

CALL-IN REQUEST

This request is made by Cwmdu and District Community Council, which may be contacted [REDACTED]

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Cwmdu and District Community Council wishes to make a formal request that the Welsh Ministers call in Planning Application 26/24492/FUL currently before the Bannau Brycheiniog National Park (BBNP) in respect of Nant Helyg Farm, Cwmdu, Crickhowell NP8 1RU.

The application is for a proposed permanent rural enterprise dwelling following approval for temporary permission under reference 23/21721/FUL.

The temporary permission was given without the BBNP satisfying this Council that it had exercised all due diligence in applying the provisions of TAN 6 to the application.

TAN 6 has strict criteria designed to prevent the construction of new dwellings on agricultural land. Rural Enterprise dwellings may be given permission if certain tests are met.

One of these is a functional test: that a worker is required to be present 24/7 at the rural enterprise. If this test fails, the application fails. The applicants asserted that it was necessary for a worker to be present at all times to manage quails, an adjunct to their proposed garlic-growing business. The assertion that quails need this continuous attention appears to be based on no evidence: this Council's own research suggests it not to be required by animal welfare legislation and not to be the practice of quail farmers.

The BBNP appeared to accept the assertion without any testing of its accuracy. Had they done so, based on this Council's own research, they would have found the assertion to be inaccurate and would, in consequence, necessarily have required evidence to support the assertion or refused the application as contrary to national policy as set out in TAN 6.

The Council is concerned now that the BBNP may grant the permanent permission sought in the current application despite the functional test of TAN 6 still not being met. Otherwise the BBNP will, in effect, be acknowledging its own error in granting the temporary permission.

Furthermore, the BBNP is currently chronically under-resourced and, in the Council's view, is struggling to fulfil its vital planning function. This might explain the earlier lack of

due diligence and causes the Council concern, should that be repeated in this case, that a damaging precedent might be set enabling the proliferation of the sort of residential development in the National Park that TAN 6 is designed to limit.

In the Council's view, the calling-in of the application would comply with the provisions of Planning Policy Wales in that granting the application would be in conflict with national planning policies set out in TAN 6 and would constitute a dangerous precedent that might allow other domestic residences to be built on agricultural land which could have wide effects beyond the immediate locality of this proposed dwelling, not least in the specially protected environment of Wales's National Parks.

For more detailed information, we are attaching the Council's representations made to the BBNP in respect of the current application.