

**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 07 IONAWR 2021
ON 07 JANUARY 2021**

**I'W BENDERFYNU
FOR DECISION**

***Ardal
Gorllewin/
Area West***



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:	07 JANUARY 2021
REPORT OF:	HEAD OF PLANNING

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APPLICATIONS RECOMMENDED FOR REFUSAL

Application No	W/40091
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Application Type	Full Planning
Proposal & Location	RURAL ENTERPRISE DWELLING AT LAND AT LLWYNONNILL FAWR, LLANDDAROG ROAD, LLANDDAROG, SA32 8AL

Applicant(s)	MR & MRS WILLIAMS, LLWYNONNILL FAWR, LLANDDAROG ROAD, LLANDDAROG, CARMARTHEN
Agent	JCR PLANNING LTD - JASON EVANS, UNITS 1-3 BUSINESS WORKSHOPS, HEOL PARC MAWR, CROSS HANDS, CARMARTHENSHIRE, SA14 6RE
Case Officer	Gary Glenister
Ward	Llanddarog
Date of validation	20/01/2020

Reason for Committee

This application is being reported to the Planning Committee following the request of the Local Member. The application was reported to Planning Committee on the 4th March 2020 and deferred for a site visit "To enable the Committee to view the existing outbuildings and layout of the site." The site visit was scheduled for the 7th April 2020 however this was cancelled due to lockdown. Given the Covid restrictions, site visits have not been possible, so this application is now being reported back with more visual material in lieu of a site visit.

Site

The application site is a 0.1ha parcel of land in open countryside 1.16km North East of the village of Llanddarog on the Northern side of the A48. There is a scattering of individual dwellings along the road in close proximity to the site, however they are not considered to be a coherent settlement or hamlet.

The site is improved agricultural grazing land opposite the farm complex behind a traditional hedgerow which is well established. The site is accessed via an existing gateway which is proposed to be widened with the provision of two parking spaces.

The farm complex includes a range of traditional barns and a farmhouse with later portal frame barns to the rear.

The farm is some 90 ha owned and a further 20 ha on an unsecured tenancy, however the primary economic activity is storage of hay and straw and distribution of approximately 5,000 tonnes to farms per annum with HGV lorries evident on the yard.

Proposal

The application seeks full planning permission for a detached 2 bed bungalow along with associated garden, access and off street parking area.

The bungalow is of a modern hip roofed design with rendered walls and brick plinth and quoins under a tiled or slate roof.

An Agricultural Appraisal has been submitted setting out the holding's case for a rural enterprise dwelling however due to commercial sensitivities, the facts within the appraisal are not being replicated within this Committee Report. The appraisal section however picks up the relevant points that have led to the recommendation.

Details of surface water drainage have been submitted with a soakaway and planted landscaped water garden indicated within the supporting information.

Planning Site History

There is no relevant planning history on the application site.

Planning Policy

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

SP1 Sustainable Places and Spaces

SP2 Climate Change

SP14 Protection and Enhancement of the Natural Environment

GP1 Sustainability and High Quality Design

GP2 Development Limits

H2 Housing within Development Limits

[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 Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways – Has concerns over visibility, however the splay is within the control of the applicant.

Llanarthne Community Council - No observations received to date.

Local Member(s) - Councillor A Davies has requested the application be reported to Committee so that the TAN6 issues can be assessed as it is a Rural Enterprise Dwelling.

Head of Property – The appraisal for a rural enterprise dwelling has been scrutinised and the conclusion is that there is no justification for a rural enterprise dwelling on the site.

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

Summary of Public Representations

The application has not received any third party representations from neighbours.

Appraisal

Rural Enterprise Justification

A detailed appraisal has been submitted putting forward the circumstances and financial status of the holding. Details of the appraisal are not replicated within this report as it is sensitive information. However, as a summary, the dwelling is said to be needed as the owner is advancing in years and requires appropriate accommodation so that one of the sons can move back to the holding. The sons are living elsewhere in the area and currently travel back to the holding to work.

It should be noted that the majority of the economic activity is hay and straw storage and delivery which means that the work is off site and storage is not dependant on the site as it could take place elsewhere. The revenue from the hay and straw was 3 times that of agriculture so financially the additional dwelling is not justified for agriculture. The business is a rural enterprise that has been successful with only one dwelling on site, so this does not functionally require additional workers to live on site.

The agricultural justification relies on land which is rented and not secure so cannot be guaranteed in the future. Based on the land that is owned by the applicant there is insufficient need and justification as stocking levels cannot be intensified to a level that requires a second dwelling. Therefore, the need for a second dwelling is not supported.

Siting

The location of the proposed dwelling is opposite the farm house on the Northern side of the highway. If the justification for an additional residential unit was to be accepted, there are other options which have not been adequately assessed. There are traditional barns on the yard which are said to be in agricultural use however they do not lend themselves to modern agricultural practices so could be converted. There are also opportunities to develop ancillary accommodation for the elderly parents in the form of an annexe to the main house which has not been assessed. The proposal on the opposite side of the road from the complex is not integral to the complex and would form an incursion into the open countryside that is detrimental to its character and appearance.

Alternatives to the Proposal

In order to provide a balanced assessment of the proposal, the applicant was asked to consider alternatives in the form of an annex for the retiring parents, conversion of the

traditional barns and an alternative location that is better related to the farm complex. The agent however opines the following. Notwithstanding the applicant's circumstances, an annex would not be suitable long term for a worker as they could be a separate family unit in the future. The barns are said to be in agricultural use and not therefore available and alternative locations could curtail the future expansion of the farm complex. The response has not however provided a convincing case for the location of the proposal even if the need was demonstrated.

Highways

There is concern that the access visibility needs to be improved and that a splay of 2.4m by 59m would be required. The applicant would need to cut back the hedgerow to achieve this, however it is in the applicant's ownership so could be achieved.

Planning Obligations

The standard affordable housing contribution would not be applicable for a rural enterprise dwelling as it would be restricted and could not be sold on the open market.

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

After careful consideration of the scheme as submitted, it is concluded on balance that there is insufficient justification for the additional dwelling on the holding.

Additionally, there appear to be other options for ancillary accommodation which have not been adequately assessed. In such cases, the needs of the holding have to be considered, rather than the desires of the applicant to have a detached bungalow on land opposite but detached from the farm complex which could lead to fragmentation. Therefore, even if the justification of need was accepted, the location of the bungalow would not be supported.

The proposal is therefore considered to be unjustified development which would be detrimental to the character and appearance of the open countryside and is recommended for refusal.

Recommendation– Refusal

Reasons for Refusal

Reason 1

The proposal is contrary to Policy GP1 and GP2 of the LDP in that it is unjustified development that will be detrimental to the character and appearance of the open countryside.

Reason 2

The proposal is contrary to the five criteria set out in section 4.4.1 of Technical Advice Note 6 in that:

- i) the agricultural appraisal has been scrutinised and it is not accepted that there is justification for an additional dwelling on the holding.
- ii) in terms of criteria e) the location of the proposal is not supported as there is lack of appraisal of other options such as an annexe or conversion of existing buildings. The proposal is detrimental to the character and appearance of the open countryside.

Reason 3

The proposal is contrary to paragraph 4.5 of Planning Policy Wales Technical Advice Note 6 in that the holding is operating profitably with one dwelling and there is no justification for a second dwelling on the holding.