TY'N Y GROES BARNS, GLYN CEIRIOG, LL20 7HW

CHANGE OF USE (retrospective)
from AGRICULTURAL USE
to 'Sui Generis' **PERSONAL USE BY OWNER for STORAGE and WORKSHOP**
(NO BUSINESS USE)

Background

Prior to purchase by the Applicant, the previous owner was using the barns as storage and a workshop for farm vehicle and machinery, and also logging & storage etc. for their adjoining farmhouse dwelling. The buildings were already no longer in agricultural use as the owner had retired from farming and had rented out the adjoining fields to other farm holdings who did not require the buildings.

Since buying the barns the Applicant has been restoring the structural fabric of the barns to stabilise their condition and make them weathertight; and is continuing with those works as a retirement project, with works on the steel barn roof and internally and externally on the stone barn.

Current Use

The Applicant seeks to continue using the barns for their personal hobbies and activities.

Vintage Tractors

Storage and renovation of personal collection of vintage tractors and machinery.
This is not done on any commercial basis but is purely for the Applicant's personal enjoyment buying and restoring as a private collector & restorer when rare or interesting tractors become available, and showing them at local and national specialist events and local charity tractor runs.

Workshop

Metalwork and joinery for renovation of the buildings and personal projects
The Applicant does not run business operation from the premises

Logs

The lumber on site is to be cut, logged and split for the Applicant's personal use.
This allows the Applicant to get firewood logs in a more economical way than purchasing spilt logs in the quantities required for heating of their home.
This is not a commercial business – none of the logs are resold.

Buildings and external areas – appearance and habitat

There would be no changes to the building or external areas due to the current use being continued.
The external appearance would not change
No change to Green Infrastructure or Ecology habitat

Note – the present Storage Containers will be removed

CONCLUSIONS

The current uses are compatible with the previous Agricultural Use including storage and workshop for farm vehicles & machinery and the more recent use by previous owner for logging for personal use

There will be no change in visual appearance – therefore no impact on Special Landscape Area.
There will be no change in vehicular access – therefore no impact on local highway network
There will be no change in occupation – therefore no impact on environment
There will be no changes to buildings or site – therefore no impact on habitat or ecology

23/12/2024