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## Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 19/11/19

gan Joanne Burston BSc MA MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 02.12.2019

## Appeal Decision

Site visit made on 19/11/19

by Joanne Burston BSc MA MRTPI

an Inspector appointed by the Welsh Ministers

Date: 02.12.2019

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**Appeal Ref: APP/T6850/A/19/3237458**

**Site address: Camp Farm, C2052 from fork at Pullpidwr to fork near Ael-Y-Bryn, Llandyssil, Montgomery SY15 6LU**

**The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr E Powell against the decision of Powys County Council.
  - The application Ref 19/0236/FUL, dated 07 February 2019, was refused by notice dated 21 May 2019.
  - The development proposed is the siting of 3 holiday lodges, formation of vehicular access and access road, lay-by provision, installation of a sewage treatment plant and associated works.
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### Decision

1. The appeal is dismissed.

### Procedural Matters

2. At my site visit I was invited to view the appeal site from Camp Farm Farmhouse, where I viewed the appeal site from the garden areas, lounge and spare bedroom/store room. I also viewed the site from the farm yard area associated with Camp Farm.
3. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable growth and better environments.

### Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the surrounding landscape.

### Reasons

5. The appeal relates to a field, currently set to grass, and bounded by hedgerows and mature margins. It is situated on a hill top plateau within a rolling landscape characterised by fields and areas of woodland. The few buildings within eye sight are limited to agricultural buildings or isolated homes, many of which are farmsteads or
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appear as such. The public highway is located to the north and is of single-track width with several passing places. From the appeal site extensive views can be sought in all directions, where the landscape displays a tranquil, settled quality.

6. The proposed holiday lodges would be clad in timber with slate roofs, approximately 9.3 metres in length, 6 metres in width, and 3.2 metres to ridge height, with a patio to the front. A shared private drive would be constructed from the highway and parking areas would be provided for each lodge.
7. Powys Local Development Plan (LDP) Policy DM4 requires new development not to have an unacceptable adverse impact on the valued characteristics and qualities of the Powys landscape. The policy's supporting text at paragraph 4.2.28 sets out that *"these landscapes are areas recognised for their special qualities which include open panoramic views, a rich cultural heritage and a strong sense of remoteness and tranquillity, all represented in their own right and through the extensive coverage of historic, ecological and geodiversity designations. The county is further characterised by its topography and patterns of features such as broad, open uplands, peat moors, small hills and valleys, traditional field boundaries, woodlands and areas of open water, the experience of which can make a place particularly distinctive."* LDP Policy SP7 seeks to safeguard important assets, such as the Powys landscape, from unacceptable development.
8. Furthermore, LDP Policies DM13 and TD1 require proposals, amongst other matters, to be designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration into the landscape, scale, height, massing and design detailing.
9. These policies are consistent with the provisions of Planning Policy Wales, Edition 10, (PPW) which states at paragraph 5.5.3 that *"In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. Here development should be sympathetic in nature and scale to the local environment."*
10. The appeal site lies in an attractive area of open countryside, which LANDMAP describes as the Llandyssil Hill and Scarp Grazing aspect area. This area is characterised as a rolling upland grazing centred on an intricate patchwork of small field parcels bounded by trees and hedgerows. LANDMAP considers its scenic quality to be high with its rarity being moderate. Its overall visual and sensory evaluation is moderate.
11. Given the evidence provided by the appellant I do not envisage that the proposal would have a significant visual impact within the wider area, it would, nonetheless have a significant effect on landscape character. At present, the site has very little impact in this regard, displaying a very low key and tranquil character.
12. Against this background, the appeal proposal would introduce significant built form with the associated general activity, lighting, noise and the movement and parking of vehicles at a level commensurate with three holiday lodges. Whilst I accept that the requirement for the storage of chattels would not be to the same extent as that for a permanent dwelling house, it is likely that personal property would be kept on site for the duration of the occupancy as well as there being a requirement for cleaners to go back and forth to the site and remove refuse.
13. In addition, there would likely be ancillary activities, for example outside tables, chairs and BBQs from those taking advantage of good weather which would erode the area's tranquillity and scenic quality, thus detrimental to the character of the local landscape.

14. For these reasons the proposal would unacceptably harm the valued landscape characteristics of the area and would fail to complement and/or enhance the character of the surrounding area. Accordingly, the proposed development would be contrary to LDP Policies DM4, DM13, SP7 and TD1.
15. On reaching this conclusion my attention has been drawn to other tourism developments in the locality that have been approved by the Council. Nevertheless, I have no details about these schemes to ascertain whether they are similar, and, in any event, I am required to deal with the appeal proposal on its individual merits.

*Other matters*

16. From my observations of the appeal site and the access route to it, I have no doubt that a degree of care would need to be taken along the access lane and when entering and leaving the site, particularly in poor weather. However, there is no convincing evidence before me that leads me to conclude that the proposal would result in any significant increase in risk to highway safety. I also acknowledge that the proposal would produce a diversified form of income for the appellant which in turn would benefit the local economy. However, these positive aspects of the proposal do not lead me to reach a different conclusion.

**Conclusions**

17. For the reasons given above, and taking in to account all other matters raised, I conclude that the appeal should be dismissed.

*Joanne Burston*

**INSPECTOR**