

**Addendum to the Enabling Appropriate Development in the
Countryside SPG
June 2019**

Name of Committee	National Park Authority
Date	25 th June 2019
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Purpose of Report	To seek members' approval to endorse an addendum to the approved <i>Enabling Appropriate Development in the Countryside Supplementary Planning Guidance</i> (NPA March 2015).
Single Integrated Assessment	The LDP has been subject to separate SIA the findings of which demonstrated the significant positive impacts of the LDP on the National Park
List of Enclosures	Enclosure 1: Addendum to Enabling Appropriate Development in the Countryside Supplementary Planning Guidance
Public Interest Test	N/A
Recommendation(s)	That Members endorse the Addendum to Enabling Appropriate Development in the Countryside Supplementary Planning Guidance (NPA, March 2015) for the use in the determination of planning applications.

1.1 Introduction or Background

The Enabling Appropriate Development in the Countryside SPG was approved by National Park Authority on May 22nd 2015 and is material in the determination of planning applications. The SPG provides guidance on the implementation of policy CYD LPI in relation to the principle of development. It has come to the attention of the Strategy and Policy team that additional detail is needed in relation to the conversion of traditional buildings, with specific reference to appropriate design

considerations. Accordingly Officers are proposing an addendum to the SPG to provide detailed guidance to applicants and DM officers with regard to how traditional buildings can be adapted for new uses without impacting on their intrinsic character.

Members will recall that Officers sought leave to consult on this Addendum at the meeting of the National Park Authority on the 12th February this year.

This consultation took place between the 7th March and the 2nd May. The consultation was advertised by Notice in the Brecon and Radnor Express. Individual consultees were notified by email and/or letter.

1.2 Proposals

During the 8 week public consultation period, no consultation responses were received in relation to the proposed additions to the Supplementary Planning Guidance (SPG). As a result of this, no amendments have been made to the SPG addendum as consulted upon. It is therefore proposed that the document be endorsed as an addendum to the approved *Enabling Appropriate Development in the Countryside Supplementary Planning Guidance* and become material in the determination of planning applications.

1.3 Implications

The proposed addendum provides detailed guidance on how a traditional rural building can be adapted to future beneficial use without significant impact on the character of the building within the landscape. Officers have identified this as a gap within the policy framework which the addendum seeks to address. It is anticipated that this guidance will improve the quality of future conversions by providing detailed, practical guidance in relation to what is appropriate in a National Park context.

1.4 Risk

The LDP does not contain detailed design guidance in relation to the conversion of traditional buildings and this has been identified as a risk to the cultural heritage of the National Park. The conservation of the area's Cultural Heritage is a component of National Park 1st purpose as set out in the Environment Act (1995).

1.5 Conclusion

The proposed addendum to *Enabling Appropriate Development in the Countryside Supplementary Planning Guidance* (NPA, March 2015), provides detailed design guidance in relation to the conversion of traditional rural buildings. It will provide a framework against which schemes for the conversion of traditional buildings should be designed and determined. The aim of the addendum is to aid in the conservation and enhancement the cultural heritage of the National Park and to guide prospective applicants.

Officers are seeking member approval to endorse the addendum to *Enabling Appropriate Development in the Countryside Supplementary Planning Guidance* (NPA, March 2015) for use in the determination of planning applications.

RECOMMENDATION:

That Members endorse the Addendum to Enabling Appropriate Development in the Countryside Supplementary Planning Guidance (NPA, March 2015) for the use in the determination of planning applications.