

CYNGOR SIR POWYS COUNTY COUNCIL

**County Council
19th October 2017**

REPORT AUTHOR: Portfolio Holder for Housing and Countryside Services

SUBJECT: Question from County Councillor David Jones

Question

On the County Council's Garth small holdings estate there is a range of Victorian farm buildings that have long been redundant. Over the years the county council has put in two planning applications on these buildings but both have been withdrawn at a late stage. How much has the small holdings dept. paid out on two planning applications, two Listed Building applications, professional fees and officer time to no avail?

Answer

The access arrangements proposed in the 2007 application were not supported by Highways Development Control, and an alternative access onto the B4392 was not favoured by CADW because of the effect on the land below the site which forms part of the 'Registered Park and Garden of Special Historic Interest'. The 2016 application proposed a new access onto the A490, utilising an existing farm track and encircling the walled garden. Again however CADW have indicated that they have concerns as to the effect of the proposed access on the landscape; meanwhile the Built Heritage Officer has objected to certain design details of the proposals. It was considered appropriate to withdraw the application and address these matters after further dialogue with CADW and the Built Heritage Officer.

The buildings at Garth are substantial (the 2016 planning application proposing 7 residential units) and far exceed in scale what might be required as domestic/amenity outbuildings to be sold together with the two existing dwellings. The desirable location of the site and the character of the buildings should combine to make finished conversions attractive to purchasers. It is however acknowledged that the market for barns for development is muted and that has been the case for some years now. However any purchaser of the site is likely to consider development of the buildings, whether for residential or commercial use; offering the buildings for sale with planning consent will assure purchasers that the buildings can be developed and broaden the appeal of the site to the market.

Professional fees and charges of £20,067.97 have been incurred in respect to the 2016 application, alongside an application fee of £2,660. No application fees are payable for Listed Building Applications.

The application fee for the 2007 application was £1,896. Professional fees in relation to this application are not itemised in the figures we have available making it difficult to extract the relevant information without going through archived files which even then are unlikely to provide definitive information on particular sites (as the project covered multiple sites).