



PLANNING COMMITTEE – 27TH NOVEMBER 2013

SUBJECT: SITE VISIT - CODE NO. 13/0164/RET - REGULARISE MIXED-USE OF THE LAND FOR AGRICULTURE AND RESIDENTIAL PURPOSES TO INCLUDE RETENTION OF DWELLING HOUSE WITH PROPOSED EXTENSION, RETAIN FARM WORKSHOP AND BARN WITH ALTERATIONS, RETAIN CHICKEN HOUSE, 'ROUNDHOUSE' FOR USE AS PICNIC SHELTER/ CLASSROOM AND THE PROPOSED ERECTION OF AN ANCILLARY DWELLING, GARDEN SHED, IMPLEMENT SHED AND A MAXIMUM NO. OF 6 SEASONAL CAMPING YURTS, NANT-Y-CWM FARM. CEFN-ONN FARM LANE, RUDRY, CAERPHILLY, CF83 3EJ

REPORT BY: INTERIM CHIEF EXECUTIVE

PRESENT:

Councillor D. G. Carter – Chairman
Councillor W. David – Vice Chairman

Councillors Mrs E.M. Aldworth, D. Bolter, H. Davies, L. Gardiner, Mrs J. Gale, N. George, Mrs J. Summers.

1. Apologies for absence were received from Councillors Mrs B. Jones, J.E. Fussell, Mrs C. Forehead, Mrs E. Forehead and A.G. Higgs and Mr J. Rogers (Principal Solicitor).
2. The Chair on behalf of the Planning Committee expressed his thanks to Countryside and Landscape Services for providing transport to the site.
3. The Planning Committee deferred consideration of this application on 30th October 2013 for a site visit. Members and Officers met on site on Tuesday, 12th November 2013.
4. Details of the application to regularize mixed-use of the land for agricultural and residential purposes to include retention of dwelling house with proposed extension, retain farm workshop and barn with alterations, retain chicken house, 'roundhouse' for use as picnic shelter/classroom and the proposed erection of an ancillary dwelling, garden shed and a maximum no. 6 seasonal camping yurts, Nant-y-Cwm Farm, Cefn-Onn Farm Lane, Rudry, Caerphilly, CF83 3EJ were noted.
5. Those present walked the site area and examined the plans submitted with the application to fully appreciate the proposals.
6. Members noted the different elements of the site including those which the applicant was seeking permission to retain as well as the position and composition of the proposed extensions and ancillary dwellings/buildings. Members viewed the farm workshop and forge, barn, round house, main dwelling house and surrounding area that would accommodate the

camping yurts and proposed polytunnel. It was noted that a substantial amount of the material used on the site would be recycled or sourced in a sustainable way.

7. Members were advised of the requirements of the One Planet Development (OPD) criteria and how the proposed development fitted within it. The essential characteristics of an OPD application were noted and the sustainability and self-sufficiency envisaged by the applicant was detailed for Members information. It was noted that the site would also seek to provide educational, training and rehabilitation opportunities through a program of courses on animal husbandry, sustainable living and rural skills. Clarification was sought as to the number of camping yurts to be incorporated onto the site and concerns were raised with regard to the additional traffic that this use could generate. Members were advised that although a maximum of six yurts had been proposed in the application, the applicant envisaged that no more than 3 yurts would be constructed which would operate during the spring and summer months. In terms of traffic generation the applicant would encourage the use of car share and public transportation to the site in order to reduce vehicle movements as well as the carbon footprint of the development.
8. Officers referenced the statutory objections raised in relation to minimum housing standards, primarily the external compost toilet facility, the visual impact of the development and highway safety issues linked to the suitability of the lane accessing the site. Members were advised that the applicant had made improvements to the external toilet facilities and would welcome the opportunity to work with Officers to provide internal facilities. The applicant also proposed a tree planting scheme to enhance the visual aesthetic of the site, and further planting would also be used to form a micro-climate environment and by doing so meet another requirement of the OPD criteria.
9. Officers confirmed that statutory objections had been received from the Team Leader Sustainable Development and Living Environment, Transport Engineering Manager and Head of Public Protection, and following advertisement to neighbouring properties, and a site notice being posted, one letter of response had been received. Details of the statutory objections are within the Officer's report.
10. Officers advised that the initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be unacceptable and Officers recommended that permission be refused. However in order to allow the applicant the fullest opportunity to present a robust evidence base for the OPD and respond to the reasons for refusal contained in the Officer's report it was agreed that consideration of the application be deferred to a future meeting of the Planning Committee.

Author:	E. Sullivan	Committee Services Officer, Ext. 4420
Consultees:	T. Stephens	Development Control Manager
	W. Grimstead	Enforcement Officer (Planning)
	L. Cooper	Engineer (Highway Development Control)
	M. Noakes	Senior Engineer (Highway Development Control)
	G. Mumford	Senior Environmental Health Officer
	A. Brown	Environmental Health Officer
	P. Cooke	Team Leader (Sustainable Development)

Appendices:

Appendix 1 Report submitted to Planning Committee on 30th October 2013