

**THE VALE OF GLAMORGAN COUNCIL**

Town and Country Planning Act 1990  
Planning and Compulsory Purchase Act 2004  
The Town and Country Planning (Development Management Procedure) (Wales)  
Order 2012

**REFUSAL OF PLANNING PERMISSION**

Agent:  
Mr. Geraint John  
Geraint John Planning Ltd  
Office 16, (House 1, 2nd Floor)  
The Maltings  
East Tyndall Street  
Cardiff  
CF24 5EA

Applicant:  
Ms. Davey  
Heol Las Farm  
Llangan  
Vale of Glamorgan  
CF35 5DN

**Planning permission to convert existing holiday let to a residential annexe at Heol Las Farm, Llangan**

In accordance with the application and plans registered on 14 November 2019 the Council in pursuance of its powers under the above mentioned Act and Order hereby **REFUSES TO PERMIT** the proposed development for the following reason(s):

1. The applicant has failed to demonstrate that the proposed building has been appropriately marketed for other alternative non-residential uses such as farm diversification, business, community, recreational uses; and has failed to show that the current tourism use is not economically viable. Consequently, the proposal would, without justification, would result in the loss of an existing rural tourism site, contrary to the policy presumption in favour of the retention of such uses, and it would, therefore, adversely impact upon the supply of tourist accommodation within the Vale of Glamorgan and consequently, the rural economy. The development is, therefore, contrary to Policy MD13 – Tourism and Leisure as well as Criterion 3 of Policy MD11 of the Adopted Local Development Plan 2011-2026.

2. By reason of its size and location, and the insufficient physical and functional link to the house, the proposal represents a new dwelling as opposed to an annexe. Consequently and by virtue of the distance to any defined settlement, the absence of adequate pedestrian/alternative modal links to the nearest settlement, and the relative absence of services within close proximity to the site, the proposed development is considered to be an unsustainable dwelling where occupiers would be remote from day to day amenities/services and over-reliant on the private car. The proposal is consequently contrary to Policies SP1, MD1, MD2 and MD11 of the LDP and the advice within Planning Policy Wales (10th edition).

Dated: 31 January 2020

M. J. Goldsworthy

Head of Regeneration and Planning

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES  
ATTACHED TO THIS FORM.**



Note for applicant/agent

THESE NOTES SHOULD ALWAYS BE REPRODUCED WITH  
COPIES OF THE DECISION NOTICE

NOTES

Notification to be sent to an applicant when a Local Planning Authority refuse planning permission or grant it subject to conditions.

Appeals to the Welsh Government:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within the statutory period using a form which you can get from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff CF10 3NQ or you can access their website here: <https://gov.wales/planning-appeals> . The statutory period for appeal submissions are dependent on the type of appeal and the circumstances, detailed below.
- Appeals in respect of the;
  - Householder and 'minor commercial' development must be received within **12 weeks** from the date of the decision notice;
  - Advertisement consent applications must be received within **8 weeks** from the date of the decision notice; and,
  - Other types of planning application must be received within **6 months** from the date of the decision notice.
- The Welsh Government can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Welsh Government need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Welsh Government does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS  
LISTED BUILDING LEGISLATION  
HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

**Please quote the application number in all correspondence**