

Brecon Beacons National Park Authority

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

REFUSAL OF PERMISSION FOR DEVELOPMENT

Applicant/Agent:
Mr Stephen Williams
Williams Associates
The Old School
The Bryn
Penpergwm
Abergavenny
Monmouthshire
NP7 9AH

Application Reference:
14/11049/FUL

REFUSE

In pursuance of its powers under the above mentioned Act, the Brecon Beacons National Park Authority (hereinafter called 'the Local Planning Authority') hereby **REFUSES** to grant consent for the following development:

“Construction of a pair of semi detached dwellings and a single detached dwelling with associates access.” (Full Application) at Land Adjacent To Ashtree Cottage, Llanelly Hill, Monmouthshire, NP7 0RH

for the following reason(s):

- The proposal is for three dwellings in the Limited Growth Settlement of Llanelly Hill as defined by the Brecon Beacons National Park Local Development Plan (2013), where proposals that result in the creation of new dwellings will only be allowed if they meet evidenced local need for affordable housing. The proposal fails to demonstrate that the units will provide 100 percent affordable housing in-perpetuity and is therefore contrary to policies LGS LP2 and SP6 of the Brecon Beacons National Park Local Development Plan (2013) and Planning Policy Wales (2014).

Policies considered relevant to this decision:

SPI	National Park Policy
Policy 1	Appropriate Development in the National Park
LGS LPI	Definition of Limited Growth Settlements
LGS LP2	Limited Growth Settlements Appropriate Development
LGS LP3	Limited Growth Settlements Mitigating Impact
SP6	Affordable Housing

Signed: *[Signature]*

National Park Authorised Officer

Date: *10th November 2014*

Brecon Beacons National Park Authority

NOTES TO APPLICANT

Appeals to the National Assembly for Wales

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the National Assembly for Wales under Section 78 of the Town and Country Planning Act 1990 (as amended).

If you wish to appeal, then you must do so within six months of the date of this notice, using a form which you can obtain from the Planning Inspectorate at Crown Buildings, Cathays Park, Cardiff CF10 3NQ or you can submit your appeal online via their website at www.planningportal.gov.uk/planning/appeals/appeals

The National Assembly for Wales can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The National Assembly for Wales need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the National Assembly for Wales does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices

If either the local planning authority or the National Assembly for Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the local planning authority in whose area the land is situated. This notice will require the local planning authority to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the National Assembly for Wales on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990 (as amended).