

Document D1

Hi Welsh Government Official (1),

Thanks for your email. Here are the answers to both the questions regarding our RCDF application.

Thanks,

Lisa

1) Yes, the barn is owned jointly by myself Lisa Fearn and my husband Jonathan Fearn, & we have consented for the barn to be used for the proposed use

2) Carmarthenshire County Council's Planning Committee approved Planning Application number W/34462 on 10th November 2016. The Planning Committee Report confirmed that the development was in accordance with the County Council's adopted Local Development Plan and included the following comments in relation to LDP policy compliance (my underlining):

"Policy TSM4 and H5 allow for the re-use and adaption of redundant buildings in the open countryside; the said policies are aimed at allowing the re-adaption of buildings where appropriate, which in turn reduces the need/demand for new development in the open countryside. It is acknowledged in this instance that this proposal is somewhat unique in that it involves the adaption of one of the buildings into a cookery school/food skills centre. However as already highlighted, Alltygog has an established kitchen and garden school operating from this location, hence this proposal is seen as an extension/intensification of the established cookery school, known as The Pumpkin Patch. With regard to policy consideration, the application falls to be considered against the general criteria of policies TSM4 and H5 of the LDP. The authority deems the form, bulk and general design of the buildings as altered to be in keeping with their surroundings; the buildings are structurally sound and large enough to accommodate the proposed uses without extensive rebuilding or alteration It is not envisaged that the proposed use would not give rise to unacceptable problems relating to access, amenity, nature conservation or the provision of services."

"The LDP is supportive of proposals for small scale tourist facilities outside the development limits where the proposals involve conversions of existing and/or redundant building in the open countryside. In this instance the utilisation of traditional and under-used farm buildings at Alltygog is deemed acceptable in that the buildings are physically capable of accommodating the new uses without extensive alteration or extensions. The overall proposal retains the character of the group of buildings and will not result in the loss of the building's historic or architectural merit or traditional character and appearance."

"The authority is satisfied that the proposal to utilise the buildings for" ... "a cookery school demonstrates that the commercial/business re-use of the building is viable and appropriate at this location. In view of the above, it is considered the proposal

complies with the general criteria as set out in the aforementioned LDP policies, the application is therefore put forward with a favourable recommendation."

"The development accords with Policy H5 & TSM4 of the LDP in that the buildings are suitable for conversion without substantial alterations. The alterations / modifications have been carefully designed to integrate with the buildings architectural integrity and do not detract from the character of the buildings. It is considered the buildings are substantially intact and capable of conversion; the buildings are of a traditional rural character and their future can best be secured through appropriate conversion."

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Exempt under Section 40(2)

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Sent from my iPhone

On 6 Apr 2017, at 09:31, Welsh Government Official (1) @wales.gsi.gov.uk wrote:

Hi Lisa/Jonathan,

Re: RCDF Application - c81123 - The Pumpkin Patch Cookery and Gardening School - Further Technical questions

The Technical team are preparing their report and have asked the following questions:

Further to previous correspondence, we would be grateful if you could respond to the following two queries regarding your RCDF application.

1. **Please can you confirm that you own /have full control of the proposed redundant cowshed identified in the project for the next 5 years?**
2. **As detailed in the RCDF guidance notes, paragraph 35 – please can you provide evidence of the proposed project being included within the local development plans?**

We will be in touch on receipt of this additional information,

If you could send your response to Welsh Government Official (1) and Welsh Government Official (2) @wales.gsi.gov.uk it will be picked up and dealt with straight away.

Please let me know if you have any questions.

Kind Regards

Welsh Government Official (1)
Scheme Management Unit/Yr Uned Rheoli Cynlluniau
Department for Natural Resources/Yr Adran Cyfoeth Naturiol
Rural Development Division / Is-Adran Datblygu Gwledig
Welsh Government/Llywodraeth Cymru
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