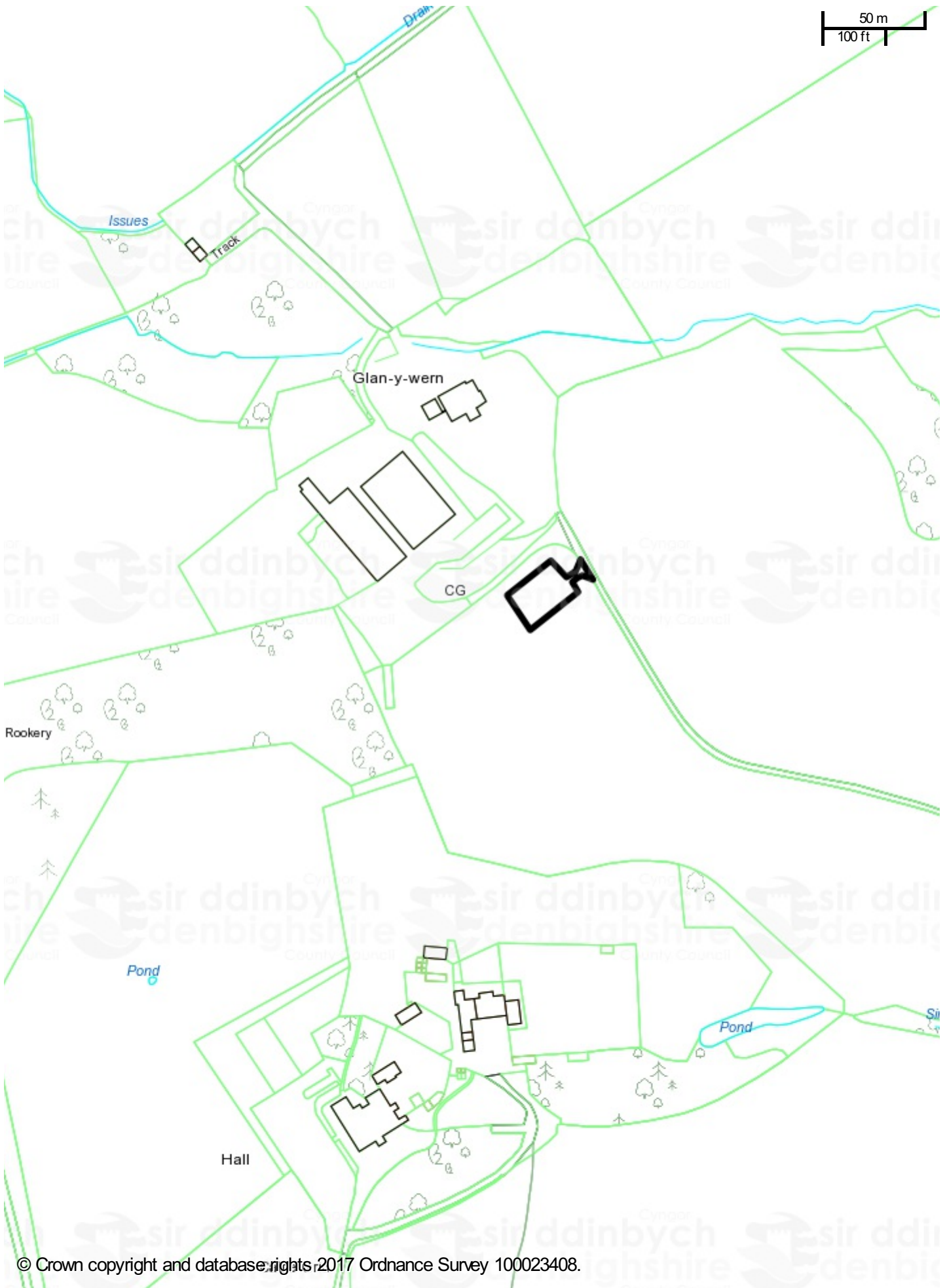


50 m
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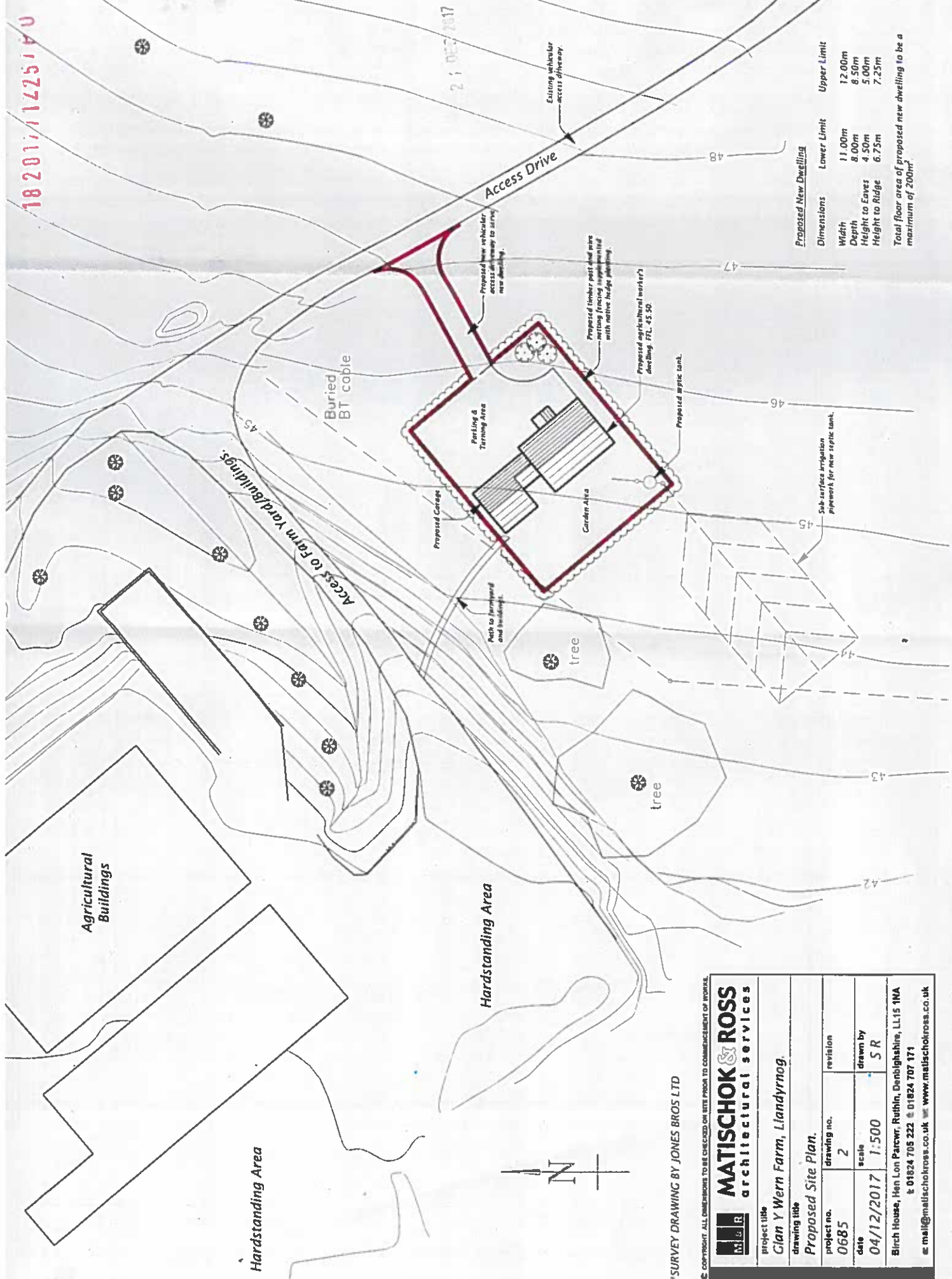
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SITE PLAN

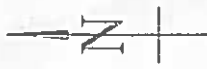


Proposed New Dwelling

Dimensions	Lower Limit	Upper Limit
Width	11.00m	12.00m
Depth	8.00m	8.50m
Height to Eaves	4.50m	5.00m
Height to Ridge	6.25m	7.25m

Total floor area of proposed new dwelling to be a maximum of 200m².

*SURVEY DRAWING BY JONES BROS LTD



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M & R MATISCHOK & ROSS
architectural services

project title	Glan Y Wern Farm, Llandyrnog.		
drawing title	Proposed Site Plan.		
project no.	0685	drawing no.	2
date	04/12/2017	scale	1:500
		drawn by	SR

Birch House, Hen Lon Parcwr, Ruthin, Denbighshire, LL15 1NA
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e mail@matischokross.co.uk w www.matischokross.co.uk

WARD : Llandyrnog

WARD MEMBER: Councillor Merfyn Parry (c)

APPLICATION NO: 18/2017/1225/ PO

PROPOSAL: Development of 0.09 ha of land by the erection of a rural enterprise dwelling, installation of a new septic tank and associated works (outline application including access)

LOCATION: Glan Y Wern Farm Whitchurch Road Llandyrnog Denbigh

APPLICANT: Mr Huw Jones A & M Evans Farms Co. Ltd.

CONSTRAINTS: None

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Referral by Head of Planning / Development Control Manager

CONSULTATION RESPONSES:

LLANDYRNOG COMMUNITY COUNCIL

"This application was presented in outline form and there was no justification included in the information received from DCC that would allow members to make an informed decision"

Officer note - Officers have explained to Community Council Clerk that the Authority could not make the justification statement publically available due to sensitive financial information which was contained within it, however Officers also explained that the Council's independent agricultural consultant would assess the information provided and make a recommendation to the Council against the tests set out in Welsh Government Technical Advice Note 6 (TAN6))

NATURAL RESOURCES WALES

- No objection.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

- Highways Officer – No objection

- Independent Agricultural Consultant –

Reading Agricultural Consultants Ltd (RAC) have been instructed by Denbighshire County Council to prepare an independent agricultural appraisal to consider whether there is sufficient agricultural justification for the dwelling on the basis of the tests set out in Technical Advice Note 6 (TAN 6).

RAC has assessed the application against the tests set out in TAN 6, and the independent appraisal concludes:

- i) there is a functional need for a second full-time worker to live on or close to the farm;
 - ii) the proposed dwelling would be occupied by a full-time worker;
 - iii) the business has been established for three years;
 - iv) the business is profitable and considered as financially sustainable now and into the future;
 - v) the proposed dwelling is larger than would be expected for a second dwelling on a holding;
- and
- vi) there are no suitable dwellings for sale in adequate proximity to the farm buildings.

RESPONSE TO PUBLICITY:

In objection

Representations received from:
Mark Griffiths, Glan y Wern Hall, Llandyrnog
J & G Scott, Glan y Wern Cottage, Llandyrnog

Summary of planning based representations in objection:

Principle of allowing a second dwelling on a farm – would set a precedent that any farm should be allowed to erect a second dwelling on its land on any change of ownership or retirement of an existing farmer. What would prevent the process being repeated on each subsequent sale or retirement? Every farm in the county could gradually develop into a hamlet.

Use of land - concern that the farm is being used to store heavy construction plant which is not an agricultural use, and which undermines the agricultural need for an additional dwelling.

Residential amenity – concerns relating to the proximity to neighbouring properties / visual impact when viewed from these properties

EXPIRY DATE OF APPLICATION: 05/03/2018

EXTENSION OF TIME AGREED? Please insert date

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application is seeking outline consent for a second agricultural workers dwelling, on land to the south east of the main building complex at Glan y Wern Farm.
- 1.1.2 The proposed site plan shows the proposed access to serve the new dwelling leading from the existing farm driveway, and also shows the proposed layout of the dwelling, and boundary treatment. The plan states the upper and lower limits of the dwelling to be the following:
- | Dimensions | Lower Limit | Upper Limit |
|-----------------|-------------|-------------|
| Width | 11.00m | 12.00m |
| Depth | 8.00m | 8.50m |
| Height to Eaves | 4.50m | 5.00m |
| Height to Ridge | 6.75m | 7.25m |
- The total floor area of the proposed new dwelling would be a maximum of 200m²
- 1.1.3 Details relating to the design and appearance of the dwelling are not included with the application, and would therefore be reserved matters for future approval.
- 1.1.4 The proposed site plan shows the site would be enclosed by a timber post and wire fence with native hedge planting around the perimeter. No other landscaping details are provided.
- 1.1.5 Foul water is proposed to discharge to a septic tank with associated sub-surface irrigation pipework and surface water is proposed to drain to soakaways and percolation test results have been submitted in support of the application to demonstrate ground conditions are suitable for soakaways.

- 1.1.6 The application is supported by a confidential agricultural business appraisal prepared by Kite Consulting which seeks to set out the justification for the proposed agricultural workers dwelling. It states:

The farming enterprise is a limited company owned by Huw and Bethan Jones, who reside at the existing Glan y Wern farmhouse and Arwyn and Mari Evans, who currently reside off-site.

Agricultural business appraisal states the farming resources consist of the following:

- Glan Y Wern - a house, buildings, 77 owned hectares, 16 hectares owned Treuddyn near Mold and 5 hectares owned near Ruthin.
- A further 16 hectares of rented land that adjoins Glan Y Wern with an option to buy this land after March 2017.
- A further 243 hectares of rented grazing land, held on various agreements which are mainly annual but have been held for many years.
- 2,320 breeding ewes producing finished and replacement lambs plus 515 replacement breeding lambs.
- 298 rearing and finishing cattle which are either purchased as calves or weanlings and are reared to be sold as forward stores
- Most land is grassland
- A suitable range of machinery for the scale of the operation.

Beef Enterprise

- Over 260 calves and weanlings are purchased by the business annually, which are then reared to be sold as finished animals or forward stores.
- During the winter months all of the cattle are housed at Glan Y Wern.
- Cattle are purchased all year round, approximately half of the cattle purchased are calves which are reared indoors at Glan Y Wern prior to weaning and turnout.
- The young calves require around the clock attention, individual milk powder feeding and monitoring for diseases such as pneumonia etc.
- Circumstances requiring rapid human intervention with calves includes: naval or joint-ill; pneumonia; scour (Enteritis).

Sheep Enterprise

- The main aim with the 2,835 strong (including ewe lambs) Glan Y Wern flock is to produce finished lambs that will reach around 40 kg live weight off grass / creep in June to January the following year.
- The ewes are lambed in batches indoors at Glan Y Wern. Lambing begins in February and the main flock is lambed in around 3 months. Lambing is a critical time for the business and the family monitor the flock throughout the day and night during this period
- Circumstances requiring rapid human intervention with breeding ewes includes: lambing; breach birth; lamb suffocation; uterine prolapse; weak lambs; tramping and miss-mothering.

The agricultural appraisal states there is an overall agricultural labour unit requirement equivalent to 6.7 full time workers and it includes a full financial review of the agricultural enterprise, which seeks to demonstrate the farming business is financial viable, and is capable of funding the build costs of the dwelling proposed.

Due to the high stock numbers, it is argued there is a need for more than one person to be available on the farm to deal with lambing, cattle and calf health and other emergencies, and therefore a second agricultural workers dwelling is required. It is

proposed the business partners who currently reside off-site would occupy the proposed second agricultural workers dwelling.

1.2 Description of site and surroundings

- 1.2.1 Glan y Wern Farm is situated on the outskirts of Llandynrog, approximately 1.6km to the north from the village centre and is accessed via a long private driveway leading from existing vehicular access off the Whitchurch Road approximately 0.65km to the south of the application site.
- 1.2.2 The proposed dwelling would be approximately 110m to the south east of the existing farmhouse and would be adjacent to existing agricultural buildings and hardstandings.
- 1.2.3 The site is an undeveloped open field which is not currently enclosed by any existing hedgerows or other boundary treatments.
- 1.2.4 The closest unrelated residential properties are Glan y Wern Cottage some 195m to the south-west and Glan y Wern Hall, some 260m to the south west. Hafan Dawel is located some 600m to the south-east.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is unannotated land outside of any development boundaries defined in the Local Development Plan.
- 1.3.2 The site is within the Vale of Clwyd Historic Landscape.
- 1.3.3 The land is Grade 1 Agricultural Land.

1.4 Relevant planning history

- 1.4.1 There is a record of agricultural related developments and householder consents at the existing farm and farmhouse which are not considered to be of relevance to the current application.
- 1.4.2 A replacement farmhouse was consented in 1990.
- 1.4.3 A previous application for an agricultural workers dwelling in the field opposite to the application was withdrawn in March 2017. The current application is a resubmission of this application, albeit in a different location within the farm holding.

1.5 Developments/changes since the original submission

- 1.5.1 None

1.6 Other relevant background information

- 1.6.1 A private individual has raised concerns regarding the farm being used to store heavy construction plant which is not an agricultural use. Whilst this is a matter unrelated to the merits of the current application, Officers have recently investigated complaints relating to unauthorised development / use of land at Glan y Wern Farm and no breach of planning was identified at the time.

2. DETAILS OF PLANNING HISTORY:

- 2.1 28/11238. Demolition of existing farmhouse and erection of replacement. Granted 25/05/1990
- 2.2 18/2016/1245. Development of land by the erection of an agricultural workers dwelling
Withdrawn 27/03/2017

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

- 3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy PSE5 – Rural economy

- 3.2 Supplementary Planning Guidance
 - Residential Development SPG
 - Residential Space Standards SPG
 - Parking Requirements in New Developments SPG

3.3 Government Policy / Guidance

- Planning Policy Wales (Edition 9) November 2016
- Development Control Manual November 2016
- Technical Advice Note 6: Planning for Sustainable Rural Communities (TAN 6)
- Rural Enterprise Dwelling Practice Guidance Note

3.4 Other material considerations

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (PPW section 3.1.3). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned (PPW section 3.1.4).

Development Management Manual 2016 states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (DMM section 9.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Tests for rural enterprise dwellings
- 4.1.3 Impact on the best and most versatile agricultural land
- 4.1.4 Visual amenity
- 4.1.5 Residential amenity
- 4.1.6 Highways (including access and parking)
- 4.1.7 Open Space

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy PSE 5 of the Local Development Plan states that in order to help to sustain the rural economy, commercial development including agricultural diversification will be supported subject to detailed criteria, and employment proposals for new build outside of development boundaries will be supported provided the following criteria are met:

- i) the proposal is appropriate in scale and nature to its location; and
- ii) any suitable existing buildings are converted or re-used in preference to new build; and
- iii) proposals for new buildings are supported by an appropriate business case which demonstrates that it will support the local economy to help sustain local rural communities.

Planning Policy Wales has limited content relevant to the consideration of agricultural workers dwelling applications. Paragraph 4.6.3 explains that Welsh Government's priorities for rural areas are to secure:

- sustainable rural communities with access to affordable housing and high quality public services;

- a thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of employment in a working countryside; and
- an attractive, ecologically rich and accessible countryside in which the environment and biodiversity are conserved and enhanced.

The section goes on to say that the countryside is a dynamic and multi-purpose resource and refers to the need to enhance its agricultural value. For the government's aims and priorities to be realised it will be essential that social, economic and environmental policies are fully integrated.

Technical Advice Note 6 (TAN6) is the key Welsh Government document of relevance to the considerations to be given to applications for agricultural workers dwelling applications. Section 4.3 deals with rural enterprise dwellings and states as follows:

“One of the few circumstances in which new isolated residential development in the open countryside may be justified is when accommodation is required to enable rural enterprise workers to live at, or close to, their place of work. Whether this is essential in any particular case will depend on the needs of the rural enterprise concerned and not on the personal preference or circumstances of any of the individuals involved. Applications for planning permission for new rural enterprise dwellings should be carefully assessed by the planning authority to ensure that a departure from the usual policy of restricting development in the open countryside can be fully justified by reference to robust supporting evidence.”

The following sections of TAN 6 provide detailed guidance to local planning authorities for the consideration of applications for new agricultural dwellings. Paragraph 4.4.1 of TAN 6 considers new dwellings on established enterprises and states:

“New permanent dwellings should only be allowed to support established rural enterprises providing:

- a. there is a clearly established existing functional need;*
- b. the need relates to a full-time worker, and does not relate to a part-time requirement;*
- c. the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so;*
- d. the functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned; and*
- e. other normal planning requirements, for example siting and access, are satisfied.*

Additional guidance on matters to consider is provided in Welsh Government's Practice Guidance Note for TAN 6 Rural Enterprise Dwellings.

In summary, the Development Plan policy, Planning Policy Wales, and the contents of TAN6 make provision for the development of rural enterprise dwellings, subject to key tests being met. The tests are reviewed in the following sections of the report.

4.2.2 Tests for rural enterprise dwellings

In assessing the case for the dwelling in respect of the TAN 6 tests, the Council's Agricultural Consultant has carried out an independent agricultural appraisal to consider whether there is sufficient agricultural justification for the dwelling on the basis of the tests set out in Technical Advice Note 6 (TAN 6).

In summary, in relation to the TAN6 tests, the independent agricultural appraisal concludes the following :-

(a) The Functional Need Test

Given the significant numbers of livestock, it is considered that there is a functional need for an additional full-time worker.

(b) The Labour Requirement

The holding generates a significant theoretical labour requirement. Given the large number of sheep lambing over an extended period and the rearing of purchased calves, it is considered that there would be a need for two full-time workers on the holding.

The proposed dwelling would be occupied by a full-time worker agricultural worker, thereby meeting the test.

(c) The Financial Test

The business appears to be currently financially sound with a good prospect of remaining so into the future, thus meeting Points iii) and iv) of the financial test.

However, a point of caution is raised with regards to the size of the dwelling, which is proposed to have an indicative floor area of 200sq.m.

Paragraph 4.10.2 of TAN 6 considers the dwelling size:

".....A financial test is also necessary to assess the size of dwelling which the enterprise can afford to build and maintain. Dwellings which are unusually large in relation to the needs of the enterprise, or unusually expensive to construct in relation to the income it can sustain in the long-term, should not be permitted. It is the requirements of the enterprise rather than of the owner or occupier which are relevant to determining the size of dwelling that is appropriate."

Whilst neither TAN6 nor the accompanying Guidance Notes provide precise details on maximum acceptable sizes for rural enterprise workers' dwellings, appeal decisions have consistently noted that such dwellings should relate to the needs of the business rather than the personal requirements of the owner or occupier – the fact that the applicants "value their space and comfort and would like to live in a permanent dwelling on the farm..." identifies personal preferences. Whilst it is asserted that the profits in a single year would indicate that the dwelling would be affordable to the business, there is no reasoning why it should require a (second) dwelling of such scale.

It should also be remembered that as a fallback, rural enterprise workers' dwellings become units of affordable housing if there are no other compliant occupants available. At 200m² it would be unlikely to be classed as 'affordable' to the wider market and so may force the removal of the occupancy condition which would be attached to it.

With regards to the issues raised by the Agricultural Consultant with respect to the size of the proposed dwelling in relation to the needs of the enterprise and the affordable housing fallback position, rather than the personal preferences of the applicant, Officers are satisfied that this can be controlled through the imposition of conditions with state the upper and lower limits and floor area shall not be as shown but shall be as otherwise agreed in writing with the local planning authority.

d) Other Suitable and Available Accommodation

Two dwellings within a half a mile radius of the site were identified as being available on the open market, however as they are some 1.3 miles from the farm buildings and there are a significant number of livestock which will create a greater intensity of need, it is considered that the dwellings in Llandyrnog would be unsuitable for the needs of the business.

(e) Siting and Access

To be considered in the remainder of this report.

The Agricultural Consultant has assessed the application against the tests set out in TAN 6, and the independent agricultural appraisal concludes:

- i) there is a functional need for a second full-time worker to live on or close to the farm;
- ii) the proposed dwelling would be occupied by a full-time worker;
- iii) the business has been established for three years;
- iv) the business is profitable and considered as financially sustainable now and into the future;
- v) the proposed dwelling is larger than would be expected for a second dwelling on a holding; and
- vi) there are no suitable dwellings for sale in adequate proximity to the farm buildings.

Given the above assessment of the proposal, and the case officer site visit which confirms that there are no currently redundant buildings in the complex which are suitable for conversion, the additional dwelling to accommodate an agricultural worker is considered to be justified.

In accordance with the Practice Guidance, occupancy conditions are required to be imposed to ensure a new dwelling is occupied by persons employed in agriculture, with the fallback position being to extend occupancy to persons who would be eligible for consideration for affordable housing.

The Practice Guidance has states that local planning authorities have the ability to restrict not only the future occupancy of the new dwelling, but of others on the enterprise whose occupancy is not currently controlled or where the scope of control is less than that in the new condition. The extension of control is not automatic but will relate to the circumstances of individual cases. Such circumstances could arise where the need for an additional dwelling arises from an increase in the functional demands of the enterprise whereby two on-site workers are required rather than one residing in an existing dwelling. In this case it will have been demonstrated that the enterprise needs two dwellings, and it would be inconsistent if the occupancy of the new dwelling was secured and controlled but not that of the existing dwelling.

In this case, the justification for the dwelling is based on the need to have two agricultural workers dwellings at the site to meet the functional needs of the farming enterprise, Officers therefore consider it is reasonable to apply the occupancy condition to the existing farmhouse as well as the new dwelling.

4.2.3 Impact on the best and most versatile agricultural land

Planning Policy Wales Section 4.10.1 obliges weight to be given to protecting land of grades 1, 2, and 3a quality in the Agricultural land Classification system of the Department for Environment, Food and Rural Affairs. PPW notes this land is considered to be the best and most versatile and justifies conservation as a finite resource for the future. It indicates that land of this quality should only be developed if there is an overriding need for the development, and either previously developed land or land of a lower grade is available, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations.

The site is located on grade 1 agricultural land, which the Agricultural Land Classification defines as 'excellent quality'. Planning Policy Wales classifies grades 1 to 3a agricultural land as the 'best and most versatile (BMV)' which accounts for approximately 7% of total land in Wales.

The loss of the BMV agricultural land is only justified where it can be demonstrated that:

- i) there is an overriding need for the development; and
- ii) lower grade agricultural or previously developed land is not available.

The supporting information submitted with the application has demonstrated there is an established functional and financial need for the new dwelling.

Whilst the site is Grade 1 agricultural land, Officers would note the surrounding land within the farm holding is also Grade 1 agricultural land, and lower grade agricultural land or previously development land would not be viable alternatives as there is no such land available within the farm holding within close proximity to the farm complex to enable the dwelling to meet the functional needs of the enterprise.

Officers are therefore satisfied that there is an overriding need for the development, and that the use of lower grade agricultural or previously development land would not be a viable alternative due to the inevitable separation distances between such land and the farm complex.

4.2.4 Visual amenity

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. Para 4.11.9 confirms that the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations

The TAN6 Practice Guidance states that sites for new dwellings which are prominent in the landscape should be avoided. However, the siting of the dwelling should have regard to the particular functional need which its occupation is expected to meet. A dwelling should be sufficiently close to operational areas where adequate monitoring of animals or sensitive equipment/processes is required, and to enable the effective response of a worker to any identified difficulty.

Neighbours have raised concerns regarding the visual impact of the dwelling from nearby dwellings. Whilst the site is visible from views to the west and is on slightly higher ground to the existing farmhouse and agricultural buildings, the dwelling would be some 195 metres from the nearest dwelling, which is a considerable distance and not likely to give rise to unacceptable visual amenity issues. The site is also immediately adjacent to the existing farm complex and has been selected to meet the functional needs of the farm. The Council retains control over the layout, appearance and landscaping which are details to be dealt with at the reserved matters stage, and Officers are satisfied that this would ensure the dwelling would not appear as a prominent feature in the landscape.

The application is an outline application including details of access, with all other matters reserved. Whilst the propose site plan shows the proposed layout and landscaping details, given the nature of the application, Officers consider these details should be treated for illustrative purposes only, and for the avoidance of doubt a condition is proposed to this effect.

It is therefore considered that the erection of a dwelling in this location as proposed would be acceptable in respect of its siting, and as such the proposal would not be out of accord with the policies and guidance referred to above.

4.2.5 Residential amenity

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The residential amenity impacts of a development proposal are a material consideration.

The Residential Development SPG provides guidance on suitable separation distances between habitable windows and neighbouring properties and the

Residential Space Standards SPG sets out minimum floor space and amenity space standards for new dwellings.

The dwelling proposed would comfortably exceed the minimum standards set out in the Residential Space Standards SPG, and therefore it would provide a satisfactory standard of amenity for future occupants.

Public responses received have raised concerns regarding the impact of the proposal on residential amenity by virtue of the proximity to neighbouring properties and impact on visual amenity afforded to those properties.

Whilst the impact on residential amenity is a material planning consideration, the impact on views / outlook is not a matter the planning system can protect.

The closest unrelated residential properties are Glan y Wern Cottage which is some 195m to the south-west and Glan y Wern Hall, some 260m to the south west. Hafan Dawel is located some 600m to the south-east close to the vehicular access point.

Whilst the proposed dwelling may be visible from the neighbouring properties to the west and may alter their outlook to some extent by virtue of the introduction of a new built feature where there is currently open fields, notwithstanding the concerns of neighbours, due to the separation distances between the site and these neighbouring properties, Officers are satisfied that the proposal would not unacceptably impact on residential amenity or residential visual amenity.

4.2.6 Highways (including access and parking)

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The residential amenity impacts of a development proposal are a material consideration. The Parking Standards in New Developments SPG sets out the maximum parking standards for new dwellings, and the parking requirement is proportionate to the number of bedrooms.

The application includes details of access and it is proposed that a new access to serve the property would be created as a spur off the existing private drive leading to the main farmhouse.

Highways Officers have raised no objection to the proposed access arrangements.

The application is in outline, and therefore the size of the dwelling has not be finalised, however having regard to the size of the site, it is reasonable to assume that sufficient parking provision could be provided within the curtilage.

Officers would therefore conclude the proposal would not adversely impact on highway safety and the proposal is considered to be in compliance with the policies and guidance.

4.2.7 Open Space

Local Development Plan Policy BSC 3 seeks to ensure, where relevant, infrastructure contributions from development. Policy BSC 11 requires proposals for all new residential development to make a contribution to recreation and open space either on site, or by provision of a commuted sum.

The proposal is for the formation of a new dwelling.

Table 4 in the Open Space SPG adopted in March 2017 sets out thresholds for onsite provision and financial contributions. It specifies that for schemes of 1 – 30 dwellings, open space obligations should be met through financial contributions rather than onsite provision, however 5.4.9 of the SPG does state that the thresholds are

indicative, and onsite provision for sites of less than 30 will be considered on their merits.

It is considered that the proposal would be acceptable in relation to open space policy subject to the requisite contributions being secured. It is considered that this could be done through an appropriately worded condition.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The application is for a second agricultural workers dwelling at Glan y Wern Farm which has been submitted in outline with details of access. Appearance, landscaping, layout and scale are reserved matters.
- 5.2 A detailed agricultural justification statement has been submitted in support of the application which has been independently assessed by the Council's Agricultural Consultant against the tests set out in Welsh Government Technical Advice Note 6 (TAN6) and the accompanying Practice Guidance.
- 5.3 The Agricultural Consultant has concluded that the proposal meets the sets set out in TAN6, and the proposed second agricultural workers dwelling is therefore justified, however a note of caution has been raised regarding the size of the proposed dwelling.
- 5.4 Neighbours have raised concerns regarding the agricultural need for the proposal and in relation to impacts on residential amenity, however Officers are satisfied that due to the separation distance between the site and neighbours, it would not result in an unacceptable impact on amenity of neighbours.
- 5.5 Subject to the imposition of necessary planning conditions to address material planning considerations set out in the report, Officers consider the proposal is acceptable, and are therefore recommending the application is granted planning permission.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. Approval of the details of the appearance of the building(s), landscaping, scale, and layout (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the commencement of any development
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

4. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Existing site plan (Drawing No. 1) received 21 December 2017
 - (ii) Proposed site plan (Drawing No. 2) received 21 December 2017
 - (iii) Location plan received 21 December 2017
5. Notwithstanding the details shown on the proposed site plan (Drawing No. 2), the layout and landscaping details have been treated for illustrative purposes only and this permission does not convey any approval of these details.
6. Notwithstanding the approved details, the upper and lower limits for the dwelling shall not be as shown on the proposed site plan (Drawing No. 2), but shall be as otherwise agreed in writing with the local planning authority.
7. The occupancy of the dwelling shall be restricted to:
 - a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or, if it can be demonstrated that there are no such eligible occupiers,
 - b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.
8. The occupancy of the existing dwelling at Glan y Wern Farm shall be restricted to:
 - a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or, if it can be demonstrated that there are no such eligible occupiers,
 - b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.
9. The dwelling hereby approved shall not be occupied until the written approval of the Local Planning Authority has been obtained to the arrangements for compliance with the Council's policies and Supplementary Planning Guidance in relation to the provision of Open Space.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990
3. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
4. For the avoidance of doubt and to ensure a satisfactory standard of development.
5. For avoidance of doubt and to ensure a satisfactory standard of development.
6. In the interests of visual amenity and to ensure the unit is of a scale which is proportionate to the needs of the agricultural enterprise in accordance with the guidance contained in TAN 6 and the accompanying Practice Guidance.
7. To comply with the requirements of TAN 6 and the Rural Enterprise Dwellings Practice Guidance.
8. To comply with the requirements of TAN 6 and the Rural Enterprise Dwellings Practice Guidance.
9. In the interest of compliance with adopted open space policies.

NOTES TO APPLICANT:

CONDITION 5 NOTE:

The proposed site plan drawing shows details of layout and landscaping. However, as the application is submitted in outline form (including access), layout and landscaping are reserved matters and condition 5 has been applied to make it clear that this grant of planning permission does not convey approval of the layout and landscaping details shown on this plan.

When submitting landscaping details at the reserved matters stage, it would be advisable to include additional planting along the western boundary (e.g. trees and shrubs) to help soften views of the dwelling from neighbouring residential properties to the west, or alternatively supplement tree coverage around the field boundary to the west which would also help to screen views of the site from the west.

CONDITION 6 NOTE:

The proposed site plan states the maximum floor area to be 200m². However, the proposal is for a second agricultural workers dwelling and in accordance with the advice contained in Technical Advice Note 6 (TAN6) and the accompanying Practice Guidance, the size of the dwelling should reflect the needs of the relevant rural enterprise, but, with the extension of potential occupancy to those eligible for affordable housing, and not the personal preferences of the applicant.

The size of the dwelling therefore should be proportionate to the needs of the farming enterprise, and therefore condition 6 has been imposed at this stage as the upper and lower limits proposed do not allow for a smaller dwelling. The scale and layout of the dwelling proposed can be further discussed at the reserved matters stage.