



# Cyngor Sir Powys County Council

[www.powys.gov.uk](http://www.powys.gov.uk)

Application for Planning Permission

Town and Country Planning Act 1990

## Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number  Suffix

Property Name

Welshpool Golf Club

Address Line 1

Private Street From End Of U2436 By Track With Two Gates To Welshpool Golf Course

Address Line 2

Golfa

Town/city

Welshpool

Postcode

SY21 9AQ

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

Easting (x)

317191

Northing (y)

307354

Description

Welshpool Golf Club, The Golfa. Welshpool. The proposed site for the pv panels is on the ground to the west of the club house.

### Applicant Details

## Name/Company

Title

Mr

First name

Ken

Surname

Stephens

Company Name

Welshpool Golf Club

## Address

Address line 1

Welshpool Golf Club

Address line 2

Golfa

Address line 3

Town/City

Welshpool

Country

United Kingdom

Postcode

SY21 9AQ

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

\*\*\*\* REDACTED \*\*\*\*

Email address

\*\*\*\* REDACTED \*\*\*\*

## Site Area

What is the site area?

70.00

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

## Description of the Proposal

### Description

Please describe the proposed development including any change of use

The proposal is for a ground mounted array of photovoltaic panels with associated electrical control panels to enable connection to the electrical grid at the electricity meter of the Welshpool Golf Club supply . There would be two rows of 17 panels, each panel has an electrical output capacity of 400w and a surface area of 1.7metres by 1.1 meters. The panels would be mounted on metal fixings, and the highest point above ground level would be approximately 1.2metres. The site is some 50metres to the west of the existing clubhouse, on a south facing bank.

Has the work or change of use already started?

Yes

No

## Existing Use

Please describe the current use of the site

The site forms part of Welshpool Golf club. The planned development area is not used. It is currently covered in ferns and gorse and lies between a practice area, a small disused quarry and the 18th hole of the course.

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

No former uses. Part of the rough of the golf course (been a golf course since the 1930s), but some distance from the fairways, and not useable due to proximity to disused quarry and the steepness of the ground.

When did this use end (if known)?

dd/mm/yyyy

### 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

## 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)

**Type:**

Other

**Other (please specify):**

Photovoltaic panels

**Existing materials and finishes:**

**Proposed materials and finishes:**

34 Monocrystalline panels. Each panel is 1754 x 1096 mm.

**Type:**

Other

**Other (please specify):**

Mountings

**Existing materials and finishes:**

**Proposed materials and finishes:**

Metal frames on which the panels would be placed. Park Tegra Sunfixings. To be anchored into the ground with screwed augurs. Fixings will be underneath the panels

**Type:**

Other

**Other (please specify):**

Inverters

**Existing materials and finishes:**

**Proposed materials and finishes:**

Two electrical inverters to connect and control the panels and electrically transform their output for connection (via a 50 meter buried wire) to the electricity meter and mains supply of the Welshpool Golf Club (in the existing clubhouse). Each inverter is in a 389x367x143 mm (HWD) waterproof container.

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

Site plan - with a google map picture of the intended site (existing club house also visible.) Quote showing the components of the installation.  
Data sheets for the panels and ground mountings

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- Yes  
 No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

**Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.**

## Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes  
 No

## 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'**

## Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

**From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.**

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course  
 Soakaway  
 Main sewer  
 Pond/lake

## Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

## Waste Storage and Collection

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

- Yes
- No

## Trade Effluent

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

- Yes
- No

## Residential/Dwelling Units

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

- Yes
- No

## All Types of Development: Non-Residential Floorspace

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

- Yes
- No

## Employment

Will the proposed development require the employment of any staff?

- Yes
- No

Hours of Operation

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

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

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Renewable and Low Carbon Energy

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

- Yes  
 No

If you have answered 'Yes' to the question above please state the proposed energy output capacity in Megawatts (MW):

### Renewable energy type:

Solar

### Energy capacity:

0.01 Megawatts

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Neighbour and Community Consultation

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

- Yes  
 No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

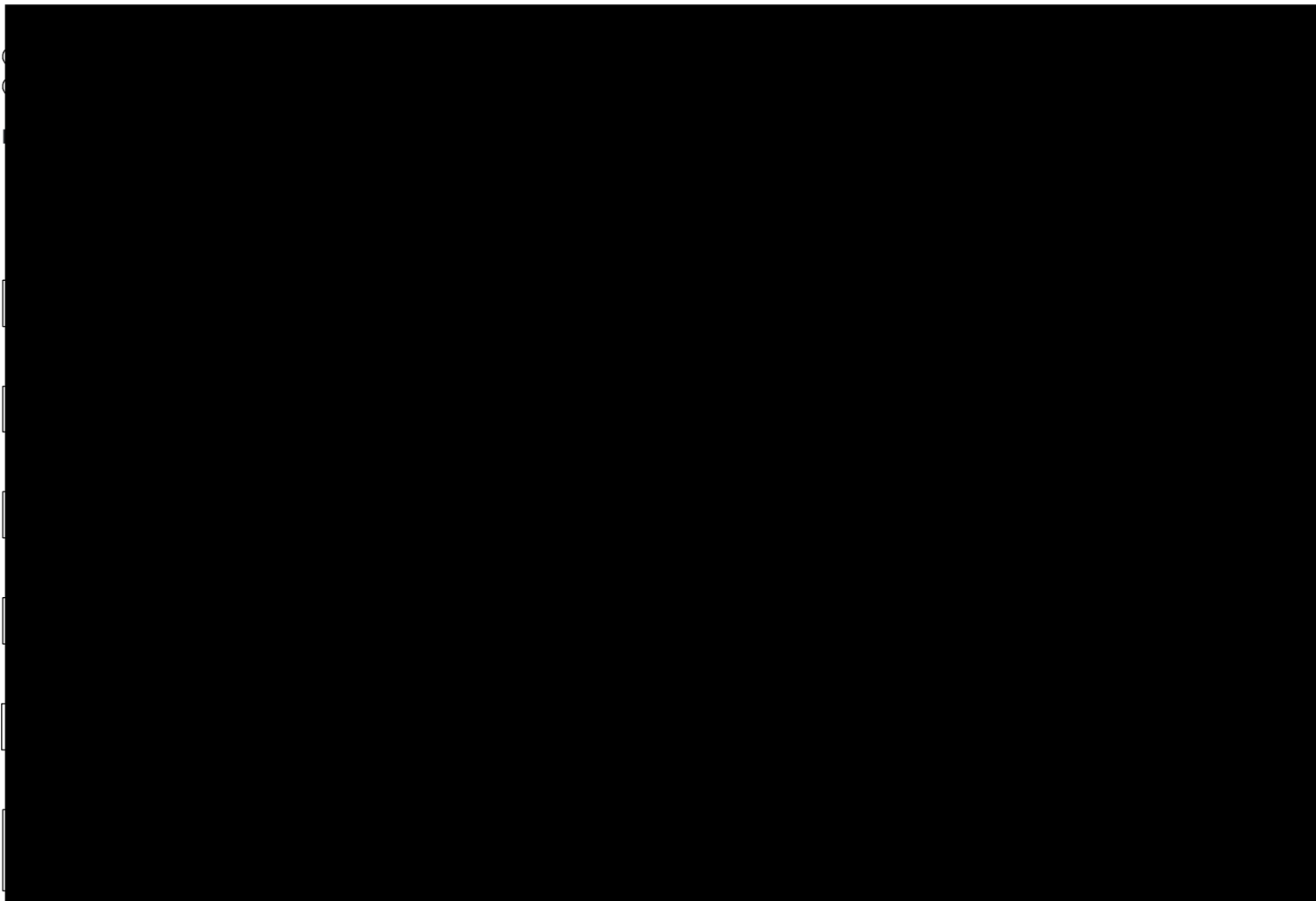
- Yes  
 No



If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
- The applicant
- Other person

## Pre-application Advice



## Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

- Yes
- No

## Ownership Certificates

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes  
 No

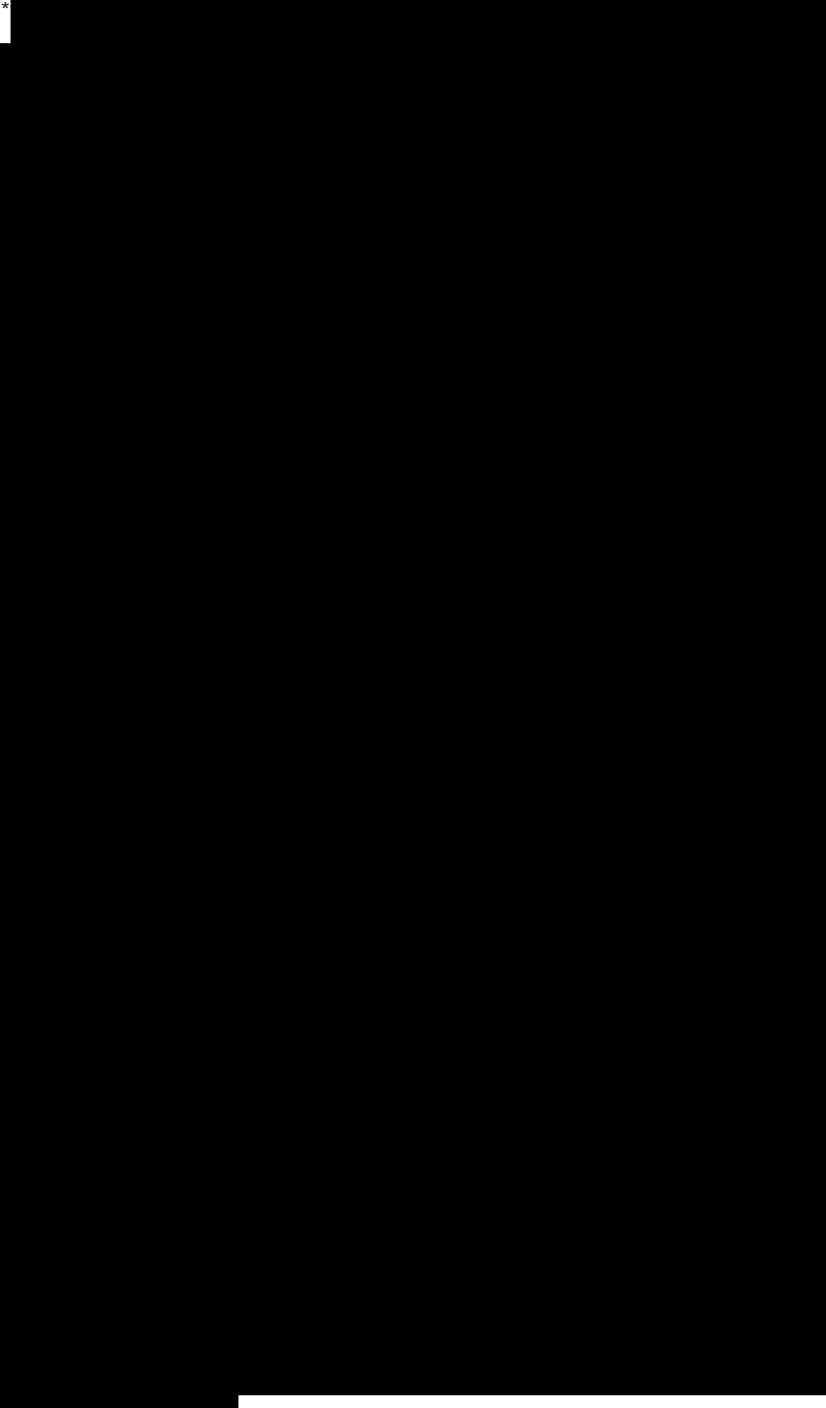
If No, can you give appropriate notice to ALL the other owners?

- Yes  
 No

### Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner/Agricultural Tenant:



Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Ken

Surname

Stephens

Declaration Date

20/11/2023

Declaration made

## Agricultural Holding Certificate

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

Agricultural land declaration - you must select either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

The Applicant

The Agent

Title

Mr

First Name

Ken

Surname

Stephens

Declaration Date

05/12/2023

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Robert Williams

Date

2023/12/05

