

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

**DATE:** **22 JUNE 2016**

**REPORT BY:** **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

**SUBJECT:** **FULL APPLICATION - CONVERSION AND ALTERATION OF STABLE BLOCK TO HOLIDAY ACCOMMODATION AT FRON BACH, FFORDD LAS, GWERNYMYNYDD**

**APPLICATION NUMBER:** **055300**

**APPLICANT:** **MRS J. GILLET**

**SITE:** **FRON BACH, FFORDD LAS, GWERNYMYNYDD**

**APPLICATION VALID DATE:** **14/04/16**

**LOCAL MEMBERS:** **COUNCILLOR N. MATTHEWS - REQUESTS COMMITTEE DETERMINATION.**

**COMMUNITY COUNCIL:** **NERCWYS**

**REASON FOR COMMITTEE:** **WARD MEMBER REQUEST BOTH WARD MEMBER AND COMMUNITY COUNCIL SUPPORT THE APPLICATION AS IT IS CONSIDERED COMPLIANT WITH POLICIES GEN4, HSG6, HSG12 AND T3.**

**IN ADDITION THE PLANNING COMMITTEE HAVE APPROVED A TOURING CARAVAN SITE AT TY HIR AS THERE IS SHORTAGE OF ACCOMMODATION IN FLINTSHIRE.**

**SITE VISIT:** **YES**

## **1.00 SUMMARY**

- 1.01 This application is for the conversion, extension to and alteration of an existing stable block to holiday accommodation at Fron Bach, Gwernymynydd.
- 1.02 The main issue for consideration in this application is its ability to comply with policy T3 Self Catering Tourist Accommodation, considering the works required to the fabric of the building to facilitate the development

## **2.00 RECOMMENDATION: TO REFUSE PLANNING PERMISSION FOR THE FOLLOWING REASONS**

- 2.01 It is considered that the proposal due to the amount of works, and alterations proposed to the existing fabric of the stable block it is tantamount to a new build in the open countryside, as the existing building is not of sufficient size to accommodate the proposal without extension and significant alteration to the existing stable. In addition the existing building is not considered to be of historic / architectural merit to be considered worthy of retention, as such the proposal is contrary to the provisions of Policy T3 - Self Catering Tourist Accommodation, of the adopted Flintshire Unitary Development Plan.

## **3.00 CONSULTATIONS**

- 3.01 Local Member  
Councillor N. Matthews  
Requests both that the application be referred to Planning Committee and a Committee site visit be undertaken. The reasons being that the scheme is considered acceptable and compliant with policies GEN4, HSG6, HSG12 and T3 to both the local member and the Community Council

Nercwys Community Council  
No objection.

Drainage  
No response at time of writing.

Dwr Cymru Welsh Water  
As the applicant intends using a septic tank facility we would advise that the applicant contacts Natural Resources Wales, who may have an input in the regulation of this method of drainage disposal.

## **4.00 PUBLICITY**

### **4.01 Neighbour Notification**

One letter of objection received on the following grounds:-

- If approved would set a dangerous precedent, in that it would be difficult to refuse similar applications across the County.
- States on forms that drainage is to be shared with main house, the existing septic tank is rarely emptied and overflows on to my adjoining field, this problem will only get worse.
- Also states that the development cannot be seen from the road, this is not the case, as it can be seen from the top of the hill and also from the road leading down to my property.

## **5.00 SITE HISTORY**

### **5.01 097/771**

Stable Block Permit 14.8.97

### **07/44330**

Erection of First floor extension , conservatory and replacement /relocation of stable Block Permit 28.7.08

## **6.00 PLANNING POLICIES**

### **6.01 Flintshire Unitary Development Plan**

T3 - Self Catering Tourist Accommodation

## **7.00 PLANNING APPRAISAL**

### **7.01 Site Description**

The application site comprises of an existing domestic 3 bay stable block, set with a small enclosure adjacent to the existing property in the open countryside. The existing stable block is approx. 42.55m<sup>2</sup> in its footprint.

7.02 The stable is constructed of a solid wall construction and a green unduline roof with an apex area running the whole length of the stable block.

### **7.03 Proposed Building**

The proposed scheme proposes to utilize the existing stable block, with the insertion of widows in place of the existing stable doors and additional windows/glazing elements, in an area of wall which is presently an area of solid wall. With the further addition of a side window this fundamentally changes the character of the building, especially on the front elevation. In addition it is proposed to extend the building by the incorporation of the roof apex overhang, it is also

proposed to externally clad the building with larch boarding and the provision of a new roof.

7.04 The scheme proposes to increase the size of the existing stable block by 1m across the entire length of the building by incorporating the existing overhang canopy, this in conjunction with the changes to the roof materials, external cladding, insertion of glazing, leads to very little of the original fabric of the stable building remaining. As such it is considered that the amount of changes, alterations and extension proposed will lead to a building which is considered to be tantamount to a new build in the open countryside.

7.05 Existing / Proposed Building

The existing stable block is not considered to have any traditional / architectural merits that are worthy of retention which may allow due consideration under policy T3 for a suitable conversion scheme.

7.06 Other Matters

Whilst the local member and the community council support the proposal and the local member cites policies with which she considers that the application is compliant with, these policies are not applicable to this application.

**8.00 CONCLUSION**

8.01 Although Policy T3 does in principle permit the reuse and conversion of existing building to other uses, such a holiday let, the building must be capable of conversion without significant alteration / extension, and in this instance due to the amount of works proposed it is considered that the proposal is tantamount to a new building the open countryside, contrary to Policy T3 of the adopted Flintshire Unitary Development Plan.

8.02 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

#### **LIST OF BACKGROUND DOCUMENTS**

Planning Application & Supporting Documents  
National & Local Planning Policy  
Responses to Consultation  
Responses to Publicity

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