

1.0 Draft UDP Guidance Note: Policy ES24 Conversion of Farm and Other Buildings to Dwellings

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Introduction

The National Park Authority (NPA) is committed to producing Supplementary Planning Guidance Notes to complement the Authority Approved Unitary Development Plan (UDP).

As members may recall, a Planning Guidance Note was approved in May 2007 in relation to UDP Policy ES24: Conversion of Farm and Other Buildings to Dwellings. This document was produced due to the relatively high number of planning applications proposing to convert rural buildings to dwellings.

Purpose

The purpose of the amended ES24 Planning Guidance Note is to ensure the efficient running of the development control process. The approval of this document is very important for the effective running of Validation Best Practice and the continued improvements to the Authority's development control targets as required by the Welsh Assembly Government.

The Guidance note will offer clear advice on the implementation of Policy ES24: Conversion of Farm and other Buildings to Dwellings. The note sets out the steps that must be taken by an applicant in order for conversion to a dwelling to be considered by the Authority.

Amendments

Over time it has become apparent that some fine tuning is required to ensure that the most pertinent information is available to officers. As such the amended ES24 Guidance Note requires a marketing exercise; structural survey and; ecological survey to be submitted up front as required in Validation Best Practice. Applications not providing this information will be considered invalid.

This Planning Guidance Note is not new planning policy, but simply an amplification of the existing planning policy identified in Planning Policy Wales and the Authority Approved UDP.

Recommendation

To note the importance of these amendments for Validation Best Practice with a view to formal NPA endorsement on 17 October 2008.

a) Financial, Staffing and Improvement implications:

Ongoing staff time commitment in supporting Development Control Officers in implementing the Policy

b) Equality Issues:

None

c) Sustainability Appraisal:

This is a component of the UDP which has been subject to Sustainability Appraisal/ Strategic Environmental Assessment.

d) Human Rights:

No human rights issues

e) Biodiversity Implications:

The amended document requires all applications to be supplemented by an ecological survey.

f) Contribution towards mitigating and adapting to the effects of climate change:

The Guidance Note ensures the sustainable re-use of rural buildings. The sustainable Design Guide and other approved planning policies also apply to such applications therefore contributing to the mitigation and adaptation to the effects of climate change.

g) Background Papers:

Planning Policy Wales
Unitary Development Plan
Existing ES24 Guidance Notes

h) Corporate Objective:

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