

P/2017/0219 The Stables, Llandefalle, Brecon, LD3 0UN


Application update – late information

We wish the following information to be taken into account. This has been provided to the planning officer following publication of the committee report.

We dispute the assessment that the information provided does not comply with policy GP6 for the following reasons:

- Policy GP6 requires that convincing evidence is submitted which demonstrates that re-uses within the hierarchy are impractical. We have done that. Highways are against commercial use of the building, so that removes class i and part of class ii from the hierarchy. The other part of class ii is a rural enterprise dwelling. This cannot be supported by the land attached to the building, and the building is too large to be converted to a rural worker's dwelling for financial reasons. Class iii Affordable housing is impractical as acknowledged by the affordable housing officer. The planning officer acknowledges all this evidence in the committee report and has confirmed during a telephone call that it is sufficient convincing evidence. If they are satisfied that the re-uses are impractical, *there is no need for a marketing report*.
- A marketing period was carried out as a 'belt and braces' approach. We believe the price for building is reasonable when the recent construction and limited conversion costs for commercial use are taken into account. Comparable properties are listed below. An independent valuation not been carried out, e.g. by the district valuer. The Powys County Council Valuer quotes the existing use value, i.e. as a stables, whereas GP6 requires that attempts are made to secure a re-use *in the hierarchy*. Use as a stables would not fall into any class of the hierarchy.
- Powys planning agree that the stables are redundant. Although a neighbour has submitted an objection in which it is stated that the building was not constructed as approved, no enforcement action has been taken despite 9 years elapsing since construction. An objector has suggested the building should be marketed and used as a stables. We believe this use would have a much greater impact on traffic and on the amenity of the area than a dwelling.

Comparable properties:



12

Listed on 26th Feb 2016 by
Bidmead Cook & Waldron, NP7

£250,000


[Commercial property for sale](#)

Llangatlock, Crickhowell NP8

Detached stone built property with views over the surrounding countryside.

📍 Ebbw Vale Town (5.1 miles) 📍 Abergavenny (5.7 miles)

📞 01873 739045 ** ✉ Contact ★ Save ⌵ Hide





8

Listed on 24th Jan 2017 by
James Dean Estate Agents, LD3

£235,000

[Commercial property for sale](#)

Ffrwdgrech Industrial Estate, Llanfaes, Brecon LD3



A large commercial building enjoying flexible accommodation suitable for a variety of businesses and built to breem standards making it extremely energy efficient. Situated in a great location on Ffrwdgrech Industrial Estate, just off the A40 (T) on ...

📍 Llangammarch (13.4 miles) 📍 Rhymney (13.7 miles)

📞 01874 431961 ** ✉ Contact ★ Save ⌵ Hide



13

Listed on 28th Jun 2017 by
James Dean Estate Agents, LD3

£250,000 Guide price

[Commercial property for sale](#)

Senni, Brecon LD3



Calling all outdoor enthusiasts and businesses. A village bunkhouse set in some stunning countryside and within the Brecon Beacons National Park. Enjoying a large garden with parking, it has L.P Gas central heating, two reception rooms, a kitchen, ...

📍 Llandovery (12.6 miles) 📍 Merthyr Tydfil (12.7 miles)

📞 01874 431961 ** ✉ Contact ★ Save ⌵ Hide

POLICY GP6 - CONVERSION OF BUILDINGS IN THE COUNTRYSIDE

A. PROPOSALS FOR THE CONVERSION OR RE-USE OF EXISTING BUILDINGS IN THE COUNTRYSIDE WILL BE ASSESSED AGAINST A HIERARCHY OF POTENTIAL AFTER-USES. UNLESS THEY PROVIDE CONVINCING EVIDENCE WITH THEIR APPLICATION THAT A CONVERSION FOR SUCH USES WOULD BE IMPRACTICAL, APPLICANTS SHOULD DEMONSTRATE THAT THEY HAVE FIRST MADE ATTEMPTS TO SECURE A REUSE FOR PURPOSES IN THE CLASSES i-iii IN THE HIERARCHY. WHERE THESE HAVE BEEN UNSUCCESSFUL FOR A PERIOD OF AT LEAST SIX MONTHS, AND A CONVERSION TO A USE UNDER CLASS iv IN THE HIERARCHY IS PROPOSED, THE APPLICATION SHOULD BE SUPPORTED BY A STATEMENT OF THE EFFORTS MADE.

THE HIERARCHY IS AS FOLLOWS:

- i. A CONVERSION FOR AN EMPLOYMENT USE PROVIDING INDUSTRIAL, OFFICE OR RESEARCH AND DEVELOPMENT PREMISES FOR USES WITHIN CLASS B1 OF THE USE CLASSES ORDER 1987, UNLESS THE PROPOSAL WOULD BE FOR A LARGE SCALE INDUSTRIAL USE MORE SUITED TO A BUSINESS PARK OR INDUSTRIAL ESTATE; OR
- ii. A RESIDENTIAL CONVERSION AS A SUBORDINATE PART OF A SCHEME FOR ECONOMIC RE-USE OR AS A RURAL WORKERS DWELLING IN ACCORDANCE WITH POLICY HP6; OR

iii. A RESIDENTIAL DEVELOPMENT TO MEET A PROVEN LOCAL NEED FOR AFFORDABLE HOUSING AND WHERE THE APPLICANT COMPLIES WITH AFFORDABILITY CRITERIA IN UDP POLICY HP10. SATISFACTORY ARRANGEMENTS MUST BE IN PLACE TO ENSURE THE DWELLING REMAINS AFFORDABLE IN PERPETUITY AND FUTURE OCCUPANCY WILL BE LIMITED TO PERSONS COMPLYING WITH UDP POLICY HP10.

iv. A CONVERSION TO PERMANENT RESIDENTIAL USE, HOLIDAY ACCOMMODATION OR OTHER TOURISM, LEISURE AND RECREATION USES.

B. PROPOSALS FOR THE CONVERSION OR RE-USE OF EXISTING BUILDINGS IN THE COUNTRYSIDE THAT HAVE COMPLIED WITH PART A OF THIS POLICY WILL BE PERMITTED WHERE THEY ALSO COMPLY WITH THE FOLLOWING CRITERIA:

1. IF THE EXISTING BUILDING IS AN AGRICULTURAL OR INDUSTRIAL BUILDING IT SHALL HAVE A HISTORY OF BONA FIDE AGRICULTURAL OR INDUSTRIAL USE.

2. THE DEVELOPMENT SHOULD NOT NORMALLY LEAD TO PRESSURE FOR THE ERECTION OF REPLACEMENT BUILDINGS. WHERE A REPLACEMENT BUILDING IS REQUIRED, ITS ACCEPTABILITY IN PLANNING TERMS MAY BE TAKEN INTO ACCOUNT WHEN THE CONVERSION PROPOSAL IS UNDER CONSIDERATION. WHERE AND THERE IS CONCERN THAT THE PROLIFERATION OF AGRICULTURAL/FORESTRY BUILDINGS WOULD HAVE A SERIOUSLY DETRIMENTAL EFFECT ON THE LANDSCAPE, THE COUNCIL MAY ATTACH A CONDITION TO ANY PERMISSIONS FOR THE CONVERSION OF AN EXISTING BUILDING IN THE COUNTRYSIDE WITHDRAWING PERMITTED DEVELOPMENT RIGHTS FOR NEW BUILDINGS ON THE SAME HOLDING.

3. THE BUILDING SHALL BE A SUITABLE SIZE, STRUCTURALLY SOUND AND CAPABLE OF CONVERSION WITHOUT:

☐ SIGNIFICANT REBUILDING, WHICH WOULD BE TANTAMOUNT TO THE ERECTION OF A NEW BUILDING. WHERE NECESSARY, APPLICANTS SHALL SUBMIT A DETAILED STRUCTURAL ENGINEER'S REPORT ON THE CONDITION OF THE BUILDING AND THE WORKS NECESSARY TO CONVERT IT.

☐ THE NEED FOR MAJOR ALTERATIONS OR EXTENSION. PERMITTED DEVELOPMENT RIGHTS WILL NORMALLY BE REMOVED IF PERMISSION IS GRANTED.

4. THE CONVERSION SHALL BE DESIGNED AND USE MATERIALS WHICH RETAIN AND ENHANCE THE CHARACTER AND APPEARANCE OF THE BUILDING.

5. THE CONVERSION, ITS CURTILAGE AND ASSOCIATED DEVELOPMENT (E.G. ACCESS, LANDSCAPING, STORAGE, SEWAGE DISPOSAL) SHALL NOT HAVE AN UNACCEPTABLE ADVERSE EFFECT ON THE CHARACTER AND APPEARANCE OF THE LANDSCAPE AND SURROUNDING ENVIRONMENT, OR ON THE AMENITIES OF NEIGHBOURING DWELLINGS OR USES.

6. PROPOSALS AFFECTING PROTECTED OR RARE WILDLIFE SPECIES (E.G. BATS AND OWLS) SHALL COMPLY WITH POLICY ENV7.