

CYNGOR CYMUNED NANTMEL COMMUNITY COUNCIL

You are summoned to attend a meeting of the Cyngor Cymuned Nantmel Community Council will be held on **Thursday 18th July** 2019 at 7.00pm at Dolau Nantmel Chapel

Jane Johnston
Clerk

AGENDA

- 1. Apologies**
- 2. Minute's Silence in memory of the late Mr Graham Price, Former Member**
- 3. Minutes of the last Meeting held on 20th June 2019**
- 4. Information from Minutes**
- 5. Planning Applications**
 - a) **19/1048/FUL** - Proposal: Erection of an extension to an agricultural building (retrospective) - Site Address: Rose Meadows, Nantmel, Llandrindod Wells, Powys LD1 6EL
 - b) **19/0656/HH** - Proposal: Erection of a garage - Site Address: Wenbery, Nant Glas, Llandrindod Wells, Powys LD1 6PA
 - c) **19/1012/FUL** - Proposal: Conversion of barn into a dwelling, installation of sewage treatment plant and all associated works - Site Address: Barn At Cae-llwyn, Nantmel, Rhayader, Powys LD6 5PE
- 6. Correspondence**
 - a) **Welsh Government – Non-Domestic Rates Relief for Public Lavatories.**
- 7. Finances**
 - a) **K Curry – Land Registry Fees**
- 8. School Building – Update**
- 9. Any Other Business**
- 10. Next Meeting Date – Thursday 19th September at 7.00pm at Dolau Nantmel Chapel**

Public Speaking Protocol – Full Council Meetings

Members of the public have the right to speak at Full Council Meetings on any matter identified for discussion on the Agenda.

This protocol sets out the provisions of the Council's scheme of participation at meetings and answers some of the questions that you might have about the procedure and what to expect at the Meeting itself. The Council welcomes contributions from members of the public and hopes that this procedure will facilitate input from the public, consistent with maintaining the orderly conduct of business.

If I want to speak, how do I arrange it?

Members of the public will be allowed at each Full Meeting of the Council to make representations on any item contained on the agenda. **A request for participation in the public session should be submitted, if possible in writing, to the Clerk by 12 noon on the day before the meeting.**

When will I be able to speak?

A slot will be set aside at each item of Full Council Meetings to enable members of the public to make a representation on that particular agenda item. Councillors will be permitted to ask questions.

To whom do I address my representation?

Each representation must be directed through the Chair.

What is the order of speaking on each item at the Meeting?

The Chair of the Meeting will introduce the individual and invite representations in the following order:

- The individual will be asked to identify the item they wish to address the Council on;
- Members of the Council with a personal or prejudicial interest should act accordingly;
- The individual will be asked to address the meeting.

How will I participate

Individuals will be asked to address the Full Council through the Chair.

If I cannot attend the Meeting in person, can I still make a representation to the Council?

Where a written representation is submitted and the author is not present at the Meeting, the Clerk will be asked to read the relevant communication.

NB - Laws of slander are very strict. If you say something, in public, about a person which is untrue, even if you believe it to be true, you may be at risk of legal action. You should think carefully about any criticisms you make about people in public speaking.

Contact – nantmelcc@gmail.com

Telephone: 01597 824479

Adopted: 19.07.18

Cyngor Cymuned Nantmel Community Council
Minutes of a Meeting held on Wednesday 22nd May 2019 Dolau Nantmel Chapel

Present: Cllr C Lewis, A Bates, K Curry, J Harris, J Price, J Price, R Lewis
Cty Cllr D Evans

Apologies: Cllr P Bowen

NC 49/19 **Minutes**

The minutes of the Annual meeting held on 22nd May 2019 were confirmed and signed.

NC 50/19 **Minutes**

The minutes of the last meeting held on 22nd May 2019 were confirmed and signed.

NC 51/19 **Information from Minutes**

a) Defibrillator Training

The Clerk is awaiting contact from Cariad with regard to a training session in Nantmel. The members of the Willow Globe wish to be included as they have recently purchased a Defibrillator. The Clerk will circulate the date once it is booked.

b) Culverts – Church Lane

Cllr Morgan reported that these had been emptied and a great job had been done. Members thanked Cty Cllr Evans.

NC 52/19 **Planning**

a) 19/0881/RES - Proposal: Application for reserve matters following the approval of P/2016/0289 for the erection of 3 dwellings and all associated works Site Address: Land Directly Adjacent To Star Villas, Nantmel, Llandrindod Wells, Powys LD1 6EN. **No objection.**

NC 53/19 **Correspondence**

a) Bryn Titli Wind Farm – Apprenticeship

Notification of an Apprenticeship being offered by the Bryn Titli Trust, Cllr Curry provided some background information and asked members to publicise this offer. The Clerk had published this on Facebook and within the community noticeboard.

NC 54/19 **Finances**
None.

NC 55/19 **Nantmel School Building**

Cllr Curry reported that confirmation had been received from the Land Registry who will look at the enquiry in the next week.

There will be a cost to providing documents of £7 per document and the Land Registry official will work through the documents to ascertain their relevance. The site had been registered in 2005.

It was agreed that Cllr Curry would pay for the copies which would then be refunded by the Community Council. Once the documents are received he will forward them to Richard and Jessica Tyler for investigation.

Resolved: to fund the cost of the copies of the Land Registry records.

NC 48/19

Information

a) Overgrown Hedges & Grass (Little Gigrin)

Cllr Bates reported the following. Cty Cllr Evans will report this to PCC.

b) Faded Road Signs

Cllr Bates reported an increasing number of faded road signs. She will forward a list to Cty Cllr Evans for his attention.

c) Malcolm East MBE

Cllr Bates reported that Mr Malcolm East had recently been awarded an MBE in the Queen's Honours List.

Resolved: to write a letter of congratulations to Mr East.

d) Planning Application – Rose Meadow

Cllr Bates reported an extension which is being erected on the agricultural shed recently applied for. Clerk to check application and contact the Planning Department to establish if this forms part of the application.

e) Rhayader Pump Track

Cllr Curry informed members that funding has been secured and work will soon commence on the Cycle Pump Track in Rhayader. There will be a Community Meeting at the Rugby Club on 2nd July 2019. He also reported that the Tri Towns Group is working of Cycle Routes linking Rhayader, Builth Wells and Llandrindod Wells.

Sa



Ms J Johnston
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10 Ddole Road
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Powys
LD1 6PF

nantmelcc@gmail.com

Gwilym Davies

Pennaeth Eiddo, Cynllunio a Gwarchod y
Cyhoedd
Head of Property, Planning and Public
Protection

County Hall
Spa Road East
Llandrindod Wells
LD1 5LG

Our Ref: 19/1048/FUL

Date: 2 July 2019

Direct Line: 01597 827161 / 01938 551259

Email: planning.consultations@powys.gov.uk

Dear Sir/Madam,

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

Application Reference: 19/1048/FUL

Grid Reference: E:304064 N: 265788

Proposal: Erection of an extension to an agricultural building (retrospective)

Site Address: Rose Meadows, Nantmel, Llandrindod Wells, Powys LD1 6EL

The application is available to view on the Council's website
(<http://pa.powys.gov.uk/online-applications/>). After accepting the terms and conditions
please follow the online instructions to view the case.

Notice is hereby given that any observations you may wish to make must be returned to
me within 21 days of the date of this letter. If this is not done it will be assumed that you
do not wish to comment and the application will proceed to determination.

Please note that comments must be made in writing and that such comments will be held
on a file that will become open to public inspection.

**If you believe this application does not fall within your Community Council area
can you please bring this to my attention immediately.**

To Nantmel and Rhayader

A44

To Gwystre and Crossgates



Rev.	Note.	Date.
A	ADDED LEAN TO	6/19



Gareth Price
Chartered Building Surveyor

Garner Southall Group Practice
Ashby House, Middleton Street,
Llandrindod Wells, Powys LD1 5ET

Tel: 01597 822412
Email: gareth.llandod@garnersouthall.co.uk

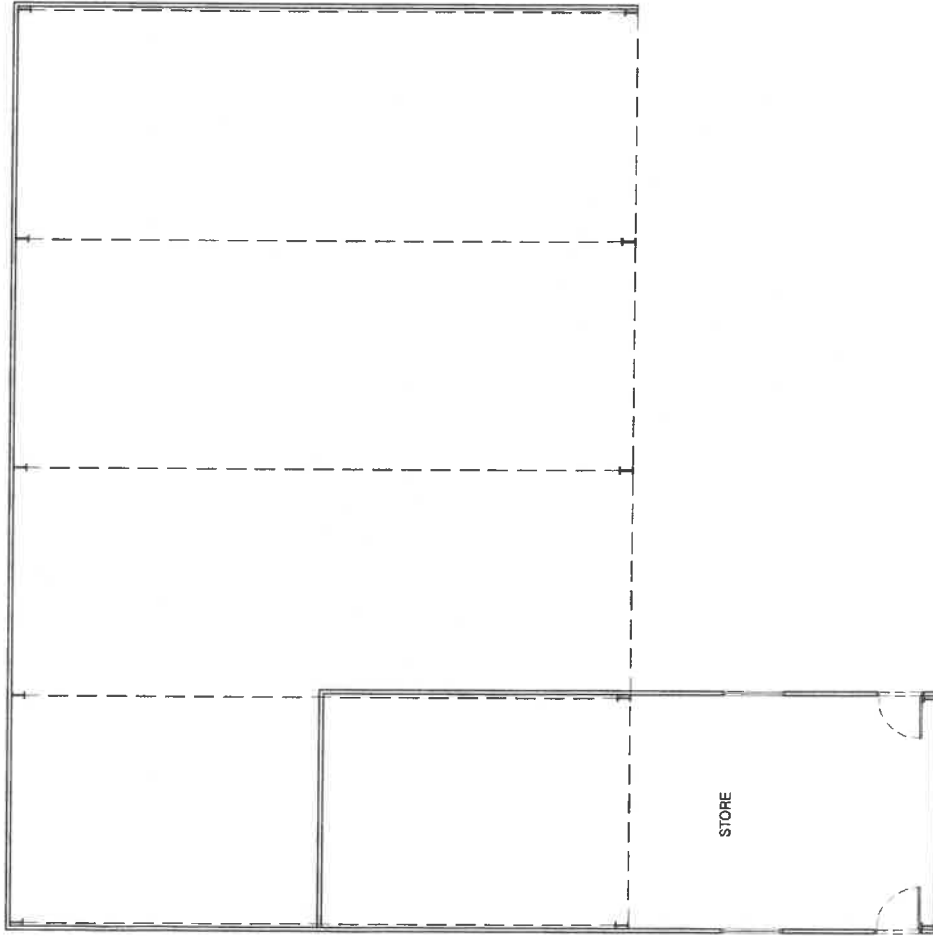
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REPLACEMENT AGRICULTURAL STORE
SHED, ROSE MEADOW, NANTMEL

Subject:
SITE LOCATION

Dwn. SAB Scale. 1:1250@A4

Date. 11/18 Ref. 4821/4A

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Rev.	Note.	Date.
A	LEAN TO ADDED	6/19

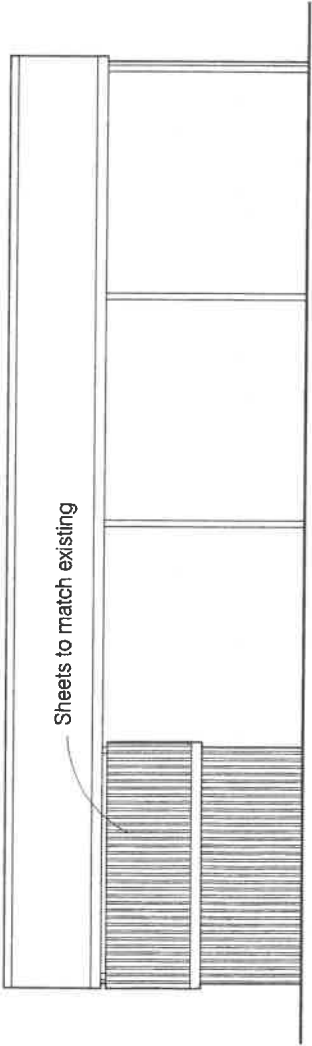
Gareth Price
Chartered Building Surveyor
 Garner Southall Group Practice
 Ashby House, Middleton Street,
 Llandindod Wells, Powys LD1 9ET
 Tel: 01597 822412
 Email: gareth.jlandod@garnersouthall.co.uk



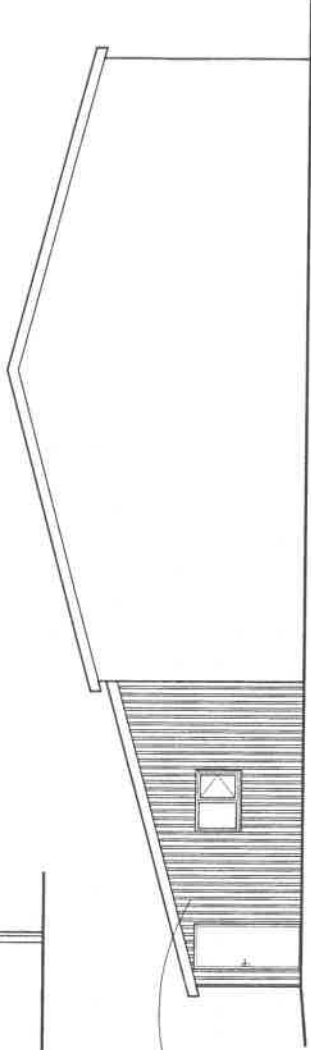
Project:
 REPLACEMENT AGRICULTURAL STORE
 SHED, ROSE MEADOW, NANTMEL.

Subject:
 PROPOSED PLAN

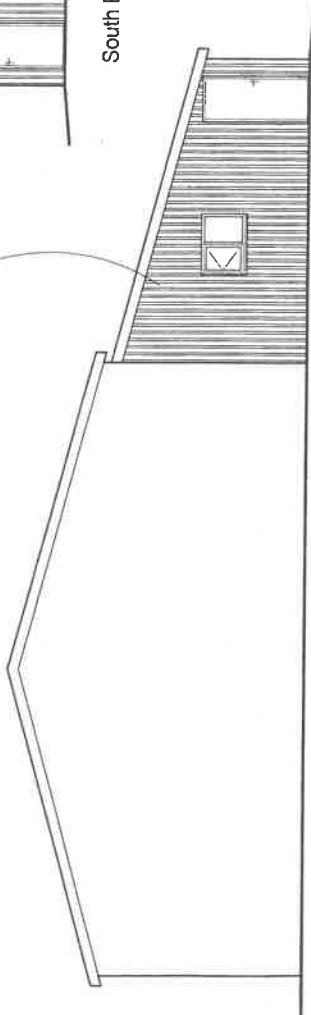
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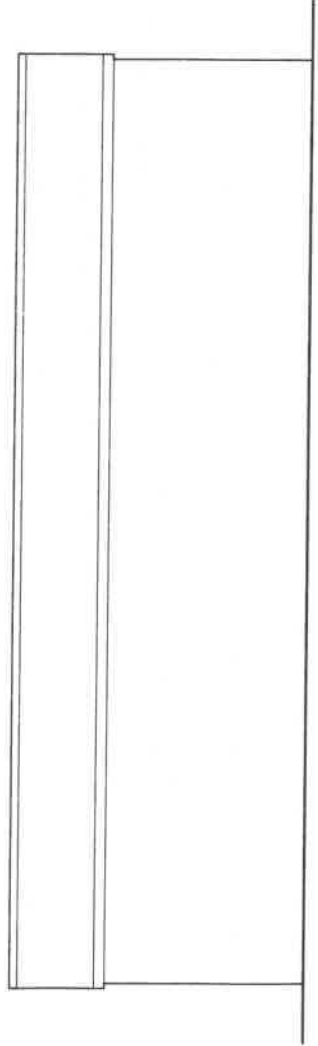
South West Elevation



South East Elevation



North West Elevation



South West Elevation (No change)

Rev.	Note.	Date.
A	LEAN TO ADDED	6/19

Gareth Price
Chartered Building Surveyor
 Garner Southall Group Practice
 Ashby House, Middleton Street,
 Landindod Wells, Powys LD1 5ET
 Tel: 01597 822412
 Email: gareth.landod@garnersouthall.co.uk

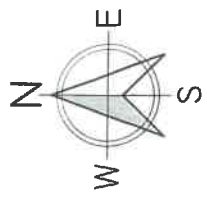
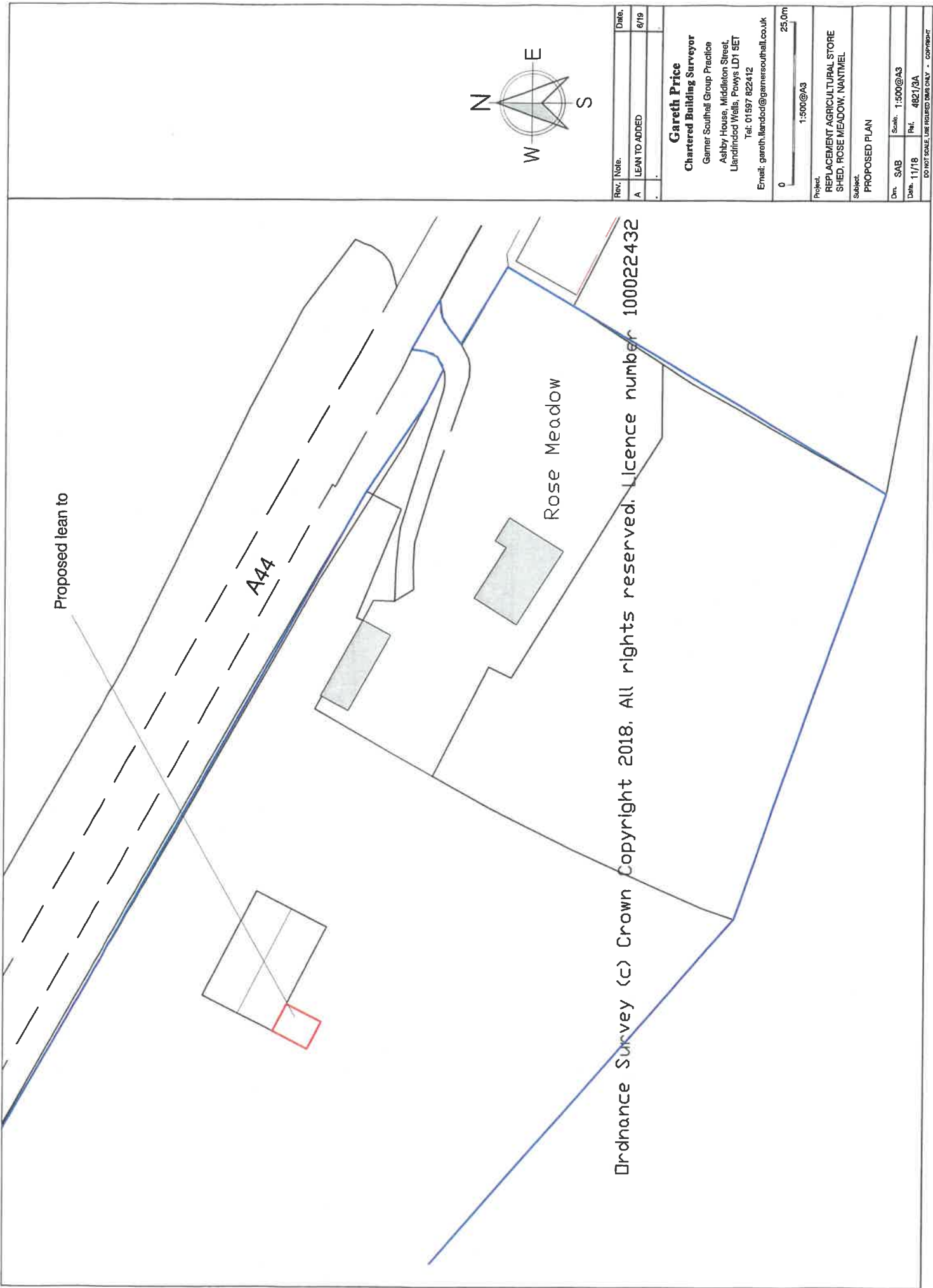
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Project:
 REPLACEMENT AGRICULTURAL STORE
 SHED, ROSE MEADOW, NANTMEL

Subject:
 PROPOSED ELEVATIONS

Dwn.	SAB	Scale.	1:100@A3
Date.	11/18	Rev.	482172A

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Rev.	Note	Date
A	LEAN TO ADDED	6/18

Gareth Price
 Chartered Building Surveyor
 Gamer Southall Group Practice
 Ashby House, Middleton Street,
 Llandindod Wells, Powys LD1 5ET
 Tel: 01597 822412
 Email: gareth.mendod@gamersouthall.co.uk

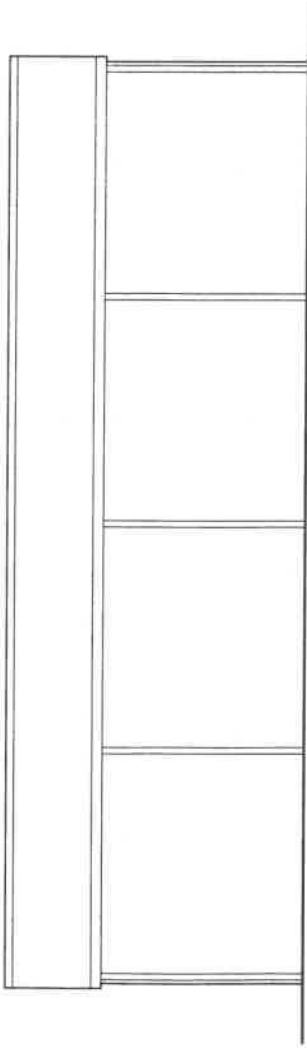
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 SHED, ROSE MEADOW, NANTMEL

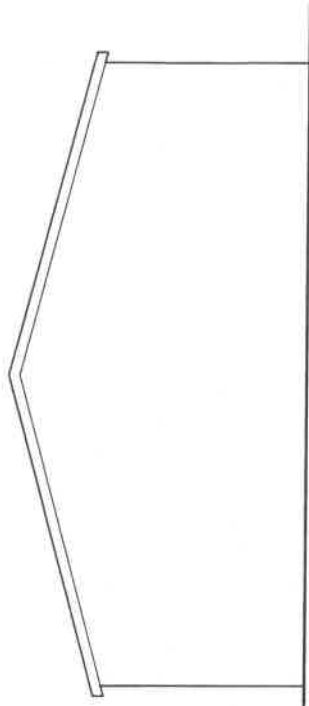
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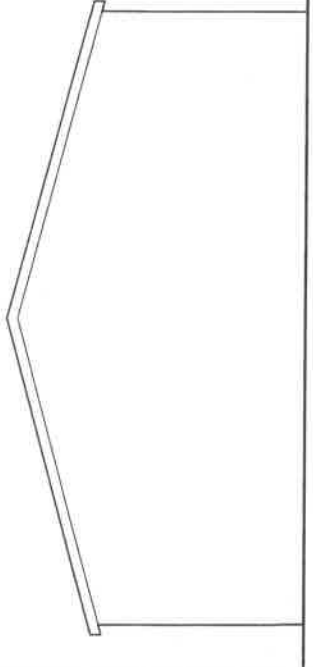
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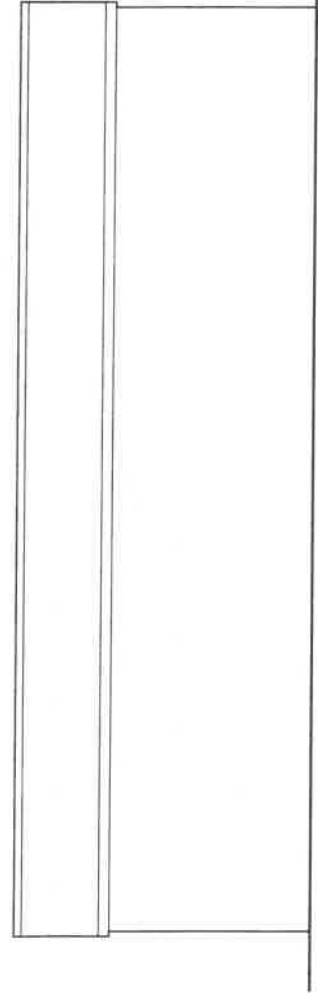
South West Elevation



South East Elevation



North West Elevation



South West Elevation (No change)

Rev.	Note	Date
A	LEAN TO ADDED	6/19

Gareth Price
Chartered Building Surveyor
 Gamer Southall Group Practice
 Ashby House, Middleton Street,
 Llandindod Wells, Powys LD1 9ET
 Tel: 01597 822412
 Email: gareth.llandod@gamersouthall.co.uk

0 _____ 5.0m
 1:100@A3

Project:
 REPLACEMENT AGRICULTURAL STORE
 SHED, ROSE MEADOW, NANTMEL

Subject:
 EXISTING ELEVATIONS

Dn.	SAB	Scale	1:100@A3
Date	11/16	Rev.	4821/6

50



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10 Ddole Road
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LD1 6PF

nantmelcc@gmail.com

Gwilym Davies

Pennaeth Eiddo, Cynllunio a Gwarchod y
Cyhoedd
Head of Property, Planning and Public
Protection

County Hall
Spa Road East
Llandrindod Wells
LD1 5LG

Our Ref: 19/0656/HH

Date: 3 July 2019

Direct Line: 01597 827161 / 01938 551259

Email: planning.consultations@powys.gov.uk

Dear Sir/Madam,

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

Application Reference: 19/0656/HH

Grid Reference: E:299767 N: 265032

Proposal: Erection of a garage

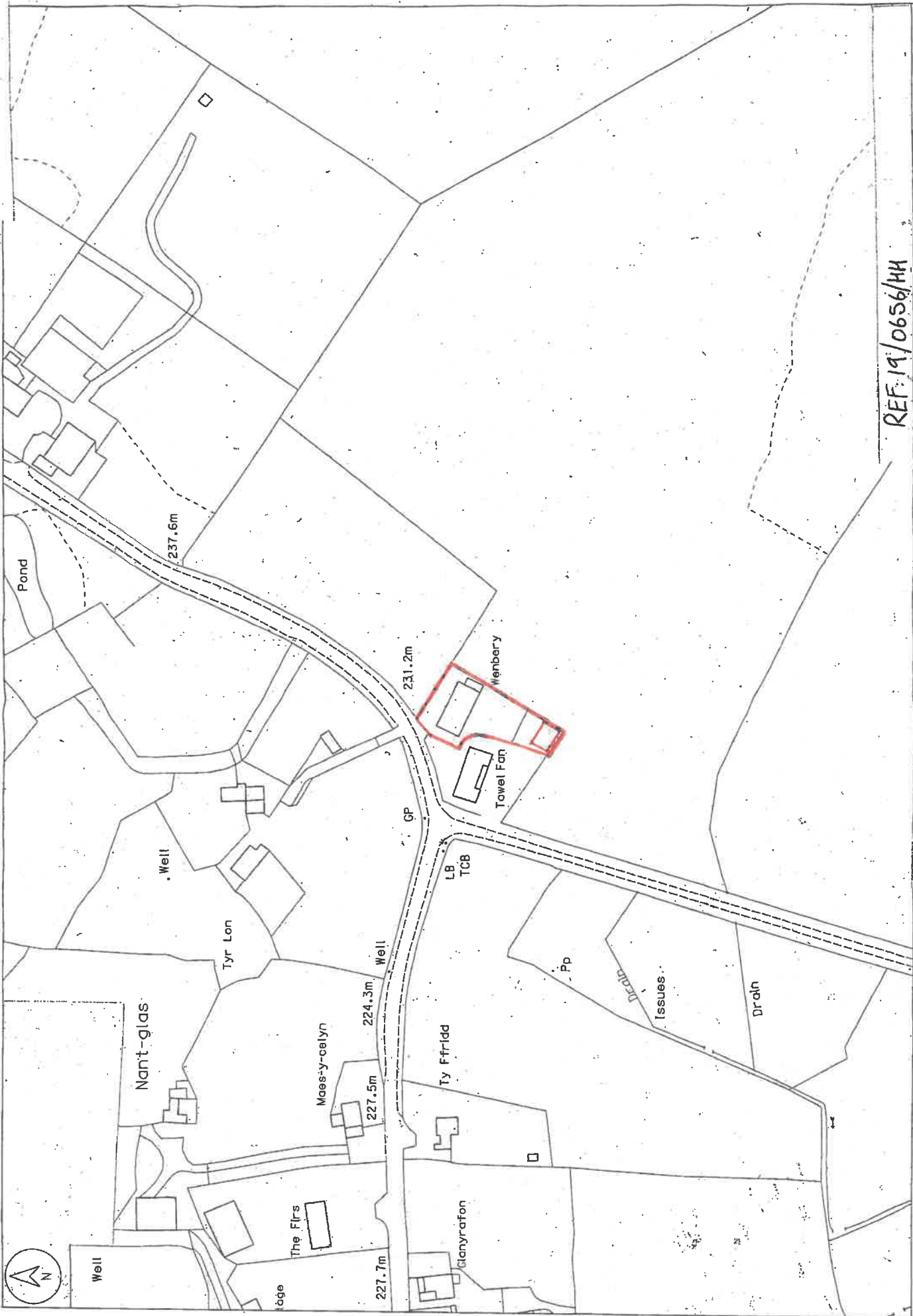
Site Address: Wenbery, Nant Glas, Llandrindod Wells, Powys LD1 6PA

The application is available to view on the Council's website
(<http://pa.powys.gov.uk/online-applications/>). After accepting the terms and conditions
please follow the online instructions to view the case.

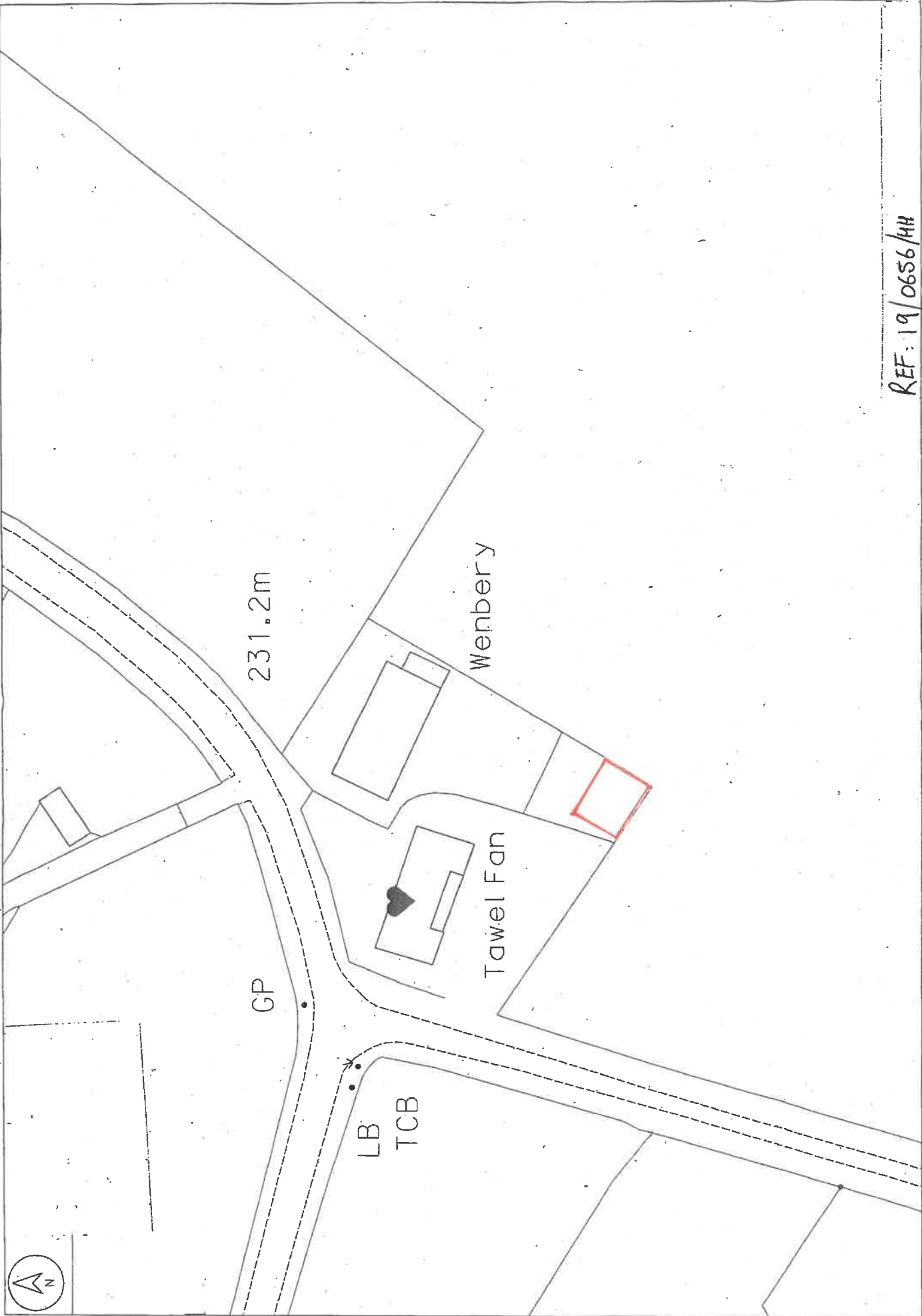
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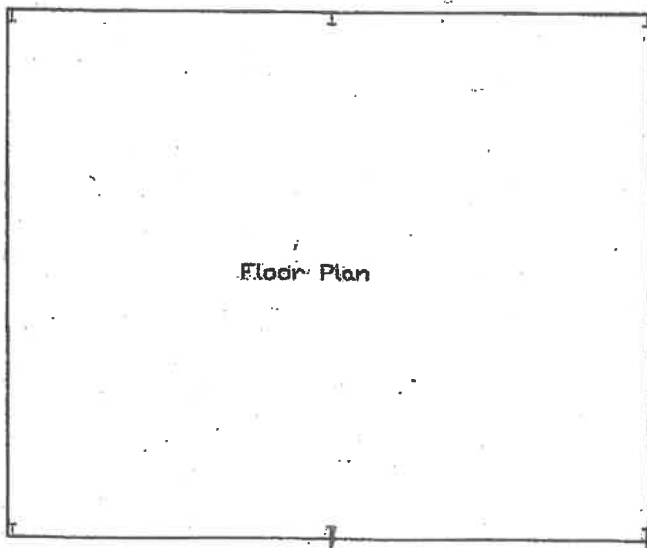
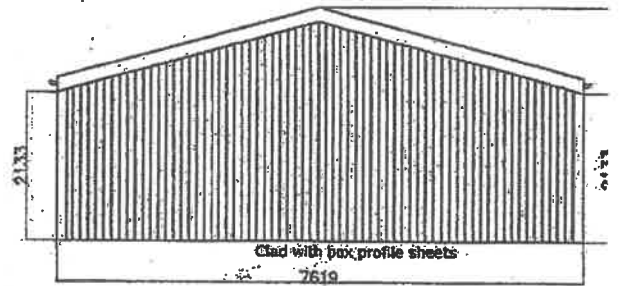
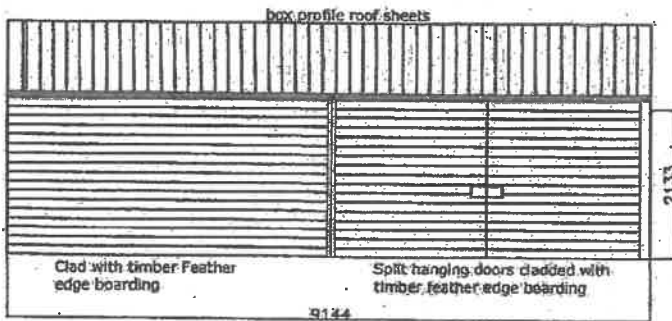
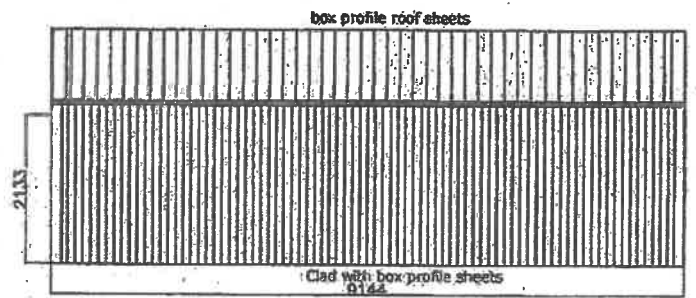
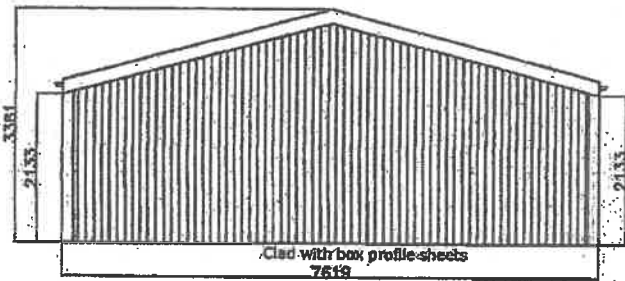
REF: 19/0656/HH



REF: 19/0656/HH

DRAWN BY: SCALE 1:500 @ A3

PLOT CENTRE: 299771.592.265019.074



Sc



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nantmelcc@gmail.com

Gwilym Davies

Pennaeth Eiddo, Cynllunio a Gwarchod y
Cyhoedd
Head of Property, Planning and Public
Protection

County Hall
Spa Road East
Llandrindod Wells
LD1 5LG

Our Ref: 19/1012/FUL

Date: 10 July 2019

Direct Line: 01597 827161 / 01938 551259

Email: planning.consultations@powys.gov.uk

Dear Sir/Madam,

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

Application Reference: 19/1012/FUL

Grid Reference: E:302249 N: 266827

Proposal: Conversion of barn into a dwelling, installation of sewage treatment plant and all associated works

Site Address: Barn At Cae-llwyn, Nantmel, Rhayader, Powys LD6 5PE

The application is available to view on the Council's website (<http://pa.powys.gov.uk/online-applications/>). After accepting the terms and conditions please follow the online instructions to view the case.

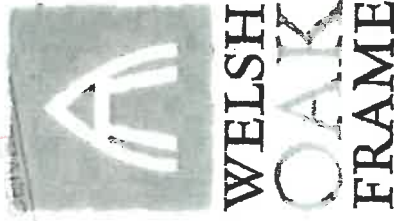
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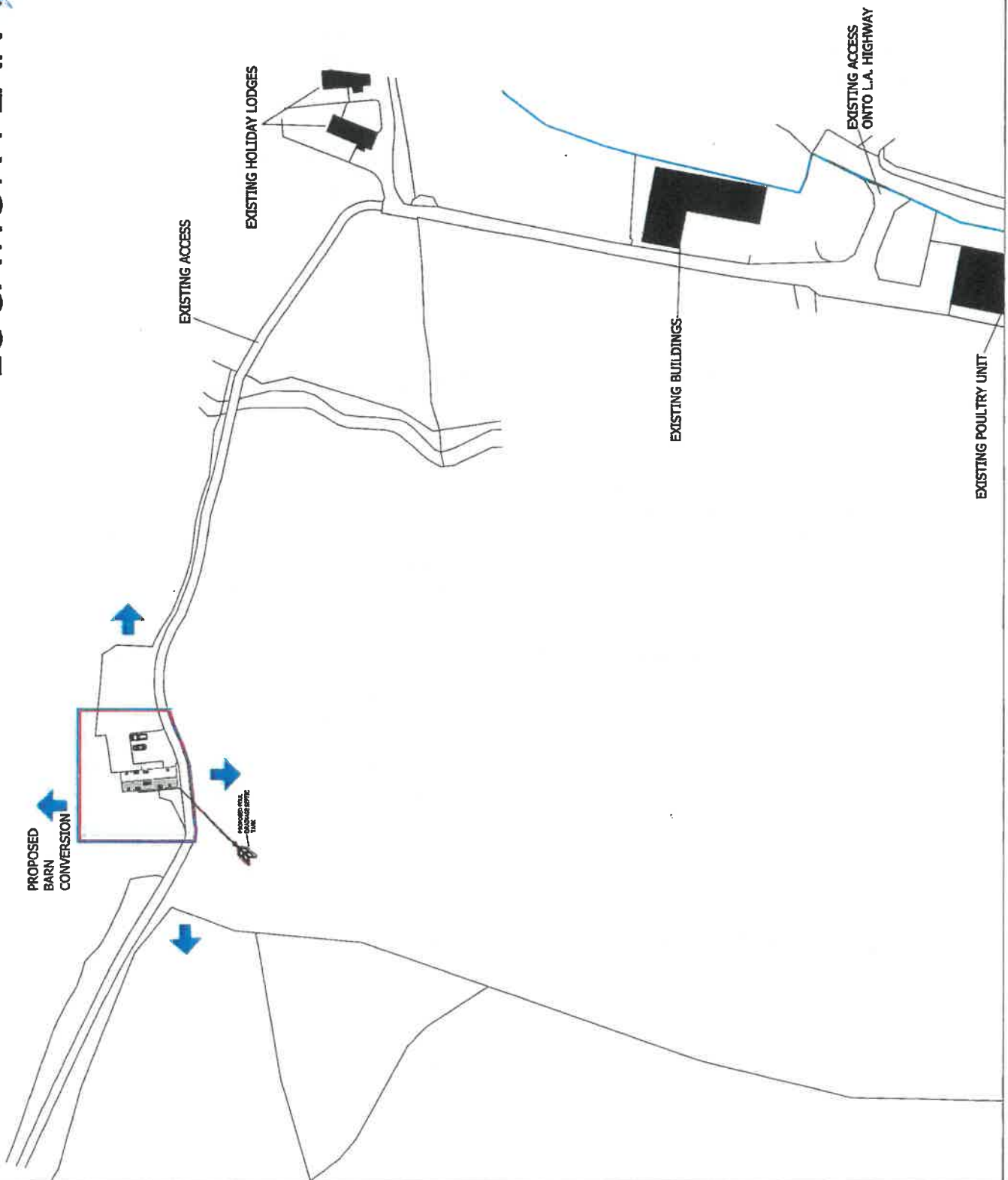
If you believe this application does not fall within your Community Council area can you please bring this to my attention immediately.

LOCATION PLAN ~~1:500~~ 1:1250

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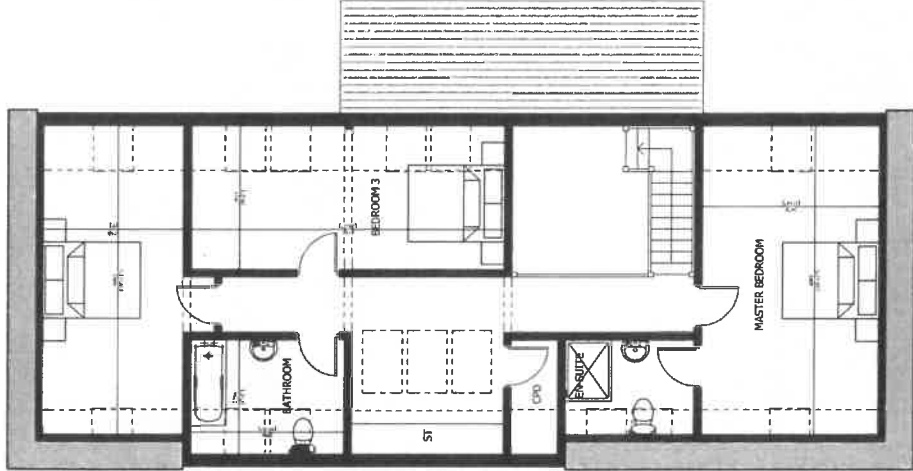
Belmont Yard, Station Rd, Caersws, Powys. SY17 5EQ Phone 01686 689000 Fax 01686 688 139	
Project Title	Cae Llwyn, Nantmel, Rhayader. LD6 5PE
Drawing Title	Proposed Location Plan
Client	Mr S. Rowlands
Scale	1:1250
Drawn by	A3
Date	June 19
Drawn No.	SK12
Job No.	WT90 102
Rev	B



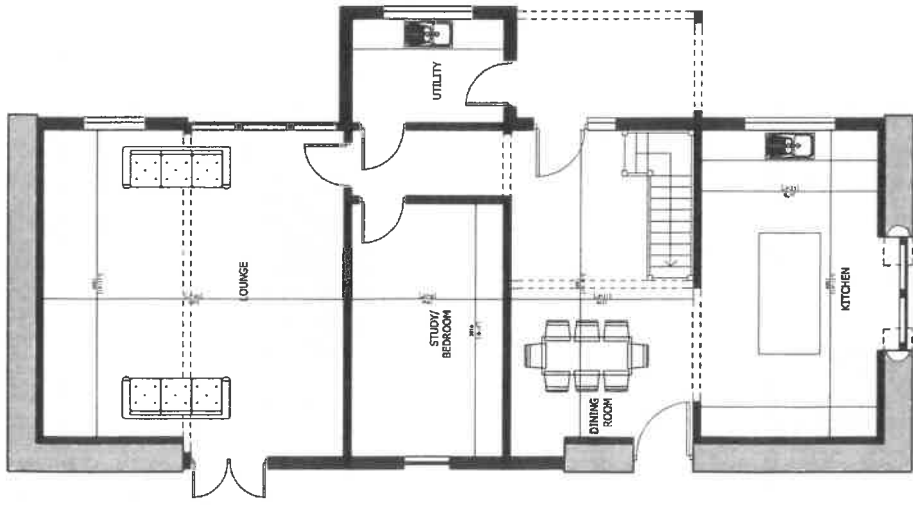
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Project Title:	Cae Llwyn, Nantmel, Rhayader. LD6 5PE
Drawing Title:	Plans
Client:	Mr S Rowlands
Scale:	1:100 @ A3
Date:	June 19
Drawn By:	OE
Job No:	W190 102
Drawing No:	SK01
Rev:	B

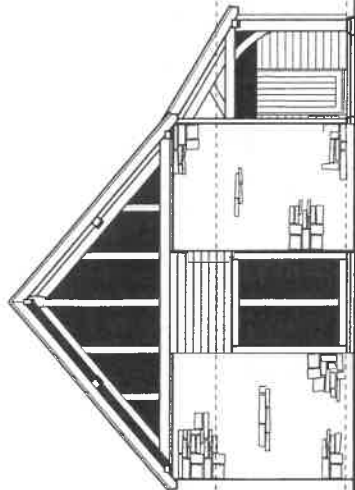


FIRST FLOOR PLAN

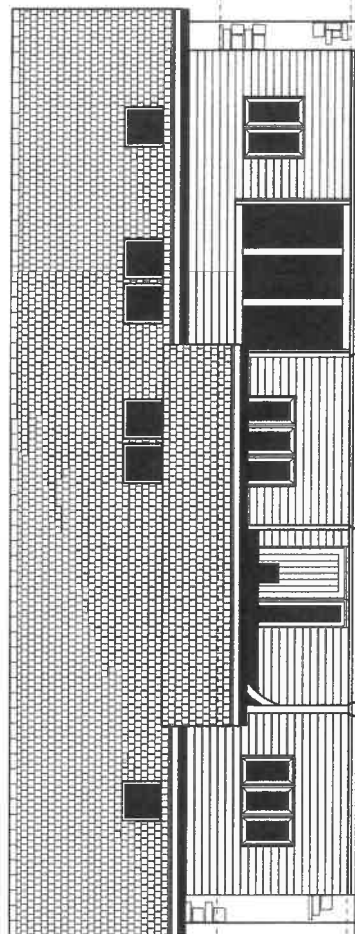


GROUND FLOOR PLAN

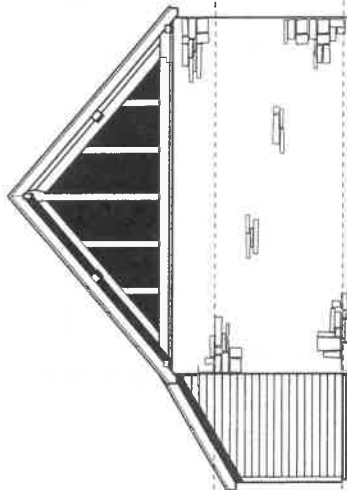
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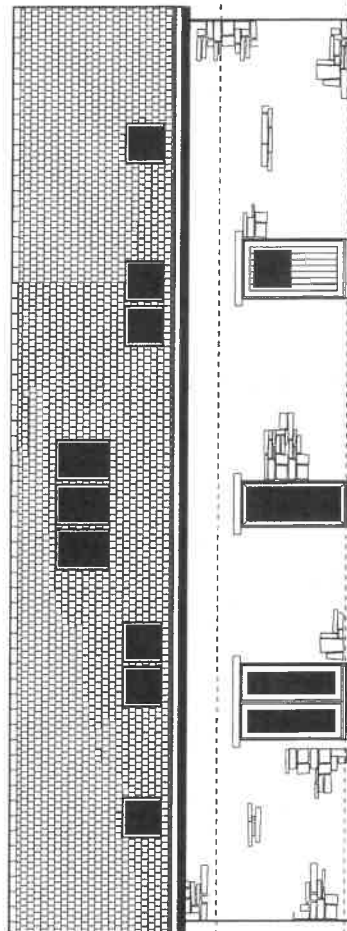
FRONT ELEVATION



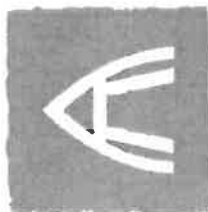
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



**WELSH
OAK
FRAME**

Belmont Yard, Station Rd,
Caersws, Powys, SY17 5EQ
Phone 01686 688000
Fax 01686 688 139

Project Title:

Cae Llwyn, Nantmel,
Rhayader, LD6 5PE

Drawing Title:

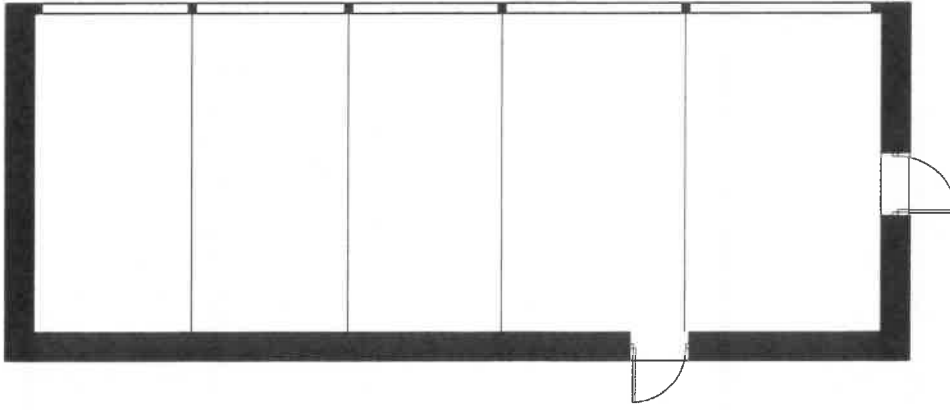
Elevations

Client:

Mr S Rowlands

Scale:	Date:	Drawn By:
1:100 @ A3	June 19	OE
Job No:	Drawing No:	Rev:
W190 102	SK02	B

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Belmont Yard, Station Rd,
Caersws, Powys. SY17 5EQ
Phone 01686 688000
Fax 01686 688 139

Project Title:

Cae Llwyn, Nantmel,
Rhayader. LD6 5PE

Drawing Title:

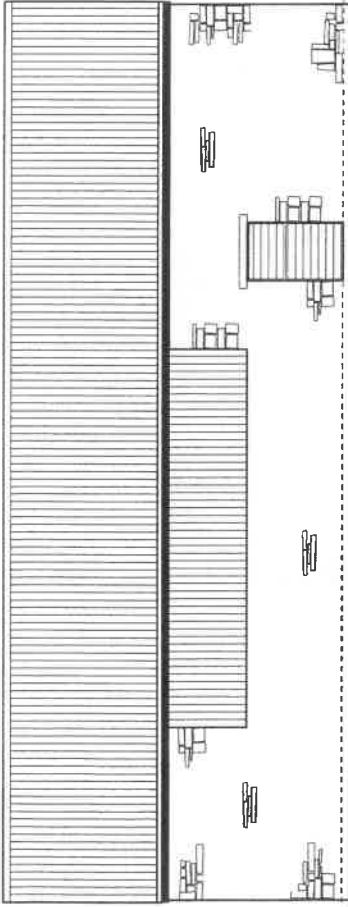
Existing Ground Floor Plan

Client:

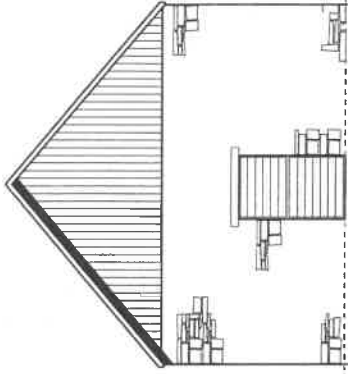
Mr S.Rowlands

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Job No:	Drawing No:	Rev:
W190 102	SK06	B

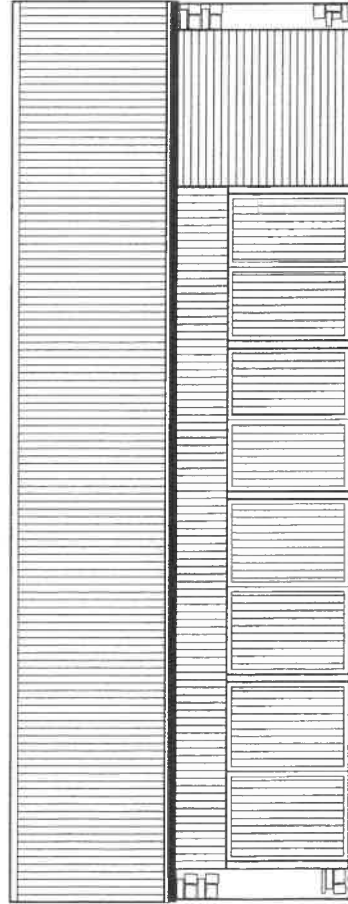
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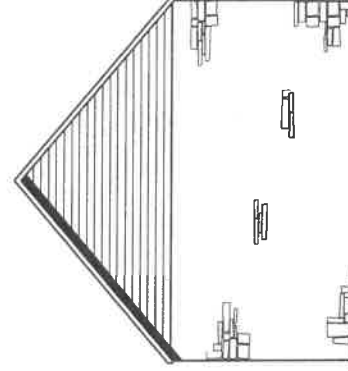
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



Belmont Yard, Station Rd,
Caerws, Powys, SY17 5EQ

Phone 01486 688000
Fax 01486 688 139

Project Title:
Cae Llwyn, Nantmel,
Rhayader, LD6 5PE

Drawing Title:

Existing Elevations

Client:

Mr S.Rowlands

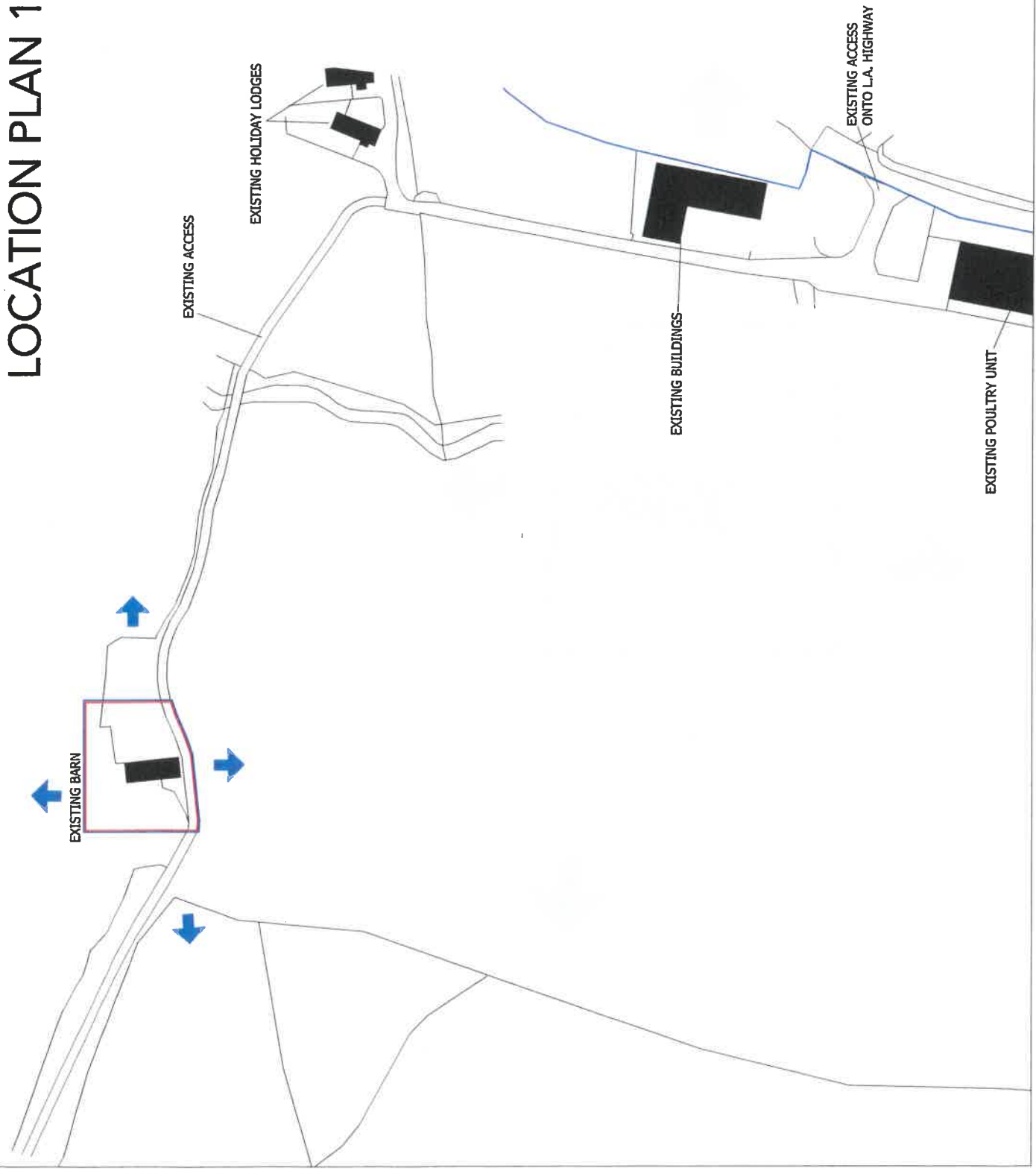
Scale:	Date:	Drawn by:
1:100 @ A3	June 19	OE
Job No:	Drawing No:	Rev:
W190 102	SK07	B

LOCATION PLAN 1:1250

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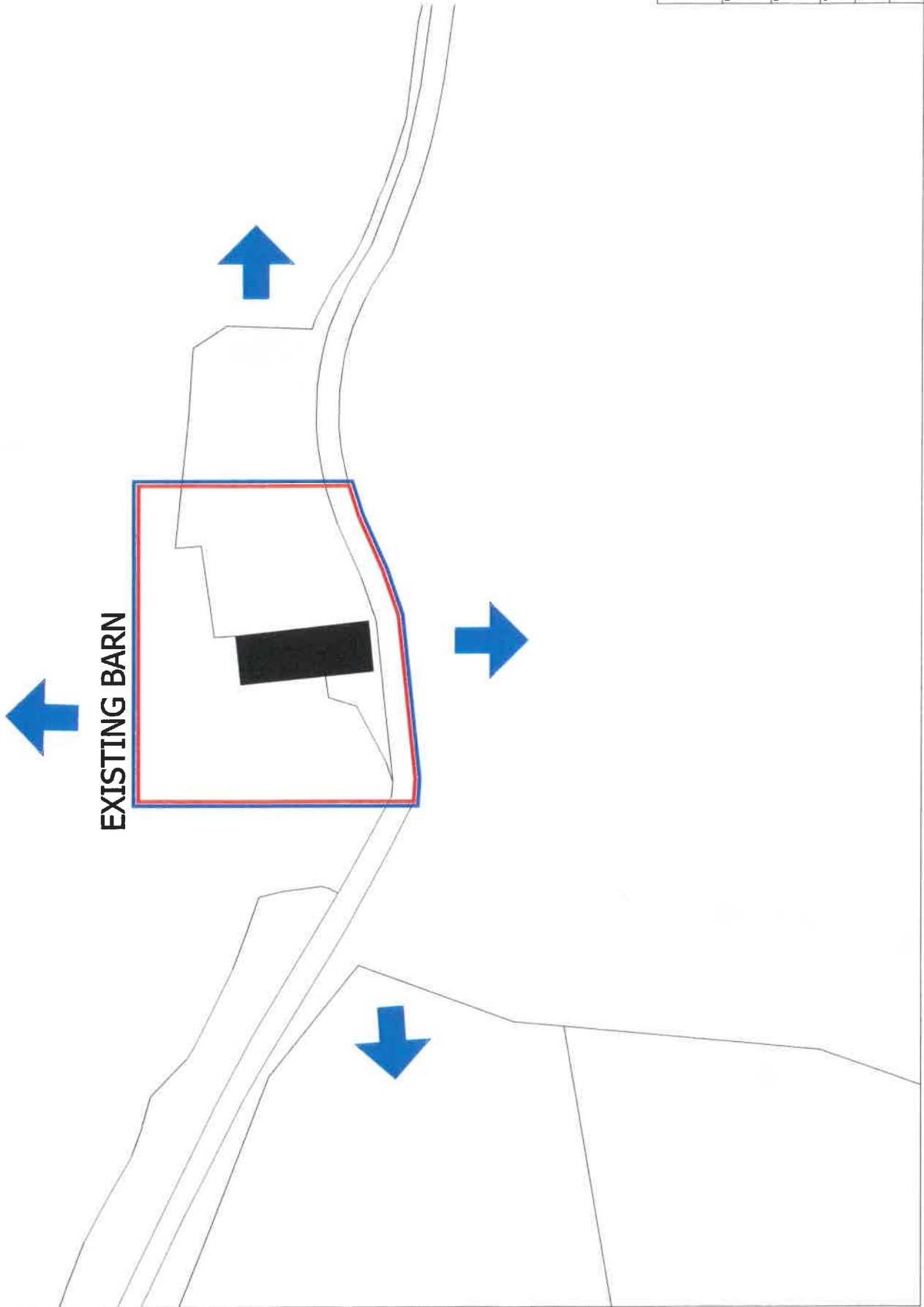


Belmont Yard, Station Rd, Caersws, Powys. SY17 5EQ Phone 01686 488000 Fax 01686 488139	
Project Title:	Cae Llwyn, Nantmel, Rhayader. LD6 5PE
Drawing Title:	Existing Location Plan
Client:	Mr S.Rowlands
Scale:	A3
Date:	June 19
Drawn by:	OE
Job No:	W190 102
Drawing No:	SK10
Rev:	-



SITE PLAN 1:500

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Belmont Yard, Station Rd,
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Phone 01686 688000
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Project Title:

Cae Llwyn, Nantmel,
Rhayader, LD6 5PE

Drawing Title:

Existing Site Plan

Client:

Mr S. Rowlands

Scale:

A3

Date:

June 19

Drawn by:

OE

Job No:

W190 102

Drawing No:

SK11

Rev:

-

LOCATION PLAN 1:500

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Project Title:

Cae Llwyn, Nantmel,
Rhayader, LD6 5PE

Drawing Title:

Proposed Location Plan

Client:

Mr S. Rowlands

Scale:

A3

Drawn by:

OE

Job No:

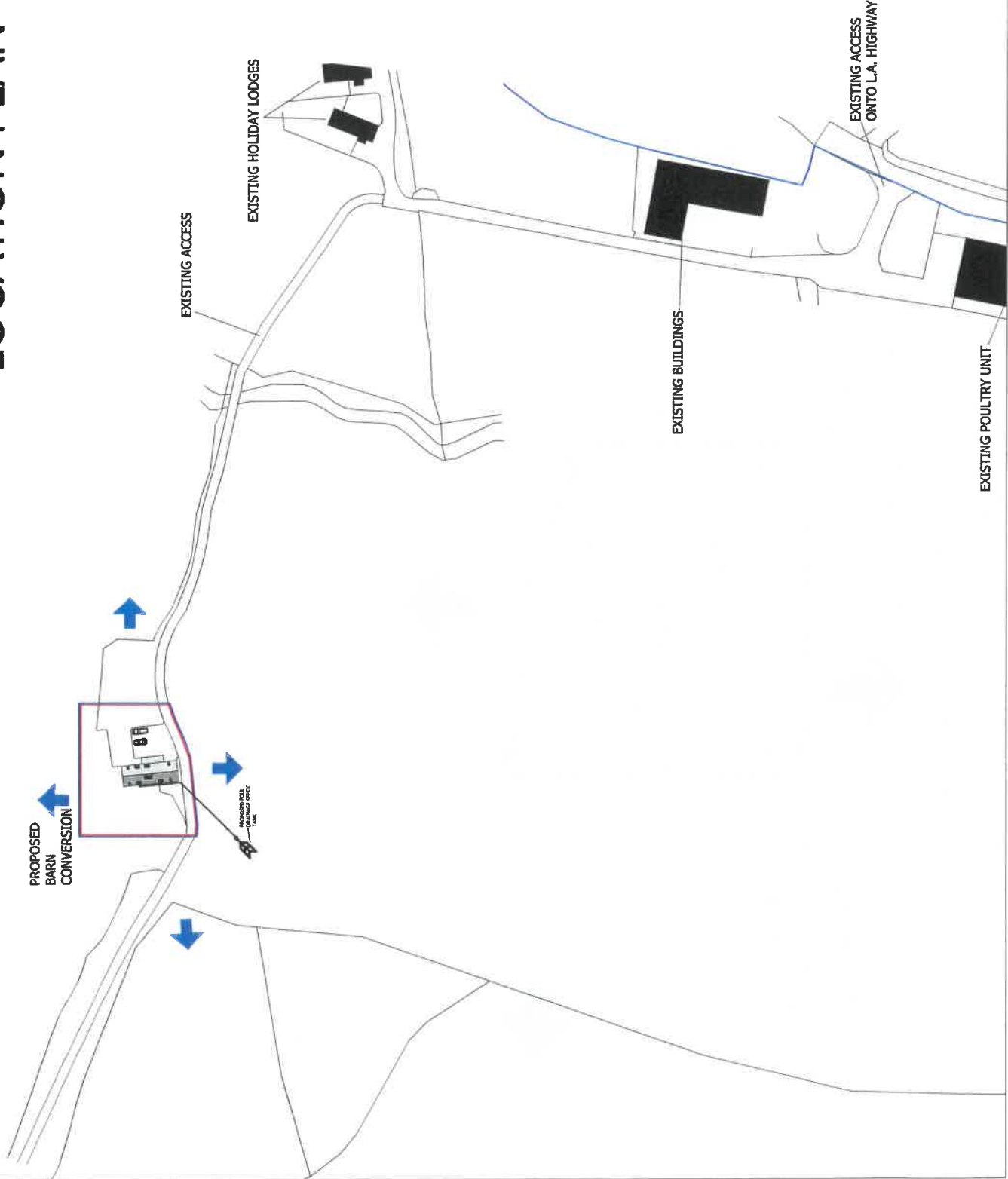
W190 102

Drawing No:

SK12

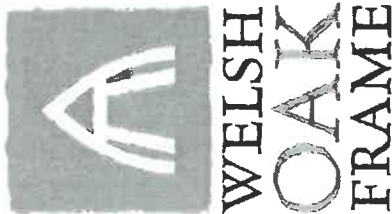
Rev:

B

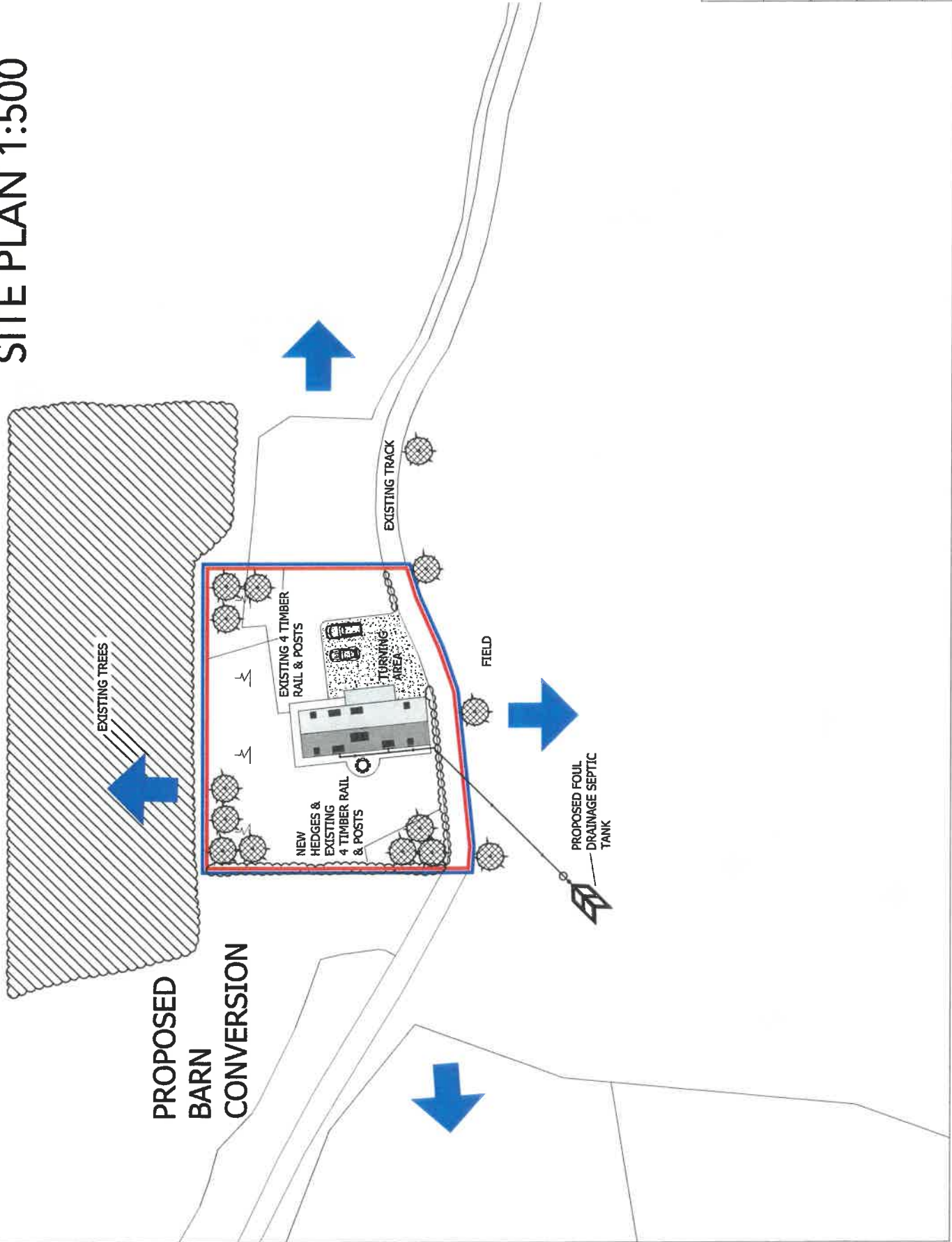


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Belmont Yard, Station Rd, Caersws, Powys, SY17 5EQ Phone 01686 688000 Fax 01686 688 139	
Project Title:	Cae Liwyn, Nantmel, Rhayader. LD6 5PE
Drawing Title:	Proposed Site Plan
Client:	Mr S.Rowlands
Scale:	As Shown
Date:	June 19 08
Job No:	W190 102
Drawing No:	SK13
Rev:	B



Planning Statement

June 2019

Residential conversion of redundant farm building, installation of sewage treatment plant and all associated works

Barn at Cae Llwyn, Nantmel, Rhayader, Powys, LD6 5PE

1. Summary

1.1 This Planning Statement supports an application for the conversion of a redundant farm building at Cae Llwyn in Nantmel, Powys into a dwelling, together with all associated works. It assesses the scheme against prevailing local and national planning policies and principles, and concludes that it is both acceptable and supportable in that it promotes the delivery of sustainable development.

2. Site description

2.1 The application site is that of an existing stone-built barn and its associated curtilage. It is situated in the countryside to the west of Nantmel in a lower-lying area amongst higher surrounding land. The wider setting is rural in nature, characterised by attractive undulating farmland and farm buildings, farmsteads, isolated dwellings and holiday homes.

3. Proposed development

3.1 The application proposes the change of use and conversion of an existing but now redundant former agricultural stone barn to enable it to be used and occupied as a single residential dwelling. The proposals utilise only the existing structure, save for a single-storey utility entrance porch, with accommodation over two floors providing 3 / 4 bedrooms. Openings have been incorporated to respect the character of the existing building with a series of rooflights and glazed upper gables to light the first floor. The scheme includes a parking / turning area served by an existing farm track, together with a comparatively modest curtilage / garden area, beyond which it is proposed to install a package sewage treatment plant.

3.2 The design has been carefully chosen to retain the essential characteristics of the building using traditional materials and features. The approach respects the functional form and appearance of the existing barn, with clean and uncluttered window openings and other alterations, thereby ensuring the least change possible in terms of appearance.

4. Legal context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 says that if regard is to be had to the development plan for the purposes of making any determination under the Planning Acts, which it must do by virtue of Section 70(2) of the Town and Country Planning Act 1990, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

4.2 The Planning (Wales) Act 2015 introduces a statutory purpose for planning. It requires any statutory body carrying out a planning function to exercise those functions in accordance with the principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015. The Act provides a definition of sustainable development, meaning ‘the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals’.

5. Development plan

5.1 The Powys Local Development Plan (LDP) was adopted by Powys County Council on 17 April 2018. It came into effect as the statutory development plan for the area on that date, replacing the former Unitary Development Plan (UDP), and sets out the policies and proposals for development in the County from 2011 to 2026.

5.2 The LDP places sustainable development at its core and its vision for Powys in 2026 is given at paragraph 3.1.2, which states that *“As the ‘green heart of Wales’, Powys will be a place of vibrant and resilient communities providing sustainable development and economic opportunities set in a healthy, safe environment, whilst celebrating, protecting, enhancing and sustainably managing its natural resources, native wildlife and habitats, heritage, outstanding landscapes and distinctive characteristics...”*

5.3 The LDP lists a number of objectives to help deliver the vision, the most relevant aspects of which are as follows:

- **Objective 1** (meeting Future Needs) - to *“provide adequate, appropriately located land”* for housing
- **Objective 2** (Sustainable Settlements and Communities) - *“To support sustainable development...by directing housing...in accordance with the sustainable development hierarchy”*
- **Objective 13** (Landscape and the Historic Environment, i. Landscape) - *“To protect, preserve and/or enhance the distinctive landscapes of Powys”*
- **Objective 14** (Healthy Lifestyles) - *“To encourage active healthy lifestyles by enabling access to open spaces”*

5.4 The LDP also contains a number of strategic, development management and topic based policies to help implement its objectives, as follows.

5.5 Strategic Policy SP1 (Housing Growth) refers to the positive contribution of housing on windfall sites in meeting the overall identified housing need, which would include single dwellings as in this case. Strategic Policy SP5 (Settlement Hierarchy) sets out the County’s sustainable settlement hierarchy as: Towns, Large Villages, Small Villages, Rural Settlements and Open Countryside, i.e., land outside the development boundaries of defined settlements, such as the application site. Strategic policy SP6 (Distribution of Growth across the Settlement Hierarchy) seeks development proposals in the Open Countryside that comply with relevant national policy, including Planning Policy Wales (PPW) Technical Advice Note 6 (TAN 6 - Planning for Sustainable Rural Communities) and Technical Advice Note 23 (TAN 23 - Economic Development) (see below), and with relevant development management and topic based policies contained in the LDP.

5.6 Strategic policy SP7 (Safeguarding of Strategic Resources and Assets) seeks no adverse impact on the County's assets, which include in this context the valued characteristics and qualities of the landscape throughout Powys.

5.7 In terms of the most relevant development management policies, Policy DM2 (The Natural Environment) seeks proposals that have an acceptable impact on biodiversity. Policy DM4 (Landscape) says that proposals in the countryside must not, individually or cumulatively, have an unacceptable adverse effect on the valued characteristics and qualities of the Powys landscape, and that all proposals need to be appropriate and sensitive in terms of integration, siting, scale and design. Policy DM5 (Development and Flood Risk) says that development proposals must be located away from tidal or fluvial flood plains.

5.8 Policy DM13 (Design and Resources) states that development proposals must be able to demonstrate a good quality design that has regard for the qualities and amenities of the surrounding area, local infrastructure and resources. It states that proposals will only be permitted where certain criteria are satisfied, including the need for development to complement the character of the surrounding area in terms of siting, design and appearance, etc., contribute to the preservation of local distinctiveness and sense of place, and have an acceptable impact on existing and established tourism assets and attractions. It says that development must also be inclusive to all, making full provision for people with disabilities. The policy also requires development to be designed and located to minimise the impacts on the transport network, ensuring that proposals meet all highway access requirements. In addition, the amenities of nearby or proposed dwellings must not be unacceptably affected and furthermore, adequate utility services will need to exist or be provided. Development also needs to demonstrate a sustainable and efficient use of resources by including measures to achieve, for example, energy conservation and efficiency, and the supply of electricity from renewable sources.

5.9 The overall approach to housing in Powys is amplified in topic based Policy H1 (Housing Development Proposals), which states at Criterion 4 that in the Open Countryside, and in order to meet the aims of the strategic policies outlined above, housing development may be permitted in certain scenarios, including ii) where the development relates to the conversion of a rural building which accords with the current national policy on the sustainable re-use of rural buildings. At paragraph 4.1.5, this approach is confirmed where the LDP says that no specific policy is included on the re-use / adaptation of rural buildings on the basis that PPW, TAN 6 and TAN 23 provide adequate policy. It also says that "*The Council has not prioritised economic re-uses above other uses and supports a flexible approach to re-use and adaptation of rural buildings.*" At paragraph 3.2.29, the LDP understandably confirms, therefore, that the re-use of rural buildings for residential purposes can be supported, as a matter of principle.

Assessment against the LDP

Principle

5.10 The site is situated within the Open Countryside for the purposes of LDP policy. In utilising an existing redundant rural building, it is clear that the proposals are fundamentally in line with the stated aims and objectives of the LDP that promote a flexible approach to the adaptation of rural buildings, including their residential re-use.

5.11 The same interpretation of the LDP has recently been made in relation to an application for the residential conversion of a barn elsewhere within the County, approved under ref. 18/0890/FUL. The delegated officer's report states the following in terms of the principle of the scheme:

"National planning policy and guidance supports the conversion of former agricultural buildings in rural locations into dwellings providing that the existing building is capable of conversion without major or complete reconstruction, extensive alteration or rebuilding."

5.12 Whilst the application now submitted does not include a structural survey, it is considered nonetheless that the barn has been well-maintained and is capable of conversion in the same way. The existing survey drawings and proposed plans illustrate this.

Detailed considerations

5.13 In terms of other LDP requirements concerning design, scale and visual impact, the proposed development will respect the character and appearance of the existing building and its surroundings, enhancing the contribution it makes to the character of the area. It is also well related and complementary in terms of density, offering an appropriate level of development in keeping with local land uses. Furthermore, it will not appear incongruous or out of keeping, nor will it undermine any existing attractive views or vistas. As such, the scheme will safeguard and enhance the appearance of the site and its wider landscape setting, meeting all relevant and applicable detailed policy criteria in the process.

5.14 In terms of biodiversity, the application is supported by an ecological study and report that indicates no outstanding concerns in this respect.

5.15 Whilst the site appears to be shown partly within an area potentially susceptible to flooding, the barn itself is marked outside the identified C2 zone on the Natural Resources Wales (NRW) development advice map (DAM). It is also proposed to raise the ground floor by a total of 375mm (100mm existing concrete sub-base, 150mm insulation layer to meet Building Regs, and a further top 125mm level to finished floor level), which should be sufficient to negate any possible flood consequences.

5.16 No other or overriding concerns exist in terms of any remaining detailed matters such as highway safety, accessibility or drainage. Any future SuDS requirement will be dealt with in due course.

Overall

5.17 The scheme has been shown to represent a form of development envisaged by the LDP as being sustainable, as a matter of principle, and that complies, therefore, with its overall strategy and approach. It has also been demonstrated how the proposed conversion scheme meets all detailed aspects of LDP policy. As such, it is submitted that the application proposals are compliant with the development plan, taken as a whole.

6. Other material considerations

Planning Policy Wales - Edition 10 - December 2018 (PPW)

6.1 National policy set out within PPW has the promotion of sustainable development at its heart. Its overriding objective is to deliver social, environmental, economic and cultural prosperity for the country and it looks to the planning system to help achieve this. It states that the planning system provides for a presumption in favour of sustainable development to ensure that such factors are balanced and integrated in decisions taken on planning applications, and explains how this approach is supported through legislation in that planning authorities, as public bodies subject to the requirements of the Well-being of Future Generations (Wales) Act, must exercise these functions as part of carrying out sustainable development.

6.2 The proposals are demonstrably compliant with PPW.

Technical Advice Note 6 - Planning for Sustainable Rural Communities - July 2010 (TAN6)

6.3 TAN 6 states that an overall goal of the planning system is to support living and working rural communities so that they are economically, socially and environmentally sustainable. At paragraph 3.2.1, it says that when assessing planning applications for the re-use or adaptation of rural buildings, the primary consideration is whether the nature and extent of the new use proposed is acceptable in planning terms, and that it should not normally be necessary to consider whether a building is no longer needed for its present agricultural or other purpose. At paragraph 3.2.3, it says that conversion proposals should respect the landscape and local building styles and materials.

6.4 At paragraph 3.6.1, TAN 6 suggests that whilst residential conversions have a minimal impact on the rural economy, conversions for holiday use can contribute more and may reduce pressure to use other houses in the area for holiday use. However, it also confirms that the planning system has a key role to play in supporting the delivery of sustainable rural communities and at paragraph 2.1.1, says that sufficient homes must be made available to create opportunities for local people, helping to sustain rural services. It also says that planning authorities should support schemes that help achieve a better balance between housing and employment, encouraging people to live and work in the same locality, which the scheme achieves.

6.5 As such, the proposals are compliant with TAN 6.

Technical Advice Note 12 - Design - March 2016 (TAN 12)

6.6 At paragraph 5.8.2, TAN 12 confirms that design is relevant to rural and countryside locations. At paragraph 5.8.3, it says that reconciling the maintenance of local identity, with efforts to support economic viability in rural areas, will often point to conversion of existing buildings, and that conversion requires skilful and sensitive design, an understanding of traditional construction methods and the imagination to make the fullest and most exciting use of the space available. It also says that parts of the countryside offer unique opportunities for innovative design which maintains aesthetic quality and also improves access for everyone and these should be fully explored. At paragraph 5.8.4, it says in relation to conversion or adaptation of agricultural buildings that character retention will often involve the least amount of change possible to external appearance, and that solidity and simplicity in design and relationship of built form with landscape provide the distinctive character of many Welsh rural areas.

6.7 The proposals clearly accord with the principles and advice contained within TAN 12.

Technical Advice Note 23 - Economic Development - February 2014 (TAN 23)

6.8 TAN 23 confirms at paragraph 3.2.2 that residential conversion of rural buildings which have ceased to be used for industrial or commercial purposes, including agriculture, need to be assessed on their impact, including on the fabric and character of historic buildings.

6.9 It also says that in areas where the creation of local employment is a priority, local planning authorities may include policies within the development plan which prohibit residential re-use unless the applicant has made every reasonable attempt to secure suitable business re-use (and the application is supported by a statement of the efforts which have been made) or residential conversion is a subordinate part of a scheme for business re-use, or the resulting housing will contribute to an identified need for affordable housing for local need. As outlined above, however, the LDP specifically refrains from including any such policy, opting for a more flexible approach instead. As such, the residential re-use now proposed is supportable.

6.10 On this basis, it can be seen how the proposals are compliant with TAN 23.

LDP Supplementary Planning Guidance (SPG)

Powys Residential Design Guide - October 2004

6.11 When the LDP was adopted, the County Council also resolved that existing SPG relating to residential design would remain as a material planning consideration in the determination of planning applications until either superseded or withdrawn. The overall aim of the SPG is to improve design standards and layouts, encourage a mix of residential properties and create responsive environments, which are outward looking and connect with the community. The proposals demonstrably meet these requirements.

Landscape - April 2019

6.12 The SPG states at paragraph 6.2 that all development proposals within or outside settlements need to be designed to complement and/or enhance the surrounding area, be it landscape or townscape, and that all such proposals must avoid any unacceptable adverse effects on the valued characteristics and qualities of the Powys landscape, contributing towards the preservation of local distinctiveness and sense of place. This is necessary in order to comply with Policies SP7, DM4 and DM13 of the LDP.

6.13 Included at paragraph 6.8 is a process for assessing development proposals outside settlements, such as the application site. For minor developments, including barn conversion schemes, it says at paragraph 6.12 that baseline assessment and landscape impact information can be included within a Planning Statement. The associated table on page 20 confirms this to be the case, stating that for all conversion schemes, which by implication are developments less likely to have significant landscape impacts, the Planning Statement needs to include detail of how the development proposal has been sited and designed to be integrated into the landscape, and an informal landscape assessment that demonstrates compliance with Policy DM4, using the baseline assessment (site analysis plus LANDMAP).

6.14 In terms of residential conversion schemes, the SPG states further at Appendix 1 that there are many non-residential buildings capable of conversion in this way, including buildings associated with agriculture such as barns, but that any conversion scheme should keep new openings to a minimum, with any distinctive detailing retained. It also says that extensions should only be included where they reinforce the architectural integrity of the existing structure. For example, porches are only considered appropriate where it can be demonstrated that such changes are sympathetically designed.

6.15 In terms of a reasonable baseline assessment, the LANDMAP classification shows that in visual and sensory terms, the local area has an overall evaluation of moderate, meaning in this context *'attractive traditional pastoral landscape with strong field pattern, often with well laid hedges. Similar to large areas of the county'*. The classification also makes reference to there being a *'mainly scattered'* physical form. The existing barn clearly adds to this assessment, being a relatively isolated structure, and one that is already an integral part of the landscape. In terms of its historic value, the area is evaluated as high, partly on the basis of *'large sized farms of late medieval and early post-medieval origin'*.

6.16 Taking the above into account, it is considered that the proposed barn conversion will be acceptable in terms of its landscape impact. Ultimately, the scheme will retain a structure that already has a positive impact on the identified landscape characteristics of the locality, which is a distinct advantage. Likewise, the design ensures minimal change to its overall characteristics. Whilst a utility porch has been added, the simple lean-to design respects the existing building and ensures its overall integrity. The associated residential curtilage to be created is relatively modest and will not undermine the essential qualities of the barn or its setting. On this basis, the proposals are demonstrably compliant with the SPG, in terms of their landscape impact.

7. Conclusions

7.1 The planning acts say that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The legal starting point, therefore, is the adopted LDP.

7.2 Rather than duplicate it, LDP policy diverts to Welsh Government policy in matters relating to the sustainable conversion of rural buildings in the open countryside, although fundamentally states that it seeks a flexible approach in doing so, and includes no preference as to potential after-uses. Welsh Government policy allows for the sustainable residential re-use of rural building as dwellings. In addition, TAN 6 is clear on the need to provide sustainable rural housing. As such, the proposal is demonstrably in line with LDP policy, as a matter of principle.

7.3 Furthermore, the scheme is a good example of how an existing rural building can be re-used to provide much needed new housing whilst also respecting its character and that of its surroundings. The proposals are sympathetic and attractively designed to suit the sensitive location and its wider setting. In addition, no harm is envisaged in any respect. As such, the application accords with both the strategic and more detailed policies of the LDP.

7.4 The proposals are likewise compliant with the Council's SPG and Welsh Government policy, guidance and advice, and all other relevant material considerations.

7.5 Overall, therefore, the proposals have been shown to represent a form of development that is environmentally, socially, economically and culturally sustainable, with no known constraints to delivery. PPW introduces a presumption in favour of such development. Whilst ultimately a matter for the planning authority, a decision to approve the application taken on the strength of the relevant arguments and weighing any competing and/or conflicting issues in the balance would be appropriate, in that it would represent a well-informed position reflecting a sound understanding of all relevant factors. Section 38(6) of the Planning and Compulsory Purchase Act allows for such a decision to be made.

7.6 Finally, there is a willingness to meet all essential requirements so that the Council can assess the suitability and sustainability of the proposed development. If further information is required, the applicant would gladly welcome the opportunity to provide any additional clarification or evidence necessary and would also be happy to discuss any appropriate conditions and/or planning obligations with the Council in order for the application to go forward with a positive recommendation.



Ga

Llywodraeth Cymru
Welsh Government

**WRITTEN STATEMENT
BY
THE WELSH GOVERNMENT**

TITLE **Non-Domestic Rates Relief for Public Lavatories**
DATE **26 June 2019**
BY **Rebecca Evans, Minister for Finance and Trefnydd**

The Welsh Government recognises that the provision of lavatories for public use can affect the health, dignity and quality of people's lives. Such facilities are valued by local residents and by visitors to an area. We also recognise that local authority provision of public lavatories has declined in recent years.

Today, I am announcing the introduction of provisions to assist local authorities, and other providers, in keeping standalone public lavatories open without passing on the costs to local taxpayers.

The Non-Domestic Rating (Public Lavatories) Bill was introduced in Parliament on 18 June 2019. We are pleased to have secured provisions for Wales in this Bill so that, from 1 April 2020, standalone public lavatories will have their rates bills reduced to zero. The provisions will apply to all standalone lavatories which are made available for public use, whether they are owned or operated by public, private or charitable bodies.

This will reduce the costs for local authorities and other providers, helping them to maintain public lavatories in their communities. This move illustrates our commitment to maintaining these important local services.

I will be promoting the approval of these provisions in the Assembly on 16 July.

