

**ADRODDIAD PENNAETH CYNLLUNIO,
CYFARWYDDIAETH YR
AMGYLCHEDD**

**REPORT OF THE HEAD OF PLANNING,
DIRECTORATE
OF ENVIRONMENT**

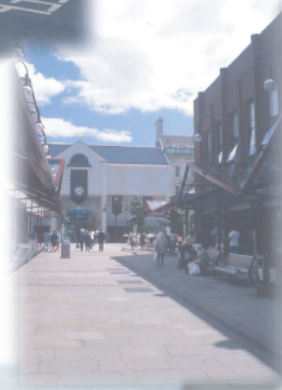
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 25 AWST 2020
ON 25 AUGUST 2020**

***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 yn 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:	25 AUGUST 2020
REPORT OF:	HEAD OF PLANNING

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APPLICATIONS RECOMMENDED FOR REFUSAL

Application No	W/40014
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Application Type	FULL
Proposal & Location	SHED FOR AGRICULTURAL PURPOSES AND STORAGE/MAINTENANCE OF VINTAGE AND CLASSIC VEHICLES (HOBBY PERSONAL USE), ACCESS TRACK, HARDSTANDING AND ASSOCIATED ENGINEERING WORKS AT LLETY TEG LAND, PENCADER, SA39 9BU

Applicant(s)	BRYAN EVANS
Agent	CARTREF DESIGNS LIMITED – Daryl Thomas
Case Officer	Helen Rice
Ward	Llanfihangel-Ar-Arth
Date registered	27 December 2019

Reason for Committee

This application is being reported to the Planning Committee following a call-in request by Cllr Linda Evans.

Site

The application site lies in an elevated position to the west of the settlement of Pencader. The site is accessed via a single lane c-class road that meanders its way up the steep hill from Pencader, up passed the site and up onto the hill beyond in a westerly direction. The site is accessed via an agricultural gate from one of the sharp turns from the road and has its own access track leading up onto the site which includes a large hardstanding area and existing building. Long distant views towards the north, east and south are attainable from the site due to its elevated and open position. The building is associated with a nearby dwelling known as Llety Teg which is located approximately 200m due south of the site, accessed off the same c-class road. Separate dwellings are located in closer proximity to the site namely Penrhiw & Haulfan (90m to south east) and Pant y Bwdran Mawr, Pant y Bwdran Bach a Pant y bara (100 – 150m to the east). The application site adjoins agricultural fields defined by a mix of hedgerows and agricultural style fencing.

Proposal

The development is retrospective in nature and seeks planning permission to retain the erected shed for mixed agricultural and hobby use, along with retention of the access track and created hardstanding area. The shed comprises a steel framed building finished with

metal cladding with a single large roller shutter entrance door along its main principal elevation and a side access door. The shed has a footprint of 12.2m by 11.1m with a ridge height of 5.2m and eaves height of 3.9m. the shed is set within a cutting that was engineered into the site to accommodate the building. To the east of the building is a large hardstanding area with the external storage of vehicles, machinery and plant. A hardstanding access track leads down from the hardstanding area to the agricultural gate entrance onto the c-class road. It is evident that field boundaries and hedgerows have been removed to accommodate the works that have been undertaken with the field to the north of the site remaining open on to the site, and at the time of the site visit sheep and a horse were grazing the land.

Planning Site History

The following previous application has been received on the application site:-

W/31984	Steel framed agricultural storage building Agricultural Notification, Prior Approval Not Required	27 May 2015
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Planning Policy

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

SP1	Sustainable Places and Spaces
SP3	Sustainable Distribution- Settlement Framework
GP1	Sustainability and High Quality Design
GP2	Development Limits
TR3	Highways in Developments- Design Considerations

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

Valuations Manager – There is no farm business justification for a shed of this size or type relative to the extent of agricultural land owned/available to the applicant. The shed is not suitable for housing livestock during lambing as suggested and therefore cannot be supported.

Llanfihangel-Ar-Arth Community Council - No observations received to date.

Local Member(s) - Councillor Linda Davies Evans is supportive of the application in that it is for a mixed agricultural and hobby use personal to the applicant. It is considered that the proposal complies with the policies of the LDP and if it is intended to refuse the application it is requested that the application is referred to the Planning Committee for consideration on the above grounds.

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

Summary of Public Representations

The application was the subject of notification by way of a site notice. No representations were received as a result.

Appraisal

Principle of Development

This application was submitted as a result of enforcement investigations. Planning permission for the erection of an agricultural shed was granted in May 2015 under an agricultural prior notification application. Such applications are only granted on the basis that there is an agricultural justification and that upon erection they can only be used for agricultural purposes. Upon investigation, it was apparent that what had been erected differed from that which was granted planning permission and that the use appeared to be only partially for agricultural purposes with the main use relating to the storage/repair of car vehicles.

In response to investigations and in support of this application to retain the building the following justification/explanation has been put forward:

- The shed was constructed slightly larger than permitted due to a foreseeable future need for the storage of agricultural and other vintage classic vehicles.
- The majority of vintage and classic vehicles are currently stored at Ashvale garage which is located approximately 600 yds south of application site. There is currently a small number of vehicles at the application site.
- The property owner intends retiring in the next 12 months and will need to vacate the garage at Ashvale as a new proprietor will be taking over the business. This will leave him with nowhere to store and maintain his mix of agricultural and other vintage and classic vehicles.
- The applicants' current residency at Llety Teg has insufficient land space to construct a new building for the storage of these vehicles.
- The vintage and classic vehicles are for the applicant's own personal enjoyment. There will be no commercial activity at this site.
- The agricultural questionnaire provides full details of existing and proposed agricultural activity. It is proposed that sheep stocking levels will substantially increase at retirement as more time will be available at this time to dedicate to farming activity.
- A location within settlement limits for this shed would not be feasible due to the agricultural activity needed adjacent to fields. This will include shearing, lambing and shelter during poor weather conditions.

The application is supported by an agricultural questionnaire that confirms that the applicant has a total of 16 acres (6 acres owned and 10 acres rented) of grazing agricultural land, with 3 sheep and one horse. It is anticipated that the sheep numbers will increase to 43 in the future.

This differs to the agricultural questionnaire that was submitted with the prior notification application which advised at that time the applicant had 18 hectares (5ha owned, 13ha rented) (44 acres – 12 acres owned and 32 acres rented) with anticipated sheep numbers of 50.

Whilst the above justification is noted, the application site is located within the countryside where there is a general presumption against unjustified forms of development. One exception to this presumption is agricultural development, which evidently is justified to be located in the open countryside. It was indeed on this basis that the original application was considered acceptable.

However, what has transpired differs significantly from that originally proposed and the circumstances of the applicant has changed significantly to the extent that the agricultural justification for the shed is significantly diminished with a significantly lower agricultural area than previous. The building and the wider hardstanding area is currently used more for the storage and repair of the applicant's vintage vehicles than for agricultural purposes. Such an use is not a justified form of development in the countryside and is rather an use that should be co-located with a host dwelling or within a suitable building within settlement limits. This is currently the case where the applicant currently stores his vehicles at a garage a short distance to the south within the defined settlement limits of Pencader and is thus viewed within the context of the surrounding built form.

It is appreciated that there may be limited space at the applicant's property of Llety Teg to house the applicant's vehicles. But this is not considered sufficient justification to allow the use of a building that is visually and physically divorced from the host dwelling in the open countryside for such an use. Furthermore, the elevated position of the site exposes the site to long distant views and the potential for the external storage of vehicles is considered to have an unacceptable impact upon the character and appearance of the area. In terms of the agricultural use of the building, as set out above the application has been reviewed by the Council's Valuations department who have concluded that there is no agricultural justification for the building in this location and the building itself is not designed to be suitable for the accommodation of livestock. Indeed, the design of the building is more akin to a commercial garage with garage paraphernalia already accommodated within and adjacent to the building. Whilst it is appreciated that it is not intended to use the building for commercial purposes, the appearance nevertheless is not of a domestic scale.

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 no justification for the retention of the building for the intended mix use to overcome the general presumption against development in the countryside. The building is both visually and physically divorced from the host dwelling and is rather in an open exposed area with far reaching views. It is considered that the use of the building and land for the storage of the applicant's cars would have an unacceptable impact upon the character of the area contrary to policy GP1 of the Carmarthenshire LDP and is therefore recommended for refusal.

Recommendation - Refusal

Reason

- 1 The proposal would result in the retention of an unjustified form of development in the open countryside that would represent a sporadic form of development that is both visually and physically divorced from the host dwelling at Llety Teg. Furthermore, by reason of the intended part use for the storage/repair of the applicant's vintage vehicles/machinery, the development would have an unacceptable impact upon the character and appearance of the area contrary to Policy GP1 of the Carmarthenshire Local Development Plan 2014.