



Cynulliad Cenedlaethol Cymru

The National Assembly for Wales

Mr D J and Mrs M D Price

Ddyfadfa Isaf

Gwynfe

Parc Cathays / Cathays Park

Llangadog

Caerdydd / Cardiff

Carms.

CF10 3NQ

SA19 9SA

Eich cyf / Your Ref

Ein cyf / Our Ref: A-PP069-07-029

Dyddiad / Date 28 November 2001

Dear Sir and Madam

TOWN AND COUNTRY PLANNING ACT 1990:SECTION 77

CALLED-IN APPLICATION BY MR D J AND MRS M D PRICE

APPLICATION FOR THE PROPOSED AGRICULTURAL WORKERS DWELLING AT DDYFADFA ISAF, GWYNFE, LLANGADOG

1. Consideration has been given to the report of the Inspector, Mr S Wild MRTPI MIMGT, who reported on the application by Mr D J and Mrs M D Price for a proposed agricultural workers dwelling on land at Ddyfadfa Isaf, Gwynfe, Llangadog. The application was dealt with by written representations.
2. On 19 February 2001 the National Assembly for Wales directed, under Section 77 of the Town and Country Planning Act 1990 (the 1990 Act), that the application be referred to it rather than being determined by the local planning authority. On 20 November 2001 the Assembly resolved that a committee, to be known as Planning Decision Committee 2001/7 be established, in accordance with Standing Order 35 to discharge the functions of the Assembly under Section 77 of 1990 Act in respect of the application by Mr D J and Mrs M D Price as described above. Accordingly, the Planning Decision Committee has considered the application and has resolved under Standing Order 35.16 to adopt this letter.
3. The written representations submitted in support of the application together with those of Brecon Beacons National Park Authority have been considered by the Inspector. The Inspector visited the site and furnished a description of it. His appraisal is set out in paragraphs 17-21 of his report, a copy of which is enclosed. The Inspector recommended that planning permission be refused.
4. The Planning Decision Committee agree with the Inspector's appraisal and accept his recommendation that planning permission be refused. They agree with the Inspector that there is a clear conflict between this proposal and relevant Local Plan, Structure Plan and national policies as the development would be seen as a new dwelling in the open countryside which is not justified on the grounds of the needs of the agricultural holding. Accordingly, the Planning Decision Committee dismiss your application and hereby refuse to grant planning permission for an agricultural workers dwelling at Ddyfadfa, Gwynfe, Llangadog, Carmarthenshire in accordance with application no. C17184 as amended.

5. The Planning Decision Committee have given full consideration to the representations presented on the grounds of personal circumstances. However, on the basis of the submitted evidence, they find that they are unable to conclude that such exceptional grounds personal to the applicants have been demonstrated that would in this case justify their taking a different view from the Inspector on this matter, and justify the grant of planning permission.

6. The Planning Decision Committee consider that it is clear from the context of the Inspector's report that the reference to the Powys Structure Plan in paragraph 2 of his report should be to the Dyfed Structure Plan.

7. A copy of this letter has been sent to the National Park Officer, Brecon Beacons National Park Authority and the Director of Planning, Carmarthenshire County Council.

Yours faithfully

DAVID DAVIES AM

Chair, Planning Decision Committee 2001/7

Enc: Leaflet "HC"