

Our ref: 1139a/RAB

5th May 2020

Head of Planning
Neath-Port Talbot County Borough Council
The Quays
Baglan Energy Park
Neath-Port Talbot
SA11 2NG

For the Attention of Mr Rhodri Griffiths

Dear Mr Griffiths

**Proposed Construction of a General-Purpose Agricultural Shed
at Land at Penywaun Farm, Llanguicke, Pontardawe**

We are instructed by Mr. R. Hague and Ms C. Morris to seek whether Prior Approval is required under Schedule 2, Part 6 of the Town & Country Planning (General Permitted Development) Order for the above proposed development.

We duly enclose an application which seeks Prior Notification that the proposed construction of an agricultural shed constitutes permitted development, and accordingly can be erected without the need for planning permission.

The application particulars comprise the following documents:

- Completed application forms
- Location plan at scale 1:2500 with the site edged in red
- Proposed Site Layout plan at scale 1:500
- Proposed shed elevations and floor plan at scale 1:100
- Payment of Application fee of £80.00

Penywaun Farm consists of 33 acres (13.35 hectares) of upland, rough grazing pasture set to the east of Cwmgors and north of Pontardawe upon Mynydd Uchaf. The registered agricultural holding specialises in sheep, with 75 head of ewes, which this Spring have produced 55 lambs.

The holding lacks any formal outbuilding in which to provide shelter during lambing and general livestock rearing duties. The compacted yard at Penywaun accommodates stored farm vehicles, plant and machinery which are being stored in the open in all weathers, and thus are prone to deterioration unless adequate implement storage can be introduced to the yard. Furthermore, the holding requires dry storage space for hay, feeds and other farm products. Photographs 1-3 below illustrate such open storage.



Photo 1



Photo 2



Photo 3

The proposed shed is proposed to be sited 3.0 metres in front of a residential caravan, which benefits from a Certificate of Lawfulness, recently granted under Application 2020/0220. It will occupy a floorspace of 450 square metres, being 30 metres in length by 15 metres in width, and of a typical portal frame design, finished in concrete block to lower walls and profiled box cladding to upper walls and roof covering. No alterations to ground levels are required as a result of the shed positioning.

We submit that the siting and appearance of the proposed shed is complementary to the day-to-day running of the farm enterprise being sited on an established farmyard, and immediately adjacent a lawful caravan. Its design and overall finishing are also respectful of the character of the rural setting, being set against the backdrop of a mature deciduous woodland which forms the entire eastern perimeter of the agricultural holding. Photo 4 provides a view from the access road to the adjacent wind farm, which also eventually leads to Penywaun, where the above natural screening is evident.



Photo 4

We trust therefore that you can confirm that Prior Approval is not required, and the development can proceed without the need for planning permission.

We look forward to receiving your confirmation of formal registration in due course. Should you require any further details or clarification, please contact me.

Yours sincerely

R A Banks

Richard A. Banks
Director

Enc.

Cc clients