

Cyngor Tref Llanfair Caereinion

Llanfair Caereinion Town Council

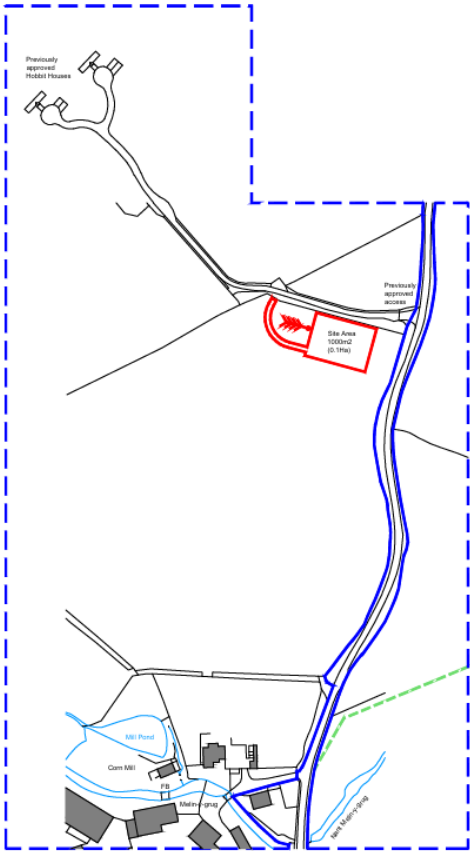
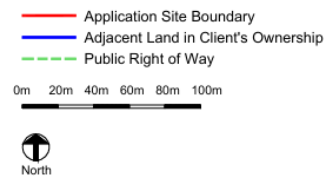
PLANNING APPLICATION

Ref	Heading	Details
1	DATE RECEIVED	23 rd April 2025
2	APPLICATION NUMBER	25/0495/FUL
3	ADDRESS	Land at , Melin Y Grug, Llanfair Caereinion, Welshpool SY21 0HB
4	PCC LINK	25/0495/FUL Erection of agricultural worker's dwelling, installation of sewage treatment plant and all associated works Land At Melin Y Grug Llanfair Caereinion Welshpool SY21 0HB
5	PROPOSAL	Erection of agricultural worker's dwelling, installation of sewage treatment plant and all associated works
6	TOWN PLAN POLICY	The Town Plan does not have a specific policy on this type of application..
7	POWYS COUNTY COUNCIL POLICY	The adopted Powys Local Development Plan (LDP) (2011-2026) does not contain any specific policies with regards new rural enterprise dwellings within the open countryside. Instead, LDP Policy H1 (Criterion 4) refers to national planning policy contained within Technical Advice Note (TAN) 6 (Planning for Sustainable Rural Communities). Section 4.4 of TAN 6 relates to 'new dwellings on established enterprises' and indicates that permission may be granted for permanent dwellings on well-established rural enterprise units for essential workers who need to live on the unit where it can be demonstrated, in Paragraph 4.4.1, that: a) "there is a clearly established existing functional need; b) the need relates to a full-time worker and does not relate to a part-time requirement; c) the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so; d) the functional need could not be fulfilled by another dwelling or by converting an existing suitable building

		already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned; and e) other normal planning requirements, for example siting and access, are satisfied.”
8	OTHER INFORMATION	This application is a resubmission of a previously withdrawn Outline planning application (reference 23/1210/OUT), which was withdrawn by the Applicant on 8th December 2023.
9	CONSULTATION DATE	14 th May 2025

LOCATION PLAN

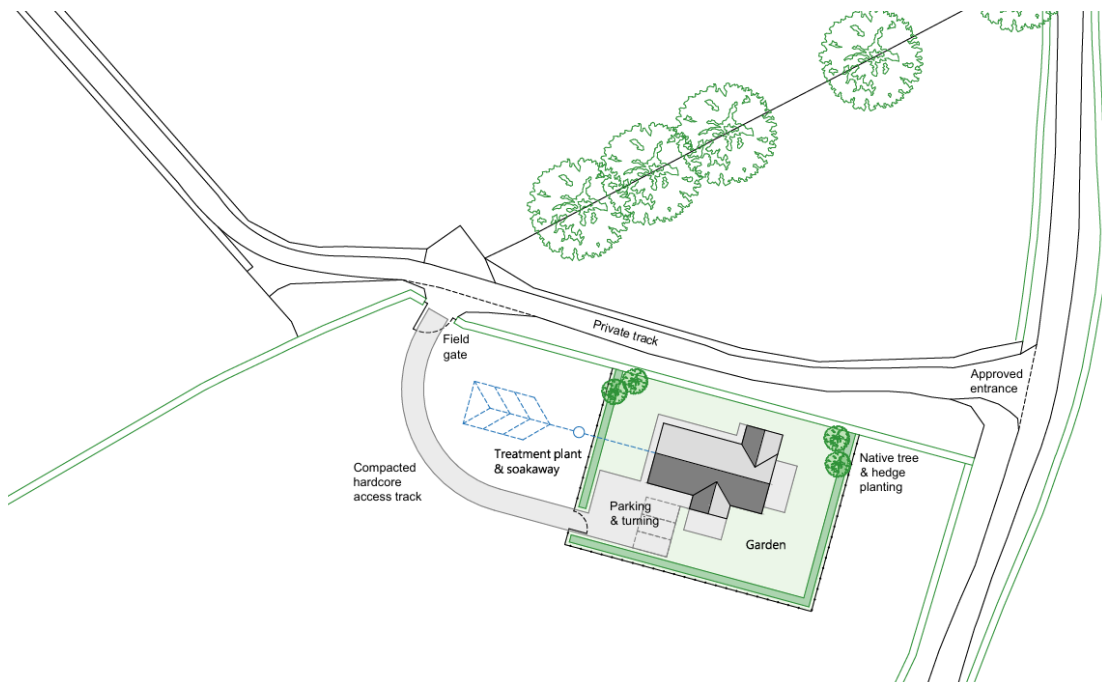
Melin Y Grug, Llanfair Caereinion, Welshpool SY21 0HB



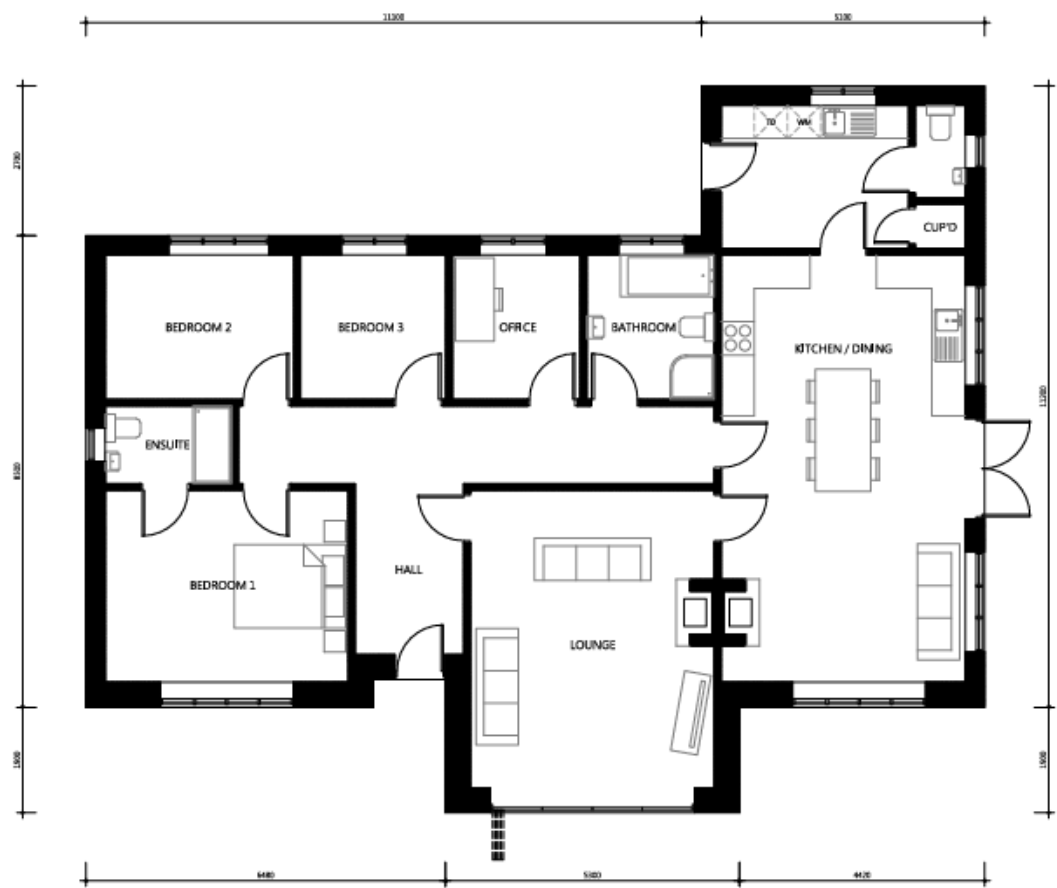
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BLOCK PLAN



FLOOR PLANS



PROPOSED FLOOR PLAN
138m² internal floor area

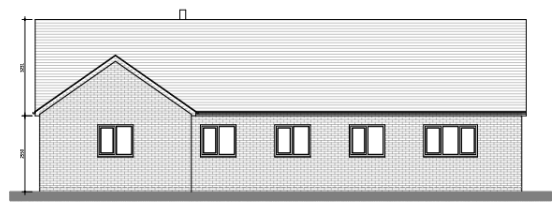
ELEVATIONS



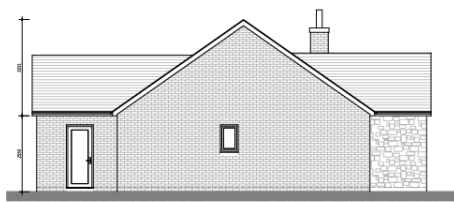
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION