

Design and Access Statement – MEWCS/PHI001/09/002 DAS

1. The proposal

1.1 Location

Cae Cwm Dyffryn, Bryn – Goytre Road, Port Talbot, SA13 2SH

Grid Ref: E: 280114 N: 190981

1.2 Applicant

Mr & Mrs Phillips of Cae Cwm Dyffryn, Bryn – Goytre Road, Port Talbot, SA13 2SH

1.3 Agent

Mr Morgan E Williams, M E Williams Chartered Surveyors, Newlands Farm, Water Street, Margam, SA13 2PB.

2. Description of the Proposal

Erect steel portal frame agricultural building, externally clad with box profile sheets & concrete panels to extend existing building permissioned by P2018/0087.

Erect steel portal frame agricultural Building, externally clad with box profile sheets & concrete panels for concentrate feed & fodder storage.

3. Date

01st March 2020.

4. Statement

This statement is prepared in accordance with Technical Advice Note 12 ‘Design’ and The Town and Country Planning (GDP) (Amended) (Wales) Order 2009.

5. The Proposal

5.1 Site assessment

Cae Cwm Dyffryn is an agricultural holding historically used for livestock rearing; the property has the benefit of the planning permission P2018/0087 for an agricultural building for the housing of goats. This is proposed to be extended as discussed during planning application P2018/0982.

The business is already registered with the Welsh Government and the land is registered for a County Parish Holding number.

The holding extends to 2.39 hectares (5.9 acres), which is predominantly permanent pasture, with a farmyard area. The land in the main is gently sloping, with a westerly aspect down to a wooded area bound by the Nant Ffrwdwyllt River. The applicant occupies a further 3 acres of agricultural land by way of a family agreement.

5.2 Location

The holding is located off Bryn-Goytre Road, 2.2km North-East of Goytre and 1.4km South-West of Bryn, the nearest town being Port Talbot.

6. Justification

6.1 Reasons

To facilitate the expansion of the goat herd at Cae Cwm Dyffryn as set out in the documents in planning permission P2018/0982.

The separate storage for fodder, concentrate feeds and vitamins is deemed justified on animal health grounds. It ensures should any goats escape their internal pens in the existing agricultural building and proposed extension they are not able to access concentrate feeds or minerals and gorge on them putting their welfare at risk.

6.2 Design

The proposed extension (footprint 18.00m x 9.00 m (162.00 square metres)) would be of steel portal frame construction.

The building will be an extension of the existing building and the design is detailed in the elevation plans.

The building will be clad with green box profile sheets to be sympathetic to the landscape. The design proposed is the same as the building to be extended, albeit lesser in height.

Incorporated within the rainwater goods for building will be rain water harvesting technology. This will harvest rainwater from the roof of the proposed building to utilise for agricultural purposes such as watering the livestock on the holding

The proposed feed store building (footprint 4.57m x 5.49 m (25.09 square metres)) would be of steel portal frame construction.

The building will be clad with green box profile sheets to be sympathetic to the landscape. The design proposed is the same as the existing buildings on the holding and has previously been consented for as an agricultural building within Neath Port Talbot.

The building has one main access door on the West elevation and is detailed in the elevation plans. The building only has one access to being in keeping with modern agricultural storage buildings and for security reasons. The design is such that it minimises any visual impact of the proposal.

Incorporated within the rainwater goods for building will be rain water harvesting technology. This will harvest rainwater from the roof of the proposed building to utilise for agricultural purposes such as watering the livestock on the holding.

6.3 Policy

Policies relating to agricultural development are contained within Welsh Government Technical Advice Note 6 - Planning for Sustainable Rural Communities, with section 6 focusing on the importance of agricultural development to ensure sustainable agricultural activities in Wales.

7. Character

Both proposed buildings will be of steel portal frame construction and as such will be in keeping with modern agricultural buildings.

The design height of the buildings allows for continued modern agricultural use and is lower than the existing building.

The buildings will be clad in green box profile sheets to be sympathetic on the surrounding landscape. The siting on the holding, is so that it limits the visual impact in the locality.

7.1 Layout

For practical reasons, the proposed fodder & concentrate feed storage building needs to be positioned close to the access point of the internal farm track ways.

The building is positioned near existing development to minimise the visual impact in the locality and for practicality.

7.2 Scale

The proposed extension is 18.00m x 9.00m (162.00 square metres). This is sufficient for the short to medium term needs of buildings on the holding.

The proposed fodder & concentrate feed store is 4.57m x 5.49m (25.09 square metres). This is sufficient for the short to medium term needs of buildings on the holding.

7.3 Appearance

The proposed building is shown on the attached elevation plan.

7.4 Landscaping

The proposed building is positioned to lessen the visual impact on the countryside.

8.0 Access

No new access off the highway will be created.

9.0 Environmental Sustainability

The applicant for economic and environmental sustainability would rather house the winter fodder in a building; this will cut down the need for plastic wrap to be used and the requirement to dispose of the waste after its use.

The storage of fodder beet and concentrate feeds inside will also reduce the levels of wastage.

The development will reduce the amount of mains water utilised by the agricultural business by harvesting rainwater from the roof of the proposed building.

10.0 Community Safety

The steel portal frame building shall be designed and constructed to minimum legislative standards and therefore will have a minimum lifespan of 30 years with routine maintenance.

There are no watercourses within 10 metres.

The closest dwelling, excluding the farmhouse, is circa of 150m away.