

OPERATING SCHEDULE

When do you want the premises licence to start? / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off- supplies you must include a description of where the place will be and its proximity to the premises.

Convenience store open seven days a week selling groceries, sundry items and alcohol for consumptoin off the premises

Continued from previous page...

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Section 6 of 21

PROVISION OF PLAYS

See guidance on regulated entertainment

Will you be providing plays?

- Yes No

Section 7 of 21

PROVISION OF FILMS

See guidance on regulated entertainment

Will you be providing films?

- Yes No

Section 8 of 21

PROVISION OF INDOOR SPORTING EVENTS

See guidance on regulated entertainment

Will you be providing indoor sporting events?

- Yes No

Section 9 of 21

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

See guidance on regulated entertainment

Will you be providing boxing or wrestling entertainments?

- Yes No

Section 10 of 21

PROVISION OF LIVE MUSIC

See guidance on regulated entertainment

Will you be providing live music?

- Yes No

Section 11 of 21

PROVISION OF RECORDED MUSIC

See guidance on regulated entertainment

Will you be providing recorded music?

- Yes No

Section 12 of 21

PROVISION OF PERFORMANCES OF DANCE

See guidance on regulated entertainment

Will you be providing performances of dance?

Continued from previous page...

Section 13 of 21

PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

See guidance on regulated entertainment

Will you be providing anything similar to live music, recorded music or performances of dance?

Yes No

Section 14 of 21

LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

Yes No

Section 15 of 21

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

Continued from previous page...

SUNDAY

Start 08:00

End 22:00

Start

End

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Bank Holidays from 08:00-22:00

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name Wayne

Family name Fisher

Date of birth 04 / 07 / 1982
dd mm yyyy

Continued from previous page...

Enter the contact's address

Building number or name	5
Street	Rhiw Parc Road
District	
City or town	ABERTILLERY
County or administrative area	
Postcode	NP13 1BS
Country	United Kingdom
Personal Licence number (if known)	PER1467
Issuing licensing authority (if known)	Caerphilly Borough Council

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

Section 16 of 21

ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

NONE

Section 17 of 21

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

TUESDAY

Start 07:00

End 22:00

Start

End

WEDNESDAY

Start 07:00

End 22:00

Start

End

THURSDAY

Start 07:00

End 22:00

Start

End

FRIDAY

Start 07:00

End 22:00

Start

End

SATURDAY

Start 07:00

End 22:00

Start

End

SUNDAY

Start 08:00

End 22:00

Start

End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Bank Holidays 08:00-22:00

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Section 18 of 21

LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General = all four licensing objectives (b,c,d,e)

Continued from previous page...

List here steps you will take to promote all four licensing objectives together.

The applicant has given thought to the potential impact of the grant of this application on the four licensing objectives and, having regard to the locality, considers that the following conditions are appropriate.

b) The prevention of crime and disorder

1. The premises shall maintain a CCTV system which gives coverage of all entry and exit points. The system shall continually record whilst the premises are open and conducting licensable activities. All recordings shall be stored for a minimum period of 28 days and shall be capable of being easily downloaded. Recordings shall be made available upon the receipt of a request by an authorised Officer of the Police or the Local Authority.

2. There shall be "CCTV in Operation" signs prominently displayed at the premises.

3. An incident log (whether kept in a written or electronic form) shall be retained at the premises and made available to an authorised Officer of the Police or the Local Authority.

4. The premises shall operate a proof of age scheme, such as a Challenge 25, whereby the only forms of acceptable identification shall be either a photographic driving licence, a valid passport, military identification or any other recognised form of photographic identification incorporating the PASS logo, or any other form of identification from time to time approved by the secretary of the state.

5. The premises will be fitted with a burglar alarm system

6. The premises will be fitted with a panic button system for staff to utilise in the case of an emergency

c) Public safety

The premises licence holder shall ensure that the appropriate fire safety, and health and safety regulations are applied at the premises

d) The prevention of public nuisance

A complaints procedure will be maintained, details of which will be made available in store and upon request.

e) The protection of children from harm

1. All staff will receive comprehensive training in relation to age restricted products and in particular the sale of alcohol. No member of staff will be permitted to sell age restricted products until such time as they have successfully completed the aforementioned training.

2. An age till prompt system will be utilised at the premises in respect of age restricted products.

3. A refusals register (whether kept in a written or electronic form) will be maintained at the premises and will be made available for inspection upon request by an authorised Officer of the Police or the Local Authority

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Section 20 of 21

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

Section 21 of 21

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non-domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300 £100.00

Band B - £4301 to £33000 £190.00

Band C - £33001 to £87000 £315.00

Band D - £87001 to £125000 £450.00*

Band E - £125001 and over £635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £125000 £900.00

Band E - £125001 and over £1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999 £1,000.00

Capacity 10000-14999 £2,000.00

Capacity 15000-19999 £4,000.00

Capacity 20000-29999 £8,000.00

Capacity 30000-39999 £16,000.00

Capacity 40000-49999 £24,000.00

Capacity 50000-59999 £32,000.00

Capacity 60000-69999 £40,000.00

Capacity 70000-79999 £48,000.00

Capacity 80000-89999 £56,000.00

Capacity 90000 and over £64,000.00

* Fee amount (£)

100.00

DECLARATION

Continued from previous page...

* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

* Capacity

* Date / /
dd mm yyyy

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/powys/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED

OFFICE USE ONLY

Applicant reference number	(H)STG.CXS.COO238.749
Fee paid	
Payment provider reference	
ELMS Payment Reference	
Payment status	
Payment authorisation code	
Payment authorisation date	
Date and time submitted	
Approval deadline	
Error message	
Is Digitally signed	<input type="checkbox"/>

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#) [20](#) [21](#) [Next >](#)

Simon Lewts

From: [REDACTED] <[REDACTED]>
Sent: 03 June 2021 13:51
To: Licensing
Cc: [REDACTED]
Subject: Re Co-Op application for alcohol license
Categories: Simon

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Powys

[REDACTED]

03 June 2021

Dear Sirs

Re: Co-operative Food Group, High Street, Crickhowell NP81BW.

I am writing to register my objection to the application for a premises licence by the Co-Operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays. This is totally not appropriate for a store which could attract many pupils from Crickhowell High School !!

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town.

I would urge the committee to consider a Health Impact Assessment. There are a large number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over provision in relation to the small population of Crickhowell. The Welsh Government has a substance misuse plan 2012-22 revised in response to Covid 19 (as alcohol

consumption did rise during lockdowns.) Wales now has the highest level of alcohol consumption in Europe in young people. 45% of men

and 34% of women are reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and the costs are more than 1 billion to society.

The hours proposed for selling alcohol from 7 in the morning are unreasonable and fuelling our nation's health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is small, with a population of approx. 2000. There are already far too many outlets proving alcohol in our high street.

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours faithfully



Name & Address [REDACTED]

Date 4 JUNE 2021

2

Dear Sirs

Co-operative Food Group, High Street, Crickhowell NP81BW.

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays. This is totally not appropriate for a store which could attract many pupils from Crickhowell High School !!

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of [REDACTED] and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town.

I would urge the committee to consider a Health Impact Assessment. There are a large number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over provision in relation to the small population of Crickhowell. The Welsh Government has a substance misuse plan 2012 -22 revised in response to Covid 19 (as alcohol consumption did rise during lockdowns.) Wales now has the highest level of alcohol consumption in Europe in young people. 45% of men and 34% of women are reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and the costs are more than 1 billion to society.

The hours proposed for selling alcohol from 7 in the morning are unreasonable and fuelling our nation's health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is small, with a population of approx. 2000. There are already far too many outlets proving alcohol in our high street.

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours faithfully

Signed [REDACTED]

Simon Lewis

From: [REDACTED]
Sent: 04 June 2021 10:49
To: Licensing
Subject: Objection to Co-op license to sell alcohol
Attachments: Co-op License objection.jpg

Categories: Simon

Dear Sirs

Please find attached my wife and I's objection to the Co-op's application for a license to sell alcohol at High Street, Crickhowell NP8 1BW.

Regards

[REDACTED]

Re Co-operative Food Group, High Street, Crickhowell NP81BW.

04/06/2021

Dear Sirs

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays. This is totally not appropriate for a store which could attract many pupils from Crickhowell High School. As I taught at the school from 1983 to 2000 I am particularly concerned about the impact of this application on our vulnerable young people.

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels among some young people. There is evidence of this as residents have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town.

I would urge the committee to consider a Health Impact Assessment. There are a large number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over provision in relation to the small population of Crickhowell. The Welsh Government has a substance misuse plan 2012 -22 revised in response to Covid 19 (as alcohol consumption did rise during lockdowns.) Wales now has the highest level of alcohol consumption in Europe in young people. 45% of men and 34% of women are reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and the costs are more than £1 billion to society.

The hours proposed for selling alcohol from 7 in the morning are totally unreasonable and fuelling our nation's health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is small, with a population of approx. 2000. There are already far too many outlets proving alcohol in our high street. In view of the above I would urge the licensing authority to take a responsible role and refuse the application on the grounds of over provision, prevention of disorder and protecting our children.

Yours Faithfully,

Simon Lewis

From: [REDACTED]
Sent: 04 June 2021 10:54
To: Licensing
Subject: Objection to approval of application for extended licensing Co-op Crickhowell
Attachments: Letter to Licensing authority re Co-op licensing hours.docx
Categories: Simon

Please see attached letter.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sent from Mail for Windows 10

Simon Lewis

From: [REDACTED]
 Sent: 04 June 2021 11:12
 To: Licensing
 Subject: Co-operative Food Group, High Street, Crickhowell NP81BW.
 Categories: Simon

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays. This is totally not appropriate for a store which could attract many pupils from Crickhowell High School. The current vendors on the High Street (Bacchus, Grenfell's, Jehu's, Crickhowell Newsagents and the Shell Garage) offer more than enough opportunity to purchase alcohol and as they are run by local people are more able to spot underage drinkers.

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town.

I would urge the committee to consider a Health Impact Assessment. There are a large number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over provision in relation to the small population of Crickhowell. The Welsh Government has a substance misuse plan 2012 -22 revised in response to Covid 19 (as alcohol consumption did rise during lockdowns.) Wales now has the highest level of alcohol consumption in Europe in young people. 45% of men

and 34% of women are reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and the costs are more than 1 billion to society.

The hours proposed for selling alcohol from 7 in the morning are unreasonable and fuelling our nation's health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is small, with a population of approx. 2000. There are already far too many outlets proving alcohol in our high street.

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours faithfully



Simon Lewis

From: [REDACTED]
Sent: 05 June 2021 12:46
To: Licensing
Subject: Co Op, Crickhowell

Categories: Simon

- > I object to the application to grant a licence to the Co- Op in Crickhowell.
- > It encourages excessive alcohol drinking and adds to the anti social behaviour in the town
- > [REDACTED]
- > [REDACTED]
- > [REDACTED]
- > Sent from iPhone

June 7th 2021

Dear Sirs Co-operative Food Group, High Street,
Crickhowell NP81BW.

We are writing to register our objection to the application for a premises licence by the Cooperative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays. This is totally not appropriate for a store which could attract many pupils from Crickhowell High School!!! Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises.

Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other

areas of town. We would urge the committee to consider a Health Impact Assessment. There are a large number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over provision in relation to the small population of Crickhowell. The Welsh Government has a substance misuse plan 2012 -22 revised in response to Covid 19 (as alcohol consumption did rise during lockdowns.)

Wales now has the highest level of alcohol consumption in Europe in young people. 45% of men and 34% of women are reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and the costs are more than 1 billion to society. The hours proposed for selling alcohol from 7 in the morning are unreasonable and fuelling our nation's health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is small, with a population of approx. 2000. There are already far too many outlets proving alcohol in our High Street.

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on the grounds of over provision, prevention of disorder and protecting our children.

Yours faithfully

[REDACTED]

Simon Lewis

From: [REDACTED]
Sent: 07 June 2021 17:02
To: Licensing
Cc: [REDACTED]
Subject: our objection to the application for a premises licence by the Cooperative food group at High Street Crickhowell
Attachments: Letter to Licensing Authority re Co-Op selling alcohol.docx
Categories: Simon

Hard copy in the post..

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Simon Lewis

7

From: [REDACTED]
Sent: 08 June 2021 11:09
To: Licensing
Subject: Cooperative Food Store Crickhowell

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Simon

[REDACTED]
Dear Sirs,

Co-operative Food Group, A40, Crickhowell NP81BW.

I am writing to register my objection to the application for a premises licence by the Co-operative food group, for their proposed shop in Crickhowell.

The application requests that alcohol should be allowed to be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays. This is totally inappropriate. Granting a licence for this length of time would provide a further source of off premises alcohol at longer hours within an area already adequately served by licensed premises.

Disorder and public nuisance are already a problem. Evidence of this exists currently by the number of broken bottles and cans around the library garden area, recreation ground and many other areas around town. In addition we also suffer spates of vandalism. Check with the town's litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town.

I would urge the committee to consider a Health Impact Assessment. There are a number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over provision in relation to the small population of Crickhowell.

The hours proposed for selling alcohol from 7 in the morning are unreasonable. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area.

In view of the above I would urge the licensing authority to take a responsible position and refuse the application on over provision, prevention of disorder and protecting our children grounds.

Yours faithfully

[REDACTED]

Sent from Yahoo Mail for iPhone

Simon Lewis

From: [REDACTED]
 Sent: 08 June 2021 20:46
 To: Licensing
 Subject: application by Co-op for alcohol sales, High Street, Crickhowell

Follow Up Flag: Follow up
 Flag Status: Flagged

Categories: Simon

[REDACTED]
 [REDACTED]
 [REDACTED]

8th June 2021

Dear Sirs

Co-operative Food Group, High Street, Crickhowell NP81BW.

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays. This is totally not appropriate for a store which could attract many pupils from Crickhowell High School!!

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town.

I would urge the committee to consider a Health Impact Assessment. There are a large number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over provision in relation to the small population of Crickhowell. The Welsh Gov have a substance misuse plan 2012 -22 revised in response to covid 19 (as alcohol consumption did rise during lockdowns.) Wales now has the highest level of alcohol consumption in Europe in young people. 45% of men and 34% of women are reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and the costs are more than 1 billion to society.

The hours proposed for selling alcohol from 7 in the morning are unreasonable and fuelling our nation's health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is small, with a population of approx. 2000. There are already far too many outlets proving alcohol in our high street.

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours faithfully

Simon Lewis

From: [Redacted]
Sent: 10 June 2021 18:52
To: Licensing
Subject: Application for alcohol license Crickhowell - Cooperative Food Group
Categories: Simon

[Redacted]
[Redacted]
Crickhowell
Powys
[Redacted]

Dear Sirs

Co-operative Food Group, High Street, Crickhowell NP81BW.

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell.

A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays. This is totally not appropriate for a store which could attract many pupils from Crickhowell High School !!

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town.

I would urge the committee to consider a Health Impact Assessment. There are a large number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over provision in relation to the small population of Crickhowell.

The Welsh Government has a substance misuse plan 2012 -22 revised in response to Covid 19 (as alcohol consumption did rise during lockdowns.) Wales now has the highest level of alcohol consumption in Europe in young people. 45% of men

and 34% of women are reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and the costs are more than 1 billion to society.

The hours proposed for selling alcohol from 7 in the morning are unreasonable and fuelling our nation's health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area.

Crickhowell town is small, with a population of approx. 2000. There are already far too many outlets proving alcohol in our high street.

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours faithfully

[Redacted Signature]

Simon Lewis

From: [REDACTED]
Sent: 10 June 2021 18:58
To: Licensing
Subject: Alcohol license application - former Conservative Club, Crickhowell

Categories: Simon

[REDACTED]
[REDACTED]
Crickhowell
Powys

Dear Sirs

Co-operative Food Group, High Street, Crickhowell NP81BW.

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell.

A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays. This is totally

not appropriate for a store which could attract many pupils from Crickhowell High School !!

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check

with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town. I would urge the committee to consider a Health Impact Assessment. There are a large number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over provision in relation to the small population of Crickhowell.

The Welsh Government has a substance misuse plan 2012 -22 revised in response to Covid 19 (as alcohol consumption did rise during lockdowns.) Wales now has the highest level of alcohol consumption in Europe in young people. 45% of men and 34% of women are reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and the costs are more than 1 billion to society.

The hours proposed for selling alcohol from 7 in the morning are unreasonable and fuelling our nation's health problems.

Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area.

Crickhowell town is small, with a population of approx. 2000. There are already far too many outlets proving alcohol in our high street.

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours faithfully

[REDACTED]

Simon Lewis

From: [REDACTED]
Sent: 10 June 2021 21:28
To: Licensing
Subject: Co-operative Food Group, High Street, Crickhowell NP81BW. Register objection.
Categories: Simon

Dear sir/ madam,

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays.

This is totally not appropriate for a store which could attract comprehensive children, I have children attending both schools in Crickhowell and the notion of the licence appalls me. Who is this 'benefit' for I ask you? Corporate pockets? Certainly not for the population of Crickhowell.

As an NHS key worker working in mental health I consider it is totally irresponsible given the problematic issues with alcohol misuse in Wales and in light of the WG Substance Misuse plan, due for review and update next year. Alcohol misuse increased with the pandemic, why promote this? Surely there are already enough venues selling alcohol in the area. In addition, substance misuse services are extremely poor in Powys - both in the NHS and charity provision. Granting this would create an increased problem that in turn would create more pressure in poor infrastructure/ services that are currently provided to cope with substance misuse in Powys. And who would fund the increased demand there? Certainly not the Co op!

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder, protecting our children and protecting our NHS.

I await your reply.

Yours sincerely,

[REDACTED]
Sent from my iPhone

Simon Lewis

From: [REDACTED]
Sent: 11 June 2021 10:08
To: Licensing
Subject: proposed licencing hours for premises in Crickhowell

Categories: Simon

Dear Sir/Madam

I refer to the application for an off-licence for the yet to be confirmed Co-op, in the former Conservative Club, Crickhowell. This whole project is a matter for dispute locally, as it will impact unfairly on the current businesses, apart from the traffic concerns.

Any application for an alcohol licence should be considered on a 'need' basis. There are already several off-licence premises in Crickhowell, so there is no 'need'. This is again designed to hit local businesses. Moreover, these unreasonable hours will increase the alcohol problems already experienced in Crickhowell.

Anti-social behaviour is starting to be a problem already, with vandalism and disorder, damage and litter on a regular basis, as can be evidenced from local groups, such as litter pickers, Town Council, PCSO and others with concerns for keeping Crickhowell tidy.

The local High School is in close proximity to this proposed store - it is not a good example to set out children. Anti-social behaviour will escalate. Alcohol consumption rose as a response to Covid 19 - please refer to Welsh Gov Substance Misuse Plan - Wales has the highest level of consumption in the whole of Europe - an terrible statistic. We should not be fuelling this problem.

Long licencing hours will increase the traffic problem already envisaged.

There are huge cost implications of increased alcohol consumption, with over 1500 premature deaths and related health issues.

Please give this application very careful consideration and refuse it on the grounds stated

Yours sincerely

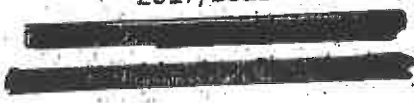
[REDACTED]

Crickhowell & District Civic Society

President

HIS GRACE THE DUKE OF BEAUFORT

2017/2018



CRIC
Beaufort Street
Crickhowell
Powys
NP8 1BN

12th June 2021

Dear Sirs

Co-operative food group, High Street, Crickhowell NP81BW.

I am writing on behalf of the Crickhowell and District Civic Society to register our strong objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder, and antisocial behaviour.

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder, and public nuisance have already reached problem levels in some young people. We have evidence of this and must currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town. Almost all these issues are underreported because no-one believes the police have the time or resources to do anything about it, given the specific lack of a police presence in Crickhowell.

I would urge the committee to consider a Health impact assessment. There are many premises already supplying alcohol in the town and another as large as the one proposed would be well over provision in relation to the small population of Crickhowell. This will be a store selling the usual snacks and things to entice the young pupils of Crickhowell High School and a large display of alcohol is not meeting the community needs. The Welsh Gov have a substance misuse plan 2012 -22 revised in response to covid19 (as alcohol consumption did rise during lockdowns) There's an Alcohol measure in Wales doc -which states Wales now having the highest level of alcohol consumption in Europe in young people.

45% of men and 34% women reported to be drinking over the recommended guidelines.
1500 deaths occur each year in Wales related to alcohol and costs more than 1 billion to society.
The Welsh gov wishes to make healthy choices -easy choices.

The proposed hours of selling alcohol at 7.00am in the morning is unreasonable and fuelling our local health and anti-social behaviour problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town already has 13 high street locations that sell alcohol. That is already too high.

We believe that the floor area of this store at approx. 293 Sq M means this location will be subject to Sunday operating hours anyway, so the application is incorrect in asking for extended Sunday hours

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.



on behalf of Crickhowell and District Civic Society

Tudalen 46

Simon Lewis

From: Susan Jones on behalf of Licensing
Sent: 14 June 2021 09:29
To: Simon Lewis
Cc: Nichola Baker
Subject: FW: Co-operative Group Food Limited License Application
Attachments: June 12th Objection Letter.docx

Importance: High

From: [REDACTED]
Sent: 12 June 2021 10:31
To: Licensing <licensing@powys.gov.uk>

Subject: Co-operative Group Food Limited License Application
Importance: High

Dear Sirs,

Please find the Crickhowell and District Civic Society Letter of objection to the Co-operative Group Food Limited Application for a premises licence
At the planned Co-Op store in Crickhowell (former Conservative Club)

[REDACTED]
Crickhowell and District Civic Society



14

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town.

There are residents in this lane by the proposed Co-op who could suffer noise and antisocial behaviour, particularly in early morning and later evening, with this minority fuelling their habit of alcohol consumption. There would be a parking impact as the 4 spaces provided are inadequate for the size of the store and the lane could be blocked by the people dropping off to pick up their alcohol supplies.

I would urge the committee to consider a Health impact assessment. There are a large number of premises already supplying alcohol in the town and another as large as the one proposed would be well over provision in relation to the small population of Crickhowell. The current premises selling alcohol are run by local families who generally know the young people and who is being sent in to purchase alcohol for them, thus making it more difficult for the underage drinkers and providing some local regulation. So to get a supply they have to go further thus making the source more difficult and not regular. I note the supervisor from the site will be from Abertillery so has no local knowledge. We need to be a society to keep children from harm and not make alcohol readily available everywhere. This will be a store selling the usual snacks and things to entice the young and a large display of alcohol is not meeting the community needs. We were told that this store will help those on low incomes so its not alcohol we need here.

The Welsh Gov have a substance misuse plan 2012 -22 revised in response to covid19 (as alcohol consumption did rise during lockdowns)

There's an Alcohol measure in Wales doc -which states Wales now having the highest level of alcohol consumption in Europe in young people. 45%of men and 34% women reported to be drinking over the recommended guidelines.

1500 deaths occur each year in Wales related to alcohol and costs more than 1 billion to society.

The Welsh gov wishes to make healthy choices -easy choices.



14

Co-op alcohol license application DEADLINE FOR OBJECTIONS JUNE 18

The more objections from the town and businesses, the more likely the bid is to be turned down – and alcohol off-sales are a key to the store being viable, so please do object by sending an email, one written by you carries more weight. send email to licencing@powys.gov.uk.

Or mail to

Licensing Team Council Offices
Y Gwalia Ithon Road
Llandrindod Wells Powys
LD1 6AA

Main reasons to object, prevention of crime and disorder, public safety, the protection of children, prevention of public nuisance, overprovision of alcohol sales in an area.

Name [REDACTED]

Address [REDACTED]

Date 14th June 20218

Dear Sirs

Co-operative Food Group, High Street, Crickhowell NP81BW.

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

Enabling the premises to sell alcohol would be totally detrimental to Crickhowell town. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays (I note in the planning application for this development to BBNP it is stated that net retail area is 293sq m, so I would expect the legal Sunday opening hours to apply.)

The hours of selling alcohol at 7 in the morning is unreasonable and fuelling our nations health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is really only the size of a village with 2000 population; we have 29 physical shops, providers, cafes and pubs and at least 13 of these I know sell alcohol. That is a high percentage. In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours



Simon Lewis

From: Susan Jones on behalf of Licensing
Sent: 15 June 2021 10:09
To: Simon Lewis; Nichola Baker
Subject: FW:
Attachments: Screenshot_20210614-220332.png; Screenshot_20210614-220316.png; Screenshot_20210614-220325.png

More objections to Co-op Crick.
Nic please can you save them all to the wk.
Thanks
Sue

From: [REDACTED]
Sent: 15 June 2021 08:00
To: Licensing <licensing@powys.gov.uk>
Subject:

Names: [REDACTED]

Address: [REDACTED]

Date: 15/06/2021

Dear Sirs

Co-operative Food Group, High Street, Crickhowell NP81BW.

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

Enabling the premises to sell alcohol would be totally detrimental to Crickhowell town. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays (I note in the planning application for this development to BBNP it is stated that net retail area is 293sq m, so I would expect the legal Sunday opening hours to apply)

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town.

There are residents in this lane by the proposed Co-op who could suffer noise and antisocial behaviour, particularly in early morning and later evening, with this minority fuelling their habit of alcohol consumption. There would be a parking impact as the 4 spaces provided are inadequate for the size of the store and the lane could be blocked by the people dropping off to pick up their alcohol supplies.

I would urge the committee to consider a Health impact assessment. There are a large number of premises already supplying alcohol in the town and another as large as the one proposed would be well over provision in relation to the

small population of Crickhowell. The current premises selling alcohol are run by local families who generally know the young people and who is being sent in to purchase alcohol for them, thus making it more difficult for the underage drinkers and providing some local regulation. So to get a supply they have to go further thus making the source more difficult and not regular. I note the supervisor from the site will be from Abertillery so has no local knowledge. We need to be a society to keep children from harm and not make alcohol readily available everywhere. This will be a store selling the usual snacks and things to entice the young and a large display of alcohol is not meeting the community needs. We were told that this store will help those on low incomes so its not alcohol we need here.

The Welsh Gov have a substance misuse plan 2012 -22 revised in response to covid19 (as alcohol consumption did rise during lockdowns)

There's an Alcohol measure in Wales doc -which states Wales now having the highest level of alcohol consumption in Europe in young people.

45%of men and 34% women reported to be drinking over the recommended guidelines.

1500 deaths occur each year in Wales related to alcohol and costs more than 1 billion to society.

The Welsh gov wishes to make healthy choices -easy choices.

The hours of selling alcohol at 7 in the morning is unreasonable and fuelling our nations health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is really only the size of a village with 2000 population; we have 29 physical shops, providers, cafes and pubs and at least 13 of these I know sell alcohol. That is a high percentage

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours



Simon Lewis

From: Susan Jones on behalf of Licensing
Sent: 15 June 2021 10:10
To: Simon Lewis; Nichola Baker
Subject: FW: co-op licensing opposition
Attachments: co-opopposition14062021.docx

Another one...

From: [REDACTED]
Sent: 14 June 2021 16:13
To: Licensing <licensing@powys.gov.uk>
Subject: co-op licensing opposition

Dear Sirs,

Please find attached our opposition for the proposed licensing of the co-op.

Yours sincerely

[REDACTED]

Simon Lewis

From: Susan Jones on behalf of Licensing
Sent: 15 June 2021 10:10
To: Nichola Baker, Simon Lewis
Subject: FW: The proposed Co-op Crickhowell licensing hours

And another...

—Original Message—

From: [Redacted]
Sent: 14 June 2021 15:54
To: Licensing <licensing@powys.gov.uk>
Subject: The proposed Co-op Crickhowell licensing hours

Dear Licensing Authority,

I object, in the strongest possible terms, to the proposed licensing hours for the new Co-op Crickhowell. Late night opening for cheap alcohol is a recipe for anti-social behaviour. There are plenty of licensed premises selling normal priced alcohol in Crickhowell. Crickhowell has been relatively unscathed from drink related bad behaviour, but this proposal would change that. Just from a public health perspective, the granting of a license would be detrimental to health, particularly youngsters.

Yours sincerely,
[Redacted]

Sent from my iPad

Simon Lewis

From: Susan Jones on behalf of Licensing
Sent: 15 June 2021 10:11
To: Nichola Baker, Simon Lewis
Subject: FW: Premises licence Application by the Co-operative food group at High Street Crickhowell.

Co-op again

From: [REDACTED]
Sent: 14 June 2021 14:05
To: Licensing <licensing@powys.gov.uk>
Subject: Premises licence Application by the Co-operative food group at High Street Crickhowell.

[REDACTED]
 [REDACTED]
 Crickhowell
 [REDACTED]

14/06/2021

Dear Sirs /Madam

Co-operative food group, High Street, Crickhowell NP81BW.

Sales of Alcohol licence.

We are writing to register our objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell.

The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays (shouldn't legal Sunday opening hours to apply)

I would urge the committee to consider a Health impact assessment. There are a large number of premises already supplying alcohol in the town and another as large as the one proposed would be well over provision in relation to the small population of Crickhowell. The current premises selling alcohol are run by local families who generally know the young people and legal age buyers who is being sent in to purchase alcohol for them, thus making it more difficult for the underage drinkers and providing some local regulation

The Welsh Gov have a substance misuse plan 2012 -22 revised in response to covid19 (as alcohol consumption did rise during lockdowns)

There's an Alcohol measure in Wales doc -which states Wales now having the highest level of alcohol consumption in Europe in young people. .

45%of men and 34% women reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and costs more than 1 billion to society.

The Welsh gov wishes to make healthy choices -easy choices.

The location will be very attractive to the pupils of Crickhowell High School for the lunch time pop into town. Having a very large display of alcoholic drinks will surely be an attraction, not during the school day but after school and early evenings

The hours of selling alcohol at 7 in the morning is unreasonable and fuelling our nations health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is really only the size of a village with 2000 population; we have 29 physical shops, providers, cafes and pubs and approx. 45% we know sell alcohol.

In view of the above we urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours faithfully

[Redacted signature]

sent from Mail for Windows 10

Simon Lewis

From: Susan Jones on behalf of Licensing
Sent: 15 June 2021 10:12
To: Nichola Baker; Simon Lewis
Subject: FW: OBJECTION Crickhowell Premises License - proposed Co-op

Co-op....

From: [REDACTED]
Sent: 14 June 2021 13:31
To: Licensing <licensing@powys.gov.uk>
Subject: OBJECTION Crickhowell Premises License - proposed Co-op

[REDACTED]
[REDACTED]
Crickhowell
[REDACTED]
14th June 2021

Dear Sirs,

Co-operative Food Group, High Street - Crickhowell NP8 1BW

I am writing to register my strong objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

Enabling the premises to sell alcohol would be **totally detrimental** to Crickhowell town. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays (I note in the planning application for this development to BBNP it is stated that net retail area is 293sq m, so I would expect the legal Sunday opening hours to apply)

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. Try living on Crickhowell High Street and see and hear for yourself that a big store selling offer alcohol deals is going to have a detrimental effect on our town. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town.

Has any consideration been given at all to the residents in the lane by the proposed Co-op who could suffer noise and antisocial behaviour, particularly in early morning and later evening, with this minority fuelling their habit of alcohol consumption. There would be a

parking impact as the 4 spaces provided are inadequate for the size of the store and the lane could be blocked by the people dropping off to pick up their alcohol supplies.

I would urge the committee to consider a Health impact assessment. There are a large number of premises already supplying alcohol in the town and another as large as the one proposed would be well over provision in relation to the small population of Crickhowell.

The current premises selling alcohol are run by local families who generally know the young people and who is being sent in to purchase alcohol for them, thus making it more difficult for the underage drinkers and providing some local regulation. So to get a supply they have to go further thus making the source more difficult and not regular. I note the supervisor from the site will be from Abertillery so has no local knowledge. We need to be a society to keep children from harm and not make alcohol readily available everywhere. This will be a store selling the usual snacks and things to entice the young and a large display of alcohol is not meeting the community needs. We were told that this store will help those on low incomes so its not alcohol we need here.

The Welsh Gov have a substance misuse plan 2012 -22 revised in response to covid19 (as alcohol consumption did rise during lockdowns)

There's an Alcohol measure in Wales doc -which states Wales now having the highest level of alcohol consumption in Europe in young people.

45%of men and 34% women reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and costs more than 1 billion to society.

The Welsh gov wishes to make healthy choices -easy choices.

The hours of selling alcohol at 7 in the morning is unreasonable and fuelling our nations health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is really only the size of a village with 2000 population; we have 29 physical shops, providers, cafes and pubs and at least 13 of these I know sell alcohol. That is a high percentage

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours

[Redacted signature]

Simon Lewis

From: Susan Jones on behalf of Licensing
Sent: 15 June 2021 10:14
To: Nichola Baker; Simon Lewis
Subject: FW: Objection to Licence application

CO-op.

Hope you don't mind but I am yet again clearing out the generic email. They are all flagged to you but I rather pass them to you and directly then I have put them in the 'Licensing Act premises' folder, helps to see what actually is o/standing work in the generic:
Sue

From: [REDACTED]
Sent: 14 June 2021 13:05
To: Licensing <licensing@powys.gov.uk>
Subject: Objection to Licence application

Date

Dear Sirs

Co-operative Food Group, High Street, Crickhowell NP81BW.

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

Enabling the premises to sell alcohol would be totally detrimental to Crickhowell town. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays (I note in the planning application for this development to BBNP it is stated that net retail area is 293sq m, so I would expect the legal Sunday opening hours to apply)

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town: We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town.

There are residents in this lane by the proposed Co-op who could suffer noise and antisocial behaviour, particularly in early morning and later

evening, with this minority fuelling their habit of alcohol consumption. There would be a parking impact as the 4 spaces provided are inadequate for the size of the store and the lane could be blocked by the people dropping off to pick up their alcohol supplies.

I would urge the committee to consider a Health impact assessment. There are a large number of premises already supplying alcohol in the town and another as large as the one proposed would be well over provision in relation to the small population of Crickhowell. The current premises selling alcohol are run by local families who generally know the young people and who is being sent in to purchase alcohol for them, thus making it more difficult for the underage drinkers and providing some local regulation. So to get a supply they have to go further thus making the source more difficult and not regular. I note the supervisor from the site will be from Abertillery so has no local knowledge. We need to be a society to keep children from harm and not make alcohol readily available everywhere. This will be a store selling the usual snacks and things to entice the young and a large display of alcohol is not meeting the community needs. We were told that this store will help those on low incomes so its not alcohol we need here.

The Welsh Gov have a substance misuse plan 2012 -22 revised in response to covid19 (as alcohol consumption did rise during lockdowns)

There's an Alcohol measure in Wales doc -which states Wales now having the highest level of alcohol consumption in Europe in young people. .

45% of men and 34% women reported to be drinking over the recommended guidelines.

1500 deaths occur each year in Wales related to alcohol and costs more than 1 billion to society.

The Welsh gov wishes to make healthy choices -easy choices.

The hours of selling alcohol at 7 in the morning is unreasonable and fuelling our nations health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is really only the size of a village with 2000 population; we have 29 physical shops, providers, cafes and pubs and at least 13 of these I know sell alcohol. That is a high percentage

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours sincerely

Tudalen 61

Sent from [redacted]

Simon Lewis

From: Susan Jones on behalf of Licensing
Sent: 15 June 2021 14:47
To: Simon Lewis; Nichola Baker
Subject: FW: Co-op rejection of planning application

Co-op again...

From: [REDACTED]
Sent: 15 June 2021 12:47
To: Licensing <licensing@powys.gov.uk>
Subject: Re: Co-op rejection of planning application

Dear Sir/Madam,

Here is a copy of the letter I sent in response to the planning application made by the Co-op as you couldn't read the other copy I sent. The other copy has my signature on it, so can be used in conjunction with this as a formal objection.

To: Licensing Team Council Office
Y Gwalia Ithon Road
Llandrindod Wells
Powys
LD1 6AA

Name: [REDACTED]
Address: [REDACTED]

Dear Sirs

Co-operative Food Group, High Street, Crickhowell NP81BW.

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

Enabling the premises to sell alcohol would be totally detrimental to Crickhowell town. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays (I note in the planning application for this development to BBNP it is stated that net retail area is 293sq m, so I would expect the legal Sunday opening hours to apply)

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town.

There are residents in this lane by the proposed Co-op who could suffer noise and antisocial behaviour, particularly in early morning and later evening, with this minority fuelling their habit of alcohol consumption. There would be a parking impact as the 4 spaces provided are inadequate for the size of the store and the lane could be blocked by the people dropping off to pick up their alcohol supplies.

I would urge the committee to consider a Health impact assessment. There are a large number of premises already supplying alcohol in the town and another as large as the one proposed would be well over provision in relation to the small population of Crickhowell. The current premises selling alcohol are run by local families who generally know the young people and who is being sent in to purchase alcohol for them, thus making it more difficult for the underage drinkers and providing some local regulation. So to get a supply they have to go further thus making the source more difficult and not regular. I note the supervisor from the site will be from Abertillery so has no local knowledge. We need to be a society to keep children from harm and not make alcohol readily available everywhere. This will be a store selling the usual snacks and things to entice the young and a large display of alcohol is not meeting the community needs. We were told that this store will help those on low incomes so its not alcohol we need here.

The Welsh Gov have a substance misuse plan 2012 -22 revised in response to covid19 (as alcohol consumption did rise during lockdowns)

There's an Alcohol measure in Wales doc -which states Wales now having the highest level of alcohol consumption in Europe in young people.

45%of men and 34% women reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and costs more than 1 billion to society.

The Welsh gov wishes to make healthy choices -easy choices.

The hours of selling alcohol at 7 in the morning is unreasonable and fuelling our nations health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is really only the size of a village with 2000 population; we have 29 physical shops, providers, cafes and pubs and at least 13 of these I know sell alcohol. That is a high percentage

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.




Yours

Kind regards,

[Redacted signature block]
Managing Director
[Redacted contact information]

On 15 Jun 2021, at 10:16, Licensing <licensing@powys.gov.uk> wrote:

I'm afraid we can't read this, the text is out of focus. Are you able to try again or post it to us instead?

-  (Tim Trwyddedu) – Cyngor Sir Powys
- Licensing Team – Powys County Council
-  (Rhif ffôn / Tel no. 01597 827389
-  (Cyfeiriad ebost / licensing@powys.gov.uk email address)

Rhaid i chi wneud apwyntiad i weld swyddog o'r Tim Trwyddedu.

Mae apwyntiadau yn Y Trallwng (yn Ty Maldwyn) ac Aberhonddu (yn Neuadd Brycheiniog) ar gael bob dydd Llun, dydd Mercher a dydd Gwener.

Mae apwyntiadau yn Llandrindod (yn Y Gwalia) ar gael bob dydd Mawrth a dydd Iau.

The Licensing Team operate an appointment system. Please book an appointment if you need to see an officer.

Appointments in Welshpool (Ty Maldwyn) and Brecon (Neuadd Brycheiniog) are available Mondays, Wednesdays and Fridays

Appointments in Llandrindod Wells (The Gwalia) are available Tuesdays and Thursdays

Croesawu gohebiaeth yn Gymraeg / We welcome correspondence in Welsh
<image001.png>

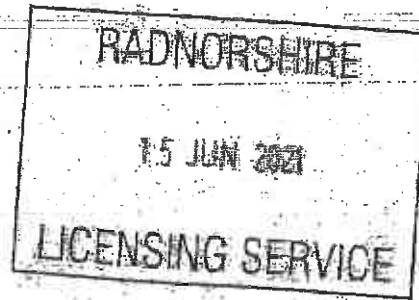
<image002.png> Follow us on Twitter @PowysEnvHealth

From: [REDACTED]
Sent: 14 June 2021 14:17
To: Licensing <licensing@powys.gov.uk>
Subject: Co-op rejection of planning application

<image003.jpg><image004.jpg>

Mae'r e bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfar y sawl a enwir arno yn unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei gopïo, ei ddsbarthu na'i ddangos i unrhyw un arall a dylech gysylltu gyda Cyngor Sir Powys ar unwaith. Mae unrhyw gynriwys nad yw'n ymwneud gyda busnes swyddogol Cyngor Sir Powys yn bersonol tr awdur ac nid yw'n awdurdodedig gan y Cyngor.

This e mail and any attachments are confidential and intended for the named recipient only. The content may contain privileged information. If it has reached you by mistake, you should not copy, distribute or show the content to anyone but should contact Powys County Council at once. Any content that is not pertinent to Powys County Council business is personal to the author, and is not necessarily the view of the Council.



██████████
 Crickhowell,
 Powys
 ██████████

10th June 2021

Dear Sirs

Co-operative Food Group, High Street, Crickhowell NP81BW.

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays. This is totally not appropriate for a store which could attract many pupils from Crickhowell High School!

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town.

I would urge the committee to consider a Health Impact Assessment. There are a large number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over-provision in relation to the small population of Crickhowell. The Welsh Government has a substance misuse plan 2012-22 revised in response to Covid 19 (as alcohol consumption did rise during lockdowns.) Wales now has the highest level of alcohol consumption in Europe in young people. 45% of men and 34% of women are reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and the costs are more than 1 billion to society.

The hours proposed for selling alcohol from 7 in the morning are unreasonable and fuelling our nation's health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is small, with a population of approx. 2000. There are already far too many outlets proving alcohol in our high street. In view of the above, I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours faithfully,

██████████
 ██████████

Simon Lewis

From: Susan Jones on behalf of Licensing
Sent: 15 June 2021 16:24
To: Nichola Baker, Simon Lewis
Subject: FW: Premises Off Licence Application, Co-Op stores, Crickhowell

They keep coming....
Have put them in the subfolder for LA03 premises, but will delete them from there in due course.
Sue

From: [REDACTED]
Sent: 15 June 2021 16:06
To: Licensing <licensing@powys.gov.uk>
Subject: Fwd: Premises Off Licence Application, Co-Op stores, Crickhowell

Please read our objection below

[REDACTED]

----- Original Message -----

From:
To: licensing@powys.gov.uk
Date: at
Subject: Premises Off Licence Application, Co-Op stores, Crickhowell

We are writing to voice our objections to this application.

Crickhowell is one of the few towns in Wales where under – age children have particular difficulty in obtaining alcohol. This is because the local licensees are independent local people with personal knowledge of the children and personal responsibility for what they might sell to those children. What we do not need is a shop with a manager for a national chain who has no such knowledge and no such responsibility. They will sell to whoever has the money so long as they think they can get away with it. Their job is to sell whatever they can to whoever will pay. They don't have to face the parents or the families whose lives have been ruined, because they know they can move on to another shop in their national chain. Our local licensees are the opposite. If they sell irresponsibly in Crickhowell, there will be consequences far more serious than for a trainee manager of a national conglomerate. They have to live in the community, their children live in the community, and licences issued to the shopkeepers are personal. The Co-Op will simply switch the licensee name whenever it is convenient.

Furthermore, the declared and empirical business 'ethos' of the Co-Op (we laugh) is to wipe out the opposition. This means alcohol will be sold at prices cheap enough to undersell the opposition and encourage excess alcohol consumption., until the rival outlets have gone, by which time a huge amount of damage has been done to our community.

We live down by the Bullpit Meadow. If you grant this licence from 7am to 10pm we will see large numbers of jacks of strong cider and lager being consumed in public areas, with public nuisances such as vandalism, noise, vomit, excrement and violence outside our door, in our back garden and over our car. It rarely happens now but it will be a regular horror once the Co-Op gets into its stride.

Please don't grant this licence.

[REDACTED]

[REDACTED]

Crickhowell

Simon Lewis

From: Susan Jones on behalf of Licensing
Sent: 15 June 2021 16:47
To: Simon Lewis; Nichola Baker
Subject: FW: Co-op development, Crickhowell

Co-op

From: [REDACTED]
Sent: 15 June 2021 16:46
To: Licensing <licensing@powys.gov.uk>
Subject: Co-op development, Crickhowell

Dear Sirs
Co-operative Food Group, High Street, Crickhowell NP81BW.

I am writing to register my objection to the application for a premises licence by the Cooperative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays.

This is totally not appropriate for a store which could attract many pupils from Crickhowell High School !! Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town.

We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town. I would urge the committee to consider a Health Impact Assessment. There are a large number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over provision in relation to the small population of Crickhowell.

The Welsh Government has a substance misuse plan 2012 -22 revised in response to Covid 19 (as alcohol consumption did rise during lockdowns.) Wales now has the highest level of alcohol consumption in Europe in young people. 45% of men and 34% of women are reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and the costs are more than 1 billion to society. The hours proposed for selling alcohol from 7 in the morning are unreasonable and fuelling our nation's health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is small, with a population of approx. 2000. There are already far too many outlets proving alcohol in our high street. In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours faithfully,
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Crickhowell [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Simon Lewis

From: Susan Jones on behalf of Licensing
Sent: 16 June 2021 08:56
To: Simon Lewis; Nichola Baker
Subject: FW: Application for New Premises Licence - Co-Op Crickhowell
Attachments: 20-18780-FUL (18).zip

CO-op.....

From: [REDACTED]
Sent: 15 June 2021 21:57
To: Licensing <licensing@powys.gov.uk>
Subject: Application for New Premises Licence - Co-Op Crickhowell

Dear Sirs

Co-operative Food Group, High Street, Crickhowell NP8 1BW
Sale of alcohol, 07:00 - 2200 Mon- Sat, 08:00 - 22:00 Sun 08:00 - 2200 Bank Holidays

I wish to object to the application for a premises licence by the Cooperative food group at High Street Crickhowell.

The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays.

My objection is two-fold; firstly on legal grounds and secondly the adverse effect such a licence would have on licensing objectives.

A. The Legal Issue

My understanding of the relevant legislation is that large shops; i.e. those over 280 square metres, can open on Sundays but only for 6 consecutive hours between 10am and 6pm and must close on Easter Sunday and Christmas Day.

In their two planning applications to the Brecon Beacons National Park Authority (Ref. No: 20/18780/FUL and Ref. No: 20/18718/FUL) I have found three references made by the owners of the building stating that the net tradeable area of the shop will be 293 square meters; one is in the Application Form submitted by their agent, Messrs. Savills, on 15 June 2020 and there are two more in the Planning & Retail Statement submitted by Savills on 25 June 2020. The relevant extracts are as follows and for your convenience I have also attached the full documents downloaded from the BBNPA Planning Portal:

1. Section 17 of the Application Form submitted by the owner's agent, Savills, on 15 June 2020

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered 'Yes' to the question above, please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Not Tobacco Area	293	0	293	293
Total	293	0	293	293

For hotels, residential care homes and hostels, please additionally indicate the loss or gain of rooms

2. Paragraph 3.13 of The Planning and Retail Statement submitted by Savills on 25 June 2020

3.13. The planning history is highly significant given that it establishes the following:

- The premises can be used for class A1 retail purposes, without any restriction on the types of goods sold, or the type of operation that can take place (within class A1).
- The quantum of floorspace A1 uses has been established at 293 square metres.

3. Paragraph 4.32 of the Planning and Retail Statement submitted by Savills on 25 June 2020

4.32. The size of the single unit to be formed will not be out of character with existing premises within the centre. Webb's and Nicholls are long established retailers occupying premises with the largest areas of trade floorspace within the town. The Valuation Office Agency website provides a breakdown of the floorspace in each for rateable purposes. Aside from ancillary space, Webb's provides 655m² of retail floorspace and Nicholls provides 404m². The application premises already has consent for the 293m² of class A1 retail proposed, albeit that the proposal is to allow this to be utilised by a single occupier. Evidently the proposals will not be of a scale that is out of character with other provision within the town centre.

Given the size of the shop it would plainly be illegal to grant a licence which allows the sale of alcohol between 8am and 10 pm on Sunday. I therefore expect the application to be refused on the legal issue alone.

B. Effect on Licensing Objectives

I also wish to the object to the granting of a licence for the stated hours as I believe it would have an adverse effect on the promotion of three of the four licensing objectives, namely

- the prevention of crime and disorder
- the prevention of public nuisance
- the protection of children from harm

There is already an issue in Crickhowell of antisocial behaviour and vandalism exacerbated by alcohol, especially in young people. I myself have frequently filled black bags with cans and bottles collected in the wooded area behind Bullpit Meadow, which is well-known as a place for

youngsters to gather and drink alcohol. And I have seen many reports of this problem in other areas of the town, including outside the Public Library where there is a small garden with a picnic bench subject to much anti-social behaviour, vandalism and littering with empty alcohol bottles and cans.

It is my contention that the proposed licensing hours commencing at 7am Monday to Saturday and 8am on Sundays are inappropriate for a small town like Crickhowell which already has many retail and licensed premises selling alcohol for consumption off the premises. They are also inappropriate for a store which, if only because of its location, will attract many pupils from Crickhowell High School.

For the reasons stated above, namely (1) that the size of the store places it in the category of a large shop and (2) the adverse effect that the proposed licensing hours would have on licensing objectives, I strongly object to the granting of this licence.

I would be grateful to receive confirmation that this email has been received by you and that it complies with your requirements for an objection.

Yours faithfully

[Redacted signature]

Planning & Retail Statement

Change of Use to Allow Class A1 Retail Use

Former Conservative Club,
High Street,
Crickhowell

Prepared for:

WM & D J James Development Services Ltd

Prepared by:

*Savills
2 Kingsway
Cardiff
CF10 3FD*

Rev A – 25 June 2020

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



Contents

1.	Introduction	1
2.	The Proposed Development	2
3.	Material planning history and fallback position.	4
4.	Planning Policy Analysis	7
5.	Assessment of the Material Considerations	15
6.	Conclusions	21

Appendix 1 – Decision Notice 17/15404 (incorporating varied conditions and discharges of conditions)

Appendix 2 – Officer's report for 17/15404

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



1. Introduction

- 1.1. This Planning and Retail statement has been prepared in support of a change of use planning application related to the former Conservative Club at High Street, Crickhowell.
- 1.2. The statement sets out a description of the proposals, the site and its context, followed by full review of the planning history and baseline against which the application is to be considered. It also sets out a full assessment of the proposals against national planning policies and those of the Brecon Beacons National Park (BBNP) in the form of the Local Development Plan (LDP) and Supplementary Planning Guidance (SPG) produced for Crickhowell.
- 1.3. The proposal follows engagement between the council, the applicant and the applicant's agents relating to the ability to implement the extant planning permission (17/15404/FUL) for four commercial units for the purposes of a single occupier. On a without prejudice basis, the conclusion reached is that the most direct route towards a planning consent that allows a single occupier for the entire ground floor is to submit this planning application.
- 1.4. As the following statement explores and concludes, the town centre first approach of national and local policy levels is fully supportive of the change of use, set against the background that the site lies within a designated town centre within the adopted LDP and furthermore, has an extant consent for class A1 retail use.
- 1.5. The statement follows the following structure:
 - a description of the proposed development, including a review of the site and its context;
 - a full review of the material planning history and fall-back position;
 - assessment of national and local planning policies relevant to the application;
 - analysis of the proposals against the policy background and the material considerations relevant to the determination of the proposals;
 - concluding comments.



2. The Proposed Development

2.1. This section sets out the details of the proposals, as well as the relevant context of the site.

The Site and its Context

- 2.2. The application site consists of the former Conservative Club and its grounds, which are located on High Street, Crickhowell. The building is two stories in height, albeit the first storey forms only a small part of the full footprint of the building.
- 2.3. The premises was last used as a licensed club which could accommodate up to 150 people. It was open from 11 AM to 11 PM each day. Land around the building was previously laid to grass. The site is accessed via an unnamed access lane that links with the A40 trunk road, which is the arterial route that runs through Crickhowell.
- 2.4. Previously there had been no formal on-site parking, although there was provision of a pull in adjacent to the lane which was used by delivery vehicles, staff and customers.
- 2.5. This the site is currently subject to construction works that have been carried out to implement planning permission 17/15404.
- 2.6. Works have taken place to progress the conversion of the building in-line with the extant permission. Demolition has taken place and works to create the extension have progressed as far as wall plate level. Internal works have taken place in readiness for the conversion and substantial preparatory work has taken place to the exterior and roof. The car park area has progressed to the point where only the top layer of tarmac is required following the completion of building works. Works have progressed up until the start of the Covid 19 crisis, but have not progressed since.
- 2.7. The building is not listed and does not lie within a conservation area designation, although it does lie adjacent to the Crickhowell conservation area.
- 2.8. Neighbouring uses to the site include the petrol filling station to the North West, a mixture of residential and commercial properties to the East. The unnamed lane which serves the site also serves the residential and commercial properties. Significantly the commercial properties include warehousing for a local retailer and a gate supply company. The warehouses are accessed regularly by HGVs and other large service vehicles.
- 2.9. The Conservative Club closed in 2016. The premises has been vacant since, with construction works on the conversion of the building commencing mid-2019.

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



The Proposals

- 2.10. The proposal is to utilise the building for Class A1 retail purposes. The application recognises that extensive works have already taken place to convert the former social club to a retail use, albeit that the extant permission is for four commercial units.
- 2.11. The alterations to the land and the exterior of the building have been implemented and will be completed in accordance with the extant permissions before the change of use takes. The description of the planning application is as follows:
- Change of use to allow use as Class A1 retail use, with ancillary storage at first floor, incorporating alterations to exterior of the building approved as part of planning permission 17/1504/FUL and 20/18181/MINOR.*
- 2.12. The application effectively seeks consent to use the premises as a single class A1 retail unit as opposed to the four commercial units specified within the extant planning permission. The alterations permitted within the extant consents have been commenced and can progress without the need for further discharge condition or any other form of planning permissions, but have been included within this application for completeness.
- 2.13. The proposal is for class A1 use without restriction. As is explained below this is entirely appropriate for the town centre location of the site, where unrestricted retail use is supported at all levels of planning policy.



3. Material Planning History and Fall-back position.

- 3.1. The application site has been subject to a series of planning applications and permissions that are relevant to this latest submission. This section describes the pertinent planning history and sets out the significance of it in terms of the fall-back position that it creates.

Establishing the Retail Use

- 3.2. The first significant planning permission to be granted was under reference 17/15404. This allowed the proposed conversion of the former Conservative club to four commercial units including parking spaces.
- 3.3. The application was approved on 17 January 2018. The full conditions are set out within the living decision reproduced at appendix 1.
- 3.4. The permission allowed (by virtue of condition 3) the use of the building for either class A1 or class A2 uses.
- 3.5. Condition 2 of the permission stated that the development should be carried out in all respects strictly in accordance with the approved plans, which showed the ground floor of the building being sub-divided to create four commercial units.
- 3.6. The permission set out a number of pre-commencement and preoccupation conditions relating to archaeology, heritage, biodiversity, landscaping, lighting and site investigations. As demonstrated by the living decision notice each of the pre-commencement conditions have been discharged allowing the development to progress. Work commenced on the permission in mid-2019 which implemented the permission. It is therefore extant and the remaining works can be completed at any time.
- 3.7. The permission does not exert any control on the use of the building following completion of the works specified through condition 2. There is no control over the further sub-division or amalgamation of the retail units in the future (for A1 or A2 use) and there are no controls over the type of uses that can take place within the A1 or A2 classes.

Other relevant permissions

- 3.8. The original permission related only to the ground floor of the premises. An application for the conversion of the first floor residential accommodation to a storage area linked with the ground floor was submitted and approved under reference 18/16486. This was approved on 2 October 2018. The permission was controlled by condition which restricted the storage space as use classes A1 or A2 in association with the approved commercial units are ground floor. The permitted conversion has been implemented.

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



3.9. Variations to the opening hours and delivery times were submitted and approved under two different Section 73 applications (18/15957 and 18/16210). Various conditions were discharged during the course of 2018 (18/15858).

3.10. In 2020 a stand-alone planning permission was granted for the installation of extraction units under reference 20/18182 and a further minor amendment to application 17/15404 was approved, incorporating landscaping and bat mitigation details.

Significance of Planning History

3.11. The effect of the above planning permissions is to permit the use of the premises as class A1 or class A2 uses at ground and first floor, albeit that condition 2 of the original permission requires that the development is carried out strictly in accordance with the approved plans which showed four commercial units.

3.12. The permissions have been implemented and works could progress to allow occupation of the premises for class A1 or class A2 uses.

3.13. The planning history is highly significant given that it establishes the following:

- The premises can be used for class A1 retail purposes, without any restriction on the types of goods sold, or the type of operation that can take place (within class A1).
- The quantum of floorspace A1 uses has been established at 293 square metres
- Alterations to the building have already been permitted and implemented.
- The creation of a car park area has been permitted, along with the service access to the site. The level of car parking created has been deemed as acceptable for the quantum of floorspace permitted within the building.
- It has been deemed that the access to the site is suitable for deliveries associated with the use of the premises as retail. As is described in the following sections, a swept path for 18T vehicles have been shown to be acceptable, with the Welsh Government not raising any objection as part of the previous submissions to the use of the access for such service vehicles.
- The drainage relating to the car park and the building has been established through the extant permissions.
- Suitable ecological mitigation has been agreed to facilitate the change of use of the building.
- Archaeological monitoring has taken place to create the hardstanding and foundations necessary to complete the development.

The fall-back position

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



- 3.14. Given the planning history and the works that have taken place on site to implement it there is a very clear fall-back position which is material to the consideration of this particular application. The structure of 17/15404 is such that once condition 2 has been complied with in that the partitions have been set out within the building and all of the other works set out within the approved plans have been implemented; the building could be occupied and then altered to remove the partitions and create a single unit, without any need for further planning permissions. Subject to some further steps on the site which are outside the control of the planning authority, the building could be used for the purposes proposed within this current application for a single A1 retailer, on a lawful basis.
- 3.15. This current application has been submitted to avoid the need for the unnecessary works set out above and to allow direct occupation by a single occupier.
- 3.16. The concept of the fall-back position and its materiality to the determination of planning applications has been long established through case law. *R. v Secretary of State for the Environment Ex p. PF Ahern (London) Ltd* [1998] Env. L.R. 189 establishes 3 areas that should be considered when weighing up the fall-back position in the planning balance:
1. Is there a legal fall-back use? i.e. can the applicant undertake the use without any new planning permission? In this case, yes they can as the extant permission does not prevent the future amalgamation of the units or place a restrictions on the size of any units within the building.
 2. Is there a real prospect of the use of occurring? In this case yes there is as it is perfectly feasible to construct the walls and to occupy the building for the lawful uses before converting to a single use
 3. If the answer to number 2 is yes, compare the proposed development to the fall-back use. In this case, the proposed development under this application would be identical to the fall-back use of the premises as a single retail unit.
- 3.17. Further case law in the form of *Samuel Smith Old Brewery (Tadcaster) v the Secretary of State for Communities and Local Government* further clarified matters in terms of the of *real prospect* test. In that case the *possibility* of the fall-back happening is enough to cement the fall-back position.
- 3.18. The fundamental question outlined within the *R. v Secretary of State for the Environment Ex p. PF Ahern (London) Ltd* case is whether "*the proposed development in its implications for impact on the environment, or other relevant planning factors, (is) likely to have implications worse than, or broadly similar to, any use to which the site would or might be put if the proposed development were refused*"
- 3.19. In this case, the use to which the existing premises, utilising the extant permissions, could be put is identical to that which is proposed in this current application. Consequently it is a highly significant and material consideration that the extant permissions could be utilised, with some further steps in between, to allow the premises to be used as a single retail unit.



4. Planning Policy Analysis

4.1. This section reviews the planning policy context for the proposals, specifically in the form of national policy through Planning Policy Wales (PPW) Edition 10 and Technical Advice Note 4 (TAN 4): Retail and Commercial Development (2016). It also reviews local level policies in the form of the Brecon Beacons National Park Local Development Plan (LDP) (2013) and the approved Crickhowell Community Plan (June 2017) which forms supplementary planning guidance (SPG).

National Policy

- 4.2. PPW chapter 4 sets out the national policy in relation to Active and Social Places.
- 4.3. Subsection 4.3 deals specifically with retail and commercial development. This section identifies retail centres as the most sustainable locations for new development. It requires that retail and commercial centres should be identified in development plans, including town district and local centres which provide a range of shopping commercial and leisure opportunities as well as other services. (4.3.2).
- 4.4. Paragraph 4.3.3 states that the Welsh Government identifies a number of overarching objectives for retail and commercial centres which planning authorities should aim to deliver through the development plan and development management decisions, ensuring the maximum contribution to the well-being goals. It states of the planning system must:
- promote viable urban and rural retail and commercial centres as the most sustainable locations to live, work, shop, socialise and conduct business.
 - sustain and enhance retail and commercial centres vibrancy, viability, and attractiveness; and
 - improve access to and within retail and commercial centres by all modes of transport, prioritising walking, cycling and public transport.
- 4.5. At paragraph 4.3.10 PPW states that a planning authority should establish a hierarchy of retail and commercial centres in the development plan strategy, identifying boundaries on the proposals map. In this Crickhowell has a defined retail centre within the LDP and the application site lies within that designation.
- 4.6. Para 4.3.12 goes on to reference developing a hierarchy of town centres, whereby the planning authority should consider the characteristics of each type of centre so they can be consistently categorised.
- 4.7. In the case for BBNP, Crickhowell is main retail centre, sitting alongside Brecon, Hay on Wye and Talgarth.

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



- 4.8. PPW sets out a very clear 'town centres first' approach for retail and other town centre appropriate uses. It discusses the needs test but importantly, paragraph 4.3.14 makes it very clear that there is no requirement to demonstrate the need for developments within defined retail and commercial centre boundaries. This approach reinforces the role of centres as the best location for most retail, leisure and commercial activities.
- 4.9. PPW sets out very clearly that it is not the role of the planning system to restrict competition between retailers within centres.
- 4.10. The fact that the site is within a defined retail centre means that no sequential test need be applied to this proposal.
- 4.11. PPW states specifically that retail developments outside designated retail and commercial centres can impact on the vitality, viability and vibrancy of the centre as such Retail Impact Assessments (RIA) can be required, but only in very specific circumstances. There is no requirement to undertake a RIA for a development of under 2500 m², or indeed for any form of development within an identified town centre.
- 4.12. TAN 4 reinforces this stance in paragraphs 8.1 and 8.2:

8.1 Planning Policy Wales identifies the issues local planning authorities should take in to account when allocating new sites or determining planning applications for retail or other uses complementary to a retail and commercial centre (including redevelopment, extensions or the variation of conditions).

8.2 Retail applications of 2,500 sq. metres or more gross floorspace that are proposed on the edge of or outside retail and commercial centres should be supported by a retail impact assessment provided by the developer. Local planning authorities should undertake impact assessments to evidence a site identified in a development plan to meet a need of 2,500 sq. metres or more. Smaller retail planning applications or site allocations may also be assessed where local planning authorities believe it will have a significant impact on a retail and commercial centre. Requests for retail impact assessments by local planning authorities on smaller developments should be proportionate to potential impacts.

- 4.13. The latter two sentences in para 8.2 refer only to a potential requirement for a RIA on developments of less than 2,500 sq m specifically where they are outside of designated town centres. PPW para 4.3.14 provides the clarity on this.
- 4.14. The long established town centre first approach means that there is no requirement for an RIA for this proposal, being as it is within a town centre boundary.
- 4.15. TAN 4 should be read in conjunction with planning PPW. It echoes the Welsh Government's objectives retail and commercial centres as set out in PPW and expands upon them. It reinforces the town centres first approach with retail and commercial centres being the first choice. TAN 4 indicates that the application site is in the most appropriate location for a retail use.

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



- 4.16. It reiterates that the planning system's role in creating vibrant, viable and attractive retail and commercial centres is two-fold: firstly to create positive and flexible policy environment for retail and; secondly, taking development management decisions which do not undermine the importance of retail and commercial centres and the sustainable locations they offer for business and the community.
- 4.17. TAN 4 goes on to set out where retail impact assessments and sequential tests are required and how to understand and assess qualitative and quantitative need. As set out above, given the town centre location of this application site, no further discussion on this point is required.
- 4.18. TAN 4 does discuss changes of use but is more concerned where concentrations of single uses that are outside of class A1 might cause cumulative effects. It is not considered to apply to this particular change of use proposal.
- 4.19. There is reference to retail planning conditions, but this centres around the need to control out-of-town retail to protect retail centres. The discussion on conditions that is relevant to this submission centres on the need to control the impact of the development on traffic and the amenity of neighbouring residents, such as the timing of the delivery of goods to shops and opening hours. This has already been considered as part of the previous planning history with appropriate conditions attached in terms of controlling hours of delivery and opening.

Local Planning Policy

- 4.20. The BBNP LDP forms the development plan against which this application must be assessed.
- 4.21. The site lies within the identified town centre of Crickhowell. It lies outside, but adjacent to the conservation area. There are no other policy designations that directly cover the application site.
- 4.22. There are three policy themes set out within the LDP to consider. There are policies that cover appropriate development within key settlement, policies that deal with retail development and more general development control policies such as those that consider amenity and transport.
- 4.23. Policy K LP2 (Key Settlement Appropriate Development) is relevant to Crickhowell as a key settlement. It states that developments will be required to contribute positively to their setting and enhance the quality of landscape without adverse impact on the wildlife, natural beauty, cultural heritage, environmental assets or biodiversity of the area. This proposal is for a change of use application. Alterations to the building and its surroundings have already been approved through the extant planning permissions. The extant permissions confirm that the proposals satisfy those requirements.
- 4.24. The policy goes on to state that all proposals must demonstrate how they respond to the issues relevant to their location to the satisfaction of the NPA, and how the scheme will contribute to achieving the 15 year vision relevant to their location.
- 4.25. In this case, the 15 year vision for Crickhowell is set out below:

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



Crickhowell 15-Year Vision

Crickhowell will continue to thrive as an important centre for those living and working within the eastern part of the North of Wales. The strong sense of place engendered by its rural location, with stunning scenery, combined with the reputation for its historic heritage of the area will continue to shape and inform the growth of the town.

Development will continue positively respecting and adding to the architectural styles and landscape context which make the town unique and valued. New development opportunities will enhance the attractiveness of the town as a good place to live. A mix of future dwelling types will be enabled with a strong emphasis on providing affordable housing ensuring that Crickhowell attracts a greater demographic mix of residents to build strong communities for the future.

All new development will be built to ensure environmental impacts are minimal and positive contributions to mitigating the likely and predicted effects of climate change are made.

The town centre will grow to be a vibrant destination where people will choose to come on holiday to experience the atmosphere of a bustling rural market town with a range of independent specialist retailers and restaurants capitalising on the abundance of quality locally produced foodstuffs.

- 4.26. The vision focuses on respecting architectural styles and landscape context, enhancing the attractiveness of the town as a good place to live and ensuring that environmental impact is minimal. As set out above, the fact that the physical alterations to the building and the principle of a retail use of it have already been considered and approved as part of the previous permissions means that they are evidently compliant with this element of the vision.
- 4.27. The vision also aims for the town centre to be a vibrant destination where people will choose to come on holiday to experience the atmosphere of the bustling rural market town with a range of independent specialist retailers and restaurants capitalising on the abundance of quality locally produced foodstuffs.
- 4.28. The application is for an open class A1 use. The principle of retailing has already been established for the building. Having regard to policy at a national level it is a well-established principle that the types of goods or the nature of the retailer cannot reasonably be controlled through condition and therefore should not be a material planning consideration.
- 4.29. The use of the building as for A1 purposes, available to a single occupier will add to the availability of retail floorspace within Crickhowell retail centre to the benefit of the offer in general. It is open to the market to determine the nature of the retailer that will occupy the floor space in course.
- 4.30. Adding to the diversity and availability of retail floorspace can only enhance the function of the town centre and improve its vitality and viability. The proposals therefore support the vision.

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



- 4.31. Policy LP2 goes on to set out criteria which all proposals for development or change of use should comply with. Primarily there is a requirement that proposals lie within settlement boundaries, which the application complies with. The proposal also complies with the following relevant criteria.

Criteria 2 - It will undoubtedly strengthen and enhance the retail provision within the key settlement and will be in accordance with the defined retail centre for the town (see discussion on policy 42 below).

Criteria 3 - whilst it is not a tourism facility it will indirectly enhance tourism by diversifying the retail offer within Crickhowell and providing an enhanced range and choice of retail outlets for visitors.

Criteria 7 - the site is ideally located within the retail core and therefore is accessible on foot and by cycle to the whole of the built up area of Crickhowell. Whilst an appropriate level of car parking is provided on-site, cycle parking will also be provided to facilitate access by active travel.

Criteria 8 - the re-use of the building to provide a local shopping facility will help to reduce the carbon and ecological footprint of the town. Greater active travel accessibility to facilities will result from the proposals, reducing the need for residents to travel outside of the town by private car to make purchases.

- 4.32. The size of the single unit to be formed will not be out of character with existing premises within the centre. Webb's and Nicholls are long established retailers occupying premises with the largest areas of trade floorspace within the town. The Valuation Office Agency website provides a breakdown of the floorspace in each for rateable purposes. Aside from ancillary space, Webb's provides 655m² of retail floorspace and Nicholls provides 404m². The application premises already has consent for the 293m² of class A1 retail proposed, albeit that the proposal is to allow this to be utilised by a single occupier. Evidently the proposals will not be of a scale that is out of character with other provision within the town centre.

- 4.33. Policy SP13 sets out the retail strategy for the BBNP. It states that the retail strategy of the LDP is to maintain and enhance the vitality and viability of the identified retail centres and to support proposals which contribute to the regeneration of the town centres by

- a) safeguarding existing retail uses in the retail centres;
- b) maintaining and enhancing the diversity of uses in the identified retail centres;

- 4.34. Supporting text confirms that Crickhowell is one of the four main retail centres in the national park, alongside Brecon, Hay on Wye and Talgarth. There is no clear policy hierarchy set out other than to group Brecon, Hay on Wye and Crickhowell as having a similar role and function, retail strategy and desired outcomes.

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



4.35. Alongside Brecon and Hay on Wye, Crickhowell is identified as a vibrant market town which provides essential services to local and surrounding areas whilst also serving as a destination centre for tourists. The retail strategy, based on evidence to support the LDP, is that there should be a maintenance of the level of retail provision available in each town whilst also allowing for appropriate growth that will increase the retail vitality and viability of each centre. The desired outcome is to improve the ability of the centres to remain attractive places to live and visit, whilst also allowing them to provide a valuable role in meeting the needs of local communities and visitors.

4.36. Policy SP13 is evidently supportive of the proposals given that it will, through the provision of new retail floorspace which is considered to be appropriate in scale to the function of the town, increase the retail vitality and viability of the centre.

4.37. As set out in the following chapter, the provision of the retail floorspace will provide a valuable role to meet the needs of the local community and improve the attractiveness of the centre for visitors.

4.38. Development within the retail centres is covered by Policy 42. The stated aim of policy 42 is to implement the retail strategy set out in SP13 by:

A – preventing changes of use which would result in the loss of existing retail uses. Evidently this proposal will not result in the loss of an existing retail use. The amount of A1 floorspace is identical to that which already has extant permission, it is merely to be delivered in a different format in that it will provide a single unit for occupation.

B – encouraging a diversity of uses within town centres by ensuring that all new developments within the retail centre are for, inter-alia, A1 use. Again proposals are evidently compliant with this element of the policy as they will provide A1 floorspace.

C – ensuring that all changes of use that occur within the retail centre are for use classes A2, A3, B1, C1, D1 or D2 – this is assumed to be a protection of class A1 floorspace, given that changes of use to A1 are encouraged under criterion b. The proposals therefore do not conflict with criterion C.

Criterion D relates to the design of shopfront and therefore compliance has already been established through the extant permissions. Criterion E does not apply as it is not a proposal for A3 use. Criterion F requires the proposals meet the requirements of the key settlement policy. This is been discussed above, whereby the proposals are deemed to be compliant.

The Crickhowell Community Plan (2017)

4.39. The Crickhowell Community Plan forms supplementary planning guidance to the LDP. And in particular to Policy K LP2 as it relates to Crickhowell. It is intended that any planning application submitted within Crickhowell will be considered against the relevant areas of the plan.

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



- 4.40. The table at pages 7/8 of the document sets out where the community plan covers relevant policies within the LDP. Elements relating to the environment and external alterations to the building have already been deemed acceptable (and compliant with the plan) as part of the extant planning history. The assessment focuses on the retail implications of the proposal. In this case Policy 42 of the LDP is covered in the economic development chapter. Policies 59 and 60, which relate to the impacts of traffic and the provision for cycling and walking, are covered within the parking chapter.
- 4.41. The economic development chapter does not directly address retail proposals within the retail centre. There are however aspirations to encourage development that allows Crickhowell town to prosper and become increasingly self-sufficient in meeting the needs of a diverse demographic. The retail use proposed will only help to improve self-sufficiency by providing a better range and choice of retail facilities within the town centre for existing residents and to encourage visitors.
- 4.42. The majority of the goals of the plan in relation to economic development are not directly relevant to the proposals at hand given that they are specific to new employment uses and encouraging innovation with employment and business opportunities as opposed to retail uses.
- 4.43. Econ.1 is indirectly relevant as it supports the principle of economic development within the town whilst resisting development which will result in its loss. The proposals will provide positive economic development through the provision of new employment opportunities.
- 4.44. The plan recognises that there are existing parking problems within Crickhowell, stating that parking is to be looked at in terms of regeneration of the town, not as a separate issue. The plan sets out 8 objectives in relation to parking which aim to deal with parking holistically across the town centre through a number of different initiatives.
- 4.45. This proposal will result in the provision of four additional customer parking spaces compared with the previous social club use. Two additional spaces are also provided for staff so as to reduce the impact of staff parking on surrounding residential streets. The position remains identical to that which has already been approved for the extant permissions, for an identical quantum of A1 floorspace. Therefore no additional impact will result from the proposals compared with the recently approved scheme.
- 4.46. Notwithstanding the situation described above, the aims of national policy are to encourage active travel. The site is well located within Crickhowell to facilitate access by walking and cycling by both customers and staff. Cycling provision has been provided within the proposals. National policies to minimise reliance upon the private car, the site's accessibility by active travel, and the likely high proportion of linked trips with other uses within the town centre mean that the car parking provision is entirely appropriate and in line with the aims to create sustainable development.

National Policy Summary

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



- 4.47. National policy on retailing is very clear. It places town centres at the top of the hierarchy in terms of encouraging new retail development. The policy presumption at a national level is that retail uses should be located within town centres and where proposals are for new retail within town centres there is no requirement to assess need or sequentially preferable sites, or to undertake any form of retail impact assessment.
- 4.48. National policy also sets a very clear message that competition between town centre retailers is not a material planning consideration.

Summary of Local Policy Assessment

- 4.49. The proposals are fully in line with the retail strategy which is to protect levels of retail floorspace and enhance the diversity of uses within the identified retail centre. The proposals will provide an appropriate level of growth that will only improve the retail vitality and viability of the centre and enhance the role of Crickhowell in meeting the needs of the local community and visitors. The proposals are fully compliant with SP 13 and Policy 42.
- 4.50. The relevance of policy K LP2 has been discussed. The policy is principally concerned with environmental considerations. The proposals have been shown to satisfy and support the relevant aims of the 15 year vision by improving its self-sufficiency and improving the vitality and viability of the town centre. The proposals will only strengthen and enhance the retail provision in Crickhowell and are as such fully compliant with Policy 42, meaning that they are in compliance with criterion 2 of K LP2. Furthermore, the proposals will help to deliver on the vision of the Crickhowell
- 4.51. The Crickhowell Community Plan has also be considered. The proposals comply with the economic development considerations that apply to the proposals, as they do in relation to the considerations on parking.
- 4.52. Given the above the proposals are entirely compliant with LDP policy and the relevant elements of the SPG in the form of the Crickhowell Community Plan.
- 4.53. Policies in relation to amenity, highways, heritage and the environment are considered further within the next section.



5. Assessment of the Material Considerations

- 5.1. The previous section provides an assessment of the proposals against the key national and development plan policies. This section provides the conclusions of that assessment, along with a more detailed review of the material considerations that support the proposals.

Retail Context

- 5.2. The policy assessment in the previous section firmly establishes that the proposals are fully compliant with national and local planning policy in respect of retail issues. All levels of policy support new retail uses in this defined retail centre. There is no need for any further analysis in relation to the principle, the quantum or the nature of the retailing proposed. However, in the light of feedback from planning officers prior to the submission of the application an assessment of the likely impacts upon the town centre and its vitality and viability is provided.
- 5.3. The replacement BBNP LDP (LDP 2) has progressed to preferred strategy stage. In support of LDP 2 a retail topic paper was published in June 2019. The topic paper represents the most up-to-date review of retail centres within the BBNP.
- 5.4. The retail paper looks at the underlying factors of the health of Crickhowell town centre. It was prepared to provide an evidence base and to examine retail in the BBNPs retail centres to inform policy for the LDP 2. Its aim was to consider whether the existing LDP position is still appropriate and whether any changes should be made, however in providing this analysis it represents the most recent review of the health of Crickhowell town centre.
- 5.5. The paper reports on a survey of Crickhowell retail centre undertaken in 2018. Notably at that time the application premises was identified as a class A3 use.
- 5.6. The health check indicates that, given the size and scale of Crickhowell, it represents a healthy market town which will also need to be supported by policy to ensure that the provision of retail remains in a healthy state.
- 5.7. The health check notes that the most significant change experienced in Crickhowell since the last health check in 2014/2015 is the continuous prominence of housing within the retail centre. It notes a small increase in A1 retail units of 2%, but that the level of vacancies has remained the same at 4%.
- 5.8. It notes that Crickhowell does not offer the same level of convenience provision as Brecon and there are only seven different types of convenience stores, with nearly all of them comprising just one shop. It concludes that the town does not specialise in any function. It states that there is a good level of comparison stores. There are 19 different types of services which sufficiently cater for local need.

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



- 5.9. Whilst the proposal is for an open class A1 use it is evident that if it is to be used for convenience goods it will only help to improve on a low level of convenience floorspace within the town at present. An improved convenience offer would reduce the need for trips out of Crickhowell to surrounding towns to satisfy day to day needs of the residents.
- 5.10. If it is used to be used for comparison goods it will enhance the provision but not upset any over dominance of comparison floorspace within the centre. Notably, given the national policy position the nature of the end retailer is not a deciding factor in the evident policy compliance.
- 5.11. The topic paper records A1 floorspace as making up 36% of the overall town centre space across Crickhowell. There is a notable difference in the proportion of A1 floorspace in Crickhowell (36%) compared with that within Hay on Wye (54%) and Brecon (45%). Evidently Crickhowell is a town centre that is less well served by A1 floorspace than the other key town centres within the BBNP.
- 5.12. The proposals will result in an improvement in the proportion of A1 floorspace within the town centre, given that the survey records the application premises as non-A1. This will only improve the offer within Crickhowell and its sustainability as a key settlement.
- 5.13. The paper records the total amount of A1 floorspace within Crickhowell as 4682 m². The proposals will add circa 5% to that total. This is considered entirely sustainable given the relative under provision already recorded within the paper compared with the other key town centres within the BBNP.
- 5.14. In terms of the impact on the health and vitality and viability of Crickhowell town centre the proposal will have the following positive impacts.
- It will reduce the vacancy rates by facilitating the occupation of a vacant unit.
 - It would result in an increase in the quantum and proportion of class A1 floorspace within the retail centre, improving Crickhowell's position compared with the situation in Hay on Wye and Brecon
 - It will improve the range and choice of retail facilities within Crickhowell
 - It have a positive impact on the attractiveness of Crickhowell, given that the new floorspace will help to retain and attract users to the town centre.
 - It will result in spin off benefits for other retailers by enhancing footfall within the centre and increasing dwell time by offering a diversification of the retail offer once occupied.
 - It has it will have the benefit of retaining expenditure within Crickhowell by reducing the need to travel elsewhere within both the BBNP and to other retail centres. This in turn has a sustainability benefit in reducing the reliance on the private car, as existing residents will have the ability to walk to the new facilities or benefit from linked trips.

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



- In social terms the development will enhance the attractiveness of the town centre and increase the ability for self-sufficiency to meet the needs of local residents.
- In environmental terms the development will bring a prominent vacant site back into active use.

Socio - Economic benefits

- 5.15. The change of use proposed will allow for the occupation by a single class A1 retailer. A comparison with other retail units of this size would suggest that the premises could generate up to 20 new jobs. This is based upon a convenience retailer of a similar floor level. Circa 5 jobs would be full-time with a further 15 jobs being part-time.
- 5.16. A comparison retailer may not generate as many jobs as a convenience retailer would also be a significant generator of new jobs.
- 5.17. The economic benefits of the proposals are clear both in terms of direct benefits through jobs created and indirect benefits in terms of retaining expenditure within Crickhowell that might otherwise be lost to other towns and centres.
- 5.18. From a social perspective, the increase in local facilities will benefit Crickhowell by improving its self-sufficiency.

Other considerations

- 5.19. The proposals involve identical external alterations to the building as per those approved through the extant planning history. Those changes have been assessed and deemed to be acceptable through the consideration of the extant permissions.
- 5.20. Considerations which of taken place previously are summarised below.

Amenity

- 5.21. The replacement of a social club use with a class A1 retail use was considered as part of the officer's report relating to 17/15404. This is reproduced at appendix 2. The background of use as a social club use with the A1 retail use meant that, subject to the imposition of conditions controlling hours of operation and delivery, the proposed development should not have a significant detrimental effect on the amenity of nearby residents in terms of noise and disturbance or loss of privacy.
- 5.22. Conditions were imposed on deliveries and hours of operation, which were subsequently varied such that the permitted opening hours on the extant scheme are Monday to Saturday 7 AM – 10 PM, Sunday and Bank Holidays 8 AM – 10 PM, with deliveries not to be taken or dispatched from the site outside of these hours. These changes were agreed through planning permission 18/16210.



Ecology/biodiversity and protected species.

- 5.23. The original application was accompanied by a bat and owl survey which showed no evidence of bat roosting. As they were a number of bat species recorded in the area it was recommended that at least 4 features for bats or nesting birds were provided as biodiversity enhancement measures.
- 5.24. The site has been subject to building works, since mid-2019 with works ongoing since. The biodiversity enhancement measures were secured through discharge of conditions reference 18/15858 and subject to minor amendments as a result of permission 20/18181. These secured the necessary improvements to satisfy the requirements of the ecology officer. The proposals incorporate the same agreed measures as per the extant permissions.

Landscape, Heritage, Archaeology, Character and Appearance.

- 5.25. The extant permission was subject to scrutiny and further conditions requiring a written scheme of investigation (WSI) for archaeological works and recording of the building.
- 5.26. The WSI has been agreed with works having been carried out and monitored as per the agreed brief. No further impacts will take place as a result of the ongoing building works within the site, with foundations and excavations having already taken place in line with the extant permissions.
- 5.27. Condition 6 of the extant permission required a photographic survey and was subsequently approved by BBNP. No further recordings are required in relation to this aspect of the proposals.
- 5.28. Landscaping plans approved part as part of the discharge of conditions and minor amendments to the permission are extant and will be implemented as part of those permissions.
- 5.29. Details have also been agreed to satisfy condition 4 of the extant permission and will be implemented in accordance with those approved.
- 5.30. The proposals do not result in any further impacts upon the appearance or character of the site over and above those already taking place through the implementation of the extant permissions. The only difference between the approved scheme and that proposed is the use of a single entrance for the public as shown on the elevation plans. This does not result in any material difference in the proposed appearance of the building compared with that approved.

Drainage, flood risk and pollution control.

- 5.31. The site lies within flood zone A on the NRW development advice maps and therefore no flood risk assessment is required.

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



- 5.32. The extant permission involves a new soakaway to the new area of hardstanding/car parking, which is compliant with the previous requirement not to connect any surface water drainage to the DCWW system. The external alterations will be implemented under the terms of the extant permissions before the change of use takes place and consequently no further consideration is required in relation to these.

Highways and Parking

- 5.33. As discussed in section 3, the planning history is a highly significant material consideration, as is the fall-back position which would facilitate the use of the premises as a single unit, without the need for any further planning permissions.
- 5.34. The application documents include the traffic movement statement submitted with the original permission. Supplementary plans have also been included which were submitted as part of the original application at the request of Welsh Government (Traffic Agency). The plans submitted satisfied the traffic agency that the impacts upon the A40 trunk road were acceptable.
- 5.35. The information enclosed showed that an 18T delivery vehicle could access the site in an appropriate and safe way. The proposed use as a single unit would not result in the need to increase the size of vehicles assessed as part of the previous submission. An 18T rigid vehicle would be sufficient to serve either a convenience or comparison retailer in a store of this size. The works to be undertaken as part of the extant permission also result in improvements to the access of the unnamed lane to the A40. This will not only facilitate future safe access for the proposed use, it will also improve the situation in relation to the warehouses that are also accessed from the lane which are frequently accessed by larger vehicles in a manner which is uncontrolled by the highways authority.
- 5.36. Use for a single retail unit as proposed will not have any additional impact upon the access arrangements compared with the extant scheme for four units and furthermore, will have a negligible impact compared with the usage of the lane that already takes place, and took place previously when the premises were used a social club.
- 5.37. The proposed use remains as per the extant permission. Consideration of the original permission noted that the proposed development would not generate a significant increase in traffic movements compared to the extant use of the building. In addition, the proposed development (as it was considered at that time) included an area for the provision of four new vehicle parking spaces, turning provision, cycles storage and staff parking which was considered of benefit compared with the existing situation.
- 5.38. The level of floorspace has not increased as a result of the proposed development, furthermore, the residential apartment which would have been retained as part of the original permission has now been, or is in the process of being converted to storage space. The overall impact on on-street parking will reduce as a result of the removal of the flat. Off-street parking will improve as a result of the four new customer spaces being provided. The impacts of the single occupier, compared with the four occupiers utilising exactly the same amount of floor space is not material.

Planning & Retail Statement

Former Conservative Club; High Street, Crickhowell



5.39. The parking arrangements permitted are considered appropriate for the alternative arrangement of the floorspace as proposed.

5.40. On the whole, aside from the full compliance with the development plan policies, there are also some very clear and positive material considerations in favour of the proposed development.



6. Conclusions

- 6.1. The application seeks permission for the use of the former Conservative Club as a single retail unit, to be used for class A1 purposes. The change of use to Class A1 retail and physical alterations to the building have already been permitted and are being implemented as a result of planning permission 17/15404/FUL and 20/18181/MINOR. Works are ongoing to complete the physical alterations to the exterior of the building and the land around it. This application effectively seeks permission to use the same premises as a single Class A1 unit instead of the four permitted, and to incorporate the same external alterations and the same car park/access improvements that have already been permitted and commenced.
- 6.2. The proposals also incorporate the use of the ancillary floor space at first floor level, which is also permitted for the same purposes under an extant permission.
- 6.3. This statement has assessed the proposals against the full planning context of the application, including the recent history and the pertinent planning policy.
- 6.4. On the basis that the site lies within an established, designated retail centre within an adopted LDP, the principle of the change of use is entirely compliant with the national planning policy aims and the strategy of town centres first for retail uses.
- 6.5. The proposals have also been assessed against LDP policy in the form of SP13 and Policy 42. The use of the premises for class A1 purposes is fully in line with the strategy and the detailed policy that sits beneath it.
- 6.6. Policy K LP2 of the LDP has some relevance, but on the basis that the proposals are fully compliant with Policy 42 and the environmental aspects have already been considered and approved as part of previous permissions the proposals are fully in accordance with K LP2. The size of the single unit to be formed will not be out of character given the presence of premises within the centre of a comparable size.
- 6.7. The Crickhowell Community Plan has been reviewed and the proposals assessed against it. It is evident that whilst the plan does not include any guidance on new retail uses within the town, the proposals are compliant with its aim to improve the economic performance of the town and, are compliant with the aim to reduce reliance on on-street parking.
- 6.8. The assessment within this statement has confirmed full compliance with national and local planning policies in terms of retail character and technical matters such as parking, amenity and environmental considerations.
- 6.9. The proposed change of use also has a number of material considerations in its favour, namely:

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



- It will enhance the vitality and viability of the town centre by attracting new footfall to the benefit of other town centre retailers and service providers.
- It will benefit the local community by improving self-sufficiency of the town.
- It will have socio economic benefits through the creation of new job opportunities and preventing leakage of expenditure outside of Crickhowell, as is currently takes place.
- It will help to bring about a reuse of vacant building and bring about investment in the town.
- It will bring about environmental improvements through landscaping and improvement in the external appearance of the building.
- It will bring about sustainability improvements by improving was access to shopping facilities through active travel and reducing the need to travel outside of Crickhowell for retail facilities.

6.10. Overall, therefore the proposals will bring about significant benefits and be fully compliant with development plan policies.

6.11. Whilst this statement has considered the fall-back position as a major material consideration, the assessment above demonstrates that the application stands on its own merits.

6.12. In combination with the town centres first approach advocated within national policy and within the BBNP development plan policies there is an overwhelming case to allow the change of use proposed.

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



Appendix 1 – Decision Notice 17/15404 (incorporating varied conditions and discharges of conditions)

Brecon Beacons National Park Authority



Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (Wales)
Order 2012

NOTICE OF DECISION

Applicant/Agent:
Mr Glyn Smith
Glyn Smith RIBA Architect
Ty Llawn
Pen-yr-Ale Lane
Llangynidr
Powys
NP8 1NE

Application Reference:
17/15404/FUL

Issue 2 dated 19.04.2018
18/15858/DISCON
Issue 3 dated 30.1.2020
20/18181/MINOR

In pursuance of its powers under the above mentioned Act, the Brecon Beacons National Park Authority (hereinafter called 'the Local Planning Authority') hereby grants **PERMISSION** for the following development:

"Proposed conversion of the former conservative club, Crickhowell to 4 commercial units including parking spaces" (Full Application) at Crickhowell Conservative Club, High Street, Crickhowell, Powys NP8 1BW

subject to the following condition(s):

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. location plan, site plan as proposed-04, Layout plans as proposed- 05, Proposed elevations- 06), unless otherwise agreed in writing by the Local Planning Authority.
- 3 The use of the building hereby permitted shall be restricted to use Classes A1 and A2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and no other uses.
- 4 Prior to their use on-site, details of the materials and colour scheme to be used externally on walls and roofs shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
18/15858/DISCON – Details submitted with original approval – rendering and painting to match that of existing building, and use of Spanish slate with riven finish, as detailed in email of 04.04.2018 has been considered and approved by the BBNPA on 19.04.2018.
- 5 The developer will ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be maintained. Prior to commencement of any groundworks an archaeological written scheme of investigation shall be submitted by the applicant and approved in writing by the Local Planning Authority Archaeologist and which must meet the standards laid down by the Institute for Archaeologists in their Standard and Guidance for an Archaeological Watching Brief. The archaeological fieldwork shall be carried out in accordance with the approved written scheme of investigation.
Following completion of the fieldwork a copy of the Watching Brief report shall be submitted to the Local Planning Authority Archaeologist for approval. Following approval, the report will be submitted to the Local Planning Authority and the local Welsh Archaeological Trust for inclusion in the Regional Historic Environment Record (HER).
18/15858/DISCON – The WSI for the archaeological watching brief, (Report No. 5041/127) received on 18 April has been considered and approved by the BBNPA on 19.04.2018.

- 6 No development shall take place until an appropriate photographic survey of the existing single storey building subject of this permission, has been carried out in accordance with details previously provided by the Local Planning Authority. A copy of the resulting survey and digital photographs should be submitted on CD along with a plan showing photograph locations and direction, for the approval of the Local Planning Authority. After approval by the Local Planning Authority, a copy should also be sent to the Clwyd- Powys Archaeological Trust for inclusion in the regional Historic Environment Record.
18/15858/DISCON – A photographic survey was submitted with the original submission received on 28.02.2018 which has been considered and approved by the BBNPA on 19.04.2018.
- 7 Prior to the commencement of development works, a biodiversity enhancement scheme, to include provision of at least four features for bat roosting or bird nesting, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be undertaken and/or installed prior to the first beneficial use of the development hereby approved, in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Following the installation of the approved scheme, a report confirming adequate installation shall be submitted to the Local Planning Authority.
18/15858/DISCON – Plan Ref 06A (Bio diversity enhancement scheme) was submitted with the original submission received on 28.02.2018 which has been considered and approved by the BBNPA on 19.04.2018.
20/18181/MINOR – Plan Ref 06D (Bio diversity enhancement scheme). The alternative bat boxes are an acceptable amendment to the approved Schwegler boxes. Approved on the 30.1.2020
- 8 Prior to the commencement of the development, a landscaping plan that shall include use of native species, shall be submitted to and agreed in writing with the Local Planning Authority. The landscaping shall be implemented in the first planting season following the implementation of the development and maintained thereafter. The plan shall include details of the planting specifications - the species, sizes and planting densities - and a timetable for implementation and future management to ensure good establishment.
18/15858/DISCON – Plan Ref 07C (Landscaping Plan) was submitted with an email dated 23.03.2018 which has been considered and approved by the BBNPA on 19.04.2018.
20/18181/MINOR – Plan Ref 07D (Landscaping Plan) is an appropriate and acceptable alternative scheme. The scheme will need to be implemented in the next available planting season. Approved on the 30.1.2020
- 9 No external lighting shall be installed until an external lighting plan is submitted to and approved in writing by the Local Planning Authority. The scheme shall avoid conflict with bat mitigation/enhancement measures and wildlife corridors and shall be implemented as approved.
- 10 a) No development shall commence until a preliminary investigation and assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the Local Planning Authority. This investigation and assessment must be carried out by or under the direction of a suitably qualified competent person, in accordance with current guidance and best practice, and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include: A desk study, A site reconnaissance, Formulation of an initial conceptual model, A preliminary risk assessment.
 If the preliminary risk assessment identifies there are potentially unacceptable risks a detailed scope of works for an intrusive investigation, including details of the risk assessment methodologies, must be prepared by a suitably qualified competent person. The contents of the scheme and scope of works are subject to the approval in writing of the Local Planning Authority. The works shall be implemented in accordance with the approved details.
- b) No development shall take place until a site investigation of the nature and extent of contamination has been carried out, by a suitably qualified competent person, in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. A written report of the findings of the site investigation shall be made available to the local planning authority before any development begins. The written report should include an appraisal of remedial

options and identification of the most appropriate remediation option(s) for each relevant pollutant linkage. The report is subject to the written approval of the Local Planning Authority.

c) No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 and The Contaminated Land (Wales) Regulations 2006, as amended by The Contaminated Land (Wales) (Amendment) Regulations 2012, in relation to the intended use of the land after remediation. The detailed remediation scheme should not be submitted until written approval for Condition 2 has been received from the Local Planning Authority.

d) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. If during the course of development any contamination is found that has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures before the development is occupied. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority. The verification report contents must be agreed with the local planning authority before commencement of the remediation scheme.

e) A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of duration to be agreed in writing with the Local Planning Authority and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the local planning authority. Within six months following the completion of the measures identified in that scheme and the achievement of the remediation objectives, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

18/15858/DISCON - A Preliminary Risk Assessment (Ref 313981 - R1 (00) was submitted with the original submission received on 28.02.2018 which has been considered acceptable by the Powys County Council Contaminated Land Officer Environmental Health Officer and approved by the BBNPA on 19.04.2018.

- 11 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
- 12 The construction period working hours and delivery times, for the development hereby permitted shall be to be restricted as follows:-
 - a) all works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours:
0800 - 1800 hrs Monday to Friday
0800 - 1300 hrs Saturday
At no time on Sunday and Bank Holidays
 - b) Deliveries to and removal of plant, equipment, machinery and waste from the site must also only take place within the permitted hours detailed above.
- 13 The opening hours of the commercial units hereby permitted shall be restricted to 08.00 to 18.00 hours Monday to Sunday.

Reasons:

- 1 Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 3 To control the use of the site in the interests of the environment.
- 4 To ensure that the materials harmonise with the surroundings.

- 5 To ensure that any remains of archaeological significance disturbed in the course of the work are excavated, recorded and reported.
- 6 To allow a basic record to be made of the main features, character and state of preservation of a building which may be of local historic interest that is affected by the proposed development.
- 7 To comply with Section 5 of Planning Policy Wales (2016), Technical Advice Note 5 and Policies SP3, 6, 7 and 12 of the adopted Local Development Plan for the BBNP and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Environment (Wales) Act 2016.
- 8 To comply with Section 5 of Planning Policy Wales (2016), Technical Advice Note 5 and Policies SP3, 6, 7 and 12 of the adopted Local Development Plan for the BBNP and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Environment (Wales) Act 2016.
- 9 To comply with Section 5 of Planning Policy Wales (2016), Technical Advice Note 5 and Policies SP3, 6, 7 and 12 of the adopted Local Development Plan for the BBNP and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Environment (Wales) Act 2016.
- 10 To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 11 To prevent hydraulic overloading of the public sewerage system; to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
- 12 In the interests of residential and environmental amenity.
- 13 In the interests of residential and environmental amenity

Informative Notes:

- 1 The developer shall note if there are changes to the plans hereby approved due to building regulation requirements or any third party requirements, details should also be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work.
 - 2 Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development. To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2010 and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted at: NRW, Cantref Court, Brecon Road, Abergavenny, NP7 7AX Tel: 0300 065 3000
 - 3 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewer and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption" - 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com
- The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.
- 4 All work and submissions carried out for the purposes of Condition 10 must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the WLGAs document 'Development of Land Affected by

Contamination: A Guide for Developers' (2012). Further advice on compliance with this condition may be obtained by contacting Powys County Council Environmental Health Service on 0870 1923757.

Policies considered relevant to this decision:

Policy 1 Appropriate Development in the National Park
SPI National Park Policy
SP3 Environmental Protection – Strategic Policy
SPI0 Sustainable Distribution of Development
Policy 6 Biodiversity and Development
Policy 7 Protected and Important Wild Species
Policy 12 Light Pollution
Policy 17 The Settings of Listed buildings
Policy 23 Sustainable Design, in the Adaption and Re-use of Existing Buildings
Policy CYD LP1 Enabling Appropriate Development in the Countryside
B LP1 Brecon Enabling Appropriate Development
B LP2 Brecon Mitigating Impact

SPG 'Crickhowell Community Plan'

Signed:



National Park Authorised Officer

Date: 30.1.2020

Brecon Beacons National Park Authority

NOTES TO APPLICANT

Appeals to the National Assembly for Wales

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the National Assembly for Wales under Section 76 of the Town and Country Planning Act 1990 (as amended).

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Crown Buildings, Cathays Park, Cardiff CF10 3NQ.

The National Assembly for Wales can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The National Assembly for Wales need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the National Assembly for Wales does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices

If either the local planning authority or the National Assembly for Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the local planning authority in whose area the land is situated. This notice will require the local planning authority to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the National Assembly for Wales on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990 (as amended).

Notes

Failure to adhere to the details of the approved proposals for development contained in this application, or to comply with any conditions or limitations subject to which this permission was granted, will constitute a breach of planning control. This may result in the local planning authority serving an enforcement notice requiring the breach to be remedied under Section 172 of the Town and Country Planning Act 1990 (as amended).

Planning & Retail Statement

Former Conservative Club, High Street, Crickhowell



Appendix 2 – Officer's report for 17/15404



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 17/15404/FUL **Case Officer:** Donna Bowhay
Site Notice Posted: 17th Oct 2017 **Consultation Date:** 8th Jan 2018
Date Valid: 5th Oct 2017 **8 Week Target:** 24th Jan 2018
Decision Type:
Proposal: Proposed conversion of the former conservative club, Crickhowell to 4 commercial units including parking spaces
Address: Crickhowell Conservative Club, High Street, Crickhowell

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Dwr Cymru Welsh Water - Developer Services	27th Oct 2017	<p>Conditions No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system. Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.</p> <p>Advisory Notes The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption" - 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com The applicant is also advised that</p>

some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

WATER SUPPLY

Dwr Cymru Welsh Water has no objection to the proposed development.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

NP Heritage Officer
Archaeology

30th Oct 2017

National Policy Framework

Welsh planning legislation and policy guidance outlines that the desirability of conservation of archaeological remains is a material consideration in the determination of a planning application (Planning Policy Wales, Chapter 6, Para. 6.5.5).

Planning Policy Wales (Edition 9: 2016): Paragraph 6.5.5:

"The conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. In cases involving less significant archaeological remains,

local planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.

This means that Local Planning Authorities in Wales have to take into account archaeological considerations and deal with them from the beginning of the development control process, and need to be fully informed about the nature and importance of archaeological remains, and their setting, and the likely impact of any proposed development upon them.

Development Plan Framework

The adopted Local Development Plan sets out the Brecon Beacons National Park's policies and proposals to guide development in the National Park, including Policy SP3 f):

'All proposals for development or change of use of land or buildings in the National Park must demonstrate that the proposed development does not have an unacceptable impact on, nor detract from, or prevent the enjoyment of ... archaeological features'.

Archaeological sensitivity and significance of the site
The application site is located within the historic urban core of Crickhowell, and just beyond the border of the Crickhowell Conservation Area. It is located adjacent to the A40, on the opposite side of the main road to an Archaeological Notification Area, which is an area identified in the Brecon Beacons Local Plan as of high archaeological sensitivity, with potential to contain remains associated with the origins and development of the town.

The historic settlement of Crickhowell developed on the north bank of the Usk, adjacent to the site of a large Norman motte, now known as Alisby's Castle (Scheduled Monument BR111). The castle is thought to have been constructed in the 12th or even 13th century, and represented a focus around which settlement developed. The town name is first given as Crickhoel in 1263, and certainly by 1281 a small town was in existence when a grant of murage, and confirmation of existing markets and fairs by Edward I are recorded. Two years later the settlement became a borough (CPAT 2013). No trace of the town walls survive, and despite the murage grant of 1281, it is possible that they were never built (ibid). In the centre of the town, the narrow holdings to the west of the high street are believed to fossilise the original planned burgage plots of the town, with the

possibility of a back lane separating the plots from the church and open ground to the north. The church of St Edmund was constructed in the 14th century, when it is believed that the parish of Crickhowell was carved from the older parish of Llangattock. The town layout suggests the church was constructed after the tenements had already been planned (ibid).

The town went into decline in the later medieval period, and by 1610 the settlement was no longer listed as a market town. It was not until the 19th century that market was re-established. Medieval open fields to the north and the west of the town survived into the 19th century.

The alignment of the town walls (if ever constructed) are unknown, but one suggestion notes Lamb street and its continuation to the west of New Road (imposed on the street system in c1830) may define the original western perimeter of the town, running north-eastwards with New Road picking up its line near Porth Mawr.

Proposals as to the location of the town boundary to the north and east has not been possible (CPAT 2013), but the alignment of the proposed western perimeter of the town could continue within the vicinity of the proposed development.

A building is depicted within the site boundary on First Edition Historic Ordnance survey mapping of the area (1889). This building appears to have been demolished by the first revision map of 1904. The club house is depicted on the site from at least the 1960's.

Impact of the development

The application is for the proposed conversion of the former conservative club at Crickhowell to four commercial units on the ground floor and four new parking spaces.

The stone boundary wall facing the high street will be retained and protected during the course of proposed works. A section of walling to the south, adjacent to the lane, will be truncated to provide for access and new parking.

Mitigation Required

Archaeology

The application site is located within the historic core of the town, and is considered to have potential to contain archaeological remains associated with the origins and development of the medieval and later town. A post-medieval building is known to have occupied the plot. Some modern levels of ground disturbance are anticipated at the site, relating to the construction of the club house in the 20th century.

At present, insufficient evidence and information has been provided in relation to the impact of the development in relation to the archaeological context of the site.

Therefore, it is impossible to assess how the proposed development might impact upon archaeological remains, nor advise on appropriate mitigation measures.

It is requested that a clear plan outlining any areas and depths of ground disturbance and truncation required in association with the proposed development is submitted.

The plan should include:

- o Any foundation, drainage or servicing trenching required
- o Any landscaping required
- o Any other areas of ground truncation

Information on any 20th century ground disturbance known to have occurred at the site can also be submitted in support of the application.

Historic Buildings

The Historic Buildings Officer at the BBNPA may wish to comment upon the effect of this proposal upon the Crickhowell Conservation area and settings of Listed Buildings within the proximity of the proposed development, and should be consulted upon this application.

NP Heritage Officer
Building Conservation

3rd Nov 2017

POLICY CONTEXT

Planning Policy Wales (Edition 9: November 2016):

Paragraph 6.5.20 states that:

"There should be a general presumption in favour of the preservation or enhancement of the character or appearance of a conservation area or its setting."

Technical Advice Note 24: The Historic Environment
(May 2017)

Brecon Beacons National Park Local Development Plan
(December 2013)

Policy 1: Appropriate Development in the National Park

All proposals for development or change of use of land or buildings in the National Park must comply with the following criteria, where they are relevant to the proposal:

- 1) the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's Natural Beauty, wildlife, cultural heritage and built environment;

Policy 17: The Settings of Listed Buildings:

Development proposals which would adversely affect the setting of a listed building will not be permitted.

Policy 19: Development affecting Conservation Areas:

New development and alterations to existing buildings within or affecting the setting of a Conservation Area will only be permitted where it will preserve or enhance the character or appearance of the area and where the design, all building materials, proportions and detailing are appropriate to the Conservation Area.

These comments are written with regard to the heritage and conservation aspects of the proposal.

The Crickhowell Conservative Club building is an unlisted building located adjacent to the Crickhowell Conservation Area. The conservation area boundary follows the west boundary wall of the site and part of the south east boundary wall. There are a number of listed buildings nearby including Porth Mawr House, and No. 2 High Street.

The existing building is formed from a single storey element to the front and a two storey element to the rear which is a later addition. The single storey element is the most attractive part of the building and has a neutral impact on the appearance of the conservation area. The stone built boundary wall along the west and south east side of the property makes a positive contribution to the conservation area.

The single storey building appears to have been constructed in the early 20th century. A building with a larger footprint is shown on the 1989 OS first edition map but it has disappeared by the beginning of the 20th century and does not appear on the 1905 OS map. The older element of the current building appears on the 1938 OS map. The single storey element has features that suggest that part of it may have been formerly some sort of small industrial workshop or connected to an industrial activity.

From a heritage perspective there is no objection to the alterations to the building. The scheme would offer some improvements to the rear 2-storey element which

would benefit to the surrounding conservation area. Because there is some historic interest in relation to the single storey element I recommend that a photographic survey is undertaken to record the exterior of the building and any surviving internal features of interest. The record should be deposited with the relevant Historic Environment Record.

The proposal includes the removal of a section of wall along the south eastern side of the boundary to allow vehicular access to the parking area. The retention of the gate and overchrow is welcome but the removal of a large section of the wall to the east side of the gate is considered to have a negative visual impact on the conservation area. This part of the wall is said to have been re-built by Highways as part of the widening of the lane but this fact does not diminish its visual contribution to the conservation area. More of the wall should be retained providing this can be accommodated alongside any requirements of the Highways Authority.

CONCLUSION

From a heritage perspective there is no objection to the proposed conversion of the building. It is recommended that more of the boundary wall is retained in relation to the access. It is also recommended that the single-storey building is recorded by photographic survey and the record deposited with the relevant Historic Environment Record. The requirement for recording could be conditioned if the application is approved.

NP Planning Ecologist 1st Nov 2017

D. Recommendations

If this application is to be approved, I recommend the inclusion of the following planning conditions and informative notes:

1. Prior to the commencement of development works, a biodiversity enhancement scheme, to include provision of at least four features for bat roosting or bird nesting, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be undertaken and/or installed prior to the first beneficial use of the development hereby approved, in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Following the installation of the approved scheme, a report confirming adequate installation shall be submitted to the Local Planning

Authority:

2. Prior to the commencement of the development a landscaping plan that shall include use of native species, shall be submitted to and agreed in writing with the Local Planning Authority. The landscaping shall be implemented in the first planting season following the implementation of the development and maintained thereafter. The plan shall include details of the planting specifications - the species, sizes and planting densities - and a timetable for implementation and future management to ensure good establishment.

3. No external lighting shall be installed until an external lighting plan is submitted to and approved in writing by the Local Planning Authority. The scheme shall avoid conflict with bat mitigation/enhancement measures and wildlife conservation measures as implemented as approved.

Informative note:

1. Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development. To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2010 and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted at NRW, Cantref Court, Brecon Road, Abergavenny, NP7 7AX Tel: 0300 065 3000

Reasons:

- o To comply with Section 5 of Planning Policy Wales (2016), Technical Advice Note 5 and Policies SP3, 6, 7 and 12 of the adopted Local Development Plan for the BBNP
- o To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Environment (Wales) Act 2016

NP Strategy And Policy 27th Oct 2017

The development plan for the area is the Brecon Beacons National Park Local Development Plan 2007-2022 (hereafter LDP) which was adopted by resolution of the National Park Authority on the 17th December 2013.

My observations relate to the proposals compliance with the strategy and policy of the LDP.

Proposal

The proposal is for the change of use of the former Conservative Club in Crickhowell, to 4 commercial units (A1/A2 of the Use Class Order) with a small ground floor extension to the western elevation.

The existing use of the premises is a social club which is considered to be 'Sui Generis'.

Local Development Plan Policy Context

The site is located within the Retail Centre of the Key Settlement of Crickhowell as identified within the adopted Local Development Plan Proposal Map (2013).

Policy KLP2 identifies what the Local Development Plan considers to be appropriate development within the Key Settlements. Criterion 2 allows for proposals that strengthen and enhance the retail provision appropriate to the Key Settlement character and in accordance with the defined retail centre for the town.

Policy 42 seeks to implement the retail strategy set out in Strategic Policy SP13 by:

a) Preventing changes of use which would result in the loss of existing retail uses. Changes of use will only be permitted where the applicant is able to demonstrate either that the proposed change of use does not impact on the Retail Centre, or that there is no longer a need for a retail use.

b) Encouraging a diversity of uses within town centres by ensuring that all new developments within the Retail Centre are for the following uses:

- A1: Shops
- A2: Financial & Professional Services
- A3: Restaurants & Cafés
- B1: Business
- C1: Hotels
- D1: Non-Residential Institutions
- D2: Assembly & Leisure

c) Ensuring that all changes of use that occur within the retail centre are for use classes A2, A3, B1, C1, D1 or D2.

The relevant section of Policy 42 'Development Within Retail Centres' states that:

Within the Retail Centre of Crickhowell proposals will

be permitted for:

a) changes of use to A1 retail units from Use Classes A2, A3, B1, C1, D1 or D2 of the Use Classes Order or to a "sui generis" use that would normally be found in a Retail Centre;

and where

d) the design of the shopfront is appropriate and would positively contribute to the character and appearance of the area;

and

the proposal meets the requirements of the Primary Key Settlement Policy and Key Settlements Policy

The principle of the proposal is therefore considered to be acceptable, subject to the design of the proposed shopfronts. I trust you will also give due consideration to Policy 1, particularly in relation to the proposed shop fronts and extension.

The proposal is considered to be consistent with the adopted SPG 'Crickhowell Community Plan', which seeks to support economic development within the town.

Recommendation

The principle of the proposal is consistent with Policies KLP2 and 42. The Strategy and Policy have no objection to the proposal.

Crickhowell And
District Civic Society

19th Oct 2017

We welcome a proposal to put this empty building back into use and thus avoid deterioration to its fabric which would inevitably result if it remained unoccupied. Its position on the very edge of the town's commercial centre may not be ideal for the use envisaged however.

Pedestrian access from the town centre to the location is very difficult and at times can be actually dangerous. The pavement is narrow at all points on both sides of the road and at the corner of the Bear Hotel narrows to only a few inches. Pavements on both sides are totally unsuitable for pushchairs, buggies, walking aids or wheelchairs.

Traffic levels and weights are consistent with the A40's status as a trunk road and it is not unusual to encounter 2 heavy lorries attempting to pass at this very

narrow part of the road. The traffic exit point from the lane onto the A40 at this point is very restricted and the visibility in both directions is poor. Extra traffic using this junction would make an existing problem even worse.

The number of parking spaces included on the plan appears totally inadequate for the business use envisaged for the building. As so little parking is to be provided more visitors to the units would need to approach via the pavements which, as noted above, are inadequate.

Notwithstanding the comments above, we support the proposals with regard to the layout of the building, the replacement of the flat roof sections with pitched roofs and the general enhancement of the site.

The building stands on an elevated position above the A40 and is very visible. Should this application be approved, we suggest that a condition limiting signage should be included to preclude the possibility of large, untidy banners overhanging the A40 at the entrance to the town.

Crickhowell Town
Council

17th Oct 2017

Thank you for the above planning consultation received today. Unfortunately the application was received too late to make tomorrow's CTC meeting agenda so please can we have an extension of time (to 22 November) to submit our comments to you?

Powys County Council
Highways

2nd Nov 2017

Powys County Council as Highway Authority do not wish to comment on this application as the access is onto a trunk road which comes under the jurisdiction of the Welsh Government.

Powys County Council
Land Drainage
Department

No comments received.

Powys County Council
Public Protection And
Env Health

19th Oct 2017

Should planning permission be granted then the following conditions are recommended:

1. The use classes to be restricted to A1 and A2.
2. The opening hours of the commercial units to be restricted to 08.00 to 18.00 hours Monday to Sunday.
3. The construction period working hours and delivery

times to be restricted as follows:

All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours:

0800 - 1800 hrs Monday to Friday

0800 - 1300 hrs Saturday

At no time on Sunday and Bank Holidays

Deliveries to and removal of plant, equipment, machinery and waste from the site must also only take place within the permitted hours detailed above.

Powys County Council / 6th Nov 2017
Contaminated Land

In relation to Planning Application 17/15404/FUL, the following advice is provided for the consideration of Brecon Beacons National Park Authority.

Advice

Records identify that the application site adjoins a former garage and filling station. Garages and filling stations are potential sources of land contamination; the Department of the Environment 'Industry Profile: Road Vehicle Fuelling, Servicing and Repair-Garages and Filling Stations' (1996) document provides guidance on the potential sources of land contamination.

Furthermore, paragraph 13.5.1, of Chapter 13 'Minimising and Managing Environmental Risks and Pollution', of the Welsh Government document 'Planning Policy Wales' (2016) advises: "responsibility for determining the extent and effects of instability or other risk remains that of the developer. It is for the developer to ensure that the land is suitable for the development proposed, as a planning authority does not have a duty of care to landowners".

However, no information appears to have been submitted in support of Planning Application 17/15404/FUL in relation to the potential risks to the proposed development from the adjoining filling station. Therefore, based on the available information the following is recommended:

1. The planning applicant could submit a preliminary investigation and preliminary risk assessment ('Phase 1' report) in support of Planning Application 17/15404/FUL. A preliminary investigation and preliminary risk assessment should be completed by a qualified and experienced environmental consultant, and in accordance with current guidance and best practice.

If a preliminary risk assessment identifies that there are potentially unacceptable risks a detailed scope of works for an intrusive investigation, prepared by a qualified and

experienced environmental consultant, should also be submitted for review and approval.

II. Alternatively, the following Condition and Note to the applicant could be attached to any permission granted for Planning Application 17/15404/FUL:

Condition A

Condition 1. Preliminary Investigation

No development shall commence until a preliminary investigation and assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the local planning authority. This investigation and assessment must be carried out by or under the direction of a suitably qualified competent person, in accordance with current guidance and best practice, and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

A desk study

A site reconnaissance.

Formulation of an initial conceptual model

A preliminary risk assessment

If the preliminary risk assessment identifies there are potentially unacceptable risks a detailed scope of works for an intrusive investigation, including details of the risk assessment methodologies, must be prepared by a suitably qualified competent person. The contents of the scheme and scope of works are subject to the approval in writing of the local planning authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the WLGA document 'Development of Land Affected by Contamination: A Guide for Developers' (2012).

Condition 2. Site Characterisation

No development shall take place until a site investigation of the nature and extent of contamination has been carried out, by a suitably qualified competent person, in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. A written report of the findings of the site investigation shall be made available to the local planning authority before any development begins.

The written report should include an appraisal of remedial options and identification of the most appropriate remediation option(s) for each relevant pollutant linkage. The report is subject to the written approval of the local planning authority.

Condition 3. Submission of Remediation Scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 and The Contaminated Land (Wales) Regulations 2006, as amended by The Contaminated Land (Wales) (Amendment) Regulations 2012, in relation to the

~~intended use of the site after remediation. The detailed remediation scheme should not be submitted until written approval for Condition 2 has been received from the local planning authority.~~

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the WYGA document 'Development of Land Affected by Contamination: A Guide for Developers' (2012).

Condition 4. Implementation of Approved Remediation Scheme.

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works.

If during the course of development any contamination is found that has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures before the development is occupied.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority. The verification report contents must be agreed with the local planning authority before commencement of the remediation scheme.

All work and submissions carried out for the purposes of

this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the WLGA document 'Development of Land Affected by Contamination: A Guide for Developers' (2012).

Condition 5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of duration to be agreed in writing with the local planning authority and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the local planning authority.

Within six months following the completion of the measures identified in that scheme and the achievement of the remediation objectives, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the local planning authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason (common to all): To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with policy _____ of the adopted Local Plan (date)].

Note to Applicant

Potential Contamination

The Council's guidance leaflet on the development of sites with potential land contamination is attached. Further advice on compliance with this condition may be obtained by contacting the Environmental Health Service on 0870 1923757.

NP Heritage Officer
Archaeology

6th Nov 2017

National Policy Framework

Welsh planning legislation and policy guidance outlines that the desirability of conservation of archaeological remains is a material consideration in the determination of a planning application (Planning Policy Wales, Chapter 6, Para. 6.5.5).

Planning Policy Wales (Edition 9: 2016):

Paragraph 6.5.5.

'The conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains,

whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. In cases involving less significant archaeological remains, local planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.

This means that Local Planning Authorities in Wales have to take into account archaeological considerations and deal with them from the beginning of the development control process, and need to be fully informed about the nature and importance of archaeological remains, and their setting, and the likely impact of any proposed development upon them.

Development Plan Framework

The adopted Local Development Plan sets out the Brecon Beacons National Park's policies and proposals to guide development in the National Park, including Policy SP3 f):

'All proposals for development or change of use of land or buildings in the National Park must demonstrate that the proposed development does not have an unacceptable impact on, nor detract from, or prevent the enjoyment of ... archaeological features.'

Archaeological sensitivity and significance of the site
The application site is located within the historic urban core of Crickhowell, and just beyond the border of the Crickhowell Conservation Area. It is located adjacent to the A40, on the opposite side of the main road to an Archaeological Notification Area, which is an area identified in the Brecon Beacons Local Plan as of high archaeological sensitivity, with potential to contain remains associated with the origins and development of the town.

The historic settlement of Crickhowell developed on the north bank of the Usk, adjacent to the site of a large Norman motte, now known as Atisby's Castle (Scheduled Monument BR111). The castle is thought to have been constructed in the 12th or even 13th century, and represented a focus around which settlement developed. The town name is first given as Crickhoel in 1263, and

certainly by 1281 a small town was in existence when a grant of murage, and confirmation of existing markets and fairs by Edward I are recorded. Two years later the settlement became a borough (CPAT 2013). No trace of the town walls survive, and despite the murage grant of 1281, it is possible that they were never built (ibid). In the centre of the town, the narrow holdings to the west of the high street are believed to fossilise the original planned burage plots of the town, with the possibility of a back lane separating the plots from the church and open ground to the north. The church of St Edmund was constructed in the 14th century, when it is believed that the parish of Crickhowell was carved from the older parish of Langatock. The town layout suggests the church was constructed after the tenements had already been planned (ibid).

The town went into decline in the later medieval period, and by 1610 the settlement was no longer listed as a market town. It was not until the 19th century that market was re-established. Medieval open fields to the north and the west of the town survived into the 19th century.

The alignment of the town walls (if ever constructed) are unknown, but one suggestion notes Lamb street and its continuation to the west of New Road (imposed on the street system in c1830) may define the original western perimeter of the town, running north-eastwards with New Road picking up its line near Porth Mawr.

Proposals as to the location of the town boundary to the north and east has not been possible (CPAT 2013), but the alignment of the proposed western perimeter of the town could continue within the vicinity of the proposed development.

A building is depicted within the site boundary on the Crickhowell Tiche of 1844, and the First Edition Historic Ordnance survey mapping of the area (1889). This building appears to have been demolished by the first revision map of 1904. The club house is depicted on the site from at least the 1960's.

Impact of the development

The application is for the proposed conversion of the former conservative club at Crickhowell to four commercial units on the ground floor, the construction of an extension, and four new parking spaces.

The stone boundary wall facing the high street will be retained and protected during the course of proposed works. A section of walling to the south, adjacent to the lane, will be truncated to provide for access and new parking.

Information provided by the applicants has indicated that strip concrete foundations will be required to accommodate the proposed new extension, and some internal works (doc 06 foundation details). Drainage will be connected to the existing system. There is no landscaping proposed. Some ground truncation is anticipated associated with the preparation of proposed parking areas.

Mitigation Required

Archaeology.

The application site is located within the historic core of the town, and is considered to have potential to contain archaeological remains associated with the origins and development of the medieval and later town. A substantial building is also known to have occupied the plot, depicted on historic mapping of the area.

Some modern levels of ground disturbance are anticipated at the site, relating to the construction of the club house in the 20th century, although the extent of this is unknown.

Consultation of the regional HER and resources held by the Brecon Beacons National Park have indicated that the proposed development is located within an area of archaeological sensitivity and that archaeological remains may be present within the proposed development site. Therefore, an Archaeological Watching Brief is required ensure that any remains of archaeological significance disturbed in the course of the work are excavated, recorded and reported.

Should this application be successful, the following would be a suitable condition to use:

The developer will ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development area, so that an archaeological watching brief can be maintained.

Prior to commencement of any groundworks an archaeological written scheme of investigation shall be submitted by the applicant and approved in writing by the Local Planning Authority Archaeologist and which must meet the standards laid down by the Institute for Archaeologists in their Standard and Guidance for an Archaeological Watching Brief.

The archaeological fieldwork shall be carried out in accordance with the approved written scheme of investigation.

Following completion of the fieldwork a copy of the Watching Brief report shall be submitted to the Local Planning Authority Archaeologist for approval. Following approval, the report will be submitted to the Local Planning Authority and the local Welsh Archaeological Trust for inclusion in the Regional Historic Environment Record (HER).

Reason: To ensure that any remains of archaeological significance disturbed in the course of the work are excavated, recorded and reported.

Historic Buildings

The Historic Buildings Officer at the BBNPA may wish to comment upon this proposal in relation to the club house, the Crickhowell Conservation area and settings of Listed Buildings within the proximity of the proposed development, and should be consulted upon this application.

Welsh Government
Transport Department

21st Dec 2017

I refer to your consultation of 26th October 2017 regarding the above application, and advise that the Welsh Government as highway authority for the A40 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

The applicant must provide the following information to support this application or resubmit the application with the following details; Sarn Mynach Sarn Mynach Cyfford Llandudno Junction LL31 9RZ LL31 9RZ
Epost/Email:NorthandMidWalesDevelopmentControlMailbox@Gov.Wales

Drawing 01A shows a partial swept path for a rigid vehicle whilst the photos show an articulated vehicle, the full swept path of both types of vehicle must be shown.

Drawing 07A is not available to view on the Planning Portal.

Drawing 08 details the partial swept path of the manoeuvre into the loading/unloading area. The drawings need to show the full swept path of the manoeuvre from and to the A40 from the lane, for vehicles entering and exiting from/to the north and south.

Furthermore at position 4 the vehicle is shown to strike the building to the south, and it is not clear if reversing from position 2 to position 3 is possible.

If you have any further queries, please forward to the following Welsh Government Mailbox

NorthandMidWalesDevelopmentControlMailbox@Gov.
Wales

Welsh Government
Transport Department 12th Jan 2018

I refer to your consultation of 26/10/2017 regarding the above planning application and advise that the Welsh Government as highway authority for the A40 trunk road does not issue a direction in respect of this application. If you have any further queries, please forward to the following Welsh Government Mailbox:
NorthandMidWalesDevelopmentControlMailbox@Wales.GSI.Gov.UK

Welsh Government
Transport Department 13th Dec 2017

I refer to your consultation of 26 October 2017 regarding the above application, and advise that the Welsh Government as highway authority for the A40 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application. The applicant must provide the following information to support this application or resubmit the application with the following details;
The full swept path must be included on the drawing for a vehicle entering and exiting the lane from both directions off the A40
If you have any further queries, please forward to the following Welsh Government Mailbox:
NorthandMidWalesDevelopmentControlMailbox@Gov.
Wales

Welsh Government
Transport Department 8th Nov 2017

I refer to your consultation of 26 October 2017 regarding the above application, and advise that the Welsh Government as highway authority for the A40 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application. The applicant must provide the following information to support this application or resubmit the application with the following details;
The applicant must provide current and predicted traffic movements at the junction with the A40.
The applicant must provide swept path analysis for vehicles entering and exiting the development from both directions off, and on to the A40 Trunk Road, consideration must be given to the largest vehicle expected to enter the development, i.e. delivery vehicles and refuse vehicles.
If you have any further queries, please forward to the following Welsh Government Mailbox

NorthandMidWalesDevelopmentControlMailbox@Gov.
Wales

Welsh Government
Transport Department

4th Jan 2018

I refer to your consultation of 3rd January 2018 regarding the above application, and advise that the Welsh Government as highway authority for the A40 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.

The applicant must provide the following information to support this application or resubmit the application with the following details;

Drawing 08A and 07B details the swept path of the manoeuvre into the loading/unloading area, to and from the south. The drawings also need to show the full swept path of the manoeuvre into the loading/unloading area, to and from the north as well.

If you have any further queries, please forward to the following Welsh Government Mailbox
NorthandMidWalesDevelopmentControlMailbox@Gov.
Wales

Crickhowell Town
Council

22nd Nov 2017

17/15404/FUL Crickhowell Conservative Club High
Street Crickhowell

Approval: subject to the following-
An attempt be made to improve visibility in respect of access to the A40. Also the parking associated with this proposal appears inadequate.

OFFICER'S REPORT

CONTRIBUTORS

None

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

The application has been advertised by means of a site notice, press notice and neighbour notification. No response has been received as a result of this publicity.

PLANNING HISTORY

P14891 - Replace flat roof with pitched roof. Permitted 24.09.1996.

POLICY CONTEXT

Policy I Appropriate Development in the National Park
SPI National Park Policy

SP3	Environmental Protection – Strategic Policy
SP10	Sustainable Distribution of Development
Policy 6	Biodiversity and Development
Policy 7	Protected and Important Wild Species
Policy 12	Light Pollution
Policy 17	The Settings of Listed buildings
Policy 23	Sustainable Design in the Adaption and Re-use of Existing Buildings
Policy CYD LPI	Enabling Appropriate Development in the Countryside
B LPI	Brecon Enabling Appropriate Development
B LP2	Brecon Mitigating Impact
SPG	'Crickhowell Community Plan'

In the determination of a planning application, regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan. The following Welsh Government Planning Policies are relevant to the determination of this planning application:

Planning Policy Wales Chapter 4 – Planning for Sustainability, Chapter 5 – Conserving and Improving Natural Heritage and the Coast, Chapter 6 – The Historic Environment, Chapter 8 – Transport, Chapter 10 – Retail and Commercial Development, Chapter 12 – Infrastructure and Services.
 TAN 5: Nature Conservation and Planning (2009)
 Tan 12: Design (2009)
 TAN 23: Economic Development (2014)
 TAN 24: The Historic Environment (2017)

INTRODUCTION

This application seeks the conversion of the former Conservative Club in Crickhowell to four commercial units, together with the provision of parking and turning provision.

SITE DESCRIPTION

The application site forms part of the former premises of the Conservative Club, Crickhowell, which is located in High Street, Crickhowell.

The part of the premises, subject of this application is a single storey building which formerly provided accommodation and a licensed bar which offered social facilities including snooker, pool, bingo, licensed bar and facilities for meetings, parties and concerts. The supporting information indicates that the building had a licence to accommodate 150 people and was open from 11am to 11pm each day. There is also a basement which provided storage provision.

There is a separate first floor level, to the rear, which comprises of residential accommodation consisting of a two bedroom flat, which does not form part of the present proposals. The property is externally finished in render with a grey slate roof.

The application site also includes land to the south of the building which is laid to grass. This area is enclosed by a stone wall which is approximately 1.5m high adjacent to High Street and 1m high adjacent to the south eastern boundary. There is a pedestrian gate and overthrow adjacent to where the site joins High Street.

At present there is no formal on-site parking, although use is made of a pull-in adjacent to the lane for delivery vehicles, staff and customers.

The Crickhowell Conservative Club building is an unlisted building located within the retail area of Crickhowell and adjacent to the Crickhowell Conservation Area, as defined by the Brecon Beacons Local Development Plan. The conservation area boundary follows the west boundary wall of the site and part of the south east boundary wall. There are a number of listed buildings nearby including Porth Mawr House, and No. 2 High Street.

Immediately to the north-west of the site lies a shell garage, to the west lies High Street, to the east lies an unnamed lane which serves a mixture of residential and commercial properties and to the north-east lies an electricity sub-station.

The site lies adjacent to the A40 Trunk Road. It lies outside any designated flood risk areas.

PROPOSED DEVELOPMENT

The proposed development proposes to convert part of the premises to four separate commercial units of varying sizes within Classes A1 and A2 of The Town and Country Planning (Use Classes) Order 1987, as amended.

Internally, the proposal involves additional partition walls, additional washroom facilities and altering the entrance facilities to create four units of retail accommodation of varying sizes. The flat roofed part of the existing kitchen area on the side of the building is proposed to be demolished and replaced with a small pitched roof gable extension to the front of the building measuring approximately 2.5m x 8.3m x 5.2 high extending down to 2.7m at the eaves. Externally, the building would be re-rendered, new roofing finished in slate, new entrances provided with timber glazing doors, with the insertion of conservation type roof lights to the rear of the roofs and solar panels to the front side elevation of the proposed extension, facing the existing lane.

The proposal involves the removal of a section of the existing stone wall along the south eastern side of the boundary to allow access for proposed parking and turning area for four vehicles (one for disabled persons), cycle provision and the turning for heavy goods vehicles.

The proposed development is proposed to be connected to the mains sewer.

The application is accompanied by the following documents:-
Background & Heritage Statement
Traffic Movement Statement and swept path analysis plans
Bat & Owl Survey

MATERIAL CONSIDERATIONS

The main material planning considerations for a proposal of this nature are the principle of the development, potential impacts upon the following matters: the setting of the conservation area, and the character and appearance of the area, highway infrastructure, archaeology, amenity of neighbouring properties, ecology/biodiversity and protected species and drainage matters.

Principle of Development

The application site lies within the key settlement boundary of Crickhowell and within the retail centre, as defined by the Local Development Plan.

Policy K LP2 identifies what the Local Development Plan considers to be appropriate development within the Key Settlements. Criterion 2 allows for proposals that strengthen and enhance the retail provision

appropriate to the Key Settlement character and in accordance with the defined retail centre for the town.

Policy 42 seeks to implement the retail strategy set out in Strategic Policy SP13 by:

a) Preventing changes of use which would result in the loss of existing retail uses. Changes of use will only be permitted where the applicant is able to demonstrate either that the proposed change of use does not impact on the Retail Centre, or that there is no longer a need for a retail use.

b) Encouraging a diversity of uses within town centres by ensuring that all new developments within the Retail Centre are for the following uses:

A1: Shops

A2: Financial & Professional Services

A3: Restaurants & Cafés

B1: Business

C1: Hotels

D1: Non-Residential Institutions

~~D2: Residential Buildings~~

c) Ensuring that all changes of use that occur within the retail centre are for use classes A2, A3, B1, C1, D1 or D2

The relevant section of Policy 42 'Development Within Retail Centres' states that within the Retail Centre of Crickhowell proposals will be permitted for a) changes of use to A1 retail units from Use Classes A2, A3, B1, C1, D1 or D2 of the Use Classes Order or to a "sui generis" use that would normally be found in a Retail Centre; and where d) the design of the shopfront is appropriate and would positively contribute to the character and appearance of the area; and f) proposals meet the requirements of the Primary Key Settlement Policy and Key Settlements Policy.

In consideration of the above policies, as the proposed development involves the conversion of the existing premises to use Classes A1 and A2 only, it is considered that the principle of the proposal is acceptable, and is consistent with Policies KLP2 and 42. The proposal is also considered to be consistent with the adopted SPG 'Crickhowell Community Plan' which seeks to support economic development within the town. Strategy and Policy have raised no objection to the proposal.

Conditions are recommended in order to restrict the development to use Classes A1 and A2.

In conclusion, the principle of the development is acceptable in accordance with policy B LP1, policy 51, policy CYD LP1 and policy E LP1 (8) of the LDP.

~~The setting of the adjacent listed buildings and Conservation area~~

PPW recognises the importance of protecting the historic environment and states at Para 6.5.9 that "Where a development affects a Listed Building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses" which reflects Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

Policy 15 of the LDP states that development that impacts on a listed building or its curtilage will only be supported in cases where there would be no significant harm to the special historic or architectural character and setting of the building or historic features.

Policy 17 of the LDP states that development proposals which would adversely affect the setting of a listed building will not be permitted.

Policy I of the LDP is an overarching policy, criterion (i) of which seeks to ensure that the scale, form, design, layout, density, intensity of use and use of materials of any development, including a conversion, would be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's natural beauty, wildlife, cultural heritage and built environment. Criterion (ii) seeks to ensure that developments are integrated into the surrounding landscape through planting and appropriate management of native species and creation of appropriate boundary features as necessary.

The details of the proposed development and the significance and implications of it to the character of the adjacent listed buildings and Crickhowell Conservation Area are summarised within the comments of the National Park's Senior Heritage Officer set out above.

The Senior Heritage Officer has advised that the single storey element to the front of the existing building has features that suggest that part of it may have been formerly some sort of small industrial workshop or connected to an industrial activity. The two storey element to the rear is a later addition. The single storey element is the most attractive part of the building and has a neutral impact on the appearance of the conservation area, whereas the stone built boundary wall along the west and south east side of the property makes a positive contribution to the conservation area.

From a heritage perspective there is no objection to the alterations to the building. Because there is some historic interest in relation to the single storey element it is recommended that a photographic survey is undertaken to record the exterior of the building and any surviving internal features of interest. The record should be deposited with the relevant Historic Environment Record. This can be secured by a condition to any consent issued.

The retention of the pedestrian gate and overthrow is welcome but the removal of a large section of the wall to the east side of the gate, to allow vehicular access to the parking area is considered to have a negative visual impact on the conservation area. More of the wall has been requested to be retained, due to its visual contribution to the conservation area, providing this can be accommodated alongside any requirements of the Highways Authority. In consideration of this request, it is considered that whilst retention of more of the existing wall is desirable, it is not possible, in view of the requirement for goods vehicles access, by the Welsh Government, as the relevant highway authority for the adjacent A40. (see later in the report under highway implications).

Conclusion

From a heritage perspective there is no objection to the proposed conversion of the building, subject to a condition to secure a photographic record. The removal of the existing wall is disappointing but there is highway justification. On balance, it is considered that the development accords with relevant policies of the LDP and advice contained within PPW (9th Edition) and Tan 24.

~~Character and appearance of the area~~

Policy I of the LDP is an overarching policy, criterion (i) of which seeks to ensure that the scale, form, design, layout, density, intensity of use and use of materials of any development, including a conversion, would be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's natural beauty, wildlife, cultural heritage and built environment. Criterion (ii) seeks to ensure that developments are integrated into the surrounding landscape through planting and appropriate management of native species and creation of appropriate boundary features as necessary.

Policy K LP 2 requires all development within Key Settlements to contribute positively to their setting and enhance the quality of the landscape.

It is considered that the proposed external alterations are limited in scale and the design, and use of materials would be sympathetic to the existing building and to the historic character of the adjacent Crickhowell Conservation Area. The materials will be the subject of a condition requiring the submission of samples for approval by the LPA prior to their use on the site.

Whilst there would be some deterioration in the street scene through the loss of part of the existing stone wall, this has been justified in highway terms. Furthermore, the existing shrubbery on site is to be retained, and additional landscaping can be conditioned which will soften the appearance of the proposed alterations.

Crickhowell & District Civic Society has welcomed the proposal as it would bring an enhancement to the site and reuse this empty building which stands on an elevated position above the A40. A condition has been requested in order to limit large signage which would overhang the A40, at the entrance to the town. This is not considered necessary, as any such proposal would be likely to require express advertisement control when the merits of the application would be considered in terms of visual amenity and highway safety.

Having regard to the above, it is considered that the proposal is considered to be appropriate in terms of scale, form, design, and use of materials and would not be detrimental to the character and appearance of the site or the visual amenities of nearby local residents. Therefore, the development accords with relevant policies of the LDP and advice contained within PPW (9th Edition).

Impact on the Archaeological Resource

Para 6.5.1 of PPW outlines the desirability of preserving archaeological remains and their setting is a material consideration in the determination of planning applications. Similar advice in Circular 60/96 requires Authorities to take into account archaeological considerations at the early stages of development and to be fully informed about the nature and importance of archaeological remains and their setting and the likely impact of any proposed development upon them.

Local Development Plan Policy SP3 f) requires all development proposals to demonstrate that they do not have an unacceptable impact on, nor detract from or prevent the enjoyment of ... archaeological features. Policy 22 requires that where important archaeological remains are known or may exist within an area for archaeological evaluation, the archaeological implications of development proposals shall be evaluated by qualified and independent archaeologists before planning applications are determined.

The National Park's Heritage Officer (Archaeology) has commented on the application as provided in full above. The site of the proposed application is located within the historic urban core of Crickhowell, on the opposite side of the A40 to an Archaeological Notification Area, which is identified as an area of high archaeological sensitivity, with potential to contain remains associated with the origins and development of the town, within the LDP.

Consultation with the regional HER and resources held by BBNP have indicated that the site is located within an area of archaeological sensitivity and that archaeological remains may be present within the proposed development. A substantial building is known to have occupied the site historically, although the existing building is modern and is depicted from at least the 1960's.

Some strip-foundations, some internal works and drainage works will be required as part of the proposed development. The National Park's Heritage Officer (Archaeology) has therefore recommended a condition to secure an archaeological watching brief in association with any groundworks necessitated by the proposed development, which can be imposed on any consent granted.

It is therefore considered that subject to the imposition of the above condition the proposed development would be consistent with policy SP3 f) of the Local Development Plan as well guidance set out in PPW and TAN 24.

Residential Amenity

Para 3.1.7 states that "the planning system does not exist to protect the private interests of one person against the activities of another". Proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest, and it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties.

There are a number of residential properties in close proximity to the site such that the construction and operation of the proposed development has the potential to cause a detrimental effect on residential amenity. However, the extant use as a private social club should be taken into consideration.

Powys County Council Environmental Health Service have raised no objection to the proposed development subject to a number of conditions to control the following matters:-

- Restrict the uses to A1 and A2,
- Restrict the opening hours to 0800 to 1800 Hours
- Restrict construction hours for all works and ancillary operations audible at the site boundary and delivery and removal times to 0800 to 1800 Hours Monday to Friday, 0800 to 1300 Hours Saturday and at no time on Sunday or Bank Holidays.

In consideration of the above matters, it is considered that subject to the imposition of the conditions, as recommended by the Powys County Council Environmental Health Service, the proposed development should not have a significant detrimental effect on the amenity of nearby residents in terms of noise and disturbance or loss of privacy. In terms of external lighting, a condition can be imposed to ensure there is no light pollution.

It is therefore considered that the proposed use of the buildings and external areas would not have a significant detrimental effect on the amenity of nearby residents in terms of noise and disturbance, light pollution or loss of privacy. It is therefore considered acceptable in terms of residential amenity.

Ecology, biodiversity and protected species

To comply with Planning Policy Wales (2016), section 5.5 and also Technical Advice Note (TAN) 5, biodiversity considerations must be taken into account in determining planning applications. Planning permission should be refused if the proposals will result in adverse harm to wildlife that cannot be overcome by adequate mitigation and compensation measures.

The Local Development Plan includes a number of policies regarding ecological issues and safeguarding biodiversity as set out in the report above.

The application is accompanied by a bat and owl survey report which has shown no evidence of bat roosting, although the National Park's Planning Ecologist has advised that this may have been constrained by the ongoing renovation works. It is therefore considered that bat roosting is unlikely to be present. As there were a number of bat species recorded in the area, the National Park's Planning Ecologist has recommended at least four features for bats or nesting birds are provided as biodiversity enhancement measures. In addition, there are opportunities for additional landscaping within the retained grass areas, to accommodate a wildflower component and shrubs such as dogwood and honeysuckle. Conditions are recommended in order to secure these matters, as well as a condition to control external lighting to avoid

conflict with bat enhancement measures.

It is therefore considered that subject to the above mentioned conditions to require biodiversity enhancements, ecological issues have been appropriately accommodated within the development, and the proposed development is consistent with policies SP3, policies 6 and 12 of the Local Development Plan.

Drainage, Flood Risk and Pollution Control

Policy 56 of the LDP requires development to have adequate water and mains sewerage infrastructure and that conditions should be imposed to ensure adequate services are available to serve the development. As outlined above, the site lies outside an area of flood risk of the Environment Agency's development advice map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk.

No comments have been received from Powys County Council as the Local Drainage Authority.

The site is served by mains sewer and Dwr Cymru Welsh Water have raised no objections to the proposed development and have recommended a condition to ensure that no surface water and/or land drainage shall connect directly or indirectly with the public sewerage network. Advisory notes are also recommended to be imposed on any consent granted.

Powys County Council Environmental Health Contaminated Land Officer has raised no objection to the proposed development subject to a condition requiring a preliminary site investigation report is submitted, in view of the site of the application which adjoins a garage and filling station, which are potential sources of land contamination.

The drainage provisions, flood risk and pollution control of the proposed development are therefore considered to comply with policies 56 of the LDP, subject to the imposition of the above conditions.

Highway Infrastructure

Policy 59 of the LDP specifies that development will only be permitted where appropriate access can be achieved commensurate with the level of development proposed.

Crickhowell Town Council have recommended approval of the application subject to an attempt to improve visibility of the access onto the A40 and have noted that the parking provision is inadequate. Crickhowell and District Civic Society have expressed concern regarding the suitability of the A40, adjacent to the site which they consider has unsuitable pavement provision, is restricted in terms of width and visibility to cater for the extra traffic proposed and the inadequacy of the proposed parking provision.

In response, it is considered that whilst the existing access and pedestrian facilities to the site are sub-standard, the proposed development would not generate a significant increase in traffic movements compared to the extant use of the building. In addition, the proposed development does include an area for the provision for four vehicle parking spaces, turning provision, and cycle storage which is of benefit, compared to the existing situation.

Welsh Government, as highway authority for the A40 trunk road, have been consulted in respect of the application. In an original consultation response, the highway authority directed that planning permission was not granted as insufficient information was submitted to determine the application. Additional information was requested in the form of current and predicted traffic movements at the junction with the A40 and swept path analysis for vehicles entering and exiting the site from both directions onto the A40. Accordingly, further details were submitted by the applicant's agent dated 29.11.2017, 16.12.2017 and 06.01.2018 which showed that goods vehicles are able to enter and exit the site, load and unload,

using the proposed parking area and the adjacent lane. In a response dated 12.01.2018, the highway authority have advised that it does not wish to issue a direction in respect of the application.

It is therefore considered that the proposed development would not lead to a detrimental impact on the existing highway infrastructure or on highway safety and complies with policy SP17 and policy 59 of the LDP.

Conclusions.

The proposed development represents an acceptable scheme which would not have a significant detrimental impact upon the main material considerations as set out above. It is considered that the application complies with policies of the LDP, PPW and relevant guidance and should be approved subject to the following conditions.

RECOMMENDATION: Permit

Conditions and/or Reasons:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. location plan, site plan as proposed-04, Layout plans as proposed- 05, Proposed elevations-06), unless otherwise agreed in writing by the Local Planning Authority.
3. The use of the building hereby permitted shall be restricted to use Classes A1 and A2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and no other uses.
4. Prior to their use on site, details of the materials and colour scheme to be used externally on walls and roofs shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
5. The developer will ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development area, so that an archaeological watching brief can be maintained. Prior to commencement of any groundworks an archaeological written scheme of investigation shall be submitted by the applicant and approved in writing by the Local Planning Authority Archaeologist and which must meet the standards laid down by the Institute for Archaeologists in their Standard and Guidance for an Archaeological Watching Brief. The archaeological fieldwork shall be carried out in accordance with the approved written scheme of investigation.

Following completion of the fieldwork a copy of the Watching Brief report shall be submitted to the Local Planning Authority Archaeologist for approval. Following approval, the report will be submitted to the Local Planning Authority and the local Welsh Archaeological Trust for inclusion in the Regional Historic Environment Record (HER).

6. No development shall take place until an appropriate photographic survey of the existing single storey building, subject of this permission, has been carried out in accordance with details previously provided by the Local Planning Authority. A copy of the resulting survey and digital photographs should be submitted on CD along with a plan showing photograph locations and direction, for the approval of the Local Planning Authority. After approval by the Local Planning Authority, a copy should also be sent to the Clwyd- Powys Archaeological Trust for inclusion in the regional Historic Environment Record.
7. Prior to the commencement of development works, a biodiversity enhancement scheme, to include provision of at least four features for bat roosting or bird nesting, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be undertaken and/or installed prior to the first beneficial use of the development hereby approved, in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Following the installation of the approved scheme, a report confirming adequate installation shall be submitted to the Local Planning Authority.

8. Prior to the commencement of the development, a landscaping plan that shall include use of native species, shall be submitted to and agreed in writing with the Local Planning Authority. The landscaping shall be implemented in the first planting season following the implementation of the development and maintained thereafter. The plan shall include details of the planting specifications - the species, sizes and planting densities - and a timetable for implementation and future management to ensure good establishment.

9. No external lighting shall be installed until an external lighting plan is submitted to and approved in writing by the Local Planning Authority. The scheme shall avoid conflict with bat mitigation/enhancement measures and wildlife corridors and shall be implemented as approved.

10. a) No development shall commence until a preliminary investigation and assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the Local Planning Authority. This investigation and assessment must be carried out by or under the direction of a suitably qualified competent person, in accordance with current guidance and best practice, and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include: A desk study, A site reconnaissance, Formulation of an initial

~~concept model, A preliminary risk assessment.~~
If the preliminary risk assessment identifies there are potentially unacceptable risks a detailed scope of works for an intrusive investigation, including details of the risk assessment methodologies, must be prepared by a suitably qualified competent person. The contents of the scheme and scope of works are subject to the approval in writing of the Local Planning Authority. The works shall be implemented in accordance with the approved details.

b) No development shall take place until a site investigation of the nature and extent of contamination has been carried out, by a suitably qualified competent person, in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. A written report of the findings of the site investigation shall be made available to the local planning authority before any development begins. The written report should include an appraisal of remedial options and identification of the most appropriate remediation option(s) for each relevant pollutant linkage. The report is subject to the written approval of the Local Planning Authority.

c) No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 and The Contaminated Land (Wales) Regulations 2006, as amended by The Contaminated Land (Wales) (Amendment) Regulations 2012, in relation to the intended use of the land after remediation. The detailed remediation scheme should not be submitted until written approval for Condition 2 has been received from the Local Planning Authority.

d) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. If during the course of development any contamination is found that has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures before the development is occupied. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority. The verification report contents must be agreed with the local planning authority before commencement of the remediation scheme.

e) A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of duration to be agreed in writing with the Local Planning Authority and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the local planning authority. Within six months following the completion of the measures identified in that scheme and the achievement of the remediation objectives, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

11. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

12. The construction period working hours and delivery times, for the development hereby permitted shall be to be restricted as follows:-

- a) all works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours:
0800 - 1800 hrs Monday to Friday
0800 - 1300 hrs Saturday
At no time on Sunday and Bank Holidays
- b) Deliveries to and removal of plant, equipment, machinery and waste from the site must also only take place within the permitted hours detailed above.

13. The opening hours of the commercial units hereby permitted shall be restricted to 08.00 to 18.00 hours Monday to Sunday.

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the approved plans in the interests of a satisfactory form of development.
3. To control the use of the site in the interests of the environment.
4. To ensure that the materials harmonise with the surroundings.
5. To ensure that any remains of archaeological significance disturbed in the course of the work are excavated, recorded and reported.
6. To allow a basic record to be made of the main features, character and state of preservation of a building which may be of local historic interest that is affected by the proposed development.
7. To comply with Section 5 of Planning Policy Wales (2016), Technical Advice Note 5 and Policies SP3, 6, 7 and 12 of the adopted Local Development Plan for the BBNP and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Environment (Wales) Act 2016.
8. To comply with Section 5 of Planning Policy Wales (2016), Technical Advice Note 5 and Policies SP3, 6, 7 and 12 of the adopted Local Development Plan for the BBNP and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Environment (Wales) Act 2016.
9. To comply with Section 5 of Planning Policy Wales (2016), Technical Advice Note 5 and Policies SP3, 6, 7 and 12 of the adopted Local Development Plan for the BBNP and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Environment (Wales) Act 2016.
10. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
11. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

12. In the interests of residential and environmental amenity.
13. In the interests of residential and environmental amenity.

Informative Notes:

1. The developer shall note if there are changes to the plans hereby approved due to building regulation requirements or any third party requirements, details should also be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work.
2. Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development. To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2010 and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted at: NRW, Cantref Court, Brecon Road, Abergavenny, NP7 7AX Tel: 0300 065 3000
3. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption" - 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

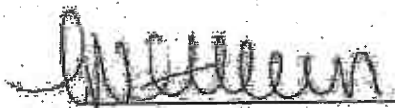
4. All work and submissions carried out for the purposes of Condition 10 must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and the WLGA document 'Development of Land Affected by Contamination: A Guide for Developers' (2012). Further advice on compliance with this condition may be obtained by contacting Powys County Council Environmental Health Service on 0870 1923757.

Signed (Case Officer):
Donna Bowhay
Principal Planning Officer



Date: 16.01.2018

**Signed (National Park
Authorised Officer):**



Date: 17.01.2018



Brecon Beacons National Park Authority
Plas y Ffynnon, Cambrian Way, Brecon, Powys, LD3 7HP
Telephone: (01874) 620431
E-mail: planning.enquiries@beacons-npa.gov.uk
Website: www.beacons-npa.gov.uk
Chief Executive: Julian Atkins
The Authority welcomes correspondence in Welsh or English

Awdurdod Parc Cenedlaethol Bannau Brycheiniog
Plas y Ffynnon, Ffordd Cambrian, Aberhonddu, Powys, LD3 7HP
Ffôn: (01874) 620431
E-bost: planning.enquiries@beacons-npa.gov.uk
Safle ar y we: www.bannaubrycheiniog.org
Weithredwr: Julian Atkins
Mae'r Awdurdod yn croesawu gohebiaeth yn y Gymraeg neu'r Saesneg

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.

1. Site Details

Number	
Suffix	
Property name	Crickhowell Conservative Club
Address line 1	High Street
Address line 2	
Town/city	Crickhowell
Postcode	NP8 1BW

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

Easting (x)	321783
Northing (y)	218528

Description

2. Applicant Details

Title	
First name	DJ
Surname	James
Company name	WM & D J James Development Services Ltd
Address line 1	c/o Agent
Address line 2	
Address line 3	
Town/city	
Country	United Kingdom
Postcode	

2. Applicant Details

Primary number

Secondary number

Email address

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Email

Paul

Williams

Savills

2 Kingsway

Cardiff

United Kingdom

CF10 3FD

02920368906

pjwilliams@savills.com

4. Site Area

What is the site area?

800.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes No

5. Description of the Proposal

Please describe the proposed development including any change of use

Change of use to allow use as Class A1 retail use, with ancillary storage at first floor, incorporating alterations to exterior of the building (with alternative window openings) to those approved part of planning permission 17/1504/FUL, with enabling works.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

Vacant - Former Social Club. Currently under construction to convert under permission 17/15404

Is the site currently vacant?

Yes No

6. Existing Use

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

7. Materials

Does the proposed development require any materials to be used in the build? Yes No

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):

Walls	
Description of existing materials and finishes (optional):	Render
Description of proposed materials and finishes:	Render

Roof	
Description of existing materials and finishes (optional):	Artificial slate
Description of proposed materials and finishes:	Dark grey natural slate

Doors	
Description of existing materials and finishes (optional):	uPVC
Description of proposed materials and finishes:	uPVC

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

See plans

8. 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.

9. 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.

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

11. 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.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

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

12. 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.

13. 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. Please state the plan(s)/drawing(s) references.

Existing connection for foul

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

See plans

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Net Tradable Area	293	0	293	293
Total	293	0	293	293

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

18. 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:

18. Employment

Part-time

Total full-time equivalent

Proposed Employees

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

Full-time

Part-time

Total full-time equivalent

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
A1 - Shops Net tradable area	Start Time: 07:00 End Time: 22:00	Start Time: 07:00 End Time: 22:00	Start Time: 08:00 End Time: 22:00	

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

Yes No

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes No

24. 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

25. Pre-application Advice

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

Yes No

26. 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

27. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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

Surname

Declaration date

Declaration made

28. 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

Surname

Declaration Date

Declaration made

29. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date (cannot be pre-application)

Simon Lewis

From: Susan Jones on behalf of Licensing
Sent: 16 June 2021 08:56
To: Simon Lewis; Nichola Baker
Subject: FW: Objection to application for a drinks licence by Co-operative Food Group in Crickhowell

Co-op...

From: [REDACTED]
Sent: 15 June 2021 19:25
To: Licensing <licensing@powys.gov.uk>
Subject: Objection to application for a drinks licence by Co-operative Food Group in Crickhowell

To whom it may concern,
RE: Co-operative Food Group application for a licence in Crickhowell

I have lived in Crickhowell for getting on for 20 years, my children went to the High School and I have worked for Aneurin Bevan Health Board in Mental Health. My work makes me particularly aware of the importance of community, localism and "non exploitative" relations in mental health and wellbeing. I also litter pick regularly with Llangattock litter pickers and so have an intimate acquaintance with the nature of the rubbish thrown on the roadside.

- I object to the application of a licence for the proposed Coop on the A40 in Crickhowell on the following grounds:
- There is already more than adequate off licence provision in Crickhowell and a significant amount of drink related litter on the road side – beer cans and such like.
 - It extends off licence hours and therefore risk to young people in particular who will have more access to alcohol without the care of family businesses.
 - The site is particularly difficult in terms of traffic access from a busy A40 with narrow pavements – I know of one old lady knocked down on one of the nearby zebra crossings – I realise people will not be instantly drunk but extended hours in this location seems daft because of the risk of people coming to buy extra alcohol and the frustration the site and traffic are likely to cause.

Many objections to the licence will come from people already objecting to the presence of a supermarket on this site – but cannot be dismissed as such. There will be considerable effort to review and revoke the decision which I can only think occurred because no one believed it could go through and people have been preoccupied given the pandemic and because of the way it has slipped through in stages. This is relevant to this licence application because the whole supermarket proposition seems ill thought out and controversial within the community and from a traffic point of view positively dangerous. As such I do not believe the Coop is behaving responsibly or in a community minded and "cooperative" way which shocks me and damages trust that they would manage a licence safely.

Yours faithfully,

[REDACTED]

Simon Lewis

From: Susan Jones on behalf of Licensing
Sent: 16 June 2021 11:10
To: Nichola Baker; Simon Lewis
Subject: FW: comments on Co-Op application Crickhowell

Another one...

From: [REDACTED]
Sent: 16 June 2021 10:59
To: Licensing <licensing@powys.gov.uk>
Subject: comments on Co-Op application Crickhowell

Dear Sirs

As the county councillor for Crickhowell I have received a large number of complaints about this application. these complaints have come from local bodies such as the Town Council and Crickhowell Civic Society together with concerns raised by local residents and businesses.

The co-op is presently being constructed on a site just off the A40 Crickhowell (it is not on the High Street as indicated in the application.) and there are real concerns re access and safety at the site.

Points of concern

Crickhowell has quite a number of outlets presently selling alcohol and it is feared that a large store like this will displace the present independent nature of the high street and surrounding businesses, to the extent that the small off licence may have to close.

The times of the licence 7am to 10pm is excessive and there are concern that this may add to drinking in public places in the evening in and around Crickhowell to the detriment of the town. The co-op offers no mitigation for this risk.

Access to the co-op site is considered dangerous and I would urge the members to take a look at this issue. There is limited parking (4 cars) and the majority of purchases will be carried along the A40 at the narrowest part of the road in Crickhowell.

The proximity of the high school to the co-op site raises concerns of underage drinking in the area as the older pupils access the town at lunch times.

The co-op have made no attempt to discuss concerns raised with the community and whilst it may not be necessary it would be desirable for co-operation between a large supermarket group and the local community.

I would urge the committee to take on board the concerns raised by residents, businesses and representative bodies. The present scale of the application is not supported by me and many others.

Regards

Cllr John Morris

County Councillor Crickhowell

Simon Lewis

From: Susan Jones on behalf of Licensing
Sent: 16 June 2021 12:55
To: Simon Lewis; Nichola Baker
Subject: FW: Objection to Alcohol licence for Co-operative shop Crickhowell

Co-op...

From: [REDACTED]
Sent: 16 June 2021 12:40
To: Licensing <licensing@powys.gov.uk>
Subject: Fwd: Objection to Alcohol licence for Co-operative shop Crickhowell

[REDACTED]
[REDACTED]
16/06/2021

Dear Sirs

Co-operative Food Group, High Street, Crickhowell NP81BW.

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

Enabling the premises to sell alcohol would be totally detrimental to Crickhowell town. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays (I note in the planning application for this development to BBNP it is stated that net retail area is 293sq m, so I would expect the legal Sunday opening hours to apply.)

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town.

There are residents in this lane by the proposed Co-op who could suffer noise and antisocial behaviour, particularly in early morning and later evening, with this minority fuelling their habit of alcohol consumption. There would be a parking impact as the 4 spaces provided are

inadequate for the size of the store and the lane could be blocked by the people dropping off to pick up their alcohol supplies.

I would urge the committee to consider a Health impact assessment. There are a large number of premises already supplying alcohol in the town and another as large as the one proposed would be well over provision in relation to the small population of Crickhowell. The current premises selling alcohol are run by local families who generally know the young people and who is being sent in to purchase alcohol for them, thus making it more difficult for the underage drinkers and providing some local regulation. So to get a supply they have to go further thus making the source more difficult and not regular. I note the supervisor from the site will be from Abertillery so has no local knowledge. We need to be a society to keep children from harm and not make alcohol readily available everywhere. This will be a store selling the usual snacks and things to entice the young and a large display of alcohol is not meeting the community needs. We were told that this store will help those on low incomes so its not alcohol we need here.

The Welsh Gov have a substance misuse plan 2012 -22 revised in response to covid19 (as alcohol consumption did rise during lockdowns)

There's an Alcohol measure in Wales doc -which states Wales now having the highest level of alcohol consumption in Europe in young people.

45% of men and 34% women reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and costs more than 1 billion to society.

The Welsh gov wishes to make healthy choices -easy choices.

The hours of selling alcohol at 7 in the morning is unreasonable and fuelling our nations health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is really only the size of a village with 2000 population; we have 29 physical shops, providers, cafes and pubs and at least 13 of these I know sell alcohol. That is a high percentage

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours



Simon Lewis

From: Susan Jones on behalf of Licensing
Sent: 16 June 2021 12:56
To: Simon Lewis; Nichola Baker
Subject: FW: Objection to alcohol license for Co-op Crickhowell

Co-op...

From: [REDACTED]
Sent: 16 June 2021 12:42
To: Licensing <licensing@powys.gov.uk>
Subject: Objection to alcohol license for Co-op Crickhowell

[REDACTED]
[REDACTED]

16/06/2021

Dear Sirs

Co-operative Food Group, High Street, Crickhowell NP81BW.

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

Enabling the premises to sell alcohol would be totally detrimental to Crickhowell town. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays (I note in the planning application for this development to BBNP it is stated that net retail area is 293sq m, so I would expect the legal Sunday opening hours to apply)

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town.

There are residents in this lane by the proposed Co-op who could suffer noise and antisocial behaviour, particularly in early morning and later evening, with this minority fuelling their habit of alcohol consumption. There would be a parking impact as the 4 spaces provided are inadequate for the size of the store and the lane could be blocked by the people dropping off to pick up their alcohol supplies.

I would urge the committee to consider a Health impact assessment. There are a large number of premises already supplying alcohol in the town and another as large as the one proposed would be well over provision in relation to the small population of Crickhowell. The current premises selling alcohol are run by local families who generally know the young people and who is being sent in to purchase alcohol for them, thus making it more difficult for the underage drinkers and providing some local regulation. So to get a supply they have to go further thus making the source more difficult and not regular. I note the supervisor from the site will be from Abertillery so has no local knowledge. We need to be a society to keep children from harm and not make alcohol readily available everywhere. This will be a store selling the usual snacks and things to entice the young and a large display of alcohol is not meeting the community needs. We were told that this store will help those on low incomes so its not alcohol we need here.

The Welsh Gov have a substance misuse plan 2012 -22 revised in response to covid19 (as alcohol consumption did rise during lockdowns)

There's an Alcohol measure in Wales doc -which states Wales now having the highest level of alcohol consumption in Europe in young people.

45% of men and 34% women reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and costs more than 1 billion to society.

The Welsh gov wishes to make healthy choices -easy choices.

The hours of selling alcohol at 7 in the morning is unreasonable and fuelling our nations health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is really only the size of a village with 2000 population; we have 29 physical shops, providers, cafes and pubs and at least 13 of these I know sell alcohol. That is a high percentage

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours

[Redacted signature]

Diolch yn fawr,

[Redacted name]

Director | Cyfarwyddwr

[Redacted address line]

T: [Redacted phone number]

M: [Redacted phone number]

Name & Address

[Redacted]

Crickhowell
NP23 5DS

Date 12/6/2021

Dear Sirs

Co-operative Food Group, High Street, Crickhowell NP23 5DS.

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays. This is totally not appropriate for a store which could attract many pupils from Crickhowell High School !!

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town.

I would urge the committee to consider a Health Impact Assessment. There are a large number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over provision in relation to the small population of Crickhowell. The Welsh Government has a substance misuse plan 2012 -22 revised in response to Covid 19 (as alcohol consumption did rise during lockdowns.) Wales now has the highest level of alcohol consumption in Europe in young people. 45% of men and 34% of women are reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and the costs are more than 1 billion to society.

The hours proposed for selling alcohol from 7 in the morning are unreasonable and fuelling our nation's health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is small, with a population of approx. 2000. There are already far too many outlets proving alcohol in our high street.

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours faithfully,

Signed

[Redacted Signature]

RADNORSHIRE

16 JUN 2021

LICENSING SERVICE

Simon Lewis

From: [REDACTED]
Sent: 16 June 2021 19:50
To: Licensing
Subject: Application for an off-premises alcohol licence for Co-operative Food Group, High Street Crickhowell.

Categories: Simon

[REDACTED]
Crickhowell, [REDACTED]

Licensing Team, Council Offices,
Y Gwalia, Ithan Road,
Llandrindod Wells,
Powys LD1 6AA.

16th June 2021

Dear Sirs,

Cooperative Food Group, High Street, Crickhowell, NP8 1BW

We own [REDACTED], which is opposite the above address. Our property has 2 offices and a residential flat.

We are very concerned about the access to the proposed Co-op development off the A40 at a narrow congested junction in the centre of Crickhowell, with no pavement for pedestrians to walk along and limited space for traffic to drive up the lane to get into the small parking area.

We are writing to register our objection to the application for an off-premises alcohol licence by the Co-operative Food Group at High Street, Crickhowell.

We understand that the licensing objectives are "to prevent crime, disorder and antisocial behaviour". The application proposes that alcohol

will be sold for consumption off the premises between 7am and 10am six days a week and 8am to 10pm on Sundays. Starting so early and available so late.

Granting this licence would provide a further source of off-premises alcohol for longer hours within an area already populated with several license premises.

Public nuisance and disorder is already a big problem with some young people, and as we own the property directly opposite the Co-op site [REDACTED] and will be sharing the same access lane which leads out onto the A40 at a congested and dangerous junction, we

feel very strongly that granting the licence
will inflict the above mentioned problem onto our very doorstep.

There are already too many outlets providing alcohol in our High Street and the long hours proposed are unreasonable.

I ask the licensing authority to refuse the application on over provision, prevention of disorder and to protect our children.

Yours sincerely,

[Redacted signature]



Virus-free. www.avast.com

Simon Lewis

From: [REDACTED]
Sent: 16 June 2021 20:09
To: Licensing
Subject: The proposed Co-op in Crickhowell

Categories: Simon

I wish to object to the licencing proposal for the above.

Firstly I am not convinced but do not have the facts to hand that the proposed store size is permitted to sell alcohol during extended hours as proposed.

Secondly the idea of a late night alcohol sales venue in Crickhowell is unwelcome because the proposed location is in a very dangerous location and people 'dashing' to the co-op late at night in winter is really concerning.

Finally, selling alcohol so close to a school, is this advised / allowed? I have no idea but does not seem sensible to me.

Regards

[REDACTED]
[REDACTED]
Crickhowell
[REDACTED]

[Redacted]
[Redacted]

Date: 16th June 2021

Dear Sirs

Co-operative Food Group, High Street, Crickhowell NP81BW.

I am writing to register my objection to the application for a premises licence by the Cooperative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays. This is totally not appropriate for a store which could attract many pupils from Crickhowell High School !!

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town.

We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town. I would urge the committee to consider a Health Impact Assessment. There are a large number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over provision in relation to the small population of Crickhowell. The Welsh Government has a substance misuse plan 2012 -22 revised in response to Covid 19 (as alcohol consumption did rise during lockdowns.) Wales now has the highest level of alcohol consumption in Europe in young people. 45% of men and 34% of women are reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and the costs are more than 1 billion to society.

The hours proposed for selling alcohol from 7 in the morning are unreasonable and fuelling our nation's health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is small, with a population of approx. 2000. There are already far too many outlets proving alcohol in our high street.

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Signed:

[Redacted Signature]

Simon Lewis

From: [REDACTED]
Sent: 16 June 2021 22:17
To: Licensing
Subject: Application for a Premises License by the Co operative food group
Attachments: Co op licensing.docx
Categories: Simon

Please see attached Letter.

[REDACTED]
Sent from [Mail](#) for Windows 10

[REDACTED]
[REDACTED]
Date: 16th June 2021

Co-operative Food Group, High Street, Crickhowell NP81BW.

Dear Sirs

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays. This is totally not appropriate for a store which could attract many pupils from Crickhowell High School !!

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town.

We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town. I would urge the committee to consider a Health Impact Assessment. There are a large number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over provision in relation to the small population of Crickhowell. The Welsh Government has a substance misuse plan 2012 -22 revised in response to Covid 19 (as alcohol consumption did rise during lockdowns.) Wales now has the highest level of alcohol consumption in Europe in young people. 45% of men and 34% of women are reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and the costs are more than 1 billion to society. The hours proposed for selling alcohol from 7 in the morning are unreasonable and fuelling our nation's health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is small, with a population of approx. 2000. There are already far too many outlets proving alcohol in our high street.

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Signed:
[REDACTED]

Simon Lewis

From: [REDACTED]
Sent: 16 June 2021 22:52
To: Licensing
Subject: Application for a Premises Licence by the Cooperative food group
Attachments: Co operative Licence Application.docx
Categories: Simon

Please see attached Letter

Regards

[REDACTED]

Sent from Mail for Windows 10

Simon Lewis

From: [Redacted]
Sent: 17 June 2021 11:30
To: Licensing
Subject: Proposed Co-op store in Crickhowell

Categories: Simon

[Redacted] 17/06/2021 Re. Co-operative Food Group, High Street, Crickhowell NP81BW.

Dear Sirs,

I am writing to register our objection to the application for a premises licence by the Cooperative food group at High Street Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays. This is totally not appropriate for a store which could attract many pupils from Crickhowell High School. Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. As members of a local litter picking group in the district, we can personally testify that we regularly retrieve dozens, on occasions hundreds, of discarded wine and beer bottles in the grounds of Crickhowell High School. As a community, we are suffering a spate of regular vandalism and disorder. Check with our town council, PCSO and local volunteers who care for library garden and other areas of town. I would urge the committee to consider a Health Impact Assessment. There are a large number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over provision in relation to the small population of Crickhowell. The Welsh Government has a substance misuse plan 2012 -22 revised in response to Covid 19 (as alcohol consumption did rise during lockdowns.) Wales now has the highest level of alcohol consumption in Europe in young people. 45% of men and 34% of women are reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and the costs are more than 1 billion to society. The hours proposed for selling alcohol from 7 in the morning are unreasonable and fuelling our nation's health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is small, with a population of approx. 2000. There are already far too many outlets proving alcohol in our high street. In view of the above I would urge the licensing authority to take a responsible role and refuse the application on the grounds of over provision, prevention of disorder and protecting our children.

Yours faithfully,

[Redacted Signature]

Simon Lewis

From: [REDACTED]
 Sent: 17 June 2021 16:58
 To: Licensing
 Subject: Co-operative Food Group, High Street, Crickhowell NP81BW

Categories: Simon

Dear Sirs

I am writing to add my objection to the application for a premises licence by the Co-operative food group by the High Street, Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour.

The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays. This is totally inappropriate for a store which could attract many pupils from Crickhowell High School.

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder as our litter picking group, town council, PCSO and local volunteers who care for library garden and other areas of town can testify.

I would also urge the committee to consider a **Health Impact Assessment**. There are a large number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over provision in relation to the small population of Crickhowell. The Welsh Government has a substance misuse plan 2012 -22 revised in response to Covid 19 (as alcohol consumption did rise during lockdowns.) Wales now has the highest level of alcohol consumption in Europe in young people, with 45% of men and 34% of women reported to be drinking over the recommended guidelines. 1500 deaths occur each year in Wales related to alcohol and the costs are more than £1 billion to society.

The hours proposed for selling alcohol from 7 in the morning are unreasonable and fuelling our nation's health problems. Licensing authorities must take a responsible position and limit the hours of alcohol sales and provision in an area. Crickhowell town is small, with a population of approx. 2000 and here are already far too many outlets proving alcohol in our high street.

In view of the above I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours faithfully,

[REDACTED]
 [REDACTED]
 Crickhowell
 Powys [REDACTED]

Simon Lewis

From: [REDACTED]
Sent: 17 June 2021 17:44
To: Licensing
Subject: Co-operative, High Street, Crickhowell, NP8 1BW

Categories: Simon

Dear Sirs,

I am writing to express my opposition to the proposed licensing application by the Coop group for their planned new store in Crickhowell. There are already a multitude of shops selling alcohol in Crickhowell and the hours applied for are excessive. Please reject this application.

Best Wishes

[REDACTED]
[REDACTED]

Abergavenny, Monmouthshire

Home Tel: 01873

Email: hotmail.com

17th June 2021

Letter sent by email to licensing@powys.gov.uk

Licensing Team
Council Offices
Y Gwalia
Ithon Road
Llandrindod Wells
Powys LD1 6AA

Dear Sirs

Application for premises licence for the Cooperative Food Group, Crickhowell

We are writing to register our objection to the application for a premises licence by the Cooperative Food Group in Crickhowell. We note that the application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week, and 8am to 10pm on Sundays.

The Coop's proposed hours for the sale of alcohol will be very considerably longer than other off-licences in town – and this small town is not short of them. For example Bacchus confines its hours to 10.30 am – 8pm Mon-Thursday, 10.30 am – 8.30 pm Fri/Sat and 11am-5pm on Sunday, whilst Grenfells' hours are 8.30am – 6pm six days a week, and 9am-2 pm on Sundays. Even though they could choose to sell alcohol for more hours, these responsible traders recognise that these hours are perfectly long enough for supply to residents, workers and tourists alike. In addition, the area is already heavily populated with other licensed premises – there are at least five public houses in town.

Licensing objectives include the prevention of crime, disorder and general anti-social behaviour – and in recent years, these have become problems in the town. There are broken bottles, cans and other rubbish in public areas, and vandalism and disorder have become sadly more frequent. We are sure you will be aware of police and community reports of these problems – they should be important considerations in your decision. There is likely to be a strong connection between the easy availability and consumption of alcohol and these incidences. The Coop's proposed, excessively lengthy hours will only exacerbate the problem, leading to the further encouragement of excessive drinking in public areas, together with more anxiety and misery for residents and visitors alike.

We call on you, as licensing authority, to take a responsible role and refuse the application, on the basis of over-provision, and the prevention of over-drinking, disorder and anti-social behaviour in the town.

Yours sincerely

Signed

Signed

Simon Lewis

From: [REDACTED]
Sent: 17 June 2021 19:24
To: Licensing
Subject: Objection to application for premises licence by the Cooperative Food Group in Crickhowell
Attachments: LicensingApplication_Jun2021.pdf
Categories: Simon

Please find attached our **Objection** to the application for a premises licence by the Cooperative Food Group in Crickhowell.

Signed by
[REDACTED]

Mayor: Cllr Ann Jeremiah



Clerk: Clare Beatty
Clarence House
Beaufort Street
Crickhowell
Powys
NP8 1BN

crickhowelltowncouncil@gmail.com

17 June 2021

Licensing Team
Council Offices
Y Gwalia, Ithon Road
Llandrindod Wells
Powys
LD1 6AA

By email: licensing@powys.gov.uk

Dear Licensing Team

**APPLICATION FOR EXTENDED PREMISES ALCOHOL LICENCE BY
THE CO-OPERATIVE FOOD GROUP**

Crickhowell Town Council has been made aware of the application for an extended alcohol licence during the proposed opening hours of the Co-op, on the former Conservative Club site in Crickhowell.

The Council are concerned that the proposed extended licence could have a detrimental effect on the community, by extending the hours at which alcohol is available under an off-licence for potential unsupervised consumption in public places.

Yours

Clare Beatty
Clerk to Crickhowell Town Council

Simon Lewis

From: Crickhowell Town Council <crickhowelltowncouncil@gmail.com>
Sent: 17 June 2021 20:28
To: Licencing
Cc: Ann Jeremiah
Subject: Letter from Crickhowell Town Council regarding extended licence for Co-operative Food Group, Crickhowell
Attachments: CTC Letter to Licencing Team 17 June 2021.pdf
Categories: Simon

Dear Licencing Team

Please find attached a letter from Crickhowell Town Council regarding the extended alcohol licence application by the Co-operative Food Group for their new site in Crickhowell.

Thanks

Clare Beatty

Clerk to Crickhowell Town Council

email: crickhowelltowncouncil@gmail.com

post: Clarence House, Beaufort Street, Crickhowell NP8 1BN

website: www.crickhowelltowncouncil.org.uk

Please note the Clerk works part-time therefore there may be a delay in receiving a response

Simon Lewis

From: [REDACTED]
Sent: 18 June 2021 09:05
To: Licensing

Categories: Simon

There are enough outlets for the sale of alcohol in the town of Crickhowell.

Sent from Mail for Windows 10

[REDACTED]
[REDACTED]
Crickhowell. [REDACTED]

18 June 2021

Dear Sirs

Co-operative Food Group, High Street, Crickhowell

I am writing to register my objection to the application for a premises licence by the Co-operative food group at High Street, Crickhowell. A licence for these premises will not promote licensing objectives, particularly the prevention of crime, disorder and antisocial behaviour. The application proposes that alcohol will be sold for consumption off the premises between 7am and 10pm six days a week and 8am to 10pm Sundays. This is totally not appropriate for a store which could attract many pupils from Crickhowell High school!

Granting a licence would provide a further source of off premises alcohol at longer hours within an area already heavily populated with licensed premises. We live opposite the site and have a holiday home also opposite, and can only imagine the extra activities during these hours as excessive and noisy. Crime, disorder and public nuisance have already reached problem levels in some young people. We have evidence of this and have to currently pick up broken bottles and cans in the library garden area, recreation ground and many other areas around town. We are suffering a spate of regular vandalism and disorder. Check with our litter picking group, town council, PCSO and local volunteers who care for the library garden and other areas of town.

I would urge the committee to consider a Health Impact Assessment. There are a large number of premises already supplying alcohol in the town and another supplier, as large as the one proposed, would result in substantial over provision in relation to the small population of Crickhowell, there are already far too many outlets providing alcohol in our high street.

I would urge the licensing authority to take a responsible role and refuse the application on over provision, prevention of disorder and protecting our children.

Yours faithfully
[REDACTED]
[REDACTED]

Simon Lewis

From: [REDACTED]
Sent: 18 June 2021 09:13
To: Licensing
Subject: Objection
Attachments: License objection.pdf

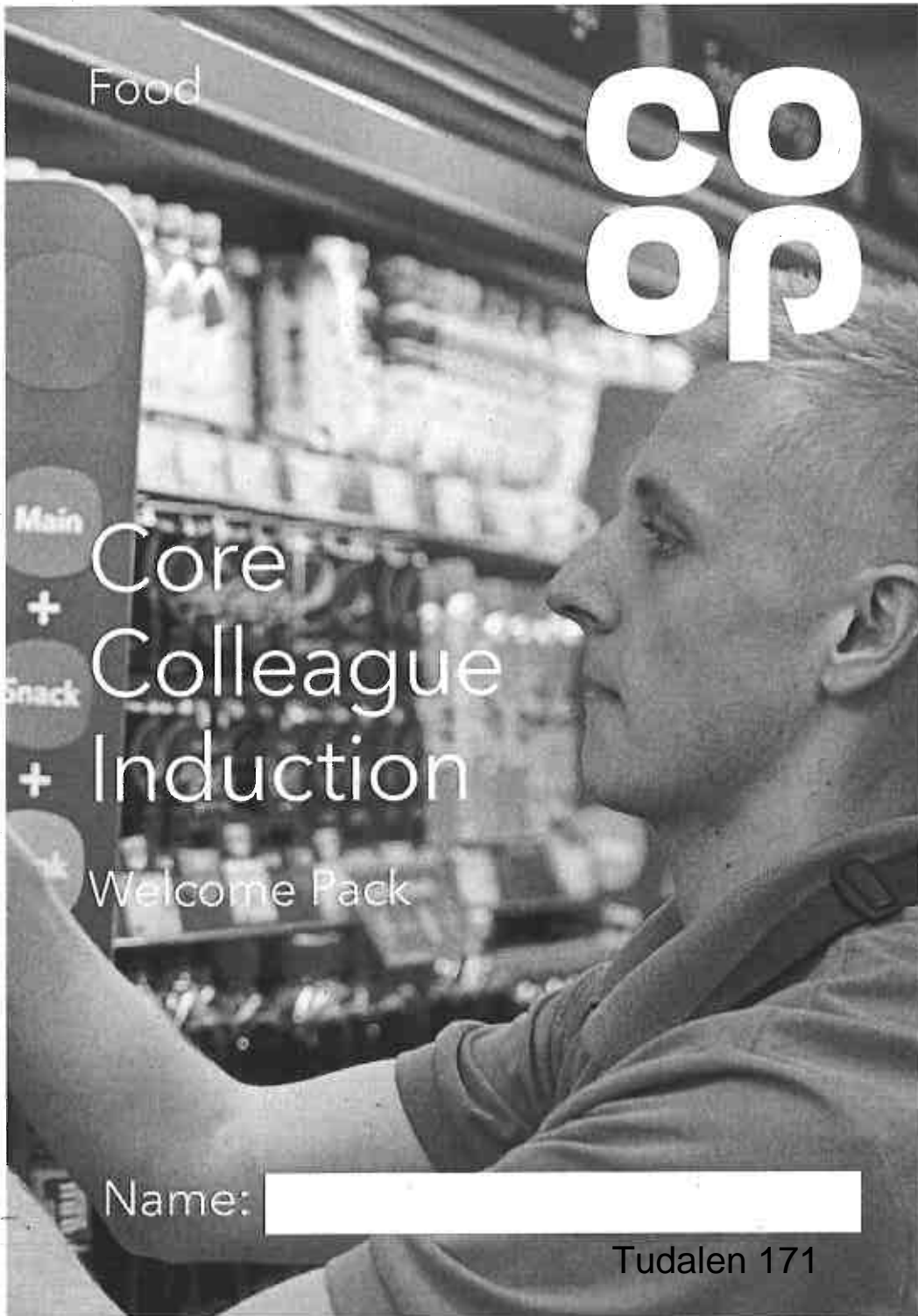
Categories: Simon

Please find attached my letter of objection

Regards

[REDACTED]

ANNEX C



Food

coop

Main

+

Snack

+

Core
Colleague
Induction

Welcome Pack

Name:

Welcome to your store

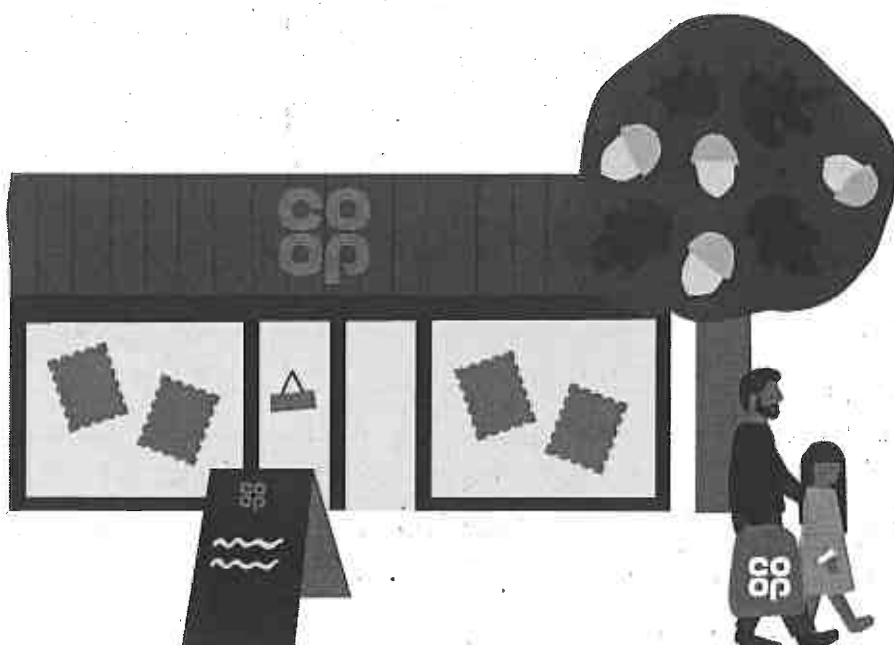
This pack will help you through your induction period with us.

There'll be activities, checklists and space for you to make notes and jot down ideas.

Don't worry, your Store Manager and Buddy will be with you every step of the way.

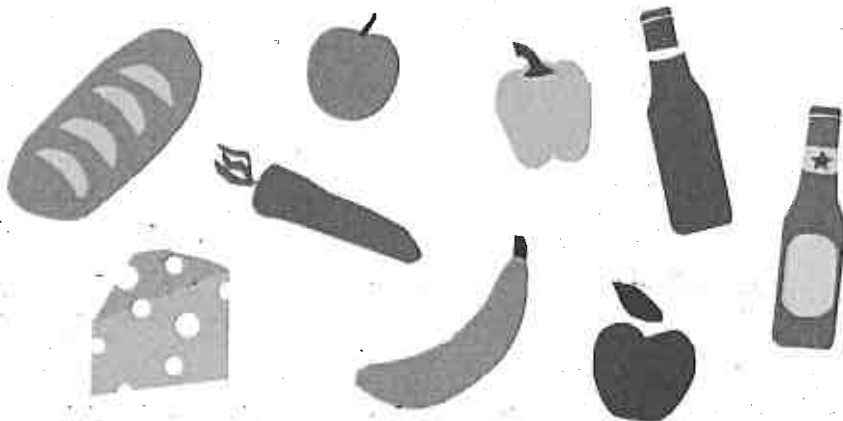
You'll learn most things in store but you will also be heading out for a day.

This is your pack to look after and keep. As the saying goes, the more you put into it, the more you will get out of it!



Contents

Your core journey	4
Finding your bearings	5
Community and membership	11
Core modules	15
Welcome to Co-op	21
Department training	23
Additional department training	31
Ready, set, go!	33



Your core journey

Day 1

Let's get started!

Day 1 is all about getting you set up to be great in your role.

Your first day will be spent with your Store Manager or Buddy, finding your bearings in your store and learning all about our Co-op difference.

To ensure you're safe and we abide by the law, you may need to complete some additional modules. Don't worry though, your Store Manager or Buddy will take you through these.

Week 1

We're setting you up for success!

During your first week you will need to complete all of your store modules. These include things such as Age Matters and Shop floor basics. You'll do these either on e-learning or with the help of your Buddy.

You'll find a full list of what you need to complete in the 'Core modules' section of this pack.

Week 2 - 4

Department Savvy!

We want you to know all of the basic departments in the store, so during your first 4 weeks you'll be learning all about Electronic Point of Sale (EPOS), News and Mags and Checkouts.

Welcome to Co-op!

During this time you'll also need to attend an event called 'Welcome to Co-op' which is a really fun and informative day with other new colleagues from your area, to learn about our Co-op and how you can have a positive impact on our customers and your store.

Week 2 - 12

Become a specialist!

These areas are optional and will be based on your development and what your store needs.

If you have these departments in store and they are of interest to you, have a conversation with your Store Manager about getting trained on them.

They include departments such as Bakery, Delicatessen, Food Safety Level 2, Post Office, and Cash.

Reviews

During your first 12 weeks with us your line manager will spend time with you at weeks 4, 8 and 12 to review your progress and support you during your induction period with us.

Finding your bearings



Welcome to our Co-op

What happens when down-to-earth, decent, hard-working people, who are free to use their best judgement, work for an organisation which carefully balances profits with ethics for the benefit of its members?

The answer is that you get magic. Co-op magic. Be part of it.

Welcome

You're starting work for one of the largest co-operative consumer groups in the world and we have a lot to be proud of. Over the next few weeks, you'll be introduced to our business and learn more about our history but for now, let's talk about the really important things, like finding your way around your store, our policies, and some of the great benefits you'll get by working with us.

One of the first things that will happen is that your Store Manager will link you up with a Buddy. Your Buddy will help you navigate the first few weeks and will show you the ropes. Don't be afraid to ask questions, it's important to us that you feel comfortable and happy at work which is what your Buddy is there for.

Don't forget to have a look at our website, which has lots of information about our policies, perks and people: colleagues.coop.co.uk/

You're going to meet your team and learn lots over the next few weeks.

Make some notes about the basics below to help you remember:

My Store Manager's name is: _____

My Team Manager's name is: _____

My Team Leader's name is: _____

My Buddy's name is: _____

My teams' names are: _____

If I am not able to come in I should call: _____

Pay day is: _____

My holiday entitlement is: _____

My membership number is: _____

*** It's really important that on day 1, you log on to MyHR and enter your bank details - if you don't do this, we won't know where to pay you.**

Our Co-op and you

Aside from a great business and fantastic people, there are plenty of other reasons to work with us.

Co-op Colleague Membership
Great rewards when you buy
Co-op own brands. 5% for you,
plus 1% for your local community.

Electrical
5% colleague discount on a huge
range of electrical goods, plus
Co-op membership rewards on
selected items.

Food
Great food for less, with 10%
discount on top of your 5%
membership rewards.

Funeralcare
Exclusive colleague discounts on
funeral arrangements and
pre-paid funeral plans.

Insurance
Special colleague discounts of
up to 25% on home, pet and
motor insurance, plus savings on
breakdown cover.

Legal Service
5% off Conveying, Will, Family,
Personal Injury and Probate and
Estate Administration.

Pensions
Helping you save for the
retirement you want, with valuable
contributions from the Co-op.

Plus much more, including:

- Child care vouchers
- Death in Service
- Retail and Leisure Discounts
- Rental Deposit Loans
- Credit Union



Simply scan the QR code above
or go to:

coop.co.uk/benefits

To register, just have your
employee number and national
insurance number handy.

You can access the site from work
or home, meaning you can take
advantage of our offers at
any time.

Useful Contacts

USDAW

The Co-op recognises the rights
of employees to be members of
trade unions and, as a long term
supporter of the trade union
movement, actively encourages
membership by all employees.
Co-op recognises **USDAW** as
the appropriate trade union
to represent colleagues and
negotiates terms and
conditions yearly.

Please visit the USDAW website at
www.usdaw.org.uk or call
0800 030 8030
for more information.

Employee Assistance Programme

Offers a range of services such
as counselling, information,
signposting and support across
a wide range of issues such
as personal and work related
concerns, legal and financial
advice, health, and child and elder
care.

The EAP service is **confidential**,
available **24/7** and run by an
independent provider.

Call 0800 069 8854

For online support visit:
www.validium.com
Username: Coop
Password: Group1844

Bullying and Harassment

We do everything we can to make
our Co-op a great place to work,
where colleagues feel safe and
comfortable to be themselves.
Our Bullying and Harassment
Policy is available to everyone on
the intranet.

If you have any worries, you can
contact the **Whistle Blowing**
helpline on 0800 374 199.

Or contact the Co-op Food
Bullying, Harassment and
Discrimination helpline on
0844 728 0165
or by email at
h&bcomplaints@coop.co.uk

Your case will be handled
sensitively and with integrity.

"Here at the Co-op we strive to create an environment that embraces individuality, celebrates the fact that everyone is different yet equal and where every colleague is treated with dignity and respect."

Our Co-op is very proud to attract such a diverse workforce. Creating a culture where colleagues can be authentic, honest, and true. Where individuals are encouraged to flourish, feel engaged and rewarded. We remain a reputable inclusive employer amongst our peers, recognising that 'variety is the spice of life' and that self-expression and creativity are essential when enable colleagues to develop their full potential."

Aspire

Women's Career Network

What do we do?

We offer:

- Regular communication with other, like-minded colleagues with similar aims.
- Facilitated and informal networking opportunities both across and outside of the Co-op.
- Access to a broad range of resources to enable you to plan and move towards progressing your career.
- 'Lunch and crunch' sessions that enable you to broaden your personal and professional development.
- Opportunities to engage with the network and contribute to it's future either through your Aspire Steering Team or contributing articles and ideas to the Aspire member magazine.

Aspire is an informal support system for Co-op women who wish to pro-actively develop themselves, build a network or advance their career with the Co-op.

We are a fully inclusive network and welcome male members who want to get involved. Aspire holds several events each month which include informal networking discussions, lunch and learn workshops and 'roundtable' sessions where senior women share their career journey.

Join us

If you want to become a member or are interested about finding out more, email us at: aspire@coop.co.uk or get in touch via Twitter @aspire_co_op

Respect

LGBT+ Network

What do we do?

Support

Going through a difficult time because of your sexuality or gender identity, or know someone who is? We're here for you.

Develop

We help colleagues get the most out of their careers through mentoring schemes, training and careers advice.

Inform

LGBT+ issues matter. We make sure that colleagues' voices are heard at the highest levels of our Co-op.

Socialise

Events give colleagues a chance to meet new people and learn more about LGBT+ issues, culture and history.

Respect is the Co-op's lesbian, gay, bisexual and transgender (LGBT+) network.

We have two simple aims: to make sure LGBT+ colleagues can be themselves at work and to promote LGBT+ equality throughout the Co-op and beyond.

We believe that creating a workplace where everyone can flourish is up to all of us; that's why everyone is welcome to join Respect, whether you identify as LGBT+ or not.

Join us

If you want to become a member or are interested about finding out more, email us at: respectlgbt@coop.co.uk or get in touch via Twitter @cooprespectlgbt

Policy and procedure

Here at the Co-op we are proud of presenting a professional image to our customers.

We'll provide you with a uniform in order to keep you looking smart, and any other appropriate protective clothing to protect our food products from sources of contamination. But, we don't want to be too strict; we respect individual differences and understand you may sometimes want to express yourself through how you look.

If you have long hair, false nails or nail extensions, be sensible - make sure they don't get in the way of you carrying out your job.



To minimise any risk to health and safety, if you wear jewellery, tuck any loose items out of harm's way.

Piercings that might get caught or fall out shouldn't be worn.

Remember to wear your name badge so customers and colleagues know who you are.

We don't want to make our customers sick so hands and nails must be kept clean and tidy.

Keep your feet safe by wearing clean, dark, flat shoes that protect your toes.

Other things you need to know

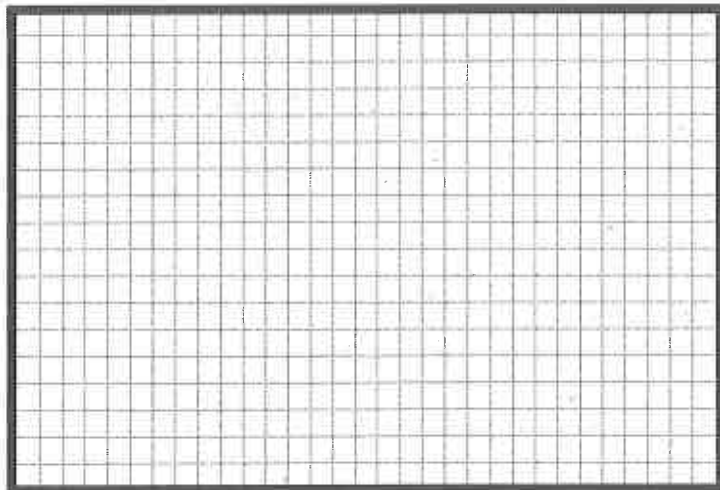
Make sure that your Manager or Buddy has gone through the following policies with you. You can also find all our policies on How Do I, or on the intranet under HR > People Policies. If you have any questions, don't be afraid to ask.

- Advanced rate of pay and when you'll be eligible
- How to book a holiday and the amount of notice you need to give
- The Day 1 Policy Information sheets
- How to clock in and out
- How to read and understand the rota
- How to report sickness and that you've understood the Absence Policy

We know there may be times when you need to be off work due to health or other reasons. It's important that you read and understand the Absence Policy and follow the instructions.

You will not be paid for the first 3 days of any sickness absence.

Explore your store

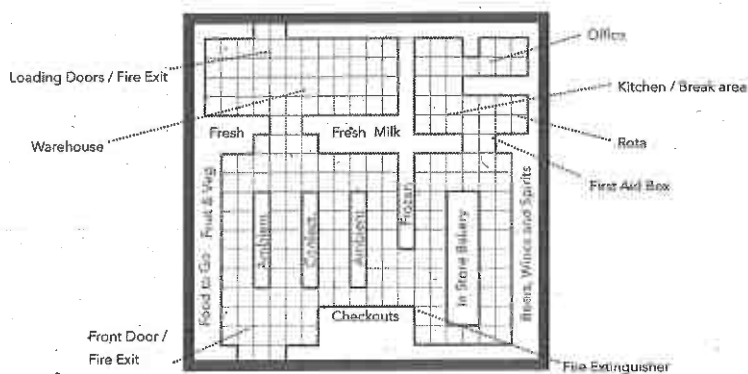


Now that you've had a tour and learnt a bit about your job, your first task is to find your way around.

Use the grid above to draw a sketch of your store, it doesn't have to be perfect but going around and having a look at what goes where will really help you find your feet. There's an example at the bottom of the page.

Here's a few ideas of things to show:

- First Aid Box
- Emergency Exits
- Warehouse
- Back Office / Kitchen
- Location of Rota
- Location of Fire Extinguishers
- Shop layout (include Ambient, Frozen, Confectionery, Fresh, Food to Go, Checkouts etc.)



More about us

Now's a great time to have a look around your store and learn a bit more about it. Have a go at answering these questions:

Our Food

Find an Irresistible product - what is it?

What makes it Irresistible?

Find a promotion - how do you know it's a promotion?

How much is our Co-op bread?

Where does our Co-op Pinot Grigio come from?

What does the Red Tractor mark tell you about our meat?

Your Store

What time does your store open and close on a weekday?

Find your store's True North compass - what's your store doing well in?

What does this mean for our customers?

Our Ethics

How much money does the One Foundation receive for every litre of Co-op water sold?

Find a bar of Co-op chocolate - what does it tell you about Fair Trade?

What other things can you find in store that are fairly traded?

Community and membership



Membership in your community

Our Co-op Membership not only brings benefits to you but also benefits your local community.

Your Buddy will now tell you all about our membership offer and how that works in your local community.

To help you be the best you can, we have a challenge for you. Fill in the questions below after your conversation with your Buddy. You might need to speak to other colleagues or your Store Manager to find the answers.

About membership

What % reward is 'for you'?

What % reward is 'for your community'?

Where can members find out their reward balance?

What Co-op businesses can members earn reward in?

Colleague member benefits

How do you become a colleague member?

What % discount do colleague members get in store?

Community

What are your three local causes?

How are the local causes chosen?

How do members choose which local causes to send their community reward to?

Membership in your community

Joining membership

How much does it cost to become a member?

What ways can customers become members?

What do customers need to do in order to register their temporary card?

Can temporary card holders spend rewards?

More on membership

What are independent Co-op societies?

What can our members do on their online account?

How to join as a colleague

If you are already a member of our Co-op you should call our membership contact centre on **0800 023 4708** with your employee number and they will convert you to a colleague member.

If you are not a member already you can join online and quote your employee number to become a colleague member.

Talking membership

This is your first introduction to the world of 'talking membership' with our customers, you will learn more about this when you attend your 'Welcome to Co-op' event.

A good thing to remember is that your colleagues will be clued up with membership; watch how they introduce it to our customers.

You are a customer yourself so consider how you would like membership to be mentioned to you. We really want you to use your judgement. For example, if a customer looks like they are in a rush it might not be a good time to mention all aspects of our membership offer, just like on the other hand, if a customer has a full basket or trolley we will have more time to talk through the key benefits of the offer.

Here's a few suggestions of things you could say and a re-cap of the key messages:



Core modules



Setting you up for success

Your core modules are essential to set you up in your new role.

They should be completed in your first week but some need to be completed before you do certain tasks, as it's the law.

We've provided you with a checklist below to make sure you cover everything you need to in your first week.

What do you need to do?	When you need to do it by	Delivered by		Details	<input checked="" type="checkbox"/>
		CTHRUS	Manager/ Buddy		
Day 1 Policy Information Sheet	Day 1		<input checked="" type="checkbox"/>	We need you to know about our policies on HR Shared Services > People Policies and How Do I	
Essential Petrol Skills (petrol sites only)	Day 1	<input checked="" type="checkbox"/>		If you work in one of our petrol sites please complete this before starting any work so you know how to work safely with petrol.	
Health and Safety	Day 1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Your safety is important to us and it's essential that you know the health and safety rules to follow in your store.	
Scottish Licensing (Scotland only)	Day 1	<input checked="" type="checkbox"/>		If you work in one of our Scottish stores, it's the law that you need to complete this before going on the shopfloor.	
Tobacco Display Ban <ul style="list-style-type: none"> • Scotland • England • Wales 	Before working on checkouts	<input checked="" type="checkbox"/>		There are different rules depending on where your store is and the size of your store. Your Store Manager will assign the right module for your store.	
Age Matters (Level 1)	Before working on checkouts	<input checked="" type="checkbox"/>		We want you to follow our Challenge 25 Policy to protect you and our Co-op when you're selling restricted products, which is why you need to complete this before working on the checkouts.	
Post Office Local (Post Office Local stores only)	Before working on checkouts		<input checked="" type="checkbox"/>	If your store has a Post Office Local kiosk you will need to refer to How Do I for training before dealing with any Post Office services that we offer.	

Setting you up for success

Food Safety	Before handling any products	☑		We want to keep our customers healthy so it's important that you are aware of our food safety practices in store before handling any of our products.
Availability	Week 1		☑	We want our products to be available at the right time, in the right place in the right quantity for our customers to buy.
Energy & Environment Induction	Week 1	☑		We want to be energy efficient as it protects the environment and it reduces our costs.
Keeping it safe	Week 1	☑		We want you to feel safe at work. Although some of the situations in this module are few and far between you need to know what to do if any of them happen in your store.
Shopfloor basics	Week 1		☑	Our customers expect great shopfloor standards when they visit your store so we're going to show you what you need to do to meet those standards.
GDPR	Week 1		☑	You must complete your training during your first week. Using the store's workstation, go to the Food Intranet Home page and in "Quick Links" on the right side of the screen, click on "General Data Protection Regulation (GDPR)". Log in using your employee number as your username and password.



Shop floor basics

In this module you will learn all of the core tasks you'll need in order to do a brilliant job on the shop floor.

We'll guide you through what good looks like and what you can do to make a difference in your store and for our customers. By the end of the module you'll have the skills and confidence to get started.

The module will consist of a pre work 'Shop floor app' where you'll watch a series of virtual reality clips. Be sure to watch these before starting the module. After that you'll complete a series of activities and questions, using the Shop floor workbook which your Buddy will hand to you. There will be various activities for you to complete on your own and with your Buddy.

To download the app, simply search **Co-op Shop Floor** in the App Store or Google Play Store



Logging in

Your log in is your store hub number, ask your Manager or Buddy if you're unsure.

Your store will have a virtual reality headset for you to use, there's some instructions on the next page on how to use the headset. If you prefer not to use the headset that's fine, you can choose the option on the screen. Try sitting down whilst watching the clips for the first time.

Headset Instructions



1 Open the velcro on the top



2 Pull open to reveal the two side panels



3 Fold back the two panels



4 Open out the whole panel, then fold it underneath



5 Secure the side panels down using the velcro pads



6 Remove the lense covers



7 Pop your device inside, make sure it's secure using the rubber band

Welcome to Co-op



Invitation



**You are invited to attend a
'Welcome to Co-op' event.**

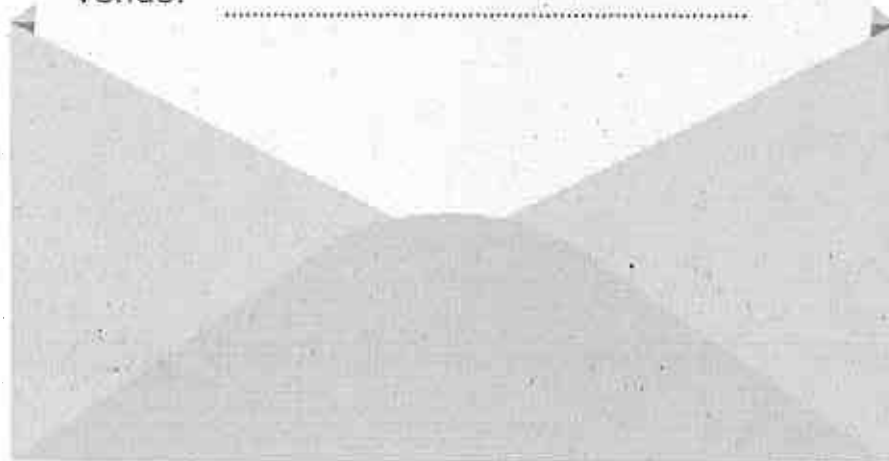
It will be a fun and relaxed event all about looking at how you can have a positive impact on our customers and making your store the best it can be.

Book your event with your Store Manager and note the details below:

Date:

Time:

Venue:



Department training



Electronic Point of Sale (EPOS)

For this module you should complete the questions below with support from your Buddy.

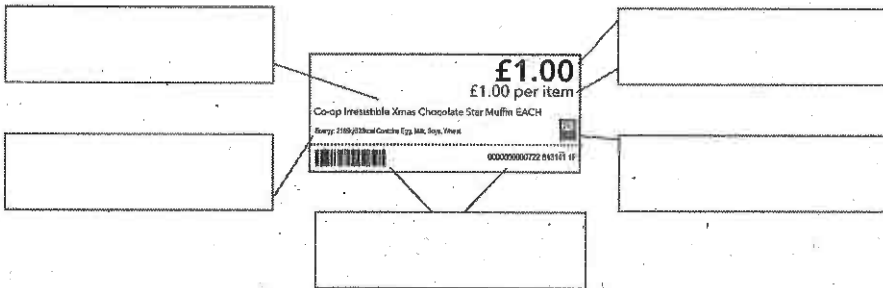
There will be various activities for you to complete on your own and with your Buddy.

Shelf Edge Labels (SELs)

Why are SELs important?

Where do SELs sit?

What information is shown on a SEL? Use your knowledge to complete the information below:



What else is shown on the SEL for produce? Why's it important?

Find the SEL for Diet Coke cans, what's different about it? What does the symbol mean?

What do you do if there's a SEL missing?

Electronic Point of Sale (EPOS)

Point of Sale (POS)

What other labelling and signs can you see around the store?

.....
.....

What's a POS kit and when would you use it?

.....
.....

What's a planogram? How do you use it to position products?

.....
.....

What advertising can you see from outside your store? Why is it important?

.....
.....

What do you do if there's a POS sign missing?

.....
.....

How do you run a price check on the shelves?

.....
.....

Warehouse

For this module you should complete your 'Colleague Warehouse Workbook' which will be given to you by your Buddy.

There will be various activities for you to complete on your own and with your Buddy.

Pre-work



Watch the Warehouse clip on the Shop floor app before completing the module.



News and Mags

We want to offer our customers great News and Mags all day, everyday. We'll show you all the processes from delivery to returns and explore how we can do this in the most cost effective way for our Co-op.

Your News and Mags training is delivered via CITRUS and then you should buddy up with another colleague to shadow them so you get the on-job experience before being let loose on your own.

Your Store Manager needs to assign the following modules for you to complete:

Module 1 - Delivery and Service Levels

In this module we'll look at how your news and mags get to your store and how you should check to ensure you get everything you're being charged for by the supplier.

Module 2 - Merchandising & Weekly Activity

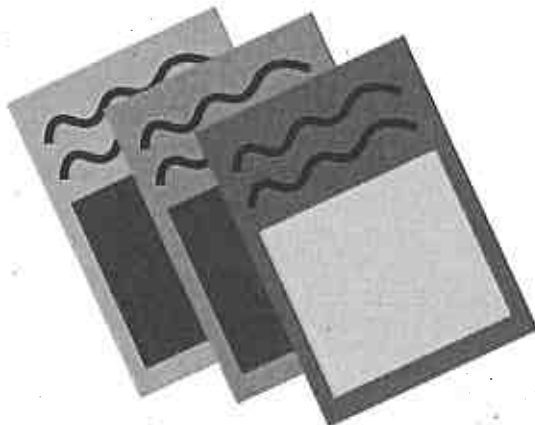
In this module we'll look at what great merchandising looks like and what you need to do on a weekly basis to keep your news and mags section looking great for our customers.

Module 3 - Returns & Documentation

In this module we'll look at how to complete the returns process and the documentation that you need to complete, along with it to make sure your store gets the right credits.

Module 4 - Order Levels & Customer Orders

In this module we'll look at how you can amend your order levels if you're getting too much stock, or not enough stock and how you can order one-off requests for customers.



Checkouts

There is a 'Core Checkout Guide' opposite for you to use whilst completing your 'Colleague Checkout Workbook'. Your workbook will be handed to you by your Buddy.

There will be various activities for you to complete on your own and with your Buddy.


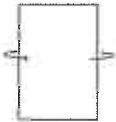
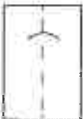



Here's some instructions on how to fold up your 'Core Checkout Guide':

Front

Back



Folding instructions

- 1 Tear out the Core Checkout Guide 
- 2 Flip the Core Checkout Guide so the back page is facing you 
- 3 Fold down the middle vertically 
- 4 Fold along the centre horizontally 
- 5 Fold along the centre horizontally again 
- 6 Your Core Checkout Guide is complete and ready to carry in your pocket 



Core Checkout Guide

Carrier Bags

The 5p charge applies to all stores to charge for single use carrier bags given out.

- Scan and pay using use carrier bags - the customer will be charged 5p for each carrier bag taken out.
- The 5p charge doesn't apply to the following:
 - Paper plastic bags for loose produce
 - Empty plastic bags used for raw unpackaged meat, poultry or fish (only applicable in stores with a charity or fish counter)
 - Paper bags used for loose bakery items, loose bread
 - Paper bags used for loose bakery items, loose bread
 - Board wine carriers

Ask customers if they have their own bag, if not offer one, informing them of the 5p charge or the bag for life option. Offer to pack the customer's bag for them. Thank them and say good bye.

Voids and Refunds

- To void a single item: press Void < Enter the number of the line you need to take off the bill
- To void the whole transaction: press Managers Function > Void Transaction < Yes
- For a refund: press Managers Function > Refund > scan the product > select the correct reason code. If the customer doesn't want to make a complaint press No
- For customer complaints follow the till prompt to fill in the customer details > press No if the customer doesn't have a membership card or Yes and scan if they have a card
- Enter the amount of the refund then press cash if the customer paid cash for the item. Press EFT if the customer paid with a card. Ask the customer to sign the refund receipt and place in the till. Give the customer the value in money if it's a cash refund
- Complete the transaction by pressing Managers function > No Sale > Yes then place the receipt in the till

Lottery

- Process the Lottery through the Lottery terminal following the Lottery terminal training guide which can be found on How do I policies >
- Lottery training guide
- Scan the Lottery ticket barcode on the till. If the barcode does not scan, press Lottery > Lottery sales > type in the amount of the ticket > Enter a prompt will then ask you if the customer is over 25. Follow the Challenge 25 policy to complete this section of the transaction
- Scan any other items the customer may have and complete the transaction as normal. Return the customer's receipt and Lottery ticket
- Thank them for their custom and wish them a good day

PayPoint

PayPoint is a well-recognised brand that enables customers to pay a wide variety of bills including utility bills, with cards, keys, tokens etc. and allows for mobile and overseas top ups to be purchased.

- Carefully follow the screen instructions when carrying out all transactions. Only when the transaction has completed should you give the customer back their card, key or bill, and hand them their PayPoint receipt
- For transport ticket transactions, remember to place and seal the receipt within the receipt wallet provided
- If you're not sure if you can accept a customer's card, key or bill - just try it or look through your terminal touch screen menus
- A small percentage of PayPoint transactions will fail. This is caused by a network failure with PayPoint
- The till will display a prompt then add the value of the failed transaction to the change due on the till screen and on the receipt

Gift Cards

- Scan the long barcode on the back of the gift card, when the sale appears on the till screen, check the amount is correct
- Once a gift card is activated, the transaction should never be voided unless a card is declined or the customer does not have enough cash
- If this is the case you should send the gift card back to the supplier. Phone operational store support for more information on 0844 262 2001
- Option 2
- Scan any other items the customer may have and complete the transaction as normal
- Once the transaction is complete you will get a gift card receipt with the customer's normal receipt. Make sure you give the customer's both receipts. Thank them for their custom and wish them a good day

Never scan the little barcode on the back of the gift card. This will charge the customer but not activate it.

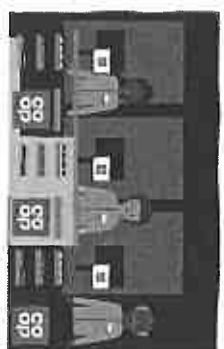
Saving Stamps

- **Sales**
 - Press Service > Saving Stamps > enter the amount of saving stamps the customer requested. Complete the transaction as normal
 - When the till opens give the customer the amount of saving stamps requested. As the stamps are at risk, always make sure that you've only given out the right amount
- **Redemption**
 - Make sure the customer has stuck all the saving stamps onto a saving stamp card and filled in their details on the back of the card
 - At the payment screen enter the value of the saving stamps and press saving stamp
 - Put a pen mark across the stamps to show they've been used and place the saving stamps into your till
- Each saving stamp is the value of £1. Change can only be given up to the value of 99p. Saving stamps can't be used to buy lottery, concessions, coffee shop products or fuel

Standards

To ensure we deliver and meet customer expectations every time, they expect us to shop with us, we have some standards in place to help things running smoothly.

- Make sure all 21 projects and food is stock filled with no issues.
- Display signs in the right place and a well defined layout to help customer find what they need.
- We ensure all our counter staff are clean, neat and well dressed.
- Top of the counter should be clean.
- Keep the counter tidy, no items should be left on the counter.
- Make sure the floor is clean and free of any spillage.
- Top of the counter should be clean.
- Keep the counter tidy, no items should be left on the counter.
- Make sure all 21 projects and food is stock filled with no issues.
- Display signs in the right place and a well defined layout to help customer find what they need.
- We ensure all our counter staff are clean, neat and well dressed.
- Top of the counter should be clean.
- Keep the counter tidy, no items should be left on the counter.
- Make sure the floor is clean and free of any spillage.
- Top of the counter should be clean.
- Keep the counter tidy, no items should be left on the counter.
- Make sure all 21 projects and food is stock filled with no issues.
- Display signs in the right place and a well defined layout to help customer find what they need.
- We ensure all our counter staff are clean, neat and well dressed.
- Top of the counter should be clean.
- Keep the counter tidy, no items should be left on the counter.
- Make sure the floor is clean and free of any spillage.
- Top of the counter should be clean.
- Keep the counter tidy, no items should be left on the counter.



Things that shouldn't be on the kiosk:



- Reduced to clear products
- Anything that blocks customers or causes a safety issue
- Multiple charity boxes
- Lost and found items

Visitor sign in

- Any contractors must sign in and out of the visitors book upon arriving at and leaving the store
- Let contractors know your store's fire safety provisions, procedures and arrangements upon arrival at the store. The visitor/contractor instructions sheet should be attached to the front of the visitors book for this purpose
- Any accidents or incidents involving a contractor must be reported using the accident process
- Let contractors know of any site specific hazards which they should be aware of during their visit, such as deliveries



A great looking kiosk, clean our customer the right information about our store, dash and well organized.

Maintain a clean, tidy, clutter-free and efficient kiosk with everything in the right place and readily available.

Customer Conversation: Deals

- Increasing awareness of our offers in stores gives customers the confidence that we as a business offer great value for money.
- Engaging with customers also provides a high level of customer service and shows customers that we care about their needs - we don't see them as just another transaction.
- Always be aware of what's currently on promotion.
- Engage with customers on the shop floor, direct to them about what's in their basket.
- Remember to greet them with eye contact, a smile.
- Chat with the customer on both the shop floor and the kiosk, offering alternatives and recommendations where necessary.

Age Related Sales Challenges

A Challenge 25 process is used to confirm the age of any person trying to buy an age restricted item. You must challenge any customer who appears to be under the age of 25, to produce an acceptable form of identification if they're buying an item which is age restricted. The till point will also remind you to do this.



Offer a quick and efficient service for our customers, which will result in happy/loyal customers that will return to our stores.



Additional department training



Become a specialist

There are some departments we have that your store may or may not have. These are specialist areas and not all colleagues will need to be trained on them. If you're interested in these and your store has them, have a conversation with your Store Manager to let them know.

Bakery/Hot Food/Coffee

We want our customers to love our prepared food departments. We'll show you what you need to do to cook and display the products and how to make sure our products are available. We'll explore food safety in relation to our prepared food departments and how this can impact on our customers.

You will need to have completed the Food Safety Level 2 course.

Delicatessen

We want to offer our customers a great deli service. We will show you how to operate a deli and how to make our products look their best. We'll explore what you need to do to deliver great customer service.

You will need to have completed the Food Safety Level 2 course.

Post Office

We want to give our Post Office customers great service whilst operating within Post Office guidelines. We'll show you what services are available and how to meet our customers needs.

Cash

We want our cash to be handled with care. We'll show you what you should do with our cash to handle it securely. We'll explore how cash handling is an important part of your role and what could happen when we don't follow the correct processes.



Ready, set, go!



Ready, set, go!

The following questions are designed to help you remember the information you've learnt during your induction. Jot down your answers and show them to your Store Manager who will be able to check them for you. It's important that you complete these as they are part of your induction sign off.

Introduction to Co-op

Name the Ways of Being Co-op values and describe what they mean to you.

What does it mean to be a member of our Co-op?

What rewards do members get?

Ready, set, go!

How do you set up new members using a temporary card?

Community

What are the local causes your store supports?

How were the local causes selected?

Ready, set, go!

Shop floor

What type of customers visit your store?

What times of the day is your store busiest?

On average how much money does your store make each week?

Walk around your shop floor with your Store Manager or another colleague imagining that you're a customer. Talk to them about anything you think could be improved on your shift or in the future. Write a couple of key points down afterwards to summarise what you talked about with them.

Ready, set, go!

Service

How can you provide great service on the shop floor?

How can you provide great service when you're on the checkout?

How can you help to manage queues in your store?

What do customers think about your store?

Ready, set, go!

News and Mags

Showcase the News and Mags section to your Store Manager or another colleague and describe how it shows 'what good looks like'. Write a couple of key points down afterwards to summarise what you talked about with them.

Bakery (if trained)

Showcase your Bakery department to your Store Manager or another colleague after you've been working in it. Describe 'what good looks like' in the Bakery. Write couple of key points down afterwards to summarise what you talked about with them.

Store Manager sign off

Once you've completed the questions above sit down with your Store Manager who will check them for you. They should then sign below to confirm that they have checked these and signed off your induction.

Store Manager name: _____

Store Manager signature: _____

Date: _____



Designed by Co-op Food HR 2018

Owned and distributed by Co-op Food HR. Any unauthorised reproduction, distribution or use of this material is not permitted. For internal use only.

Version: 1.6 (23.07.18)





The Bigger Picture – The impact of selling products to under age people

The Toolkit – What tools are there to help you

How old do I look? – Challenge 25, the when and how

Just say no – Refusing a sale

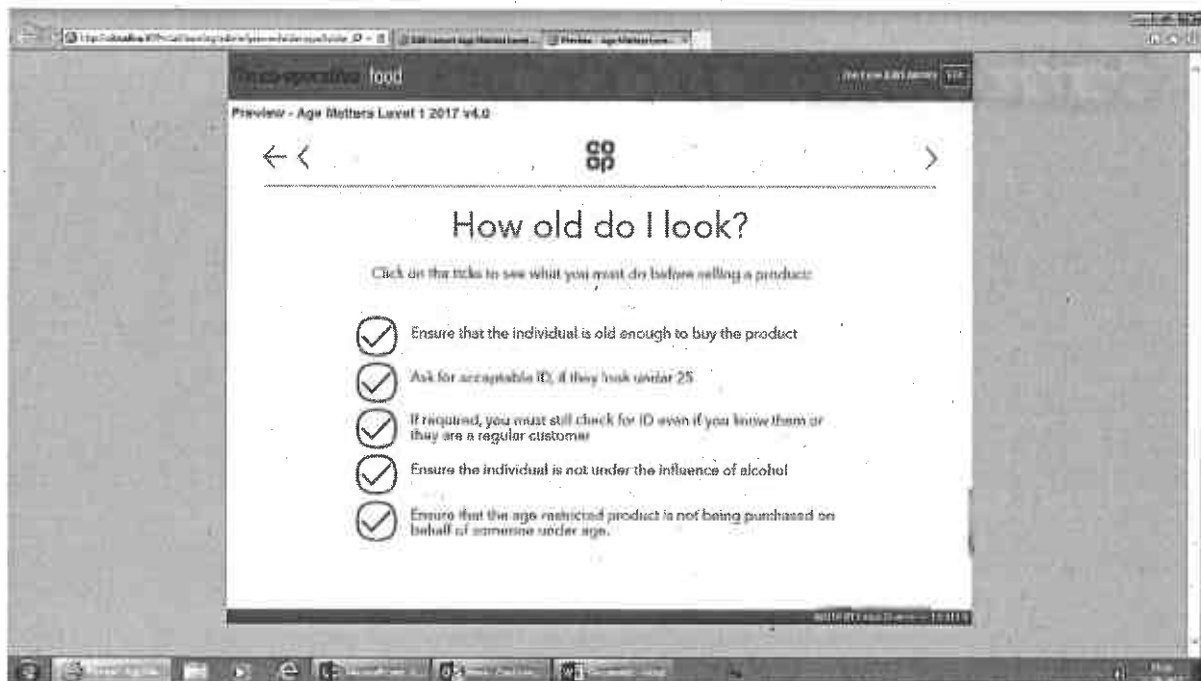


Hover overs

Challenge 25 Badge

Age restricted Point of Sale

Customer facing till screen

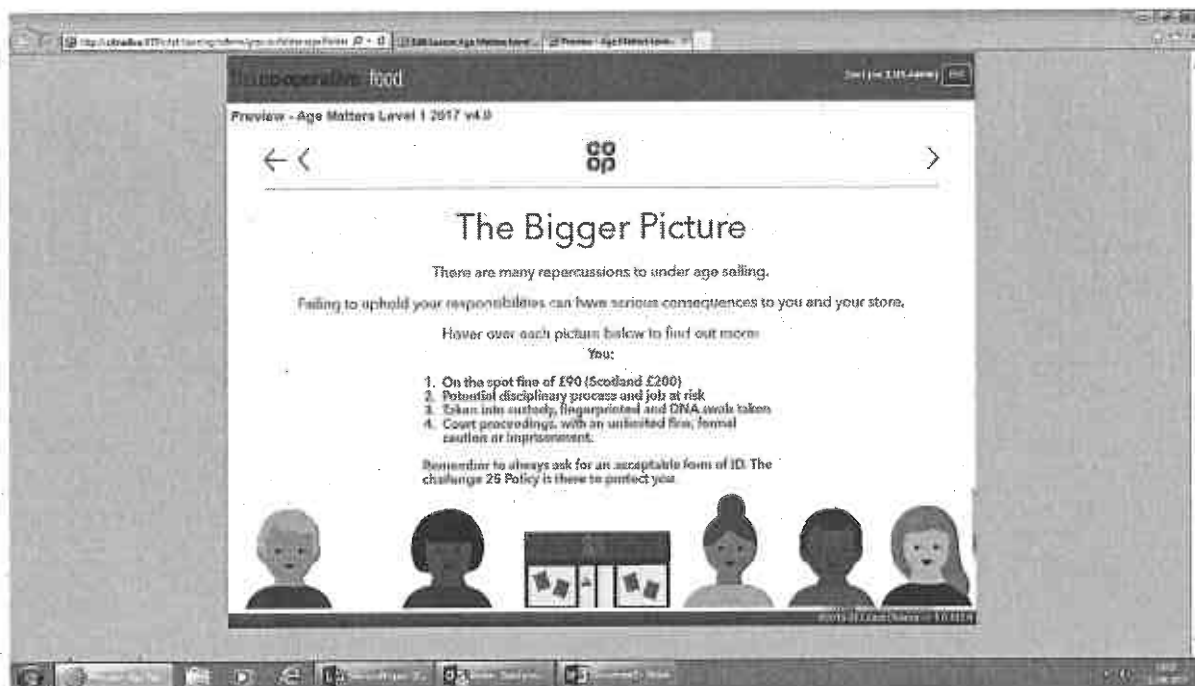




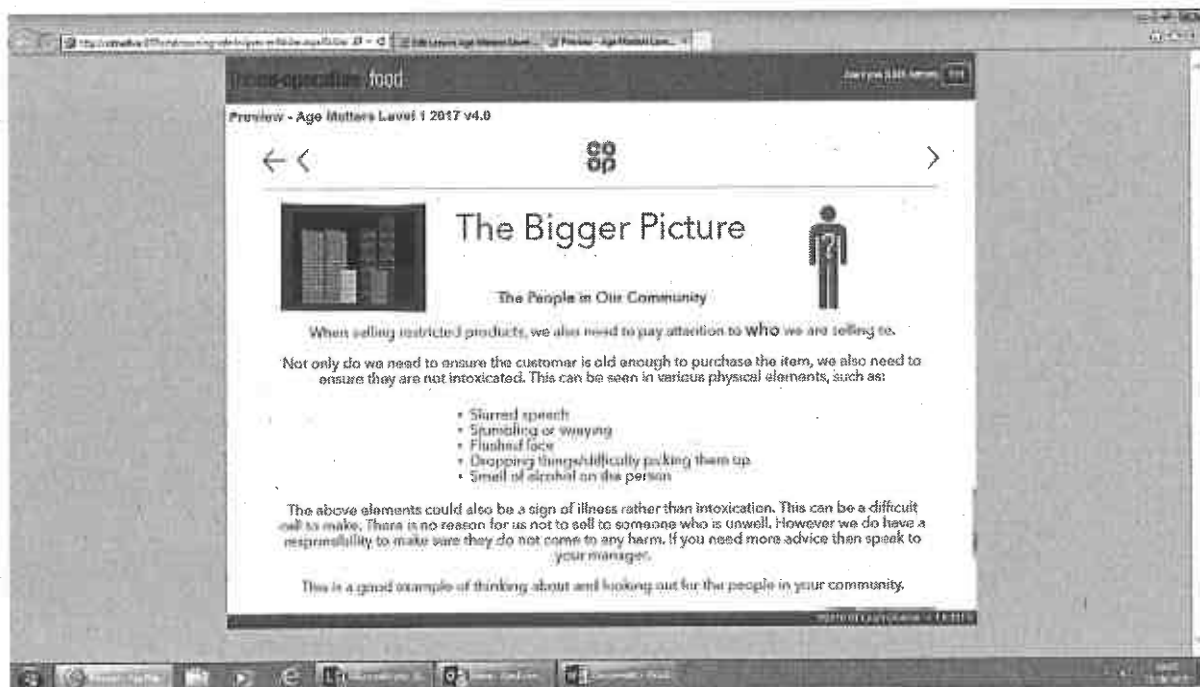




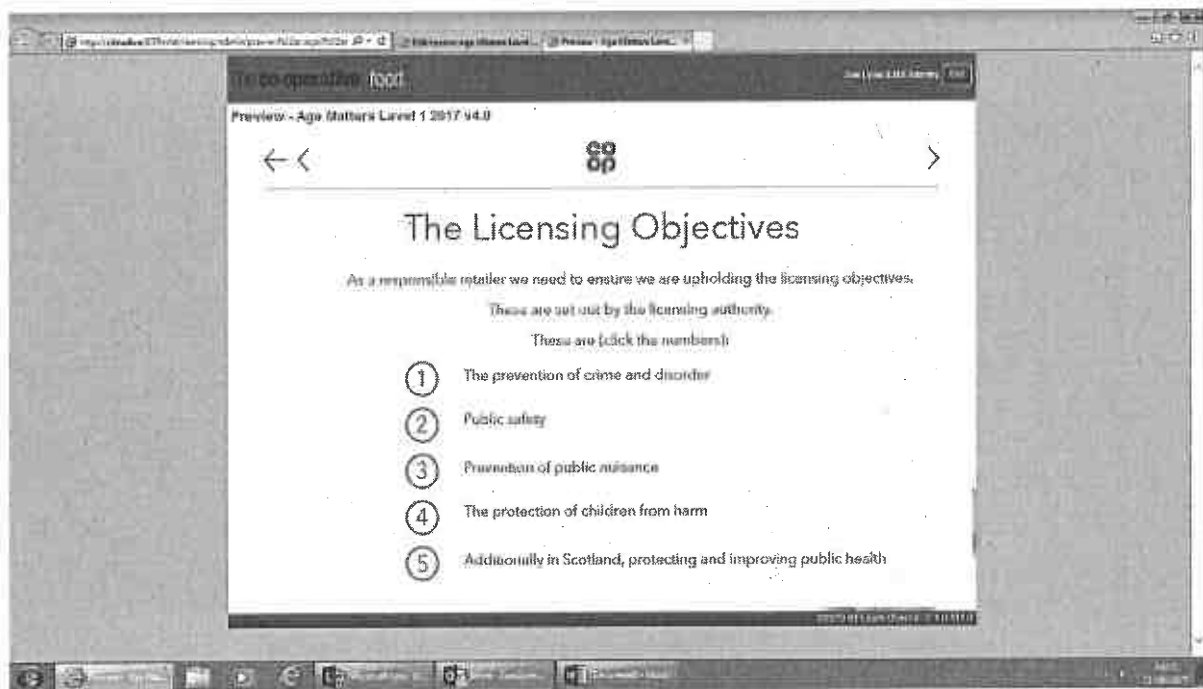




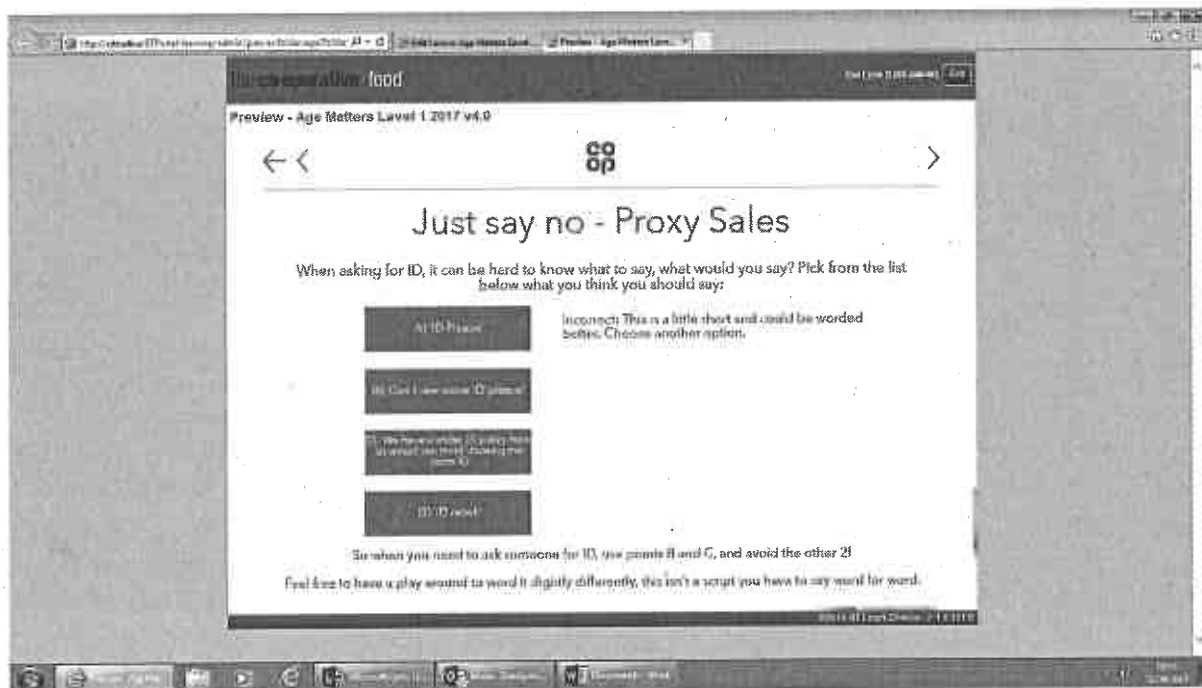


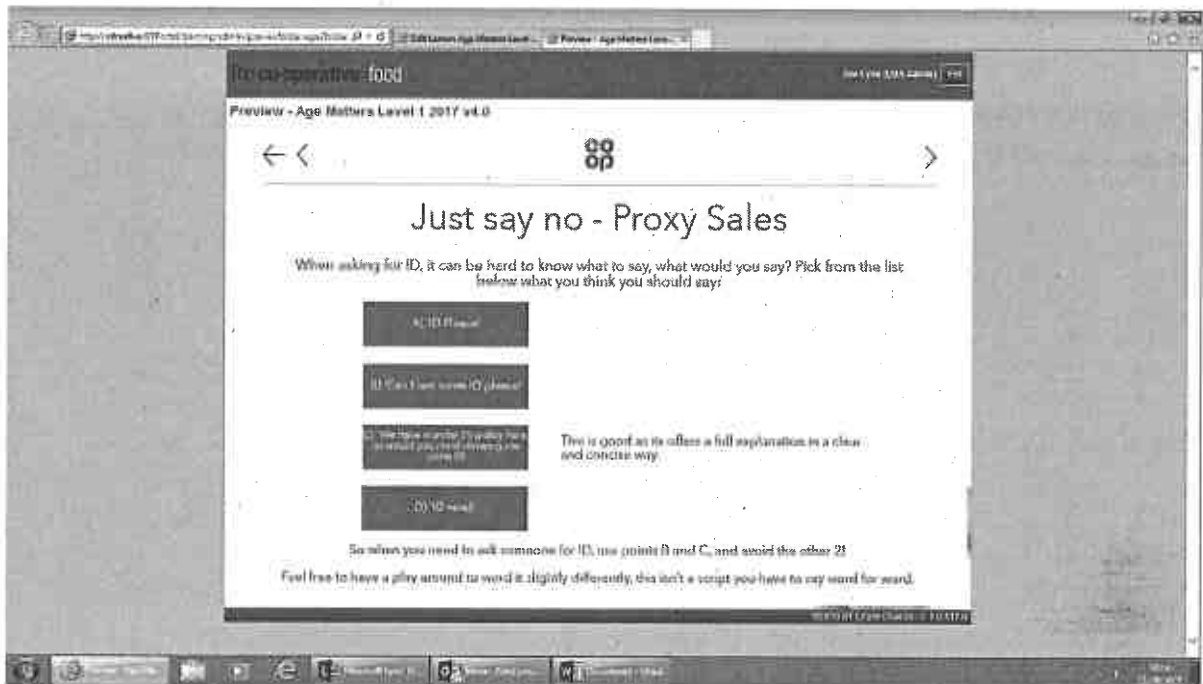
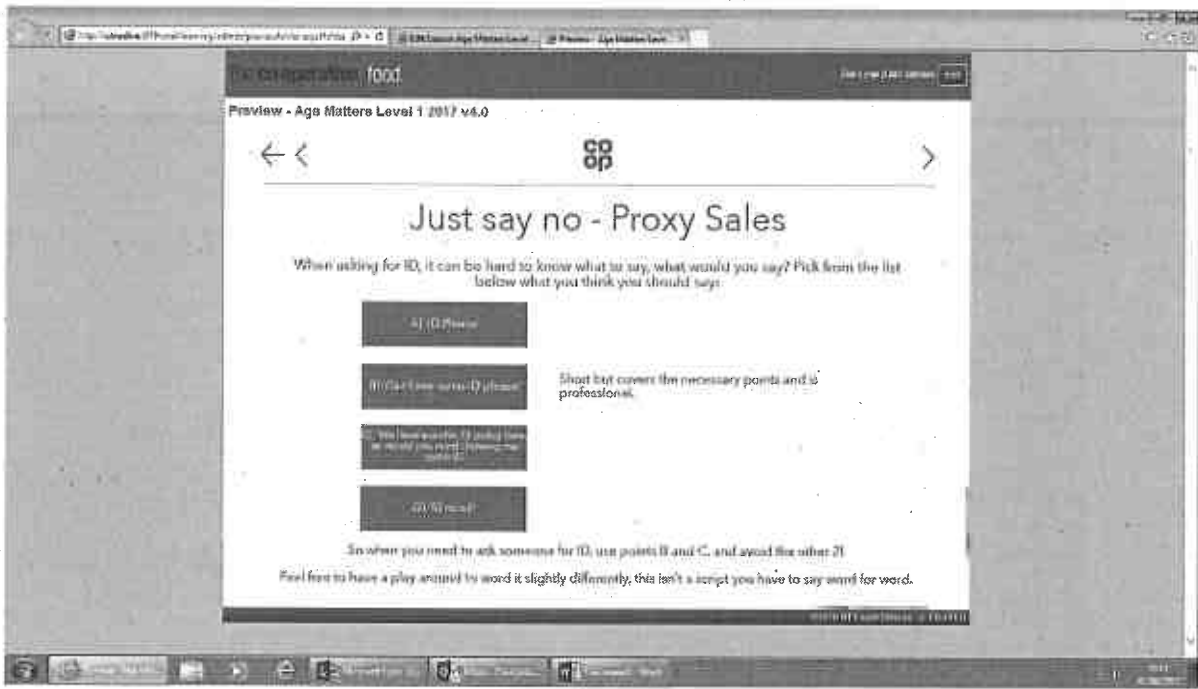


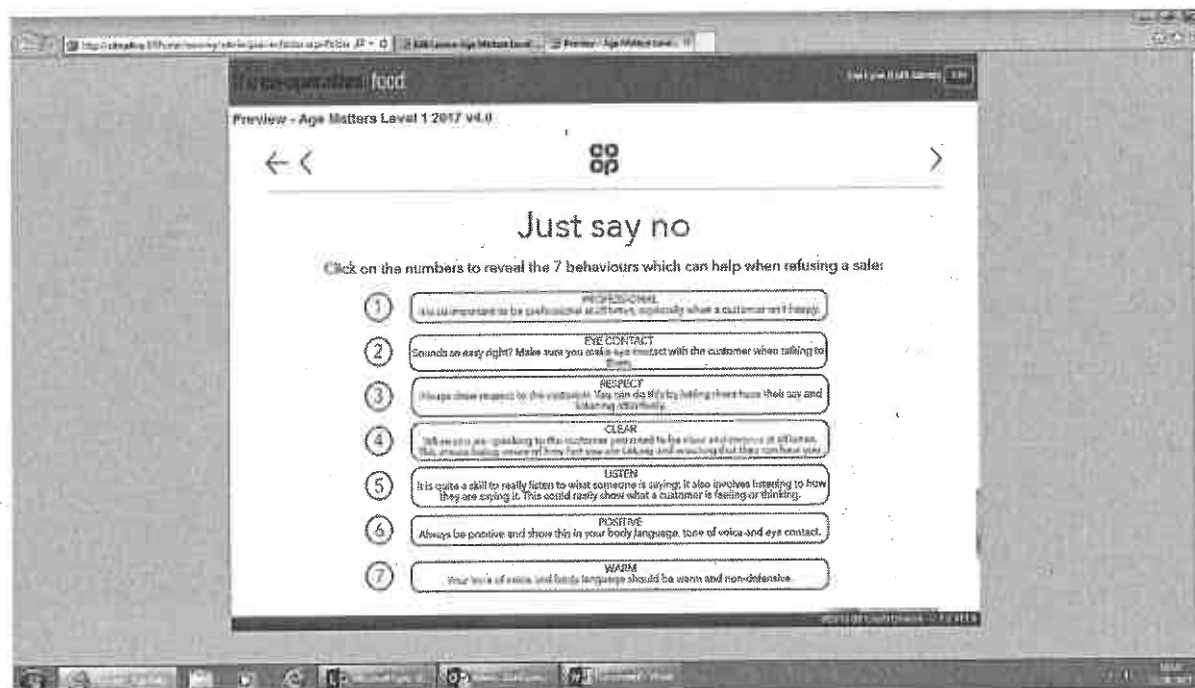
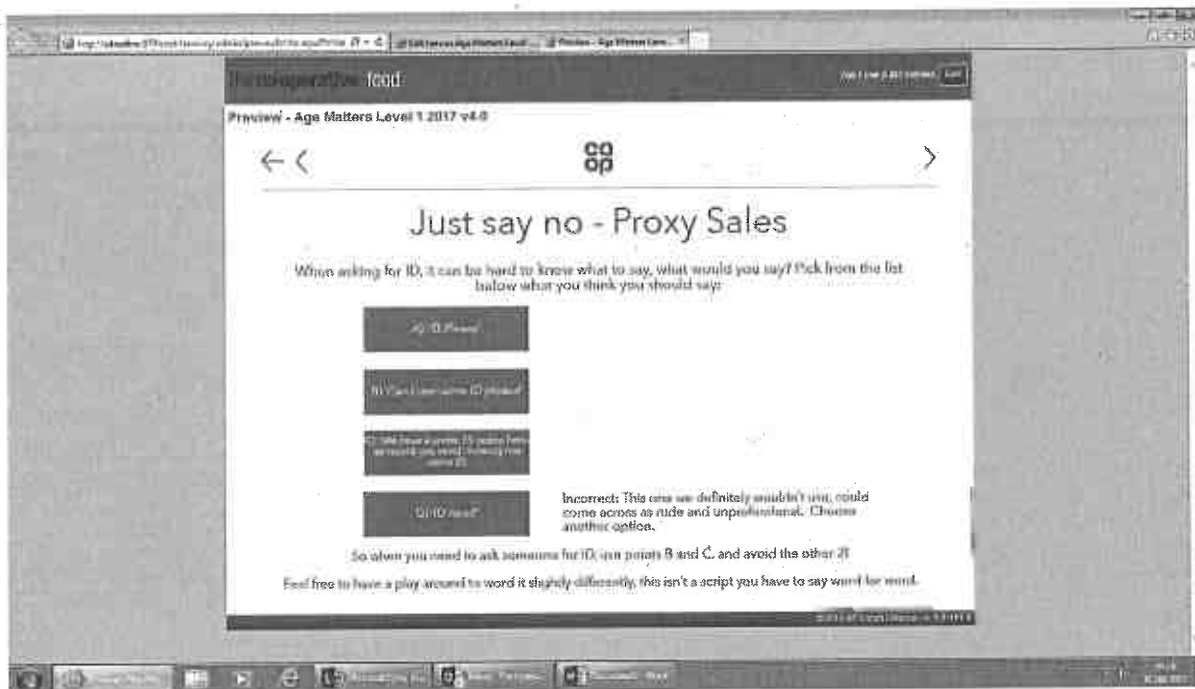












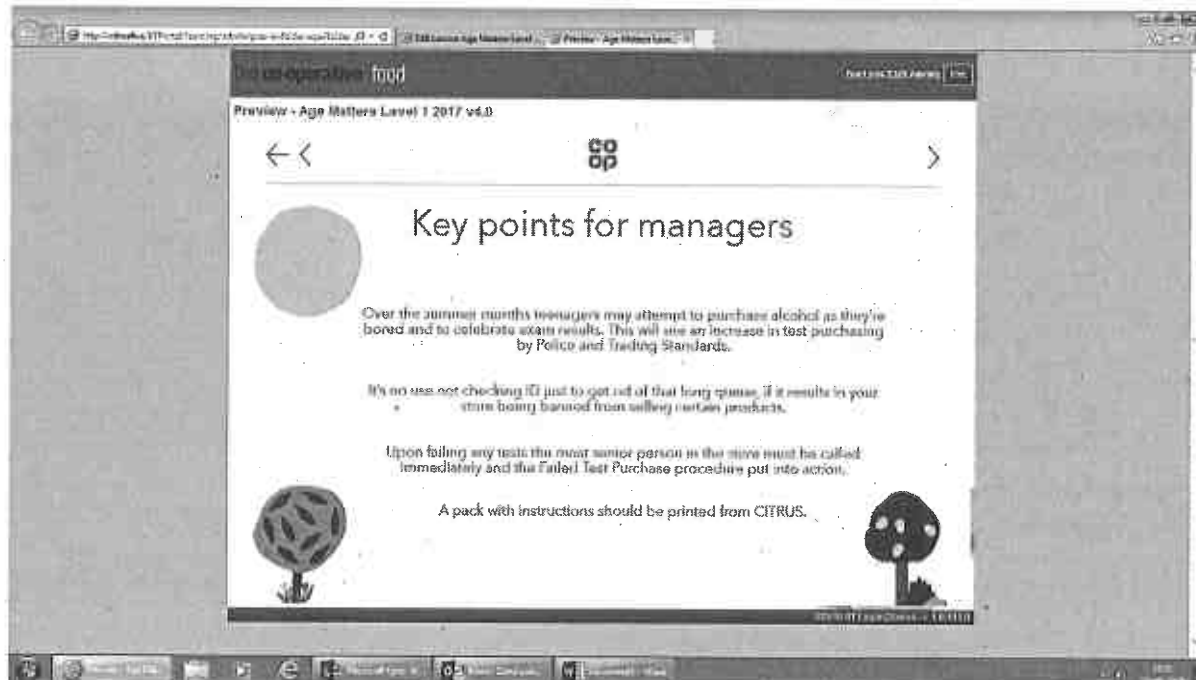


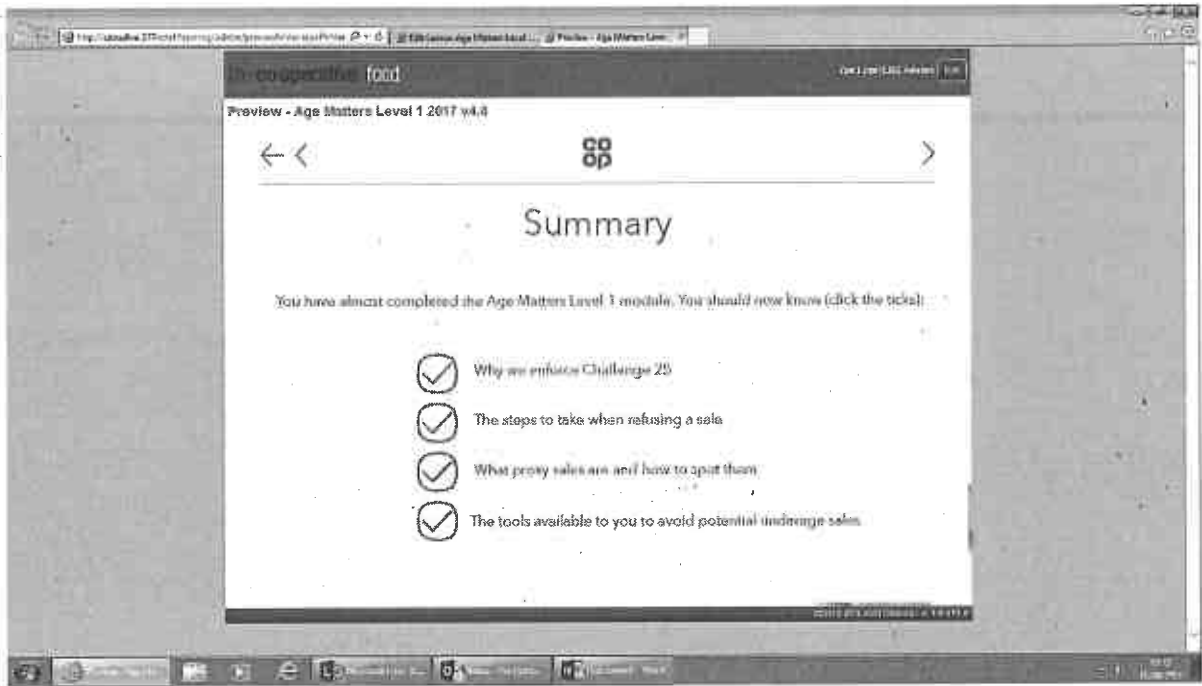
Customer Facing Till Screen

Challenge 25 badge

Age restricted Point of Sale

CITRUS Policies





REVISIONS

Rev.	Description	Date

PROPOSED FIRST FLOOR PLAN

FIRST GIA = 775 sq ft

PROPOSED SITE PLAN

GROUND GIA = 8,200 sq ft

VIEW FROM HIGH STREET

LOCATION PLAN

Copyright ©
 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.

inspire design

157-159 Main Street, Vancouver, BC V6P 1G6
 Tel: 604.278.7200
 Fax: 604.278.7201
 Email: info@inspire.design

FORMER CONSERVATIVE CLUB
 HIGH STREET, CRICHTONWELL
 FEASIBILITY PLAN
 WHOLE PROGRESS

12.06.2018
 1:200 @ A3
 173502 AD 03

SALES AREA 2,400 sq ft
BACK OF HOUSE AREA EXC. PLANT 1,500 sq ft
TOTAL BACK OF HOUSE AREA EXC. PLANT 3,900 sq ft
EXPECTED FORNAT SALES FLOOR 2,500 sq ft / 2,000 sq ft

STANDARD PARKING SPACES 1
PARENT & CHILD SPACES 1
ACCESSIBLE SPACES 1
TOTAL SPACES 3
CYCLE SPACES 4

CO-OPERATIVE SALES FLOOR AREA
 CO-OPERATIVE BACK OF HOUSE AREA
 PROPOSED PLANT AREA

TYPE OF DEVELOPMENT
 STANDALONE
 EXISTING INDUSTRIAL
 MIXED USE WITH RESIDENTIAL
 MIXED USE WITH COMMERCIAL

LOCAL
 INDUSTRIAL
 COMMERCIAL
 RESIDENTIAL

POPULATION ON THE SITE
 EVENTUALLY CONVENIENCE
 EVENTUALLY CONVENIENCE

PROJECT POSITION
 PROPOSED DELIVERY HALL DISTANCE 4.0m
 LENGTH OF SHOPS FRONT 7.1m

USE OF SPACE
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

USE OF SPACE
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

PLANNING
 PLANNING REQUIRED FOR:
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS
 USE OF SPACE BY ROOMS OR GROUPS OF ROOMS

Tudalen 231

