

***Supplementary
Planning
Guidance***

***Adaptation and Re-Use
of Rural Buildings for
Residential Use***



***Adopted
December 2014***



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1. Introduction

Purpose of this Supplementary Planning Guidance

1.1 This Supplementary Planning Guidance (SPG) in respect of the adaptation and re-use of rural buildings for residential use has been prepared to supplement and support the Carmarthenshire Local Development Plan (LDP). It represents a material consideration in the determination of planning applications and appeals.

1.2 It provides further guidance and where applicable elaborates on how policies and proposals of the Development Plan are to be implemented. This SPG specifically supplements the provisions in relation to the following policies:

- Policy H5 - Adaptation and Re-use of Buildings in Rural areas for Residential Use

1.3 In so doing it provides guidance on its interpretation and implementation and on those matters relating to the requirements set out in criterion a) of Policy H5 of the Adopted LDP.

1.4 It is not the purpose of this SPG to repeat those matters sufficiently expressed within national planning guidance.

Status of the Supplementary Planning Guidance

1.5 This guidance was adopted as SPG concurrent with that of the LDP. Details of the consultations undertaken, and the Council's deliberations in light of the responses received is set out within the 'Report of Consultation'.

2. Policy Context

National Policy

2.1 Planning Policy Wales (PPW) and Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities set out national planning policy.

2.2 In general, national planning policy seeks to strictly control residential development in the open countryside reflecting the principles of sustainability and to promote climate resilience and protect the natural environment.

2.3 PPW recognises the value of the rural economy and the contribution of small scale enterprises in promoting healthy economic activity in rural areas. It also recognises that many commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other affects. Paragraph 7.3.2 of PPW: considers that whilst some employment can be created in rural

locations by the re-use of existing buildings, new development will be required in many areas.

LDP Policy Context

2.4 The LDP has been prepared in accordance with, and having regard to National Policy and Guidance. It has regard to the provisions of PPW and notably chapter 7 – Economic Development.

2.5 In reflecting national policy and in making provision for the re-use of such buildings Policy H5 of the LDP sets out the following:

“H5 - Adaptation and Re-Use of Rural Buildings for Residential Use

Proposals for the conversion and re-use of buildings in rural areas outside the Development Limits of a defined settlement (Policy SP3) for residential purposes will only be permitted where:

- a) **The authority is satisfied that every reasonable endeavour has been made to secure an alternative business use and the application is supported by a statement of evidence to the Council’s satisfaction of appropriate efforts that have been undertaken to achieve this;**
- b) **Any residential use would be a subordinate element associated with a wider scheme for business re-use; or**
- c) **The residential use contributes to the provision of affordable housing to meet a genuine identified local need (as defined within the Glossary of Terms) and provided that:**
 - i) **The benefits of the initial affordability will be retained for all subsequent occupants;**
 - ii) **It is of a scale compatible with an affordable dwelling and would be available to low or moderate income groups.**

Proposals will also be required to demonstrate that the following criteria can be met:

- d) **The building is structurally sound, substantially intact and is of sufficient size to accommodate the proposed use without extensive alteration, extension or re- construction;**
- e) **The building demonstrates and retains sufficient quality of architectural features and traditional materials with no significant loss of the character and integrity of the original structure.”**

2.6 In line with the above the re-use and adaptation (including conversion) of an industrial, commercial, agricultural or other buildings in the open countryside to a residential use will only be permitted where it can be demonstrated that every reasonable effort has been made to continue or establish a business/commercial use or community activity, as set out in criterion a).

2.7 It should be noted that this policy relates to rural buildings only and is not a consideration in respect of abandoned or derelict dwellings. Applications in relation to such buildings will be considered against the provisions of policy H8 – Renovation of Derelict or Abandoned Dwellings as set out within the LDP.

2.8 Reference should be had to the potential for such rural buildings contribute to the natural environment and protected species. In this regard interested parties/applicants are advised to contact the Council's Rural Conservation and Ecological team for further information and guidance (see contact list).

2.9 Regard should be had to the full content of the LDP with any policy being read in conjunction with other relevant policies and proposals.

3. Defining 'Buildings in Rural Areas'

3.1 For the purposes of interpreting the policies of the LDP the term 'buildings in rural areas' relate to structures in areas that are located outside the Development Limits of a settlement defined within Policy SP3: Sustainable Distribution – Settlement Framework of the LDP. Such areas are within the context of the LDP termed as open countryside as defined within the Glossary of Terms of the LDP. In this regard proposals for new residential developments in the open countryside will in accordance with the provisions of national policy be strictly controlled.

3.2 The supporting text of policy H5 identifies rural buildings within the context of this policy as only those buildings which are of an appropriate architectural quality and which incorporate traditional materials.

3.3 It further states that 'Proposals for buildings of a modern, utilitarian construction such as portal framed units, temporary structures or those which utilise materials such as concrete block work, metal or other sheet cladding finishes will not generally be considered appropriate for conversion.'

4. Evidential Requirements

4.1 There is no specific policy requirement for marketing the use of a building for a community reuse. It is recognised that such proposals would in most eventualities emerge as a result of a known need in a community, and from identifiable sectors. These would include Town and Community Councils, Community partnerships and third sector groups.

4.2 Regard should be had to Policy SP16: Community Facilities which states that the LDP will support the provision of new facilities in accordance with the settlement framework and based upon evidence of need. In this respect they should be where they are either immediately adjacent to, or directly related to a defined settlement. The definition of 'directly related' is set out within the Glossary of Terms of the LDP.

4.3 Tourism and farm diversification proposals will be considered in accordance with the provisions of national policy and policy EMP5 of the adopted LDP.

Contacts

- For enquiries on all planning policy matters including the LDP please contact:

Forward Planning, Planning Services, Council Offices, 8 Spilman Street, Carmarthen SA31 1JY.

Tel: 01267 228818

Email: Forward.Planning@carmarthenshire.gov.uk

- For Development Management (including information on Built Heritage) and pre-application enquiries please contact:

Development Management (Carmarthen Office), Planning Services, Council Offices, 8 Spilman Street, Carmarthen SA31 1JY.

Development Management (Llanelli Office), Planning Services, Ty Elwyn, Llanelli SA15 3AP.

Development Management (Llandeilo Office), Planning Services, Council Offices, Crescent Road, Llandeilo, Carmarthenshire.

Email: Planning@carmarthenshire.gov.uk

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- For Rural Conservation and Ecological enquiries please contact:

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