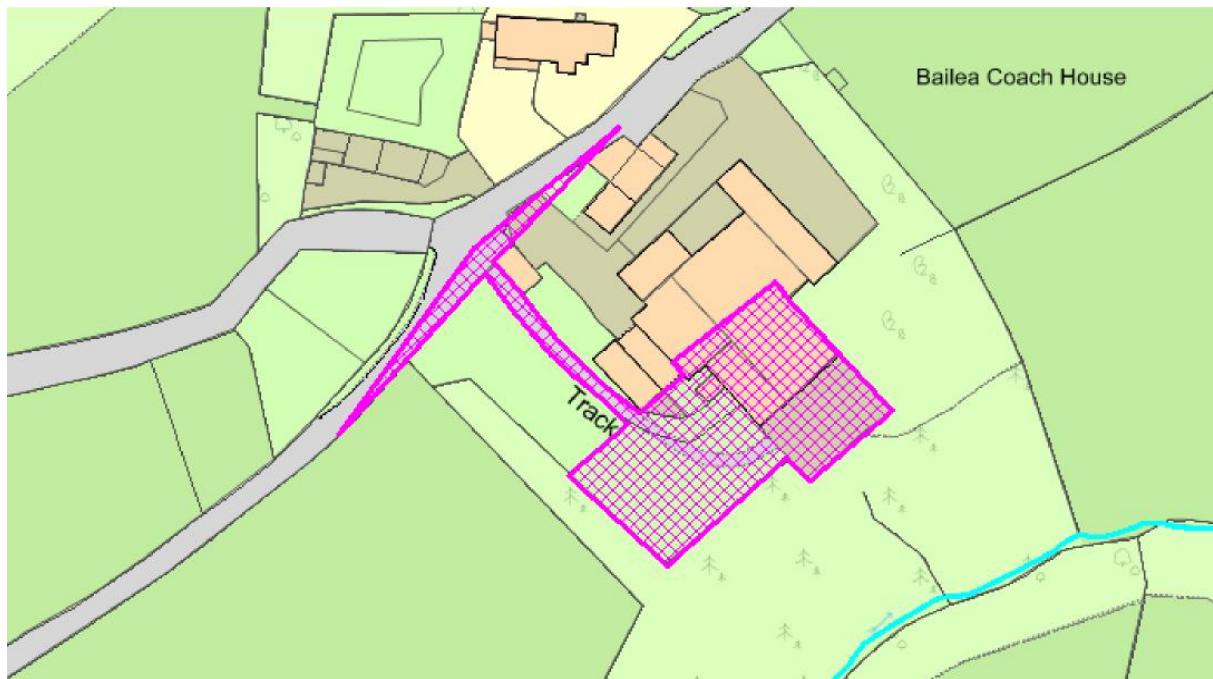


PLANNING, ACCESS AND RIGHTS OF WAY COMMITTEE

Application Number:	19/17950/FUL	Date Validated:	22 October 2019
Site Address:	Bailea Farm Sennybridge Brecon Powys LD3 8TB	Decision Due Date:	12 th February 2019
Grid Ref:	E: 294629 N:228598	Proposal:	Conversion of barn to residential use and associated works
Case Officer:	Andrew Jones, MCC	Community:	Maescar
Reason(s) Application Reported to Committee:	Relative of applicant is an employee of the Authority and directly involved in the determination of planning applications.		
RECOMMENDATION:	Permit subject to the prior signing of a S106 Agreement		



1. Site and Context

The application site comprises a traditional stone barn and its surrounding curtilage at Bailea Farm, it is sited approximately 3km to the east of Sennybridge. Bailea Farm is comprised of a complex of buildings, the barn subject to this planning application is situated on the southern edge of the group. The stone barn, which currently features a corrugated metal sheet roof, adjoins modern agricultural sheds (to the SW & NE) with a concrete yard to the SE. This building is currently vacant although the farm is still active.

Access, both pedestrian and vehicular, to the site is take from an unclassified highway to the North of the site via an existing agricultural field gate.

With regard to topography the site slopes gradually from the carriageway down to its most southern part, the SE boundary to the site abuts a dense area of mature woodland.

2. Development Description

Planning permission is sought to convert the stone barn to provide permanent residential use, the barn would be occupied by a member of the family who own and run Bailea Farm. The existing stone façade of the building would be retained on each elevation, whilst the aforementioned metal roof would be replaced with roof slate. It is proposed that two conservation roof lights would be installed into either side of the roof plane. In addition it is proposed to remove the existing steel barns to the NE, whilst the existing metal lean-to positioned on the SW elevation would be replaced with a new lean-to of similar form and also finished with corrugated metal. An extension is also proposed to the NE elevation, this would similarly be of lean-to form and finished with Marley Eternit profile sheeting.

Vehicular access would be provided by the existing gated entrance noted in Section 1 of this report, whilst a parking and turning area for 4 vehicles would be provided within the site.

A detached garage/workshop is also proposed to the western edge of the site, this is proposed as a single storey pitched roof structure to be finished with roof slate and a combination of stone and vertical timber cladding to the walls. As part of the ecological mitigation strategy a bat shed is proposed to be sited in the most southern point of the site, this would also be finished with roof slate and vertical timber cladding.

3. Planning History

App Ref	Description	Decision	Date
No material planning history has been identified.			

4. Relevant Local and National Planning Policy

The development plan for the area is the Brecon Beacons National Park Local Development Plan 2007-2022 (hereafter LDP) which was adopted by resolution of the National Park Authority on the 17th December 2013. The following policies are considered relevant to the decision or have been raised in representations.

4.1 Brecon Beacons National Park Authority Local Development Plan and Supplementary Planning Guidance

•Biodiversity and Development Supplementary Planning Guidance (Endorsed by NPA September 23rd

2016).

•Enabling Appropriate Development in the Countryside SPG (Endorsed by NPA May 22nd 2015 and June 25th 2019).

Policy no.	Policy
SPI	National Park Policy
Policy 1	Appropriate Development in the National Park
SP3	Environmental Protection – Strategic Policy
Policy 6	Biodiversity and Development
Policy 12	Light Pollution
SPI0	Sustainable Distribution of Development
CYD LPI	Enabling Appropriate Development in the Countryside
SPI7	Sustainable Transport
Policy 59	Impacts of Traffic
Policy 57	Use of Non Mains Sewerage Solutions
Policy 53	Planning Obligations
Policy 7	Protected and Important Wild Species

4.2 National Planning Policy and Guidance

4.2.1 National planning policy and guidance which is considered as particularly relevant to the determination of this application is as follows:

Document
Planning Policy Wales: 10 th Edition (2018)
Technical Advice Note 1: Joint Housing Land Availability Studies (2015)
Technical Advice Note 2: Planning and Affordable Housing (2006)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 24: The Historic Environment (2017)

5. Summary of Consultation responses

Consultee	Comments
Natural Resources Wales/Cyfoeth Naturiol Cymru	It is confirmed that the barn has high potential for bats to access and use the building and that bats were observed entering the building. We have no objection to the application as submitted but request that an

	<p>informative is attached to any planning permission granted as explained below. Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). We do not consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.</p>
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NP Planning Ecologist	<p>Amended and additional information has been submitted to address the biodiversity mitigation and enhancement measures. The proposed landscaping with extensive native-species hedgerow planting is also welcomed. The scheme is now acceptable and there is no ecological objection to the approval of the application, subject to the imposition of planning conditions to safeguard nature conservation interests at the site.</p>
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Maescar Community Council	<p>No response has been received to date.</p>
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Powys County Council Highways	<p>There are limited passing bays available and, as a result, vehicles meeting along this stretch of highway are forced, in certain situations, to reverse considerable distances in order to pass. This stretch of highway also has poor horizontal alignment resulting in restricted forward visibility. Consider that the immediate highway network is suitable to accommodate the additional vehicular movements further development would generate.</p> <p>It is recognised that the use sought, would represent a relatively low traffic generating option; the proposal also includes a highway access improvement. The HA does not therefore consider that an objection on highway grounds could be sustained in this instance and therefore recommends that highway conditions be attached to any consent granted.</p>
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NP Planning Ecologist	<p>Bat surveys have been undertaken and confirmed the presence of a number of bat species roosting at the site. There is no ecological objection to the principle of the development, but some clarifications of the mitigation and enhancement details are required.</p> <p>The proposed landscaping with extensive native-species hedgerow planting is welcomed.</p> <p>Details of any external lighting required will need to be provided.</p>
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Natural Resources Wales/Cyfoeth Naturiol Cymru	<p>Would you be able to seek clarification on which buildings, and what extent of each building, will be demolished? The bat report doesn't make it clear and implies they are demolishing the "Large Cow Barn" and the "Rear Cow Barn", but may be retaining the northern end of them, however it doesn't detail how much of the barns will be retained? We also need to know if any of the other buildings will be demolished or modified.</p> <p>Due to the location of bat roosts in a number of the buildings, and because of the way the bats interact with the different buildings, using them as commuting routes and for light sampling, understanding the implications for all the buildings in the</p>
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	complex could be a material consideration for this application.
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NP Heritage Officer Archaeology	<p>Consultation of the historic environment information and resources held by the Brecon Beacons National Park have indicated that a building of local historic interest and significance will be affected by the proposed development.</p> <p>To alter the building without a basic record of its architectural style and current condition will result in the permanent loss of historic information. A photographic survey is recommended to provide a basic visual photographic record of the building in advance of development.</p>
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NP Heritage Officer Building Conservation	<p>Generally this proposal can be accepted, however further information regarding some detailing and finishes is required.</p> <ul style="list-style-type: none"> • Position of the rooflights in relation to the roof line • Re-pointing mortar specification • Treatment of internal wall and roof surfaces specification and detail • North-west elevation masonry proposal • Cladding material and colour to the garage specification <p>On receipt of the above information (as long as these comply with recommendations) then this proposal can be approved.</p>
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NP Strategy And Policy	The pre-application advice (19/17546/PAYPRE) of 17th July 2019 remains relevant.
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Powys County Council Public Protection (consult Env Health)	Having looked at the above proposed planning application and noting a package treatment plant will be used which discharges to a watercourse, I thus confirm Environmental Health would not have any objections.
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Dwr Cymru Welsh Water - Developer Services	As the applicant intends utilising a private treatment works we would advise that the applicant contacts Natural Resources Wales who may have an input in the regulation of this method of drainage disposal. However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.
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Powys County Council Land Drainage Department	<p>Requested further information regards the intended foul drainage system for the proposed development.</p> <p>Foul drainage should be discharged to the mains sewer. If this is not possible and the applicant proposes to install a packaged treatment plant then subject to a consent being obtained from NRW for the sewage discharge to a watercourse then there would be no objection.</p> <p>However if the sewage treatment plant is to discharge to a drainage field or</p>
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	should a septic tank be utilised then prior to any planning permission being granted the applicant/agent should submit percolation test results (including calculations) which demonstrate that the septic tank and soakaway are sufficiently sized and ground conditions are suitable for the foul drainage soakaway.
Sustainable Drainage Approval Body (SAB)	Confirmed that the proposed development will require SAB approval prior to any construction works commencing onsite.
Powys County Council Building Regulations	No response has been received to date.

Copies of the full consultation responses can be found on our website at: <https://planningonline.beacons-mpa.gov.uk/online-applications/?lang=EN>

6. Third Party Representations

The application was advertised by way of a site notice and direct neighbour notification. No comments have been received.

7. Well Being and Future Generations (Wales) Act 2015

The well-being of Future Generations (Wales) Act places a duty on public bodies to carry out sustainable development to improve the way in which we achieve the social, economic, environmental and cultural well-being of Wales. The National Park must act in accordance with the sustainable development principle and seek to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. As part of this duty public bodies must set and publish objectives which are designed to maximise its contribution to achieving each of the well-being goals. The 7 goals are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The primary objective of Planning Policy Wales Edition 10 (2018) is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales as required by the Well-being of Future Generations (Wales) Act 2015.

The recommendations made by the Strategy and Policy Team are made in line with the Strategic and individual policies within the adopted Local Development Plan. It is considered that the Local Development Plan has been prepared to ensure the sustainable development of the National Park, particularly in relation to Environmental protection, sustainable distribution of development, housing, economic well-being, sustainable tourism, sustainable communities, sustainable infrastructure and various other considerations.

8. Planning Obligations:

- 8.1 Policy 53 of LDP and the Supplementary Planning Guidance (SPG) on Planning Obligations (July 2014) outline the local planning authority's approach to the provision of contributions to planning obligations.
- 8.2 In this instance a Section 106 Legal Agreement is required that would secure the relevant affordable housing payment to be made at such a time that the converted barn is sold on the open market or ownership transfers outside of the farming family and that the property is marketed for commercial, sport tourism or recreational uses prior to being advertised as a residential dwelling.

9. Assessment

9.1 Strategic and Spatial Choices:

9.1.1 Strategic Planning/ Development Plan context/ Principle of Development

- 9.1.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all development management decisions to be made in accordance with the development plan unless material considerations dictate otherwise. The LDP is the development plan for the purposes of Section 38(6) and specific material considerations must be identified to reasonably depart from its policies.
- 9.1.1.2 The proposal is located in an area of open countryside as defined by the LDP proposals map. The LDP defines countryside as areas unsuitable to accommodate future development in accordance with the Environmental Capacity of the National Park. The LDP defines a 15 year vision for the future of the Countryside which emphasizes the importance of supporting the countryside as a living and working landscape, internationally recognised for its outstanding natural beauty and cultural traditions. As such, in these areas, there is presumption against development with the exception given to those development forms where there is a defined essential need for a countryside location. Strategy Policy CYD LPI sets out the forms of development that are considered acceptable within these parameters.
- 9.1.1.3 Policy CYD LPI of the LPD as expanded upon by the authority in approved Supplementary Planning Guidance (SPG) *Enabling Appropriate Development in the Countryside*, as amended June 2019, makes it clear that that it intends to restrict changes of use to open market dwellings when there may be more appropriate beneficial uses. Indeed, the aim of requiring a commuted sum contribution is to secure equivalent benefit in the form of an Affordable Home. However, it recognises that in instances where a converted barn would provide a dwelling for a child (including spouse and residing dependents) of the farmer, the Authority would delay the requirement for a relevant commuted sum payment until such time that the converted barn is sold on the open market.
- 9.1.1.4 The proposal is therefore considered to be justified based on the Enabling Appropriate Development in the Countryside SPG and as such it is not considered that the application is required to be supported by a marketing exercise at this time. As stated the financial contribution towards affordable housing would be delayed until such time as the converted barn is transferred (sold) by the initial occupants. The delayed financial contribution will need to be secured by an appropriate legal agreement (LDP Policy 28 – Affordable Housing Contributions & LDP Policy 53 – Planning Obligations).

9.1.1.5 Section 3.6.1 of the Enabling Appropriate Development in the Countryside SPG sets out detailed Development Management issues that will be of relevance to the conversion of traditional buildings in all areas of the National Park via nine detailed criteria. Whilst a number of these shall be considered within the ensuing sections of this report, of particular relevance when determining principle is criteria i) which states the following:

The building should be structurally sound and of substantial traditional construction and materials, and capable of re-use without substantial reconstruction;

9.1.1.6 In this instance the application has been submitted with a supporting Structural Report which concludes that the building is capable of conversion to living accommodation without undue risk of damage or the need for any rebuilding of the existing stone walls. The Authority is satisfied with the credentials of the author of this report and has no contradictory evidence to dispute its findings.

9.1.1.7 The application was subject to the submission of a formal pre-application enquiry at which time the Strategy and Policy Team who confirmed no objection subject to requirement for a Section 106 Agreement as detailed above. This view has been confirmed as part of the formal consultation process to this application.

9.1.2 Good design

9.1.2.1 Planning Policy Wales (Edition 10, December 2018) (PPW) Para 3.4 advises that 'meeting the objectives of good design should be the aim of all those involved in the development process', which is illustrated by Figure 7 in the Good Design Wheel. PPW states that "Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places.

9.1.2.2 Policy 1(i) of the LDP states that "the scale form, design, layout, intensity of use of materials will maintain or enhance the quality and character of the Park's Natural Beauty, wildlife, cultural heritage and built environment.

9.1.2.3 Criteria (ii) set out in the SPG in respect of Policy CYD LPI requires that "Extensions or modifications will not normally be acceptable but may be considered where they are essential to a scheme proceeding and are of a scale and nature which do not detract from the character and appearance of the original building".

9.1.2.4 The proposed design of the barn conversion has been subject to negotiation and amendment prior to submission and during the course of this application. Initial representations submitted by the National Park's Heritage (Building Conservation) Officer raised a number of issues including further details on the proposed roof lights, re-pointing mortar specification, treatment of internal wall and roof surfaces, clarification on the NW elevation masonry proposal as well as finishes to the proposed garage.

9.1.2.5 The applicant has provided confirmation on all the points subject to this request. However, with regard to treatment of internal walls/roof it is not considered that this is something that can be controlled through the planning process. The building is unlisted and therefore internal alterations to the treatment of the wall and roof surfaces would not constitute development. It is noted that this is a building of local historic interest and significance. Accordingly a condition is to be attached that would require a photographic survey to provide a basic visual photographic record of the building in

advance of development. To alter the building without a basic record of its architectural style and current condition would result in the permanent loss of historic information.

9.1.2.6 The proposal seeks to retain the existing stone façade, with openings sympathetic to the original form of the buildings. With regard to the proposed extensions, these are both considered to be of a scale and nature which do not detract from the character and appearance of the original building. Both would effectively replace existing structures attached to the barn, accordingly the provision of two modest lean-to extensions is considered appropriate. With regard to proposal external finishes whilst the submitted plans indicate a suitable pallet of materials including natural timber cladding, roof slate and timber joinery it is considered appropriate to require details of all finishes be submitted to and approved in writing by the Local Planning Authority by way of planning condition.

9.1.2.7 The proposed detached garage structure is also considered to be of appropriate scale and form within the sensitive rural context. It's simple, functional appearance would read clearly secondary and subordinate to the main barn. In addition there are no other buildings on site that are comparable that could be converted to provide the proposed garage/workshop space.

9.1.2.8 The proposed site layout plan indicates a number of areas of hardstanding within the curtilage, including two patios immediately adjoining the barn. However, no details have been provided of this hard landscaping and therefore it is appropriate to condition that this is agreed in writing with the Local Planning Authority.

9.1.2.9 Finally in accordance with Section 3.6.2 of the Enabling Appropriate Development in the Countryside SPG, normal Part 1 and Part 2 Permitted Development Rights are to be removed via planning condition so as to safeguard the sensitive site from potentially harmful future alterations, extensions, outbuildings and means of enclosure.

9.1.2.10 Overall, subject to detailed conditions, set out in Section 11 of this report, the proposal is considered to satisfy both local and national planning policy in respect of good design.

9.1.3 Impact on Amenity

9.1.3.1 Impact on residential occupiers such as: loss of light, loss of privacy, loss of outlook, loss of view and overbearing development should be considered by the planning system and are identified in national policy. TAN 12 recognises the importance of the scale of development in relation to surroundings and how the mass and height of developments can impact on privacy, sunlight and microclimate. PPW at paragraph 3.21 states "The planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity."

9.1.3.2 Given the barn's immediate proximity to agricultural buildings, it is highly likely that normal levels of residential amenity would not be afforded to the occupants of the conversion. However, given the proposed justification for the conversion i.e. for a farming family member, it is a matter for the applicants and their family to satisfy themselves that the levels of residential amenity experienced would be acceptable.

9.1.3.3 Notwithstanding this, in the hypothetical event the building became available on the market, and therefore outside of the farming family, it is not considered that the proposed conversion would cause harm to the residential amenity interests of any third

parties. This is due to the buildings orientation and distance from other habitable windows and private garden spaces.

9.1.4 The Welsh Language

9.1.4.1 The proposed development does not offer any advances in promoting the Welsh language, however given the scale and nature of the development it is not considered that this would render the proposal unacceptable or warrant refusal of planning permission.

9.2 Assessing the sustainable benefits of development:

Paragraph 2.21 of PPW10 asserts that Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle.

9.2.1 Social considerations

9.2.1.1 The proposal would enable the applicant to live at the farm holding, which continues to be an active agricultural enterprise. This would assist with the family farm by having him live on site to assist with the farm activity. It is therefore considered that with regard to social considerations the proposal would assist the family unit to remain together whilst also providing practical benefits to the way in which they work on the farming business.

9.2.2 Economic considerations

9.2.2.1 Whilst the proposal would not facilitate the change of use of the building to either a Commercial, Sport, Tourism or Recreation use, which would have more direct economic benefits, the proposal is compliant with Policy CYD LPI. The building is currently redundant and by being brought into use the occupier would assist with supporting local facilities and amenities.

9.2.3 Cultural considerations

9.2.3.1 The building is recognised as being of cultural and historical significance, it remains a fine example of a traditional agricultural building. The proposed conversion is considered to adopt an appropriate light touch approach which would preserve the integrity of the traditional building. Furthermore the photographic record required by planning condition would ensure a permanent record of the original building is ensured.

9.2.4 Environmental considerations

9.2.4.1 Detailed assessment of environmental considerations is provided in Section 9.3.1 below which outline how the proposal is considered to accord with this aspect of the sustainable benefits sought by PPW10.

9.3 Detailed Impact Assessment:

9.3.1 Distinctive and natural places

9.3.1.1 Landscape

Paragraph 6.3.2 recognises that “the landscapes of Wales are rich and varied. Many Welsh landscapes are iconic, and a quarter of the land area of Wales is designated as either a National Park or Area of National Outstanding Beauty (AONB).” In this instance the stone barn is set within a tight cluster of agricultural buildings, both modern and traditional. In addition a larger modern building would be replaced with a modest single storey lean-to which would have the effect of exposing substantially more of the original stone barn. The means of enclosures have been carefully considered and would be provided by native hedging, which is appropriate to the rural context. The removal of Part 2 Permitted Development Rights would ensure that potentially harmful urbanised means of enclosures (e.g. timber fencing) could not be erected to the significant harm of the wider landscape. Subject to implementation of the proposed soft landscaping scheme it is considered the proposal would satisfactorily safeguard the value of the wider landscape.

9.3.1.2 Historic Environment

With regard to the historic environment, the application site is not located within a designated Conservation Area and the building itself is not listed or indeed locally listed. The closest historical asset to the application site is Maescar Farm House (Cadw Ref: 7461) which is sited approximately 320m to the South. Given the intervening presence of dense mature trees and agricultural land, it is not considered that the sensitive conversion would not harm the setting of this historical asset.

9.3.1.3 Biodiversity

The LDP includes the following policies regarding ecological issues and safeguarding biodiversity are as follows:

Policy SP3 'Environmental Protection' (LDP 2013)

Policy I 'Appropriate Development in the National Park (LDP 2013)

Policy 6 'Biodiversity and Development' (LDP 2013)

Policy 7 'Protected and important Wild Species' (LDP 2013)

Survey work has confirmed that bat roosts are present and the applicants will need to obtain an EPS derogation license from NRW prior to works commencing. The bat mitigation measures have been clarified, including those as shown on drawing no's. SK06 and SK02 and provide appropriate features to maintain favourable conservation status. NRW have confirmed that on the basis of the submitted survey work and reports that they do not consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Policy I of the Local Development Plan and Section 6 of the Environment (Wales) Act 2016

require the BBNPA to seek to maintain and enhance biodiversity. There will be opportunities to accommodate biodiversity enhancement measures and the proposed hedgerow planting will provide biodiversity enhancement as well as landscape mitigation. It is recommended that two ridge-roosting features for bats on the proposed bat shed or the barn conversion as well as the retention of the bat box to be installed would provide appropriate enhancement.

As such, subject to appropriate conditions the proposal would comply with the above policies.

9.3.1.4 Flooding, Water (including foul drainage / SuDS), Air, Soundscape & Light

The application was referred to Powys County Council as Lead Local Flood Authority (LLFA) / Sustainable Drainage Approval Body (SAB) / Land Drainage Authority (LDA). They have indicated that the application will require separate approval under the sustainable drainage regulations.

TAN15 *Development and Flood Risk* provides technical guidance which supplements the policy set out in Planning Policy Wales in relation to development and flooding. It advises on development and flood risk as this relates to sustainability principles. In this instance whilst the application proposes the introduction of a highly vulnerable use (residential) the site, NRW's Development Advice Map identifies the site as being with Flood Zone A. Accordingly the proposal is considered to be at little or no risk of fluvial or tidal/coastal flooding.

Policy 57 of the adopted LDP refers to the use of non mains sewerage facilities. Following receipt of observations from the Land Drainage Department it was requested that the applicant/agent should submit percolation test results (including calculations) which demonstrate that the septic tank and soakaway are sufficiently sized and ground conditions are suitable for the foul drainage soakaway. This was undertaken and concluded that two percolation test trial pits but both failed to drain which confirm that soakaway drainage from a package treatment plant would not be suitable for the site. Accordingly the site layout plan has been updated and illustrates the proposed location of the package treatment plant and demonstrates that the outfall pipe will extend and discharge to the stream approximately 30m to the south. A discharge licence will be required to be obtained from Natural Resources Wales.

It is important to ensure that any external lighting is of an appropriate design and sensitively located to avoid light-spill towards bat roosting areas or wildlife corridors. Drawing no. SK02 shows that a single light will be located adjacent to the front entrance. Appropriate planning condition would ensure no additional external lighting could be installed unless a revised external lighting plan was submitted to and approved in writing by the Local Planning Authority.

9.3.2 Active and Social Places

9.3.2.1 Transport

PPW Edition 10 introduced a "Sustainable Transport Hierarchy" and a clear intention that the planning system should enable people to access jobs and services through shorter, more

efficient and sustainable journeys, by walking, cycling and public transport. By influencing the location, scale, density, mix of uses and design of new development, the planning system can improve choice in transport and secure accessibility in a way which supports sustainable development, increases physical activity, improves health and helps to tackle the causes of climate change and airborne pollution. However, it does recognise in paragraph 4.1.16 that “Different approaches to sustainable transport will be required in different parts of Wales, particularly in rural areas, and new development will need to reflect local circumstances.” In this instance it is accepted that given the rural location the application site is not well served by public transport. Having regard to the scale and nature of the development, it is reasonable and practical to expect that the occupiers of the converted dwelling would be largely dependent on the private motor vehicle. Accordingly it is not considered that given the site location within rural Wales that the proposal is unacceptable on balance.

9.3.2.2 Access / Highway Safety

Policy 59 of the LDP seeks to ensure that proposed development will have an acceptable impact on highway safety and the free flow of traffic in the locality. As stated previously the proposal would be served by an existing vehicular access off the unclassified highway – which runs approximately 0.7 miles back to the A40 Trunk Road. The Local Highways Authority has assessed the information submitted, and have raised concerns that there are limited passing bays available on the unclassified highway and that this stretch of highway also has poor horizontal alignment resulting in restricted forward visibility. Accordingly they have advised whilst there are no grounds to sustain a highway objection, this is subject to the imposition of a number of conditions including improvements to the existing vehicular access as well as providing a passing bay along the unclassified highway. However, careful consideration must be given to the existing use of the building which could be used for agricultural purposes and therefore would see larger modern agricultural machinery enter and exit the site. In addition the proposed use, a single, dwelling is not considered to generate such additional vehicular traffic to as to justify the formation of a passing bay on the highway. The suggested condition is therefore considered unreasonable and not necessary to make the proposed development acceptable. Subject to the access improvements being secured the development is considered to comply with the requirements of LDP Policy 59.

10. **Conclusion**

The proposed development to convert the existing barn to form residential accommodation for family members is considered appropriate. It would not have an unacceptable impact upon the character and appearance of the traditional stone barn or surrounding area nor would it have a detrimental impact on neighbour amenity, highway safety, landscape or ecology. As such the proposal conforms with the relevant policies set out in 4 of this report and therefore is recommended for approval.

National Park Purpose and Duty.

The proposal would not fail to conserve and enhance the special qualities of the Brecon Beacons National Park, by providing a sympathetic conversion of a traditional stone barn within the open countryside. It would conserve and enhance the rich and complex biodiversity of the Park, and also protect the beautiful and varied character of the Landscape. As such the proposal is considered to successfully contribute to the National Park’s Purpose and Duty.

Sustainable Development.

As set out in Section 9.2 of this report the proposal delivers positively with regard to the social and environmental considerations, without adversely impacting on the other pillars of sustainability. The application is therefore recommended for approval as it delivers sustainable development and meets current needs without hindering those of future generations.

II Recommendation: Permit subject to the prior signing of a S106 Agreement.

Conditions and/or Reasons:

1. This development shall be begun within 5 years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
2. The development shall be carried out in accordance with the list of approved plans as detailed in the table below.
Reason: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.
3. The development shall be carried out strictly in accordance with the recommendations in Section 9 of the ecological report dated December 2019 and as shown on drawing no.'s SK02 and SK06. The bat shed shall be completed prior to the commencement of development works to the barns and the biodiversity mitigation and enhancement measures shall be undertaken and/or installed prior to first use of the development. Following the installation of the biodiversity mitigation and enhancements, a report confirming their adequate installation shall be submitted to the Local Planning Authority.
Reason: To comply with Section 6 of Planning Policy Wales (2018), Technical Advice Note 5 and Policies SP3, 1, 6, 7 and 12 of the adopted Local Development Plan for the BBNP.
4. The results of the bat monitoring surveys shall be submitted to the Local Planning Authority within 2 months of their being undertaken. These results shall also be submitted to the Biodiversity Information Service for Powys and the Brecon Beacons National Park.
Reason: To comply with Section 6 of Planning Policy Wales (2018), Technical Advice Note 5 and Policies SP3, 1, 6, 7 and 12 of the adopted Local Development Plan for the BBNP.
5. The landscaping scheme as shown on drawing no. SK04 and as described in the Landscape Planting and Management Specification – August 2019 shall be implemented in the first available planting season following the implementation of the development and maintained thereafter. Any trees or shrubs that fail in the first five years after planting shall be replaced in the next available planting season on a like-for-like basis.
Reason: To comply with Section 6 of Planning Policy Wales (2018), Technical Advice Note 5 and Policies SP3, 1, 6, 7 and 12 of the adopted Local Development Plan for the BBNP.
6. External lighting shall only be installed as shown on drawing no. SK02. No additional external lighting shall be installed unless a revised external lighting plan is submitted to and approved in writing by the Local Planning Authority. Any revised scheme shall avoid conflict with bat mitigation/enhancement measures and wildlife corridors and shall be implemented as approved.
Reason: To comply with Section 6 of Planning Policy Wales (2018), Technical Advice Note 5 and Policies SP3, 1, 6, 7 and 12 of the adopted Local Development Plan for the BBNP.

7. No development shall commence until the highway access improvement shown on the submitted "Vision Splay Site Entrance Plan" is constructed to the written satisfaction of the BBNP Planning Authority. The access shall be constructed so that there is clear visibility from a point 1.05 metres above ground level at the centre of the access and 2.4 metres distant from the edge of the adjoining carriageway, to points 0.6 metres above ground level at the edge of the adjoining carriageway and 39 metres distant in each direction measured from the centre of the access along the edge of the adjoining highway. Nothing shall be planted, erected or allowed to grow on the area(s) of land so formed that would obstruct the visibility and the visibility shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.
Reason: In the interests of highway safety and to comply with Policy 59 of the adopted Local Development Plan for the BBNP.
8. Before any development is commenced the area of the access to be used by vehicles is to be constructed to a minimum of 450mm depth, comprising a minimum of 250mm of sub-base material, 100mm of bituminous macadam base course material, 60mm of bituminous macadam binder course material and 40mm of surface course material for a distance of 5.5 metres from the edge of the adjoining carriageway. Any use of alternative materials is to be agreed in writing by the Local Planning Authority prior to the access being constructed.
Reason: In the interests of highway safety and to comply with Policy 59 of the adopted Local Development Plan for the BBNP.
9. No surface water drainage from the site shall be allowed to discharge onto the county highway.
Reason: In the interests of highway safety and to comply with Policy 59 of the adopted Local Development Plan for the BBNP.
10. Any vehicular entrance gates installed within the application site shall be set back at least 5.5 metres distant from the edge of the adjoining carriageway and shall be constructed so as to be incapable of opening towards the highway and shall be retained in this position and form of construction for as long as the dwelling hereby permitted remains in existence.
Reason: In the interests of highway safety and to comply with Policy 59 of the adopted Local Development Plan for the BBNP.
11. No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the barn conversion being brought into beneficial use and retained in perpetuity.
Reason: To ensure satisfactory facilities are available for disposal of foul and surface water, and to comply with Policy 57 of the adopted Local Development Plan for the BBNP..
12. Samples of the proposed external finishes shall be agreed with the Local Planning Authority in writing before works commence and the development shall be carried out in accordance with those agreed finishes which shall remain in situ in perpetuity unless otherwise approved in writing by the Local Planning Authority. The samples shall be presented on site for the agreement of the Local Planning Authority and those approved shall be retained on site for the duration of the construction works.
Reason: To ensure a satisfactory form of development takes place and to ensure compliance with LDP Policy CYD LPI.
13. No development shall take place until full details of hard landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall be carried out prior to the beneficial use of the approved development and retained as such in perpetuity.

Reason: To ensure the long term maintenance of the landscape amenities of the area and to ensure compliance with LDP Policy TBC

14. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A B C D E F & H of the Town and Country Planning (General Permitted Development)(Amendment)(Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no enlargements, improvements or other alterations to the dwellinghouse or any outbuildings shall be erected or constructed.

Reason: If substantial extensions or alterations were necessary this development would not normally be favourably considered and would be contrary to LDP Policy CYD LPI.

15. Notwithstanding the provisions of Article 3, Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no fence, wall or other means of enclosure other than any approved under this permission shall be erected or placed without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the appearance of the area and to ensure compliance with LDP Policy CYD LPI.

16. No development shall take place until an appropriate photographic survey of the existing barn on site has been carried out in accordance with advice provided by the Local Planning Authority. A copy of the resulting survey and digital photographs shall be submitted to the Local Planning Authority for approval. Following approval, copies of the report and photographs will be submitted to the local Welsh Archaeological Trust for inclusion in the Regional Historic Environment Record (HER).

Reason: To allow detail of a building of historical interest and significance affected by the proposed development to be preserved by photographic record.

Information Notes:

1. Warning: A European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at:

<https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

2. Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development. To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2017 (as amended) and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted at: NRW, Cantref Court, Brecon Road, Abergavenny, NP7 7AX Tel: 0300 065 3000
3. Under Section 184 of the Highways Act 1980, it is a requirement that a licence is obtained from the Highway Authority, in addition to Planning Permission, for vehicular access works.
- a. The need to avoid interference with and to make provision for the carrying of existing highway

drainage under the access to the satisfaction of the Highway Authority.

- b. The requirement of the Highway Authority for the Developer to ensure that no surface water is discharged onto the County Highway or, without prior approval, into the highway drainage system.
4. Under Section 50 of the New Roads & Street Works Act 1991 it is a requirement that a Streetworks licence is obtained from the Highway Authority to place, or to retain, apparatus in the highway and thereafter to inspect, maintain, adjust, repair, alter or renew the apparatus, change its position or remove it.
5. Under section 171 of the Highways Act 1980 it is a requirement that a licence is obtained from the Highway Authority, in addition to Planning Permission, for the creation of passing bays or highway re-alignment works.
6. The New Roads & Street Works Act 1991 requires that all works, be properly notified and approved prior to commencement.
7. Having assessed the Planning Application Ref 19/17950/FUL, the SuDS Approval Body (SAB) deem that the construction area is greater than 100m² and therefore this proposed development will require SAB approval prior to any construction works commencing onsite.

Please contact the SAB Team on 01597 826000 or via email sab@powys.gov.uk

For further information on the requirements of SAB and where relevant application forms/guidance can be accessed, please visit the following website

<https://en.powys.gov.uk/article/5578/Sustainable-Drainage-Approval-Body-SAB>

If for any reason you believe your works are exempt from the requirement for SAB approval, we would be grateful if you would inform us so we can update our records accordingly.

The requirement to obtain SAB consent sits outside of the planning process but is enforceable in a similar manner to planning law. It is a requirement to obtain SAB consent in addition to planning consent. Failure to engage with compliant SuDS design at an early stage may lead to significant un-necessary redesign costs.