

Brecon Beacons National Park Authority



Town and Country Planning Act 1990 **Town and Country Planning (Development Management Procedure) (Wales)** **Order 2012**

REFUSAL OF PERMISSION FOR DEVELOPMENT

Applicant/Agent:
Mr Delwyn Davies

Application Reference:
17/14475/FUL

Gwyn Gathan
Reservoir Road
Ebbw Vale
Blaenau Gwent
NP23 5DF

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 Single detached dwelling” (Full Application) at Tanider Dyner, Main Road, Blackrock, Clydach Monmouthshire

for the following reason(s):

- I The proposed open market dwelling is located in the open Countryside as defined by the Brecon Beacons National Authority Local Development Plan Proposals Map. As no justification or essential need has been submitted for the proposed dwelling it is therefore contrary to Policy CYD LPI of the Brecon Beacons National Park Authority Local Development Plan.

Policies considered relevant to this decision:

- Planning Policy Wales (PPW 2016)
- Environment Act 1995
- Natural Environment & Rural Communities Act 2006
- Conservation of Habitats & Species Regulations 2010
- Technical Advice Note 12 , Design (2014)
- Technical Advice Note 5, Nature Conservation (2014)
- Technical Advice Note 2, Planning and Affordable Housing (2006)
- Technical Advice Note 6 - Planning for Sustainable Rural Communities (2010)
- Brecon Beacons National Park Authority Local Development Plan-
- Policy LGS LP2
- Policy 1, 3, 4, 5, 6, 7, 8, 9,,12 & 15
- Policy SP3
- Policy SP5
- Policy SP6

Signed: *A. Wiltshire*

National Park Authorised Officer

Date: *2^{1st} September 2017*

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).

