

**ADRODDIAD PENNAETH CYNLLUNIO,
CYFARWYDDIAETH YR
AMGYLCHEDD**

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

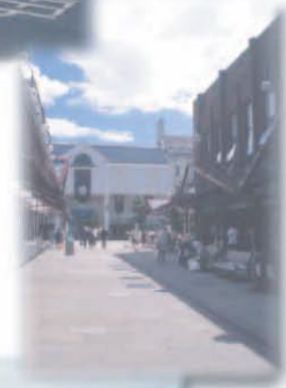
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

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

**AR 15 TACHWEDD 2018
ON 15 NOVEMBER 2018**

***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 NOVEMBER 2018
REPORT OF:	HEAD OF PLANNING

INDEX - AREA EAST

REF.	APPLICATIONS RECOMMENDED FOR REFUSAL
E/37466	Construction of agricultural shed and access track for storage of farm implements, hay and animal feeds at land adj to Bron yr Haul, Llansawel, Llandeilo, SA19 7PE

APPLICATIONS RECOMMENDED FOR REFUSAL

Application No	E/37466
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Application Type	Full Planning
Proposal & Location	CONSTRUCTION OF AGRICULTURAL SHED AND ACCESS TRACK FOR STORAGE OF FARM IMPLEMENTS, HAY AND ANIMAL FEEDS AT LAND ADJ TO BRON YR HAUL, LLANSAWEL, LLANDEILO, SA19 7PE

Applicant(s)	MRS GWENDA JENKINS, PENNANT, RHYDCYMERAU, LLANDEILO, SA19 7PS
Agent	CARTREF DESIGNS LIMITED - DARYL THOMAS, CARTREF, TY MAWR, LLANYBYDDER, SA40 9RB
Case Officer	Kevin Phillips
Ward	Cynwyl Gaeo
Date of validation	29/06/2018

CONSULTATIONS

Head of Public Protection – Has no adverse comments to make in relation to the planning application.

Llansawel Community Council – Has not commented on the application to date.

Local Member – County Councillor E Williams is a member of the Planning Committee and has requested that the application is determined by the Planning Committee because the proposed building is required for the livestock storage, especially at lambing times and also for the storage of farming equipment and keeping hay dry for the holding.

Corporate Valuer - There isn't a farm business justification for the proposed building in relation to two such small parcels of land. Although the stocking levels could be increased a bit, there is such a small flock that realistically on a commercial basis £10 -15,000 would not be spent on an agricultural shed given the area of land involved and level of income involved. Sheep don't need much supplementary feed and therefore wrapped haylage bales and some lick buckets is about it. Similarly other than a baling contractor and fencing contractor now and again the need to keep lots of machinery for a holding this size is not warranted. Were we to proceed on the current basis, anyone with a couple of fields wanting a workshop/store would buy 20 or so sheep and there would be an issue with the county sporadically covered in agricultural sheds. This is not considered a farm business, it is more of a hobby, and therefore the application is not supported.

Neighbours/Public – The application has been advertised by the posting of a notice at the site. No letters of representation have been received to date.

RELEVANT PLANNING HISTORY

There is no relevant planning history on the application site.

APPRAISAL

THE SITE

The application site is part of an agricultural field which is located approximately 36 metres to the north of the bungalow Bron-yr-haul, Llansawel, approximately 200 metres along the B4337 Rhydcymerau road, north-west of the village of Llansawel, and approximately 5.3 kilometres from the applicant's dwelling in the village of Rhydcymerau. The changing rooms for Llansawel rugby ground are located at the adjoining enclosure to the west of the application site. There is an existing agricultural Dutch barn sited on the adjoining enclosure to the east of the two parcels of land that are to be served by the proposed building, which was part owned by the applicant, however the joint owners wanted to sell the land and the applicant did not have the funds to purchase the land from them.

THE PROPOSAL

The application seeks full planning permission for the development of an agricultural building of a portal frame construction covering a floor area of 9.15 metres by 7.32 metres approximately 4.6 metres to the ridge, with a low pitched roof covered in profiled grey fibre cement roof sheets with clear sheeting for natural lighting. Externally, its elevations consist of a mix of concrete panels and dark green steel sheets, while its principal gable elevation facing the road is predominantly steel sliding doors.

The application has been accompanied by an agricultural questionnaire which details the existing stocking levels of 30 ewes on the holding of 9.22 acres. The holding is in two parcels, two enclosures adjoining the proposed siting of the agricultural building and two enclosures to the south of the village of Llansawel, detached from the aforementioned.

PLANNING POLICY

In the context of the Authority's development plan framework the site is located outside the development limits of Llansawel as defined in the adopted Carmarthenshire Local Development Plan. The following policy of the Plan are of relevance to the proposal.

Policy GP1 is a general policy which promotes sustainability and high quality design, and seeks to ensure that development 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. The policy also requires, amongst others, that proposals should not have a significant impact upon the amenity of adjacent land uses, properties, residents or the community.

Technical Advice Note 6, Planning for Sustainable Rural Communities provides guidance in terms of the consideration of agricultural buildings in the countryside.

THIRD PARTY REPRESENTATIONS

No third party letters of representation have been received in respect of the proposal to date. The application is presented to Committee at the request of the local member, Councillor E Williams.

CONCLUSION

Following due consideration of the details submitted within the context of the site's surroundings, the scale, siting and design of the proposed agricultural shed would appear to be reasonable to serve the general agricultural needs of a typical working farm holding in terms of providing a facility for housing livestock, storage of machinery, equipment and feed. However, the Authority's Corporate Valuer conveys that there is not considered to be a farm business justification for the proposed building in relation to two such small parcels of land, equating to 9.22 acres in total. The holding was also previously served by a Dutch barn located on an adjoining enclosure to the east of the parcel of land to be served by the proposed building. The applicant has conveyed that the joint owners wanted to sell the land and the applicant did not have the funds to purchase the land upon which the Dutch barn is sited from them. Therefore, the proposed building is to serve the needs of the existing holding as the existing Dutch barn that served the agricultural needs of the holding is now not available to the applicant. Therefore, taking into consideration the aforementioned comments and the comments of the Authority's Corporate Valuer, it is not possible to support this application for the proposed building at this location.

On balance therefore, the proposal is not considered to be in accord with the objectives of policy GP1 of the LDP and is therefore put forward with a recommendation to refuse.

RECOMMENDATION – REFUSAL

REASONS

- 1 The proposal, if approved would be contrary to Policy SP1 "Sustainable Places and Spaces" of the Carmarthenshire Local Development Plan, which states:-

SP1 Sustainable Places and Spaces

Proposals for development will be supported where they reflect sustainable development and design principles by:

- a) **Distributing development to sustainable locations in accordance with the settlement framework, supporting the roles and functions of the identified settlements;**
- b) **Promoting, where appropriate, the efficient use of land including previously developed sites;**
- c) **Integrating with the local community, taking account of character and amenity as well as cultural and linguistic considerations;**
- d) **Respecting, reflecting and, wherever possible, enhancing local character and distinctiveness;**

- e) **Creating safe, attractive and accessible environments which contribute to people's health and wellbeing and adhere to urban design best practice;**
- f) **Promoting active transport infrastructure and safe and convenient sustainable access particularly through walking and cycling;**
- g) **Utilising sustainable construction methods where feasible;**
- h) **Improving social and economic wellbeing;**
- i) **Protect and enhance the area's biodiversity value and where appropriate, seek to integrate nature conservation into new development.**

In that the proposed development is not considered to be associated with a farmstead, appears unrelated to any farm holding and there is not considered to be a reasonable farm business justification for the proposed agricultural building for the existing agricultural needs of the small farm holding. The proposal would lead to inappropriate sporadic development in the open countryside which will cause harm to the landscape character and appearance.

- 2 The development is contrary to Policy SP14 "Protection and Enhancement of the Natural Environment" of the Carmarthenshire Local Development Plan, which states:-

SP14 Protection and Enhancement of the Natural Environment

Development should reflect the need to protect, and wherever possible enhance the County's natural environment.

All development proposals should be considered in accordance with national guidance/legislation and the policies and proposals of this Plan, with due consideration given to areas of nature conservation value, the countryside, landscapes and coastal areas, including those outlined below:

- a) **Statutory designated sites including Ramsar sites, SPAs, SACs, SSSIs and National Nature Reserves;**
- b) **Biodiversity and Nature Conservation Value, including protected species and habitats of acknowledged importance as well as key connectivity corridors and pathways; (Policy EQ4 and EQ5)**
- c) **Regional and Locally important sites (and their features) including Local Nature Reserves and RIGS; (see Policy EQ3)**
- d) **Areas of identified Landscape and Seascape quality; (including SLAs)**
- e) **Features which contribute to local distinctiveness, nature conservation value or the landscape; (see Policy EQ5)**
- f) **The Open Countryside; (see Policy GP2)**
- g) **The best and most versatile agricultural land; (Grade 2 and 3a)**

- h) Natural assets: including air, soil (including high carbon soils) controlled waters and water resources. (See Policies EP1 and EP2)**

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- 3** The development is contrary to Policy GP1 “Sustainability and High Quality Design” of the Carmarthenshire Local Development Plan, which states:-

Policy GP1 Sustainability and High Quality Design

Development proposals will be permitted where they accord with the following:

- a) 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;**
- b) It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges;**
- c) Utilises materials appropriate to the area within which it is located;**
- d) It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;**
- e) Includes an integrated mixture of uses appropriate to the scale of the development;**
- f) 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;**
- g) It achieves and creates attractive, safe places and public spaces, which ensures security through the ‘designing-out-crime’ principles of Secured by Design (including providing natural surveillance, visibility, well-lit environments and areas of public movement);**
- h) 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;**
- i) It protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment;**

- j) It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water;**
- k) It has regard to the generation, treatment and disposal of waste;**
- l) It has regard for the safe, effective and efficient use of the transportation network;**
- m) It provides an integrated network which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;**
- n) It includes, where applicable, provision for the appropriate management and eradication of invasive species.**

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