

**ADRODDIAD PENNAETH
CYNLLUNIO, CYFARWYDDIAETH
YR AMGYLCHEDD**

**REPORT OF THE HEAD OF
PLANNING, DIRECTORATE
OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 15 RHAGFYR 2020
ON 15 DECEMBER 2020**

**I'W BENDERFYNU/
FOR DECISION**

***Ardal
Dwyrain/
Area East***



Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yna rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

COMMITTEE:	PLANNING COMMITTEE
DATE:	15 DECEMBER 2020
REPORT OF:	HEAD OF PLANNING

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APPLICATIONS RECOMMENDED FOR REFUSAL

Application No	E/39091
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Application Type	Full Planning
Proposal & Location	AGRICULTURAL STORAGE UNIT AT LAND TO THE SOUTH OF GRENIG ROAD (WEST OF PANTYFFYNNON), GLANAMMAN, AMMANFORD

Applicant(s)	MRS LINDA MARTIN
Agent	DAVIES RICHARDS DESIGN LIMITED
Case Officer	John Thomas
Ward	Glanymor
Date registered	31/07/2020

Reason for Committee

This application is being reported to the Planning Committee following a call-in request by local ward member Councillor David Jenkins.

Site

The application site occupies an isolated location within a very attractive area of open countryside, some 2 kilometres South of the centre of Glanamman. The site, together with its forecourt area, presently accommodates a touring caravan, kiosk building, and plastic IPC water storage tank located immediately adjacent to the private access track. The adjacent track, which is segregated from the track by a post and wire fence, also has a gated access onto the track, believed to be the sole point of access off the track onto the associated 5 acre block of upland pasture. The track also serves a number of isolated farmsteads at the foot of Mynydd y Betws.

The associated farmland, which is managed as grazing pasture, is categorised as being Grade 5 – *Very Poor Quality Agricultural Land*, and it is understood the site has no mains water or electricity, albeit there is a spring and pond to the far Northern extent of the land, and further minor watercourse that flows along part of the Northern boundary.

Proposal

The proposal is to erect an agricultural building measuring approximately 25 feet (7.65m) by 10 feet (3.0m), with a mono-pitch roof and canopy rising from 8 feet (2.5m) to 10 feet (3.1m).

The walls are shown to be timber clad, with two separate openings (gated and door) onto the Northern elevation, which open onto a small forecourt area accessed via a gated entrance onto the adjacent track. Positioned at a right angle to the track, and orientated in a Northerly facing direction, the building would have an almost panoramic aspect onto an open upland landscape.

The application is accompanied by an agricultural questionnaire, which states the building would serve the purposes of storage, lambing, and farrowing, with an existing stocking of 20 ewes, 4 pigs and 6 poultry. There are no existing permanent buildings on the site, albeit there is a touring caravan parked at the site, together with a small number of mobile structures and shelters.

Planning Site History

The following previous applications are of relevance to the proposal:-

W/38440	Discharge of Condition 24 of W/33578 Pending
E/37958	Agricultural Storage Unit Refused 21/01/2019
E/37454	Proposed Agricultural Building for Lambing and Pig Breeding Agricultural Prior Notification - Planning Required 12/07/2018
E/27098	Retention of Stable and Storage Building Full Refused 17/10/2012 - Appeal Dismissed 09/04/2013
E/23596	Stable Block (Retrospective) Refused 25/11/2010

Planning Policy

In the context of the current development control policy framework the site is located outside of the development limits of the nearest identified settlement of Glanamman, as defined by the Carmarthenshire Local Development Plan (LDP) Adopted in December 2014. The following policies are applicable to the consideration of this application:-

Policy SP1 Sustainable Places and Spaces
Policy GP1 Sustainability and High Quality Design
Policy TR3 Highways in Developments - Design Considerations

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Planning Policy Wales](#) (PPW) Edition 10, December 2018 and associated [Technical Advice Notes](#) (TANs) published by the Welsh Government.

Summary of Consultation Responses

Public Rights of Way Officer - No objection, provided the development does not impinge upon the adjacent PRow.

Head of Regeneration & Policy (Valuation) – In the absence of proven agricultural viability and need for a building of this size on the holding, no support can be given for the application.

Cwmamman Community Council - No observations received to date.

Local Member(s) - Councillor D Jenkins has stated his support for this application, as well as requesting for the application to be brought before the Planning Committee for determination.

Dwr Cymru/Welsh Water – no observations.

All representations can be viewed in full on our [website](#).

Summary of Public Representations

The application was the subject of notification by way of a site notice displayed in the vicinity of the application site.

No representations have been received.

Appraisal

As mentioned above, no third party representations have been received in respect of the proposal and the application is presented to the Committee for determination at the request of the local member, who has called-in the applicant.

Principle of Development

The application seeks planning permission for the erection of a new permanent building on what is a greenfield site in open countryside, isolated and distant from any established holding or complex of buildings. As the proposed building is stated as being required for agricultural purposes on the associated holding, the application is accompanied by an Agricultural Questionnaire which stated the total farmed area as being 13 acres, of which 5 acres is owned and the remainder rented. Despite requests for details pertaining to the area of rented land (8 acres), namely a plan identifying the area of land in question and confirmation as to the terms of any rental/tenancy agreement, the applicant/agent has declined. In the absence of which, any assessment of the needs and justification for the building would have to be based solely on the 5 acres owned by the applicant, given the absence of any secured tenancy for the further 8 acres of unidentified land.

Justification based on Need

While the building is relatively modest in terms of size, and in other circumstances could well fall within the thresholds of “Permitted Development” (PD). As the “owned” land only amounts to 5 acres, while the prescribed threshold for the purposes of PD would be 5 hectares or more, the development cannot avail itself of such provision. While the accompanying agricultural questionnaire makes reference to the fact that the building would be used for animal welfare (lambling & farrowing), with a very modest 20 ewes, 4 sows, and

6 poultry, together with storage. This is again based on the unsubstantiated 13 acres of land, rather than the actual 5 acres owned. This has a direct and significant bearing on stocking levels and consequently need and justification. No evidence has been provided as to why the building needs to be at this particular location, and neither is the need for “storage” space qualified.

The commercial feasibility of the enterprise as a viable agricultural enterprise is also questioned, and is a material consideration given that “agriculture” and its associated developments are one of the limited exceptions. The LDP buttressed by PPW and its complementary TANs maintain a policy position of restraint in the countryside.

Sustainability

As the applicant does not live at or close to the holding, routine feeding, inspection and monitoring of the livestock would necessitate, as a minimum, one 4½ km roundtrip journey to the site every day. While this would primarily be for animal welfare purposes, the claimed 1 full time and 1 part time people employed on the holding at present, is considered grossly over-exaggerated, particularly in the context of the unsubstantiated majority portion of the farmed acreage.

Character & Appearance

The proposed building would be detached from any other agricultural building(s) and sited at an isolated location, which is currently open in character and would be readily seen from the adjacent track/PRoW, as well as visible from more distant vantage points. Notwithstanding the fact that the building would be constructed from sustainable, rather than traditional materials, it is not considered possible to effectively mitigate the harm caused to the landscape by landscaping the site. Not only has the applicant not demonstrated whether this would be possible or practical, but any such approach would take a considerable length of time to effectively establish.

Planning Obligations

Not applicable.

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers’ well-being objectives set out in section 8 of the WBFG Act.

Conclusion

National planning policy recognises that the countryside is a dynamic and multi-purpose resource. In line with sustainability principles it must be conserved and where possible enhanced, amongst other things, for the sake its landscape. The need to conserve, and where possible enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources

then need to be balanced against the economic, social and recreational needs of local communities and visitors to the area.

Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of access and landscape conservation. However, where this is not possible or appropriate new building in open countryside, away from existing settlements, must continue to be strictly controlled. All new development should respect the character of the surrounding area.

After careful consideration of the scheme as submitted, together with the representations received, it is concluded on balance that the proposal represents an unjustified development in the open countryside that is at odds with the policy objectives of the Local Development Plan. The application is therefore recommended for refusal on the following grounds.

REFUSAL REASONS

1. The proposal is contrary to Policy GP1 of the Carmarthenshire Local Development Plan, in that the proposal to erect a building at this location in open countryside does not conform with, or enhance the character and appearance of the site and its surroundings as it is located in an isolated position distant from any settlements or facilities. The proposed permanent structure is harmful to the character and appearance of the surrounding countryside as it would appear prominent and conspicuous in the landscape.
2. The proposal is contrary to Technical Advice Note (TAN) 6 Planning for Sustainable Rural Communities (July 2010) Paragraph A14, in that the proposed site occupies a conspicuous location in a highly prominent location in what is an attractive landscape where there is no effective screening from the adjacent track, public right of way, or from wider and more distant vantage points. This isolated location, unrelated in any way to any other nearby built development or existing landscape features, means the development would appear obvious in the surrounding landscape to the detriment of its visual quality. The existing holding is not considered to be economically viable, based on the small acreage of very low grade agricultural land available to support it, and expansive nature of the livestock enterprise. As such, the building would appear as an injurious visual incursion into the surrounding countryside to the detriment of the rural character of the area, and the proposal would create a fragmented pattern of development, which could be replicated several times over. The small acreage of land could not support the proposed stocking levels without relying on large amounts of bought in feed which would make the proposed agricultural unit unviable.
3. The proposal is contrary to Paragraphs 2.4 and 3.34 of Planning Policy Wales, Edition 10 (December 2018), in that the proposed site occupies a conspicuous location in a highly prominent location in what is an attractive landscape where there is no effective screening from the adjacent track and public right of way. As the development cannot be successfully assimilated into its setting, it would appear wholly out of keeping in this part of the open countryside and detract from the attractive rural character and appearance of the landscape within which it is to be sited.