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## **Penderfyniad ar yr Apêl**

Ymweliad â safle a wnaed ar 25/08/17

**gan P J Davies BSc (Hons) MA MRTPI**

**Arolygydd a benodir gan Weinidogion Cymru**

**Dyddiad: 09.10.2017**

## **Appeal Decision**

Site visit made on 25/08/17

**by P J Davies BSc (Hons) MA MRTPI**

**an Inspector appointed by the Welsh Ministers**

**Date: 09.10.2017**

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**Appeal Ref: APP/B6855/A/17/3178992**

**Site address: Webbsfield, Ilston, Swansea SA2 7LD**

**The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Anthony Flanagan against the decision of City and County of Swansea Council.
  - The application Ref 2016/3093/FUL, dated 27 September 2016, was refused by notice dated 16 February 2017.
  - The development is packing shed, compost toilet, gravelled parking and TB testing area used in association with community supported agriculture.
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### **Decision**

1. The appeal is allowed and planning permission is granted for packing shed, compost toilet, gravelled parking and TB testing area used in association with community supported agriculture at Webbsfield, Ilston, Swansea SA2 7LD in accordance with the terms of the application, Ref 2016/3093/FUL, dated 27 September 2016.

### **Procedural Matters**

2. The development has been largely completed and I have therefore considered the appeal on the basis that it seeks retrospective planning permission. I have also used the Council's description of the development because it is more concise.

### **Main Issue**

3. The Council does not object to the packing shed or compost toilet, and I do not disagree. The main issue is the effect of the access and parking / TB testing area on the character and appearance of the surrounding area.

### **Reasons**

4. The appeal site is in the countryside just outside the village of Ilston, and it is also within the Gower Area of Outstanding Natural Beauty (AONB). It is accessed from a country lane with verdant rural qualities, and I concur with a previous Inspector's
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observations<sup>1</sup> that the lane 'contributes significantly to the attractive approach to the village'.

5. The access and parking area serves a community supported agriculture venture which, whilst being wholly agricultural in purpose and function, operates differently to a traditional farm business. In particular it is operated by a number of individuals and volunteers rather than a single farmer or farming family. The appellant confirms that that there are rarely more than three cars visiting at a time, but even so, given the limited availability of safe parking on the adjacent narrow lane, I consider that the principle of an off road parking area to serve this agricultural use is justified in this case.
6. The development has resulted in the loss of a short section of hedgerow, where the existing access has been widened. Nonetheless, it is not an excessively large access and has timber gates in keeping with the rural character. Farm accesses are not unusual features of a country lane, and the access is neither prominent nor intrusive. Whilst there are some views into the car parking area, these are glimpsed rather than direct, and the substantial hedgerow either side of the access offers significant screening.
7. I conclude that the development has not resulted in any material harm to the character or appearance of the surrounding area, and it would safeguard AONB interests. The development therefore complies with the objectives of Policies EC14, EV22 and EV26 of the City and County of Swansea Unitary Development Plan.
8. In reaching my decision, I have taken account of the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015 (WBFG). I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.
9. As the development has been carried out, it is not necessary to impose commencement or plans compliance conditions.
10. For the above reasons and having regard to all other matters raised, I conclude that the appeal is allowed.

*P J Davies*

**INSPECTOR**

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<sup>1</sup> APP/B6855/A/14/2226732