



Part College Farm Llangennith, Swansea, West Glamorgan SA3 1JA

Offers invited in the region of £750,000 For Sale

Property Features

- INVESTMENT OPPORTUNITY
- Grade II Listed farm outbuildings
- Pre-Application potential for conversion to holiday accommodation
- Coastal location
- Conveniently positioned
- 53.75 acres or thereabouts
- Pasture/arable. Small area of woodland and rough grazing

Property Summary

In our opinion an investment opportunity to purchase College Farm comprising Grade II Listed farm outbuildings with yard to front that has potential for conversion into holiday accommodation.

The land consists of useful pasture/arable which at present is laid to permanent pasture plus a small area of woodland and rough grazing, the total area of the holding is about 53.75 acres.



Full Details

Description

In our opinion an investment opportunity to purchase College Farm which comprises the Grade II Listed farm outbuildings with good sized yard to front that has potential for conversion into holiday accommodation, please see Pre-Application attached.

The land is accessed mainly via the farmyard or from Hardings Down and consists of useful pasture/arable lying mostly level to gently sloping/steep and undulating in parts and at present laid to permanent pasture. There is a small area of woodland and rough grazing, the total area of the holding is about 53.75 acres.

A rare chance to buy a farm of this size in the village of Llangennith which has potential for a variety of uses subject to obtaining the necessary planning consents

Situation

The property is positioned below St Cenydd Church with access off Vicarage Lane.

The Outbuildings

The Grade II listed outbuildings surround an open concreted yard.

Building No. 1

Stone built under a slated roof comprising: -

A. Loose Box - Approx. 3.14 m x 4.65 m

B. Loose Box - Approx. 3.57 m x 2.9 m

C. Loose Box - Approx. 3.37 m x 3.05 m

Stone Built Range

Approx. 5.44m x 11.75m (17' 10" x 38' 7") Stone built under a C.I. roof.

Cattle Housing

Lean-to

Approx. 2.43m x 5.81m (8' 0" x 19' 1")



Barn

Approx. 9.87m x 18.23m (32' 5" x 59' 10") Stone built under a slated roof

Lean-to

Approx. 2.11m x 3.85m (6' 11" x 12' 8") Part block built construction under a slated roof

Tool Shed

Further Lean-to

Approx. 5.55m x 6.45m (18' 3" x 21' 2") Part block/brick construction under a corrugated roof.

Workshop

Dutch Barn

Dilapidated

Cattle Housing

Approx. 4.79m x 8.47m (15' 9" x 27' 9") 0m x 0m (0' 0" x 0' 0") Stone built under a C.I. roof. With enclosed yard to front

Lean-to

Approx. 4.12m x 4.77m (13' 6" x 15' 8") Stone built under a C.I. roof.





The Land

SCHEDULE OF AREA

OS NO. - AREA

8524 - 1.06

8931 - 1.06

9637 - 3.24

8923 - 1.55

6426 - 7.31

1113 - 7.06

2417 - 5.16

0403 - 4.00

1901 - 1.70

3209 - 5.28

4595 - 12.70

6596 - 3.63

TOTAL 53.75 ACRES

Planning

Application No. 2023/0543/PRE

Above Pre-Application attached from the City & County of Swansea Planning Department regarding the possibility of converting the existing Grade II Listed outbuildings into holiday accommodation.

Any planning matters please contact planning@swansea.gov.uk referring to the above application reference or telephone 01792 635701.

Services

Private water supply in the farm yard (not tested). If mains water or electricity required we strongly advise that prospective purchasers contact the relevant utility companies as to the availability of supply and possible connections.

Rights of Way, etc.

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not.

Existing footpath to Western boundary.

I.A.C.S.

We are informed that the farm is registered.



Basic Payment Scheme

We are informed that the farm has the benefit of entitlements under the above scheme.

The entitlements are not included in the sale but can be purchased at valuation (if required).

Common Grazing Rights

Awaiting search results.

Tenure

Freehold with vacant possession. Land Registry Title No. CYM35580 (Part).

Viewing

Strictly by appointment with the sole agents.





Cyngor **Abertawe**
Swansea Council

CYFARWYDDIAETH LLEOEDD

Cynllunio ac Adfywio'r Ddinas, Canolfan Ddinesig,
Heol Ystumllwynarth, Abertawe, SA1 3SN
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DIRECTORATE OF PLACE

Planning and City Regeneration, Civic Centre,
Oystermouth Road, Swansea, SA1 3SN
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Rees Richards
Swansea Office
Druslyn House
De La Beche Street
Swansea
SA1 3HH

Gofynnwch am: Mynediad i Gefn Gwlad
Please ask for: Countryside Access
Llinell Uniongyrchol/Direct Line: 07966 169811
E-bost: hayley.chappell@abertawe.gov.uk
E-mail: hayley.chappell@swansea.gov.uk
Ein Cyf:
Our Ref:
Eich Cyf:
Your Ref:

Dyddiad/Date: 7th November 2024

Dear Sir/Madam,

Registered Common Land - Grazing Rights Search - GRS/014
Part College Farm, Llangennith, Swansea, SA3 1JA

I refer to the matter noted above and to your request for a grazing rights search.

The land in question forms part of the original dominant tenement of application 1506. The rights of common relating to the land requested and on the accompanying plan are as follows:

Pasture and Estovers at all times. To graze:

33 head of cattle; or

33 horses; or

165 sheep; or

A combination of such stock pro rata;

over that part of the land in the register unit known as CL2 Hardings Down. These rights also extend over CL3 Ryers Down common and CL4 Llanmadoc Hill Tankey Lake Moor common.

I have enclosed a copy of an application to amend the register so that your rights can be recorded on the appropriate registers of common land. There is no charge for the application.

Should you have any further questions pertaining to this matter please do not hesitate to contact me on the details provided above.

Yours faithfully,

Hayley Chappell
Commons Registration Officer
Swyddog Tir Comin



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Mr Richard Bowen
Suite D First Floor
220 High Street
City Centre
Swansea
SA1 1NW

Please ask for:

Lisa Tucker

Direct Line:

07970 680589

E-mail:

lisa.tucker@swansea.gov.uk

Date:

15/05/2023

Dear Mr Bowen

The Town and Country Planning Act 1990 (As amended)
The Town and Country Planning (Pre-Application Services)(Wales) Regulations 2016

Application No: 2023/0543/PRE
Site Location: College Farm Vicarage Lane Llangennith SA3 1JA
Proposal: (Confidential Pre-application) Planning and listed building consent for the demolition of dilapidated Dutch-type barn and construction of single storey purpose-built holiday unit (C6) with conversion and extension of 5no existing agricultural barns to holiday accommodation (C6) together with minor demolition works.

I refer to the above pre-application received on 7 March 2023 seeking advice under the statutory pre-application services provided for under the above Regulations.

The Proposal

Demolition of dilapidated Dutch-type barn and construction of single storey purpose-built holiday unit (C6) with conversion and extension of 5no existing agricultural barns to holiday accommodation (C6) together with minor demolition works.

Relevant planning history

2017/1579/PRE - Demolition/reconstruction/redevelopment of semi-derelict farmyard into holiday courtyard accommodation. Negative response 1st September 2017.

Swansea Local Development Plan and Relevant Policies

The Development Plan for the area is the Swansea Local Development Plan (Adopted February 2019) and within which the following policies are considered to be relevant to your proposal:

- PS1 - Sustainable Places
- PS2 - Placemaking and Place Management
- CV1 - Key Villages
- ER2 - Strategic Green Infrastructure Network

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ER4 -Gower Area of Outstanding Natural Beauty (AONB)
ER8 - Habitats and Species
ER9 - Ecological Networks and Features of Importance for Biodiversity
HC1 - Historic and Cultural Environment
HC2 - Preservation or Enhancement of Buildings and Features
TR1 - Tourism, Recreation and Leisure Development
TR5 - Holiday Accommodation
T1 - Transport Measures and Infrastructure
T6 - Parking
RP3 - Air and Light Pollution
RP10 - Sustainable Waste Management For New Development
RP4 - Water Pollution and the Protection of Water Resources
EU4 - Public Utilities and New Development

The National Development Framework: Future Wales - the National Plan 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow
Policy 2 - Shaping urban growth and regeneration - Strategic placemaking
Policy 4 – Supporting Rural Communities
Policy 5 – Supporting the rural economy
Policy 9 - Resilient Ecological Networks and Green Infrastructure

Planning Policy Wales (11th Edition – February 2021)

PPW (Edition 11) was published by Welsh Government in February 2021 and is the complete land use planning policy document for Wales, providing the foundation for all national, regional and local planning policies. Whilst not part of the Development Plan it has substantial weight in the planning process. The Welsh Government also published in July 2020 Building Better Places which pinpoints the most relevant policy priorities and actions to aid in the recovery. Building Better Places recognises the pivotal role that planners play in shaping our society for the future. They must plan for our priorities around placemaking, decarbonisation and well-being.

PPW is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales.

Good Design Making Better Places

3.3 Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable

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development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area.

3.4 Design is an inclusive process, which can raise public aspirations, reinforce civic pride and create a sense of place and help shape its future. For those proposing new development, early engagement can help to secure public acceptance of new development. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales.

5.5.1 Tourism involves a wide range of activities, facilities and types of development and is vital to economic prosperity and job creation in many parts of Wales.

5.5.3 In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy.....Development should be sympathetic in nature and scale to the local environment.

Conserving and Enhancing the Historic Environment and its Assets

6.1.4 The Ancient Monuments and Archaeological Areas Act 1979, Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic Environment (Wales) Act 2016 provide the legislative framework for the protection and sustainable management of the historic environment in Wales. PPW provides the national planning policy framework for the consideration of the historic environment and this is supplemented by guidance contained in Technical Advice Note 24: The Historic Environment and Cadw associated best practice guidance on the historic environment.

6.1.7 It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

6.1.10 There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.

Archaeological Remains

6.1.23 The planning system recognises the need to conserve archaeological remains. The conservation of archaeological remains and their settings is a material consideration in determining planning applications, whether those remains are a scheduled monument or not.

6.1.25 In cases involving less significant archaeological remains, planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.

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6.1.26 Where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the impact of the proposal on the significance of the remains. The needs of archaeology and development may be reconciled, and potential conflict very much reduced, through early discussion and assessment.

National Parks and Areas of Outstanding Natural Beauty

6.3.5 The statutory landscape designations that apply in Wales are National Parks, and AONBs. Planning authorities have a statutory duty to have regard to National Parks and AONB purposes. This duty applies in relation to all activities affecting National Parks and AONBs, whether those activities lie within, or in the setting of, the designated areas. The designated landscapes should be drivers of the sustainable use and management of natural resources in their areas, and planning authorities should have regard to their identified special qualities in the exercise of their functions and any relevant management plans.

6.3.7 In AONBs, planning authorities should give great weight to conserving and enhancing the natural beauty of AONBs, and should have regard to the wildlife, cultural heritage and social and economic wellbeing of the areas.

6.3.8 National Parks and AONBs are of equal status in terms of landscape and scenic beauty, and must both be afforded the highest status of protection from inappropriate developments.

Supplementary Planning Guidance (SPG)

SPG relevant to the proposed development, which are available to download in full from our website at www.swansea.gov.uk are as follows:

- Placemaking Guidance for the Gower AONB (Adopted October 2021)
- Trees Hedgerows and Woodlands (Adopted October 2021)
- Development and Biodiversity (Adopted February 2021)
- Parking Standards (Adopted March 2012)

Initial Assessment of the Proposed Development and Consideration of Planning Merits

This pre-application submission seeks advice on the demolition of vacant farm buildings and construction of new accommodation at College Farm, Llangennith to deliver 5 holiday letting units, providing a total of 7 bedrooms (14 bed spaces) for short term holiday letting (use class C6). A previous pre-application enquiry to demolish/reconstruct/redevelop the semi-derelict farmyard into holiday courtyard accommodation had a negative response from the LPA (ref: 2017/1579/PRE).

Principle of Development

LDP Policy PS1 indicates that in order to deliver sustainable places and strategically manage the spatial growth of the County, the delivery of new homes, jobs, infrastructure and community facilities must comply with the LDP's sustainable settlement strategy. That strategy requires, amongst other things, that development is directed to the most sustainable locations within the defined settlement boundaries of the urban area and Key Villages. It also seeks to protect the countryside by resisting inappropriate

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development within it. The 'countryside' is defined in the LDP as all the land that lies outside the defined settlement boundaries of the main urban area and Key Villages, as identified on the Proposals Map.

The site is located within the key village of Llangennith and within the nationally designated Gower Area of Outstanding Natural Beauty (AONB). As such the proposal must accord with LDP Policy ER 4: Gower Area of Outstanding Natural Beauty (AONB). The site is also situated within the Llangennith Conservation Area and the barns at College Farm are also grade II listed.

Policy ER 4 requires that development within the AONB must have regard to the purposes of the designation to conserve and enhance the natural beauty of the area. The applicant must demonstrate how the proposal accords with the policy, particularly how the proposal is a scale, form, design, density and intensity of use that is compatible with the character of the AONB and that it contributes to the conservation and enhancement of the natural beauty of the AONB. The cumulative impact of development must be taken into account. The supporting text of Policy ER 4 (paragraph 2.9.28) states that management of the AONB is co-ordinated through the Gower Management Plan.

Key villages as designated by Policy CV 1 and defined on the LDP Proposals Map, are considered suitable to accommodate appropriate small scale development, including new homes, community facilities and sustainable enterprises, subject to a number of criteria. Of particular relevance to the proposal are criterion:

- ii. proposal must sympathetically integrate with the surrounding natural and built environment, taking account the unique rural character of the village and the quality of the surrounding landscape and seascape;
- iv. does not have a suburbanising effect;
- v. would not result in the loss of natural heritage or valuable green infrastructure, or otherwise harm heritage assets; and
- vi. Utilises previously developed land and/or redundant buildings where possible.

Paragraph 2.10.5 of the policy states that proposals at key villages that are also conservation areas must have particular regard to the need to preserve and enhance buildings and features of historic importance in accordance with policy HC 2: Preservation and Enhancement of Buildings and Features. Furthermore, para 2.10.7 states that the quality of the landscape is linked to its designation with the AONB, ...historic landscapes and conservation areas demanding particular care. Within the Gower AONB new rural settlement dwellings should contribute positively to their settings and enhance the quality of the landscape. This will be achieved by adhering to the guidance provided by the Placemaking Guidance for the Gower AONB SPG.

The submission considers that the proposal should be considered against LDP Policy CV 4. However, CV 4 relates to traditional rural buildings in the countryside, not key villages. Furthermore due to the poor condition of the existing buildings, as set out within the submitted documents, the proposal would involve significant reconstruction works resulting in new buildings rather than conversions, thus it does not accord with Policy CV 4. Notwithstanding this, Policy CV 4 is not relevant.

LDP Policy TR1 supports sustainable tourism and sustainable recreation where they seek to conserve and enhance the County's natural heritage and reinforce vibrant rural communities. LDP Policy TR5 specifically addresses new holiday accommodation, which will be permitted within defined settlement limits. The plan must be read as a whole and the proposal must also conform to other relevant LDP policies to ensure that there will be no adverse impact as a result of the development.

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The principle of providing additional, suitable high quality tourism accommodation within the County is supported by LDP policies. It is important to note however that TR5 (2.11.30) seeks to ensure that new development of this nature improves the range and quality of tourism accommodation. It is clear that new holiday accommodation should be of a high quality design and sustainable development and as referenced specifically in para 2.11.29 should be of a scale and size suitable for holiday accommodation.

Both TR 1 and TR 5 require a Tourism Needs and Development Impact Assessment (TNDIA) to be submitted in support of the application. TR1 para 2.11.6 clearly states that the information required within a TNDIA will need to be proportionate to the nature of the proposal, its scale and location.

The Use Class Order describes short-term holiday let (use class C6) as the use of a dwelling-house for commercial short-term letting not longer than 31 days for each period of occupation. The basic purpose of the TNDIA is to demonstrate that all relevant issues have been considered and addressed by the applicant in order to demonstrate the long term sustainability and economic viability of the short term holiday let proposal. It is important to emphasise that the TNDIA does not need to be extensive with regard to local and national tourism facts, figures and statistics. The importance of tourism to the wider visitor economy is known and appreciated. The proposal is located within a key village, and the principle of the use is acceptable subject to placemaking and heritage matters. The TNDIA should focus on the development itself, i.e. provide details of the number of new bedrooms created (capacity created if different from bedrooms, i.e. how many people each unit can accommodate when including sofa beds etc.); how the enterprise will be operated and managed; number of jobs it will create etc., impact on neighbouring amenity and built heritage (links to Heritage Impact Assessment (HIA) can be provided). In this instance, due to the location within the village, the TNDIA does not need to be a long, complex document - it can be included as part of any planning statement that may accompany any future planning application.

All above policies (apart from CV 4) support the proposal and conversion of buildings within the key village to tourism holiday lets (C6). However, Barn 5, the proposed new build, seems to have a relatively large ground floor area (including large ground floor extension) for a one-bedroom holiday let. One double bedroom is provided, but the barn has a kitchen, dining room, lounge, study, toilet together with another separate lounge/living area on the ground floor. Why does a short term holiday let require a study and separate living areas when it can only accommodate 2 people? Although in reference to new building in rural areas, not within settlement boundaries, the principle of para 2.11.29 of Policy TR 5 is applicable – new holiday accommodation units should be of a scale and size suitable for holiday accommodation and not be akin to a residential dwelling in respect of layout or amenity space and provision of ancillary structures such as garages and outbuildings. Additionally, the submitted plans do not appear to show curtilages around the properties.

Placemaking Principles and Analysis

The Development Plan places significant emphasis on the importance of placemaking, and defines key principles in this regard for all proposals to seek to incorporate:

Future Wales Policy 2 sets out that:

- development should adhere to key placemaking principles in order that it positively contributes towards building sustainable places that support well-being objectives, and
- opportunities should be taken to ensure that multifunctional GI is fully integrated into development schemes wherever possible.

Swansea LDP Policies PS 2 and ER 2 highlight that:

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- all proposals should adhere to key placemaking principles and development criteria, to ensure that proposals make a positive contribution to the experience and enjoyment of places
- development should enhance the quality of places and spaces, and respond positively to aspects of local context and character
- the design, layout and orientation of proposed buildings, and the spaces between them, should provide for an attractive, legible, healthy, accessible and safe environment, and must not cause unacceptable impacts on people's amenity, and that
- development must take opportunities to maintain and enhance the County's GI network, having regard to the extent, quality and connectivity of the GI resource

The sites lies within the Gower and Cefn Bryn Historic Landscape, as well as the Llangennith Conservation Area (CA:011) and as such the proposal must have also regard to LDP Polices HC 1 and HC 2.

The adopted Placemaking Guidance for the Gower AoNB SPG is also relevant in terms of the conversions module and character guidance for the new build elements.

The following comments from the Council's Placemaking and Heritage Officer are provided in the context of the above policy and guidance:

Section 16(2) of the Planning (Conservation Areas and Listed Buildings) Act 1990 sets out the statutory requirement in determining applications for listed building consent to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. Paragraph 5.13 of TAN 24: The Historic Environment and PPW 11 provides further explanation of the considerations and these are mirrored in Policy HC2 of the Swansea LDP.

The barns at College Farm are grade II listed by Cadw and the listing description indicates that the reason for listing was the exceptional location attached to the church and for group value with St Cenydd's Church.

The Cadw listing description references the north and west ranges but all structures within the farm group meet the curtilage listing test either via physical connection and/or pre dating July 1948 with a functional association plus within same ownership at the time of listing. Therefore there are 8 listed agricultural structures on site in total including the Dutch frame barn.

The site is also a location of high archaeological potential adjacent to the grade II* listed medieval church and a potential monastic location. Therefore there is likely to be an archaeological requirement for all ground works and Glamorgan Gwent Archaeological Trust will advise further on this.

The agricultural buildings at College Farm form a loose courtyard with inward focus. They also relate to the setting of St Cenydd's Church both in terms of the group view from the north over the churchyard and the view from the church yard looking south west.

The barns also lie within the Llangennith Conservation Area and the designation text notes that the church and associated buildings occupy the lower south side of the triangular green at the heart of the Priors Town area of Llangennith. As set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 a Conservation Area is defined as an area of 'special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance'. Section 72 of the Act specifies

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that in making a decision on an application for development in a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

The east end of the northern barn has been subject to unauthorised works in the past relating to demolition to allow the church tower to be repointed. The HIA suggests that this occurred circa 2010 and no Listed Building Consent (LBC) has ever been submitted for this work. Due to the significant lack of maintenance and the past unauthorised works, the barns are considered to be listed buildings at risk by the Local Planning Authority and Cadw.

Following an initial review of the pre-application materials, the principle of conversion to holiday accommodation is broadly supported to fund repair of listed buildings at risk, however there are a range of aspects to address in the plans and supporting documents.

The plans, HIA, structural survey and Preliminary Ecological Assessment (PEA) all use different references for the barns – these should be consistently identified. Section 7.3 of the HIA needs to be revisited because there is a presumption to retain all listed buildings including curtilage structures.

The Dutch barn meets the test for curtilage listing and LBC is needed for demolition. At present there is no justification presented for the proposed demolition and no explanation of the character of proposed new barn 6 and the effect on group/church setting. The HIA section 7.9 suggests a lesser test for demolition of curtilage listed buildings – but the same is required as set in legislation and LDP policy. If demolition is proposed for viability then an open book approach is required. The HIA also needs to explore options instead of a new build and this should include consideration of retaining the metal frame and incorporating a contemporary subservient structure inside or remove the replacement building completely to recreate the open courtyard shown in the earlier mapping.

The linked structures that are identified as barns 2 and 4 in the PEA are also curtilage listed so LBC justification for is also required for the demolition of these buildings.

The justification for the demolition of the red brick link between barns 2 and 3 is not provided. This linking element is important for the group character. The site plan shows parking in this area but some elevations appear to show the roof and west wall retained. This needs to be retained as a linking element with west wall and roof possibly as a car port.

The justification for the demolition of the structure to the south of barn 3 is not provided and the site plan shows parking in this area abutting the west church boundary. It is not clear what setting analysis has informed this element of the proposal.

A demolitions site plan is needed indicating exactly which structures are proposed to be removed with each needing to be separately addressed within the HIA. As baseline information the HIA needs to assess the setting of St Cenydd's Church to inform the proposals. The character of church boundary walls needs to be identified and a tree survey is also needed for the area to the SW of the church.

The new build elements and courtyard works may trigger the requirement for Sustainable Urban Drainage Scheme (SUDs) approval. This needs to be designed having full regard to the heritage setting and potential unknown archaeology. Any future application will need to fully address the past unauthorised works. If the proposal is not to reinstate the link section then this requires robust justification especially because the connection to the church is mentioned by Cadw as one of the reasons for listing. Alternatively the HIA could explore ways to reinstate the connection to the church.

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Section 7.6 of the HIA refers to two storey conversion but plans generally show single levels.

Whilst the principle of a conversion to holiday accommodation is considered to be an appropriate reuse for these redundant agricultural buildings there are a number of aspects in the drawings that need to be amended or clarified.

The survey drawings need to include internal features such as vent slots, animal troughs, trusses etc.

The site plan should adopt a less fragmented treatment of the courtyard space. This should reference the agricultural character. Compacted crushed local stone is suggested instead of tarmac and the domestic curving grass areas are not appropriate.

The proposed floor plans include a red line to the internal walls – presumably this is some kind of wall lining/ insulation/ cavity drain. The HIA notes the lime washed interiors as part of the character and the proposed internal alterations must be clearly explained and justified. If the proposal is to add internal insulation covering the walls then this must be shown. Where the ground is higher, clarification on any structural work is needed and is a cavity drain system proposed? How does this retain the evidence of height increase as apparent in west gable to barn 3 which is a key feature of character and special interest.

The existing raised collar trusses are part of the character and special interest. These should be retained and supplemented by extra structure if needed. Therefore the trusses must be shown on the floor plans and details are required to show how insulation is incorporated.

What works are proposed to the floors – are these proposed to be lowered and or replaced with insulation etc.?

Externally the drawings need to indicate the general approach to masonry repairs.

All doors and windows should be timber with slim profile double glazing. The proposals should simplify the openings to have full height glass and omit partial timber boarded areas.

The drawings need to show the intent for roof edge and rainwater goods details – these should be based on traditional agricultural details but the drawings currently seem to show domestic verges etc.

Many of the barns have proposed new roof lights. These generally are not supported by Cadw on principle roof slopes. Therefore the proposals should be revisited to omit all new rooflights on the west side of barn 1 and north elevation to barns 2+3. If the roof lights are considered essential then they should be the minimum necessary and be robustly justified in the HIA.

What is the heating strategy? – all vents etc. require LBC and must be shown on the drawings.

The proposed plans generally seek to work with the existing buildings with no roof raising proposed and existing openings generally reused. Initial specific comments for each barn are as follows (references taken from site plan):

- Barn 1 – show how vent slots retained as features
- Barn 2 – should reuse existing openings and not form new opening for bedroom

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- Barn 3 – show how internal evidence of gable raising retained, plus integrate west openings/ vent slots. Also consider adding timber cladding to modern rendered additions to soften finish
- Barn 4 – question shape of new southern opening – this area has not been surveyed – is there an existing opening?
- Barn 5 – retain existing opening on south side and do not form new opening
- Barn 6 – new build and no details provided to assess acceptability. Consider a contemporary structure within the retained Dutch barn frame?

Proposals are also required for consolidation of the unknown building to the south-east, this is a curtilage listed building at risk and could this be a further holiday unit?

Oxwich Castle Farm barns are an example of the level of detail required for a listed building consent application of this nature. See 2023/0166/S19.

It is suggested that further pre-application information is provided but before this is prepared a visit is required to assess the site in detail and further discussion is required to clarify several aspects.

Residential Amenity

The impact of the proposal upon residential amenity cannot be fully considered or assessed at this stage. It is however considered that the application buildings are capable of conversion such that no significant demonstrable impact would arise. The proposed use as holiday accommodation is noted, however, the use as short term holiday lets is not considered to give rise to levels of noise, activity and general disturbance unlike that of the nearby residential built form and so not considered likely to impact upon surrounding amenity. This matter will however be considered further and fuller at full application stage.

Parking and Highway Safety

The Head of Transportation and Engineering has been consulted on the pre-application submission and comments as follows:

The site is currently accessed from Vicarage Lane and the entrance is wide enough to provide shared access, there are no changes proposed to the access as existing. It appears that visibility to the right in particular is compromised by the corner of Barn 2 and details of vision splays will be required for any subsequent applications. There are 4 no. 1 bed and 1 no. 2 bed units of accommodation proposed, however it is unclear how many bedrooms Barn 6 would have as no floor plans or details have been submitted. Ten car parking spaces are provided and this would seem to satisfy the accommodation being proposed. It does not appear that any of the spaces are accessible and perhaps some consideration should be given to this. Turning within the site is possible such that all vehicles may enter and leave in a forward gear.

Any future planning application must demonstrate safe and efficient access to the transport network and appropriate and safe car parking in accordance with LDP Policies T 1, TR 6 iv, PS2viii, and PS2ix. A minimum of 10% of spaces should have ELV charging points in accordance with Future Wales Policy 12 and PPW.

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Ecology and Biodiversity Enhancements

To align with placemaking requirements, developments are required to take opportunities to enhance biodiversity and integrate nature-based solutions to the design process wherever possible, in line with Development Plan policy and having regard to Council adopted SPG on Biodiversity and Development. This reflects the Council's duty under Section 6 of the Environment (Wales) Act 2016 ("the S6 duty").

Future Wales Policy 9 and PPW require that:

- all applications demonstrate the actions that have been taken where possible to maintain and enhance biodiversity and ecosystem resilience, as well as relevant GI assets.
- a clear and proportionate approach is taken to considering biodiversity and securing overall enhancement.

A scheme to demonstrate that the development will conserve and enhance biodiversity and resilient ecosystems will be required to support any future application. This is in line with the Section 6 Duty of the Environment (Wales) Act 2016, the Resilient Wales Goal of the Well-being of Future Generations Act 2015, Planning Policy Wales Edition 11, Future Wales and Technical Advice Note 5.

The Gower AONB has applied to become an international dark sky community. Dark skies contribute to tranquillity, wellbeing and help biodiversity. Any development with the Gower AONB must utilise low-level external down lighting. Light pollution can have a detrimental impact on the natural environment, particularly protected species such as bats and therefore external lights should be less than 3000 kelvin (policies ER 8 and PS 2xiv). Light spill may also be an issue from the proposed new openings on the elevations and the new roof lights and mitigation measures should be provided.

The Council's Ecologist has been consulted and advises that a European protected species license will be required from Natural Resource Wales (NRW). A license can only be issued after planning permission is granted and all biodiversity conditions have been discharged. For a license application NRW will require survey data less than 2 years old therefore it is recommended that the bat survey be updated as it was completed in 2021. A lighting strategy is also required and should form part of any future submission this includes lighting at the holiday lets, car parking area and other external areas. These are necessary to ensure that the proposal accords with LDP policies ER 2, ER 8, CV 1v and PS 2xiv. (Further information and advice on appropriate lighting design can be found within the Placemaking Guidance for the Gower AONB SPG, module 5I)

Drainage

All new development with a construction area in excess 100m² require sustainable drainage to manage on-site surface water. Therefore under the provisions of Schedule 3 of the Flood and Water Management Act 2010, the development may require Sustainable Drainage Approval before any construction work commences. Further details can be found on the Authority's website:- <https://www.swansea.gov.uk/sustainable-drainage> and the SuDS Approval Team can be contacted via SAB.Applications@swansea.gov.uk for further advice and guidance.

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Other Issues

Waste Management - LDP Policy RP 10 requires that development must incorporate adequate and effective provision for the storage, recycling and other sustainable management of waste and the provision should be shown on any future plans to ensure adequate access is provided.

Summary

The principle of the redevelopment of the buildings for use as holiday lets is supported subject to the proposal being acceptable in terms of works to the listed building, curtilage buildings and appearance on the conservation area, as set out above. The construction of the purpose-built holiday unit could be in accordance with policy, however further detail and refinement is required in this regard.

Finally, it is important to note that any new holiday accommodation must be run and managed as short-term holiday lets only and any consent for short-term holiday lets will only be permitted for use within class C6 of the use class order. Permitted development rights will be removed to prevent the units being used as C3 or C5 without consent in the future. Furthermore, the converted barns will not be permitted to be sold as privately owned second homes (which would be classed as C5). Any future planning application should make this clear.

Details of any documents required for a subsequent application

- Updated Heritage Impact Assessment (HIA)
- Updated Ecology survey
- Lighting strategy
- Tourism Needs Development Impact Assessment (TNDIA)

Conclusion

Please note that this guidance is given on the basis of the information submitted, and that full consultation with Statutory Undertakers or interested parties, such as neighbours has not been undertaken, and that it is only through the submission of a planning application that full consideration can be given to a proposal.

Additionally, the views expressed are those of an officer of the Authority, which cannot prejudice any final decision the Council may make if an application for planning permission is submitted.

I trust that the above advice is satisfactory for your current purposes. However should you require clarification of any of the above matters, please do not hesitate to contact Lisa Tucker on the above number.

Should you wish to obtain further discussion and advice in relation to this pre-application, please contact the above-named Planning Officer.

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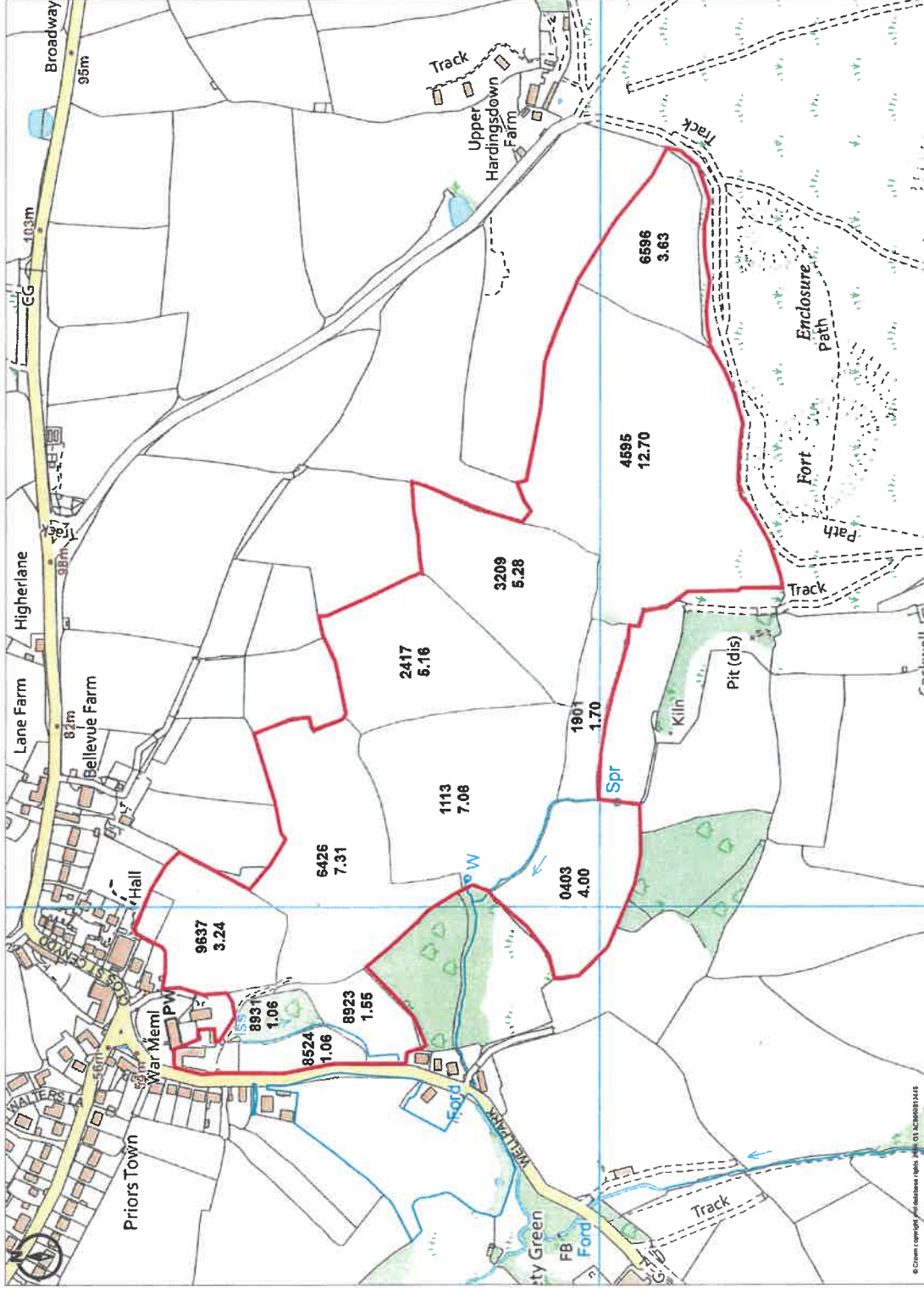
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Yours sincerely

Chris Healey

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