NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995
SCHEDULE 2, PART 6:-

AGRICULTURAL BUILDINGS AND OPERATIONS

PRIOR APPROVAL REQUIRED

Name and address of the applicant

Mr William Hunter
Llwyn-y-ffynon Farm
Lane From Heol Y Deryn To Llwyn-y-ffynon Farm
Glyncorrwg
Port Talbot
Neath Port Talbot
SA13 3DB

DATE REGISTERED:	3 March 2022
APPLICATION NO:	P2022/0198
LOCATION:	Land At, Llwyn-y-ffynon Farm, Lane From Heol Y Deryn To Llwyn-y-ffynon Farm, Glyncorrwg, Port Talbot, Neath Port Talbot, SA13 3DB
PROPOSAL:	Barn with farm office

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND ORDER HAS DETERMINED THAT THE PRIOR APPROVAL OF THE SITING OR APPEARANCE OF THIS PROPOSED DEVELOPMENT WILL BE REQUIRED ON THE FOLLOWING GROUNDS:

1 For development to be considered as Permitted Development under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (Wales) it must be reasonably necessary for the purposes of agriculture within that unit. The proposed building would have a length of 36m and a width of 12m with a height of 6m to eaves and 7.2m to ridge. The applicants have stated that they currently have 2 llamas, 4 sheep for grazing only and a acre of apple trees for cider production, as well as a camping use. It is therefore considered that further information is

required to demonstrate that the proposed building is reasonably necessary for agricultural purposes only.

Signed:
Ceri Morris – Head of Planning & Public Protection

Date: 30 March 2022

IMPORTANT NOTE

(1) Where the local planning authority give the applicant notice that such prior approval is required the applicant shall display a site notice by site display on or near the land on which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date on which the local planning authority gave the notice to the applicant;

(2) Where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in sub-paragraph (a) has elapsed, he shall be treated as having complied with the requirements of that sub-paragraph if he has taken reasonable steps for protection of the notice and, if need be, its replacement;

"Site notice" means a notice containing –

a) the name of the applicant,
b) the address or location of the proposed development,
c) a description of the proposed development and of the materials to be used,
d) a statement that the prior approval of the authority will be required to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be,
e) the name and address of the local planning authority,
f) and which is signed and dated by or on behalf of the applicant.

(3)From 1st October 2012 it will be an offence to install a public sewer or lateral drain without having an adoption agreement in place. From the 1st October 2012 the vast majority of all existing private sewers and lateral drains which link with the public sewer network will transfer to Welsh Water. For further details on how this will affect your development please contact: Welsh Water developer Services, PO Box 3146, Cardiff, CF30 0EH. Telephone No. 0800 9172652 or email: developer.services@dwrcymru.com