

<b>Application No</b>	<b>W/37038</b>
-----------------------	----------------

<b>Application Type</b>	Full Planning
<b>Proposal &amp; Location</b>	CONVERSION OF EXISTING DISUSED AGRICULTURAL BUILDING INTO 2NO HOLIDAY LET UNITS AT TYCERRIG, NANTYCAWS, CARMARTHEN, SA32 8EW

<b>Applicant(s)</b>	MR GRANT CARLSSON, TYCERRIG, NANTYCAWS, CARMARTHEN, SA32 8EW
<b>Agent</b>	HAROLD METCALFE PARTNERSHIP, 32 SPILMAN ST, CARMARTHEN, SA31 1LQ
<b>Case Officer</b>	Stuart Willis
<b>Ward</b>	Llangunnor
<b>Date of validation</b>	04/04/2018

## CONSULTATIONS

**Head of Transport** – has raised concerns over the details provided as they did with the previous application. The turning provision is still not clear and not included within the red line application site. Whilst it is appreciated that the applicant shows control over adjacent land edged blue, the proposed parking layout shown within the red line boundary would appear to give residents difficulty to access the proposed parking spaces and manoeuvre in/out of the site. Furthermore, there are no existing parking spaces shown on the block plan to serve the dwelling known as Ty Cerrig.

According to the submitted block plan there is only appears to be 2.5m between the middle car parking space and boundary to Ty Cerrig, this would impede on access to the rear of the existing agricultural building for agricultural type vehicles, causing a possible conflict. Similarly there is only 2.4m between the northern car parking space and the boundary of the access track for agricultural vehicles to access the front of the agricultural building.

An amended plan was submitted showing parking for the existing dwelling. No response has been received to date on the reconsultation.

**Local Member** – Cllr E Williams has requested the application be presented to the Planning Committee, stating that the reason for the Planning Officer objecting is that the building is modern. He sees nothing modern in a 50 year old building.

**Llangunnor Community Council** – have no objection providing the usual neighbour consultation takes place.

**Rights of Way** – The Design and Access Statement notes that “a public footpath traverses the site and will be protected and improved as may be required”. If the application is approved, reference should be made to the applicant/developer to the requirement not to obstruct or encroach upon the footpath at any time. Any alterations to the surface of the footpath would require prior approval from the authority.

**Neighbours/ Public** - The application has been publicised by the posting of a site notice and in the local press with no responses having been received as a result.

## **RELEVANT PLANNING HISTORY**

W/36510	Conversion of existing disused agricultural building into 2 no. holiday let units. Full Refusal	04 January 2018
W/32735	Demolition of existing lean-to side extension and construction of new extensions Full Granted	23 October 2015

## **APPRAISAL**

### **THE SITE**

The application consist site consists of a former agricultural building located at a holding known as Ty Cerrig. The site is located to the north-west of Nantycaws. The site is accessed off a narrow track leading from a minor country road to the west. There are 2 further routes to the site and a Public Right of Way runs across the farm yard. The land falls to the north-west with there being further, far larger buildings still used for agricultural purposes attached to the application building. The farm house is also located on the yard. The holding covers some 48 ha of land with there being 60 head of cattle and 15 sheep.

The building is constructed of concrete block which has been rendered with metal sheet upper walls and plastic coated profile sheet roof. The windows and doors have already been altered to PVC

An application was refused under delegated powers earlier this year for the same proposal. The refusal reasons related to the building not being considered worthy of conversion due to it not being of appropriate architectural quality or materials. Reasons for refusal also related to parking and turning facilities in terms of size, location and impacts on accessing the adjacent agricultural buildings.

### **THE PROPOSAL**

The application seeks full planning permission for the conversion of the former agricultural building to 2 no holiday lets.

The northern end of the building would accommodate a 2 bedroom unit with the central part being a 1 bedroom unit. The southern-most part is shown as being 2 store areas. There are some alterations to openings in the building. Windows are PVC, with the doors and the walls rendered. The layout plan shows 3 parking spaces being provided. No amenity space or other areas are included in the application site.

A supporting statement has been submitted with the application which states the proposal would supplement the income from the farm. It states that the main purpose of the farm will remain agricultural and that there are sufficient other farm buildings to accommodate the continued agricultural use. It states that the character of the building will not change except the concrete block which is to be rendered. It concludes by referring to the need to encourage tourism, being located close to the National Botanic Gardens of Wales and that there is easy access to the coast making this site a good location.

Following comments from the Head of Transport the applicant provided details of the parking provision for the existing farmhouse. The agent also commented that in their opinion the proposals have no effect on any public roads and the red line application site merely identifies the location of the proposals. Parking for both Ty Cerrig house and the proposed holiday units can be accommodated anywhere on the forecourt area in front of the house. They did not understand why Highways were concerned with how the applicants intend to access the agricultural building when there is a track to the front and rear of the building which is also surrounded by approximately 48 acres of land and the applicants have the right to choose which to use.

## **PLANNING POLICY**

In the context of the current development control policy framework the site is located outside the defined development limits as contained in the adopted Carmarthenshire Local Development Plan Adopted December 2014.

### **Policy GP1 Sustainability and High Quality Design.**

This states that development proposals will be permitted where they accord with a number of criteria including the following, it conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing, utilises materials appropriate to the area within which it is located; it retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity; an appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality.

**Policy TSM4 Visitor Accommodation** states that proposals for new build serviced or self catering holiday accommodation will be permitted within the development limits of defined settlements (Policy SP3) where it accords with the relevant criterion under Policy SP15. Outside the development limits of defined settlements (Policy SP3) proposals for permanent serviced or self catering visitor accommodation will be permitted where it consists of the re-use and adaptation (including conversion) of existing buildings and complies with criteria d) and e) set out in Policy H5.

**Policy H5 Adaptation and Re-use of Rural Buildings for Residential Use** states that proposals for the conversion and re-use of buildings in rural areas outside the Development Limits of a defined settlement (Policy SP3) for residential purposes will only be permitted where they meet certain criteria. Criteria (d) and (e) apply in relation to holiday let uses as noted in policy TSM4. These require proposals to demonstrate that:

d. The building is structurally sound, substantially intact and is of sufficient size to

accommodate the proposed use without extensive alteration, extension or re-construction;

- e. The building demonstrates and retains sufficient quality of architectural features and traditional materials with no significant loss of the character and integrity of the original structure.

The notes for the policy state *“Only those buildings which are of an appropriate architectural quality and which incorporate traditional materials will be considered. Proposals for buildings of a modern, utilitarian construction such as portal framed units, temporary structures or those which utilise materials such as concrete block work, metal or other sheet cladding finishes will not generally be considered appropriate for conversion”*.

Policy TR3 Highways in Developments - Design Considerations. This policy states that the design and layout of all development proposals will, where appropriate, be required to include:

- a. An integrated network of convenient and safe pedestrian and cycle routes (within and from the site) which promotes the interests of pedestrians, cyclists and public transport;
- b. Suitable provision for access by public transport;
- c. Appropriate parking and where applicable, servicing space in accordance with required standards;
- d. Infrastructure and spaces allowing safe and easy access for those with mobility difficulties;
- e. Required access standards reflective of the relevant Class of road and speed restrictions including visibility splays and design features and calming measures necessary to ensure highway safety and the ease of movement is maintained, and where required enhanced;
- f. Provision for Sustainable Urban Drainage Systems to allow for the disposal of surface water run off from the highway.

Proposals which do not generate unacceptable levels of traffic on the surrounding road network and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted.

Proposals which will not result in offsite congestion in terms of parking or service provision or where the capacity of the network is sufficient to serve the development will be permitted. Developers may be required to facilitate appropriate works as part of the granting of any permission.

As the site is on a working farm Policy EMP4 Farm Diversification also applies. This states that proposals for farm diversification projects will be permitted where, it is subordinate to, compatible with and supports the continued operation of the agricultural activity of the existing working farm, it is of a scale and nature appropriate to the existing farm operation, the scale and nature of the activity is compatible with its accessibility to public transport and the need for local highway improvements, the scale and scope of any retail use (where planning permission is required) would not have an adverse impact on the vitality and viability of retail facilities in nearby settlements, or would undermine the retail hierarchy (see policy RT1) and that it would not have an adverse impact on the character, setting and appearance of the area and the surrounding landscape and where appropriate, townscape.

Proposals should give priority to the conversion of suitable existing buildings on the working farm. Where justified, new building should be integrated with the existing working farm complex and not detrimental to the respective character and appearance of the area and surrounding landscape.

The notes of the policy however state that this policy does not cover the issue of the re-use and adaptation of existing rural buildings.

## **NEIGHBOUR/PUBLIC REPRESENTATIONS**

There have been no third party representations received other than the request from the Local Member for the application to be presented to the Planning Committee. The Councillor stated that the reason for requesting the application go before the Planning Committee is that he disagrees with the previous refusal reasons that the building is modern. He sees nothing modern in a 50 year old building.

As stated above the application was previously refused. A key part of the refusal reasons related to the appearance and nature of the building. Policy H5 is the most relevant planning policy for the proposed development. This relates to the conversion of rural buildings. One criterion that proposal needs to adhere to, whether for permanent residential use, or for conversion to holiday lets is criterion (e). This states *"The building demonstrates and retains sufficient quality of architectural features and traditional materials with no significant loss of the character and integrity of the original structure"*. Therefore part of the consideration of whether the proposal is acceptable or not relates to the quality of architectural features and materials of the buildings to be converted. The notes associated with Policy H5 state *"Only those buildings which are of an appropriate architectural quality and which incorporate traditional materials will be considered. Proposals for buildings of a modern, utilitarian construction such as portal framed units, temporary structures or those which utilise materials such as concrete block work, metal or other sheet cladding finishes will not generally be considered appropriate for conversion"*.

The application building is a concrete block, metal sheet and plastic sheet building. It is considered to be of a more modern nature than the traditional stone walled and slate buildings which can be found in similar locations. The policy has a clear desire to ensure that any building to be retained is of a sufficient quality in terms of the appearance. While the Local Member considers the building not be "modern" due to its age it is felt that the building is not of appropriate materials or architectural qualities to meet the policy. There is no specific justification put forward by the applicant in support of the proposal in terms of it meeting the relevant policies or how what quality they perceive to be in the building. The relevant policy clearly seeks to focus retention of buildings to ones which reflect a traditional form and character. It is not felt that this building aligns with the policy and its aspirations.

Concerns have previously been raised regarding the parking and turning layout. The applicant has now amended the scheme to show parking for the existing dwelling and the proposed converted units.

In terms of impacts on amenity the site is located some distance from any other properties. It is therefore not felt there are any significant concerns over impacts on other properties. The site is however, clearly visible from a public right of way which runs through the farm yard and adjacent to the buildings. The building is therefore visible from close public vantage points. There is little quality to the character and appearance of the building at

present and little would alter with the proposed change of use.

Due to the nature of the building in terms of materials and large open areas it was not felt that a bat survey or structural survey was required.

## **CONCLUSION**

After careful consideration of the site and its surrounding environs in the context of this application, together with the representations received to date it is considered that on balance the proposal is not acceptable.

As such the application is put forward with a recommendation of refusal for the following reasons.

## **RECOMMENDATION – REFUSAL**

### **REASONS**

- 1 The proposal is contrary to Policy TSM4 Visitor Accommodation of the Carmarthenshire Local Development Plan:-

#### **Policy TSM4 Visitor Accommodation**

Proposals for new build serviced or self catering holiday accommodation will be permitted within the development limits of defined settlements (Policy SP3) where it accords with the relevant criterion under Policy SP15.

Outside the development limits of defined settlements (Policy SP3) proposals for permanent serviced or self catering visitor accommodation will be permitted where it consists of the re-use and adaptation (including conversion) of existing buildings and complies with criteria d) and e) set out in Policy H5.

In that

The proposal is for the conversion of an existing building outside of development limits. The building does not demonstrate and retain sufficient quality of architectural features and traditional materials. The building is not considered to be of appropriate architectural quality or to be of traditional materials. The building is of a modern, utilitarian construction and is not considered appropriate for conversion.

- 2 The proposal is contrary to Policy H5 Adaptation and Re-use of Rural Buildings for Residential Use of the Carmarthenshire Local Development Plan:-

#### **Policy H5 Adaptation and Re-use of Rural Buildings for Residential Use**

Proposals for the conversion and re-use of buildings in rural areas outside the Development Limits of a defined settlement (Policy SP3) for residential purposes will only be permitted where:

- a. The authority is satisfied that every reasonable endeavour has been made to secure an alternative business use and the application is supported by a statement of evidence to the Council's satisfaction of appropriate efforts that have been undertaken to achieve this;
- b. Any residential use would be a subordinate element associated with a wider scheme for business re-use; or,
- c. The residential use contributes to the provision of affordable housing to meet a genuine identified local need (as defined within the Glossary of Terms) and provided that:
  - i) The benefits of the initial affordability will be retained for all subsequent occupants;
  - ii) It is of a scale compatible with an affordable dwelling and would be available to low or moderate income groups.
 Proposals will also be required to demonstrate that the following criteria can be met:
- d. The building is structurally sound, substantially intact and is of sufficient size to accommodate the proposed use without extensive alteration, extension or re-construction;
- e. The building demonstrates and retains sufficient quality of architectural features and traditional materials with no significant loss of the character and integrity of the original structure.

In that

The proposal is for the conversion of an existing building outside of development limits. The building does not demonstrate and retain sufficient quality of architectural features and traditional materials. The building is not considered to be of appropriate architectural quality or to be of traditional materials. The building is of a modern, utilitarian construction and is not considered appropriate for conversion.