

PLANNING COMMITTEE	DATE: 05/11/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAENARFON

**Number: 7**

**Application Number: C18/0873/40/LL**

**Date Registered: 01/10/2018**

**Application Type: Full - Planning**

**Community: Llannor**

**Ward: Abererch**

**Proposal: Erect a stable and a feed and agricultural machinery store**

**Location: Land opposite Tŷ Gwyn, Rhosfawr, Y Ffôr, Pwllheli, Gwynedd, LL53 6YA**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

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## 1. Description:

- 1.1 This is an application to erect a stable and a feed and agricultural machinery store on a plot of land near Tŷ Gwyn, Rhosfawr. The stable would be rectangular and would contain three stables; it would measure approximately 41m<sup>2</sup> and the separate feed and machinery store would measure approximately 20m<sup>2</sup>. Both buildings would be finished with corrugated roof sheets of a dark grey colour and the walls would be of timber boards. Both buildings would be close together and would loosely resemble an 'L' shape on a small parcel of green land opposite the house.
- 1.2 The property stands in the countryside, with houses scattered around its vicinity. The proposed building would occupy a small field that lies parallel to fields and the hard standing parking area of the property. The field is surrounded by trees and hedgerows. A private access track runs east of the field, it serves two other properties farther down the track. The property is served by a Class 2 county road, the B4354. It stands within the Llŷn and Bardsey Landscape of Outstanding Historic Interest.
- 1.3 The application is submitted to the Planning Committee as it is an application by a close relation of a current member of the Planning Service staff.

## 2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26 adopted 31 July 2017**  
 TRA 2: Parking Standards  
 TRA 4: Managing transport impacts  
 PCYFF 2: Development Criteria.  
 PCYFF 3: Design and place shaping  
 CYF 6: Re-use and adapt rural buildings or a residential unit for business use or construct new units for business/industry  
 AT 1: Conservation Area, World Heritage Sites and Landscapes, Registered Historic Parks and Gardens
- 2.4 **National Policies:**  
 Planning Policy Wales (Edition 9) (2016).  
 Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)  
 Technical Advice Note 12: Design (2016)

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**3. Relevant Planning History:**

9500195FUL Two-storey extension with a slated pitched roof to a house: Approved 4 August 1995  
9205281FL Extension to the house: Approved 6 July 1992  
No pre-application planning enquiry.

**4. Consultations:**

Community/Town Council: Not received.

Transportation Unit: No objection. It is assumed that the proposed development would not have a detrimental impact on any road or proposed road.

Welsh Water: Some sewerage pipes are not recorded. Advise that Welsh Water has right of access for its equipment at all times.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period ended on 23 October 2018 but no objections were received at the time of preparing the report.

**5. Assessment of the material planning considerations:**

**The Principle of the Development**

- 5.1 This is an application to erect two buildings for a stable and a feed / agricultural machinery store on a small 0.03 hectare field near the property of Tŷ Gwyn, Rhosfawr. This is a small 5.8 hectare holding and the applicant wishes to have a place to store equipment to cultivate the land and provide shelter for the horses.
- 5.2 Policy CYF 6 of the Gwynedd and Anglesey Joint Local Development Plan (LDP) is the main policy that deals with constructing new units for business/industry. The policy supports the erection of new units if the scale and nature of the development is acceptable considering its location and size. The applicant explained during our inspection that he had several fields and that a space was needed to store equipment and machinery associated with cultivating the land. He also wishes to have a shelter for his horses, seen grazing during our inspection. These are small buildings in scale and, considering the size of the holding, there seems to be justification for the proposed buildings and the nature of the use is acceptable for its rural location. This development would not conflict with any nearby uses. The policy encourages small scale developments that are compatible with rural areas, and in that respect, complies with the requirements of policy CYF 6. A condition could be included stating that these will be agricultural buildings and that they should be demolished if they are no longer used.

**Design and Visual Effect**

- 5.3 The site in question is well screened with existing mature vegetation consisting of trees and hedgerows; it is, therefore, unobtrusive and hidden in the landscape. There is a close relationship between the site and the dwelling, and the parking space for the

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property runs parallel to it. It is, therefore, believed that the buildings have been effectively enclosed without undue expansion into the countryside. It is considered that the setting, scale, height and mass of the buildings are acceptable and that their design is appropriate for use as a stable and storage. It is believed that the grey coloured corrugated sheets and timber board finish to the external walls are appropriate in this rural location, and blend in effectively to the background and landscape context. Since these finishes have been included, a condition to comply with the plans would suffice in this case. Since the existing landscape already provides a natural screen for the proposal, it is not considered that additional landscaping is required here. For the reasons stated above, it is believed that the proposal complies with the requirements of policy PCYFF 3 of the LDP.

- 5.4 The site lies within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. The proposal involves the erection of a stable building and small store adjacent to an existing building and in terms of its location and size, the impact of the proposal is considered to be local only. It is not considered that there would be any wider impact on the historic landscape; it is, therefore, believed that the proposal is acceptable in terms of Policy AT 1 of the LDP.

#### **General and residential amenities**

- 5.5 The closest property, Pen Cefn, is over 50m away from the development site and this is considered to be a more than reasonable distance to ensure that there would not be any substantial detrimental impact on their amenities. The track's natural course, the property's setting and the natural, mature screen along the boundary of the track also provides a natural shelter for the property. Agricultural/equine activity already exist on the site and it is not considered that those activities would significantly increase as a result of the proposed buildings. The proposal is, therefore, considered to be acceptable with respect to policy PCYFF 2 of the LDP and complies with relevant policies in the Plan.

#### **Transportation Matters**

- 5.6 The proposal does not involve changing the property's vehicular access, there is a sufficient hard standing provision directly parallel to the site. It is not considered that the proposal would lead to a substantial increase in traffic. A consultation was held with the Transportation Unit but it had no observations on the matter; therefore, it is considered that the proposal is acceptable in terms of road safety and parking policies TRA 2 and TRA 4 of the LDP.

#### **6. Conclusions:**

- 6.1 Having considered all of the relevant planning matters including the local and national policies and guidance, it is considered that the proposal is acceptable for approval in terms of principle, design, visual and general amenities and transport, and that it complies with the requirements of the above-mentioned policies. The proposal is, therefore, acceptable for approval.

#### **7. Recommendation:**

- 7.1 To approve – conditions
1. Commence within five years.
  2. In accordance with the plans.

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3. Agricultural condition.