



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 15/12561/CON **Case Officer:** Miss Lisa Hughes
Site Notice Posted: 20th Aug 2015 **Consultation Date:** 11th Aug 2015
Date Valid: 6th Aug 2015 **8 Week Target:** 1st Oct 2015
Decision Type: Delegated Decision
Proposal: Removal of Condition 4 on Planning Permission M19424 to allow year round use of holiday units.
Address: Dyffryn Clydach Farm , Gilwern, NP7 0EG

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Monmouthshire County Council Highways	26th Aug 2015	<p>PROPOSALS AND COMMENTS</p> <p>The proposal does not include any alterations to the access or parking arrangements for the holiday let. Subject to the site remaining as a holiday residence, from a highway viewpoint, it does not cause me concern.</p> <p>RECOMMENDATION</p> <p>There are no adverse comments I would wish to make.</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 the MCC Highways.</p>
NP Head Of Strategy Policy And Heritage	28th Aug 2015	<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>

My observations relate to the proposals compliance with the strategy and policy of the LDP.

Proposal

The proposal seeks the removal of a seasonal occupancy condition from Dyffryn Clydach Farm Barns Holiday Let.

LDP Policy Context

The proposal is located in an area of countryside as defined by the LDP proposals map. The LDP sets out that development in countryside locations is less sustainable and more environmentally challenging than is considered acceptable. As such it is the vision of the LDP to increase the viability and diversity of rural practice, including supporting farming practice to engender a more vital future for our countryside. As such the loss of agricultural buildings from economic generating activity to non-economic generating activity is not supported by the LDP.

This strategy position is implemented through policy CYD LPI criterion 1(b) which states:- outside of defined settlements within the LDP the following forms of development will be permitted subject to all other relevant LDP Policies :- (1) Proposals that capitalise on improving the existing building stock and/or utilises previously developed land and/or re-uses redundant buildings, including (b) Proposals to re-instate redundant buildings to the following beneficial uses (i) Commercial, Sport, Tourism or Recreation use. Unrestricted residential use is not considered an acceptable use by the Authority.

The condition imposed seeks the restriction of the barn for permanent residential use. Whereas it is agreed the seasonality of the condition is unnecessary, it is considered necessary to restrict the use of the barn to use as a holiday let. As such, strategy and policy have no objection to the removal of the condition, subject to the substitution of the following conditions:-

1. The building(s) which is the subject of this application shall be used for holiday accommodation only and for no other purpose including any other purpose within Class C of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
2. The barn(s) shall not be let to or occupied by any one

person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of the lettings, including the names and main home addresses of guests, shall be kept up-to-date and made available for the Local Planning Authority to inspect at all reasonable times.

Reasons for the above conditions are as follows:

1 The National Park Authority is not prepared to allow the introduction of an unrestricted unit of residential accommodation in this rural location.

2 To ensure the approved holiday accommodation is not used for permanent residential accommodation as the National Park Authority is not prepared to allow the introduction of an unrestricted unit of residential accommodation in this rural location.

Recommendation:

Strategy and policy have no objection to the above application, subject to the imposition of the above conditions

As always if you have any concerns relating to the contents of my observations, or require additional clarification of any point please do not hesitate to get in contact.

Llanelly Community
Council

11th Sep 2015

Should the National Park Authority be minded to grant permission for the above Application. Llanelly Community Council would recommend that the following matters are controlled by means of appropriate planning conditions.

Members would like to make one recommendation, that the property owner submits a register of lettings on a annual basis, and no one letting is let for more than three months in any one letting.

The Llanelly Community Council wish to make No Objections as long has the Application conforms to the NPA policies.

NO THIRD PARTY REPRESENTATIONS HAVE BEEN RECEIVED

RELEVANT POLICIES

SPI-National Park Policy

Policy I- Appropriate Development in the National Park

CYD LPI – Enabling appropriate development in the Countryside.

Planning Policy Wales – (Edition 7, July 2014)

Technical Advice Note (TAN) 6 – Planning for Sustainable Rural Communities

Technical Advice Note (TAN) 13 - Tourism

PLANNING HISTORY

App Ref	Description	Decision	Date
M19424	Conversion of farm buildings to two holiday units	Application Permitted	7th Jul 2004

OFFICER'S REPORT

The Seasonal occupation condition which the application seeks to remove has not been applied by the Authority for several years. Condition 4 states: "The accommodation hereby permitted shall not be used for human habitation between 31st October and 1st March in the succeeding year. Reason: To ensure the holiday units permitted are not used as permanent residential accommodation".

However the demand for tourist accommodation year round is recognised, and there is an objective of increasing the supply of accommodation in the National Park which is available for occupation throughout the season. The condition subject of this application is therefore outdated. It is considered that a restriction on tourist accommodation becoming permanent residential accommodation can be monitored through the imposition of a condition restricting individual occupancy to 3 months and the maintenance of a register of lettings. The applicant suggested the replacement of condition 4 with such a condition.

It is considered that the proposal complies with policies Policy SPI, I and CYD I of the Local Development Plan, along with guidance set out in Planning Policy Wales, Technical Advice Notes 6 and 13 and Circular WGC 016/2014, and is therefore recommended for approval.

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RECOMMENDATION: Permit

Conditions and/or Reasons:

- I The building(s) which is the subject of this application shall be used for holiday accommodation only and for no other purpose including any other purpose within Class C of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that

Class in any statutory instrument revoking and re-enacting that Order with or without modification.

- 2 The building(s) shall not be let to or occupied by any one person or group of persons for a continuous period of longer than 3 months in any one year and in any event shall not be used as a permanent accommodation. A register of the lettings, including the names and main home addresses of guests, shall be kept up-to-date and made available for the Local Planning Authority to inspect at all reasonable times.

Reasons:

- 1 The National Park Authority is not prepared to allow the introduction of an unrestricted unit of residential accommodation in this rural location.
- 2 To ensure the approved holiday accommodation is not used for permanent residential accommodation as the National Park Authority is not prepared to allow the introduction of an unrestricted unit of residential accommodation in this rural location.

Informative Notes:

1. This decision only refers to the removal of Condition 4 of Planning Permission M19424, and as such all other conditions contained on planning permission M19424 remain extant.
2. 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 the Monmouthshire County Council Highways.

Signed (Case Officer):

Miss Lisa Hughes
Enforcement Officer

L. C. Hughes

Date: 14/09/2015

Checked (Principal Planner):

P. Rice

Date: 17/9/2015

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

J. Meltzer

Date: 24/9/2015

