



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 14/10804/FUL **Case Officer:** Mrs Kate Edwards
Site Notice Posted: 23rd May 2014 **Consultation Date:** 20th May 2014
Date Valid: 14th May 2014 **8 Week Target:** 9th Jul 2014
Decision Type: Delegated Decision
Proposal: Change of use to revert property with an established use as an education centre (C2) to a residential dwelling (C3)
Address: Grouse Cottage , Cymro Road, Llanelly

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Monmouthshire County Council Highways	3rd Jul 2014	<p>PROPOSALS AND COMMENTS</p> <p>There are no proposals to alter either the parking or point of access to the building</p> <p>There are no adverse comments I would wish to make.</p> <p>RECOMMENDATION</p> <p>I would support the proposal.</p> <p>It should be brought to the attention of the applicant that in the event of a new or altered vehicular access being formed, the requirements of Section 184 of the Highways Act 1980 must be acknowledged and satisfied. In this respect the applicant shall apply for permission pursuant to Section 184 of the Highways Act 1980 prior to commencement of access works via MCC Highways.</p>
NP Head Of Strategy Policy And Heritage	12th Jun 2014	<p>The development plan for the area is the Brecon Beacons National Park Local Development Plan 2007-2022 (hereafter LDP) which was adopted by resolution of the National Park Authority on the 17th December 2013.</p> <p>My observations relate to the proposals compliance with the strategy and policy of the LDP.</p> <p>Proposal</p> <p>Seeks the change of use from C2 Residential Education Centre to C3 Dwelling house.</p>

LDP Policy Context

The proposal lies in a countryside location as defined by the LDP proposals maps. Section 4.9 of the LDP sets out that in countryside locations, there is a presumption against development, in accordance with National Policy, unless there is a defined essential need for development. This policy position is implemented by strategy Policy CYD LPI. This policy defines the forms of development which will be acceptable in countryside locations. Criteria 2 of this policy sets out that in countryside locations the loss of community facility will be resisted unless there is evidence to suggest that there will be no impact and/or there is no longer a need for the service and/or the service is no longer viable or has no potential of future viability. The LDP sets out that the term community facility incorporates a wide range of uses which have a local community benefit. Facilities which provide an educational function fall within this definition. (8.10.1-2)

The detail of this strategy position is implemented through policy 50 Retention of Existing community facilities, which states that the development of land which would adversely affect the operation of a community facility or result in its loss would only be permitted where it can be clearly demonstrated that the community facility is no longer required. Section 8.1.0.5 sets out that such evidence should be provided as part of the accompanying Design and Access Statement. In such cases, the usual expectations of the Authority are that the following evidence be provided

- Report of any marketing undertaken to test the market for future re-use of the property as a community facility
- Evidence, detailing why the continued use of the current facility is not sustainable/viable this can include financial account information (where relevant) and/or details of alternative provision of equivalent benefit being made within the locality.

I have had opportunity to review the file, and note that no such information has been supplied to the Authority. Without this information the NPA is unable to make an appropriate assessment of the continued need/viability of this use in this location, and cannot be satisfied that the proposal meets the requirements of policy 50. It is requested that this information be supplied and strategy and policy be reconsulted, or the proposal be refused.

Recommendation:

Strategy and policy object to this proposal as contrary to Policy 50.

Further detail is required to consider the appropriateness

of the loss of the community facility at this location.

Llanelly Community
Council

No comments received.

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

No comments received.

RELEVANT POLICIES

- Planning Policy Wales (Edition 6: 2014)
- Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)
- Local Development Plan (2007-2022) policies and guidance
- Policy I Appropriate Development in the National Park
 - CYD LPI Enabling Appropriate Development in the Countryside
 - Policy 50 Retention of Existing Community Facilities
 - The Authority Approved Guidance 'Policy ES24: Conversion of Farm & Other Buildings to Dwellings (December 2008)' has been retained for use with the Local Development Plan (2007-2022) as the content contains the manner in which marketing of properties should be carried out.

PLANNING HISTORY

App Ref	Description	Decision	Date
11/06753/CPE	Educational residential study centre for use by Moseley School for the purposes of field study	Application Permitted	16th Nov 2011
12/07799/FUL	Retrospective Planning Approval for a system of retaining walls and the proposed cladding of the walls	Application Permitted	3rd May 2012
12/07918/FUL	Change of use of land to activities and camping associated with the education residential study centre for the use by Moseley School for the purposes of field study. Also the retention of associated engineering works and land profiling	Application Permitted	3rd Aug 2012
12/07919/FUL	Retention of single storey side extension and external lighting. Demolition of existing porch and replacement with a canopy porch. Removal of slabs, replace with grass mesh, replace fence with wire	Application Permitted	25th May 2012

OFFICER'S REPORT

Site description

Grouse Cottage is a detached dwelling located on a hillside above Llanelly near Gilwern. The Cottage is located adjacent to the public highway.

Through the submission of a Certificate for an Existing Use (ref. 11/06753/CPE) the Cottage has an established Lawful Use as an education centre (Use Class C2).

This planning application is seeking consent for the change of use from an education centre to a dwelling (Use Class C3). No physical alterations are proposed.

Information Submitted with the Planning Application

As part of the planning application letters have been submitted by the applicant. In summary the initial letter states:

The private water supply to the cottage cannot sustain a commercial centre with many occupants;
The cottage has fallen into a state of disrepair; and
The neighbours are in agreement with the change of use.

The comments of the Strategy Team are provided above. The applicant submitted a second letter in response to the comments. In summary the letter states:

Complaints from neighbours and the high cost of maintaining the Cottage resulted in the school that used it having no option but to stop use of the facility;
Works to the Cottage have been carried out without the appropriate permissions;
The applicant bought the property to help the school and prevent a local property of character, with some history, from falling into a state of disrepair and has had to carry out emergency structural work;
A number of local enquiries have been made in respect of using the Cottage for its current use. Due to the size of the cottage there has not been any interest;
The facility has never provided any use to local people from the local community;
The applicant wishes to return the Cottage to its previous use;
The single track road is not suitable for an increase flow of traffic and there are only two parking spaces available.

Principle of Development

The information submitted by the applicant is noted. However, no evidence has been submitted in respect of marketing the property or who was approached.

Marketing should be carried out and subsequent interest as a result of the marketing should be submitted with a planning application to evidence the attempts made to secure a continued community use.

In addition the potential to use the property for commercial purposes, including self-catering tourist accommodation, has not been investigated.

No consideration has been given for the potential for the Cottage to be a rural enterprise dwelling.

The need to repair the Cottage does not overcome the need to seek commercial uses.

No evidence has been provided in respect of the comments regarding the water supply. It is unclear how much weight, in terms of material planning considerations, could be given to the water supply, as alternative uses may require less or the same level of water if the property was used for community or commercial uses.

Conclusion

Officers agree with the Strategy Team and it is considered that the application does not meet with the requirements of the community facilities policies. In addition the planning application does not meet with the policies regarding potential commercial uses or potential use as a rural enterprise dwelling.

Officers recommend the application be refused for the following reasons:

RECOMMENDATION: Refuse

Conditions and/or Reasons:

Reasons:

- 1 The application fails to justify the loss of a community facility contrary to Policy 50 and Policy CYD LPI of the Brecon Beacons National Park Authority Local Development Plan (December 2013 -2022) and the advice contained within Technical Advice Note 6: Planning for Sustainable Rural Communities (2010) and Planning Policy Wales (Edition 6: 2014).
- 2 The application fails to justify the use of the property as an unrestricted open market dwelling contrary to Policy CYD LPI of the Brecon Beacons National Park Authority Local Development Plan (December 2013 -2022) and the advice contained within Planning Policy Wales (Edition 6: 2014) and Technical Advice Note 6: Planning for Sustainable Rural Communities (2010).

Signed (Case Officer):
Mrs Kate Edwards
Senior Planning Officer (DC)



Date: 08.07.14

Checked (Principal Planner):



Date: 8/7/14

**Signed (National Park
Authorised Officer):**



Date: 8th July '14
