

Appendix 1 - Rural Conversions to a Residential or Tourism Use (Policies H4 and T2) SPG Consultation Responses

Representor Number	Representor	Object/Support/Comment	Comment	LPA Response
1.1	Mr Newman	Comment	There should be the presumption of refusal for conversion of any/all residential buildings for tourism use or occupation as holiday lets. If they are fit for occasional use as homes they can be made fit for permanent occupation.	Disagree. Policy T2 allows for exceptions to provide visitor accommodation. Any exceptions will do so in accordance with the criteria of Policy T2. Paragraph 4.5 of the SPG states clearly that they will be conditioned accordingly and will generally be expected to remain as visitor accommodation in perpetuity. Paragraph 4.10 also notes that as exceptions they would have not been considered suitable for general residential accommodation. Small buildings considered suitable for rural conversion to a tourism use are often better suited for such a use. The demands for both space and use of tourism accommodation are often distinct from those required for a day to day residence.
2.1	Aneurin Bevan Health Board (Mrs Hannah Capel)	Comment	When providing additional housing, ABHB requests that prior consultation be given in respect of the health needs of the population in the identified areas. A large increase in housing/population will have an impact on existing healthcare provision. This will need to be considered in the Health Board's future service planning.	Comment noted. Rural conversions will not amount to a significant increase in housing/population. There is subsequently no need to incorporate anything within the SPG in relation to healthcare provision. The health board will nevertheless be consulted on future stages in LDP revision in relation to any additional large housing sites.
3.1	Mr Brian Spencer	Comment	Paragraph 3.8 & 3.9: substantial rebuilding/reconstruction needs defining. Questions whether it relates to 50% or 80% wall area or a different figure. Suggests each Planning Officer has a different interpretation, based on the representor's experience since the Policy came into force in 1988.	Disagree. As paragraph 3.9 notes the building should be capable of conversion without the need for rebuilding/reconstruction works. It notes that if a small amount of rebuilding/reconstruction is necessary it will depend on the nature and extent of works and that any such works will be considered on a case by case basis.