

Carlisle Davies & North

77 Herbert Street

Pontardawe

Swansea

SA8 4ED

Eich cyf . Your ref: DE/ELN/99/068

Ein cyf . Our ref: A-PPo69-07-031

Date: 23 May 2002

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 77

PLANNING APPLICATION BY MR A J NORTON

FOR PROPOSED NEW AGRICULTURAL DWELLING

ON LAND AT WOODLANDS, FOREST LODGE, LIBANUS, BRECON

1. Consideration has been given to the report of the Inspector, Mr Alwyn B Nixon BSc(Hons) MRTPI who reported on the application by your client, Mr A J Norton, for a proposed new agricultural dwelling on land at Woodlands, Forest Lodge, Libanus. The application was dealt with by written representations.
2. On 15 August 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 9 May 2002 the Assembly resolved that a committee, to be known as Planning Decision Committee 2002/4 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 A J Norton 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 5-27 of his report, a copy of which is enclosed. The Inspector recommended that planning permission be refused.
4. For the reasons given by the Inspector, the Planning Decision Committee accept his conclusions and recommendation that planning permission be refused. They agree with him that an essential need for the proposed dwelling has not been demonstrated and that as such the development would be contrary to policy H8 of the Brecon Beacons National Park Local

Plan and policy H9 of the Powys Structure Plan. The Committee also accept his appraisal that the location of the proposal would result in prominent and intrusive sporadic development harmful to the character and appearance of the landscape of this part of the National Park contrary to the requirement of policies G3 and H8 of the Local Plan. They accept his overall conclusion that having regard to all other considerations and, despite there being no significant implications for highway safety, the development would thereby be unacceptable. Accordingly, the Planning Decision Committee dismiss your client's application and hereby refuse to grant planning permission for a new agricultural workers dwelling on land at Woodlands, Forest Lodge, Libanus, Brecon in accordance with application Ref. P17269 dated 4 February 2000.

5. The Planning Decision Committee have given full and careful consideration to the representations presented concerning the personal circumstances of your client. However, in the light of the submitted evidence, they have been unable to conclude that such exceptional grounds personal to him 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. Since the Inspector submitted his report Planning Guidance (Wales) Planning Policy April 1999 (PGW) has been cancelled by Planning Policy Wales March 2002 (PPW). The Planning Decision Committee do not consider that there are any substantial differences between the policies of PGW referred to by the Inspector and those set out in PPW.

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

Yours faithfully

Chair, Planning Decision Committee 2002/4

Enc: Leaflet "HC"

