

Application for prior notification of agricultural or forestry development - proposed building Town and Country Planning (General Permitted Development) Order 1995 - Schedule 2, Parts 6 and 7

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number		Suffix	
Property Name			
Plas Farm			
Address Line 1			
Lane From Church Road To Plas Farm			
Address Line 2			
Rhos			
Town/city			
Pontardawe			
Postcode			
SA8 3JQ			

Description of site location (must be completed if postcode is not known)

Easting (x)	Northing (y)
274854	204088
Description	

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Bowen

Company Name

Swansea Valley Holiday Cottages

Address

Address line 1

Plas Farm

Address line 2

Cilybebyll

Address line 3

Pontardawe

Town/City

Swansea

Country

United Kingdom

Postcode

SA8 3JQ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Richard

Surname

Bowen

Company Name

Celtic Geophysics Limited

Address

Address line 1

3 Fields Park Road

Address line 2

Pontcanna

Address line 3

Town/City

Cardiff

Country

United Kingdom

Postcode

CF11 9JP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☐ A new building
- ☒ An extension
- ☐ An alteration

Please describe the type of building

One bay extension to standard steel-framed agricultural building with lower walls of concrete block and upper cladding of profiled metal sheeting. Pitched metal roof. All to match existing. The extension is accessed via existing agricultural land. No new access works are proposed.

Please state the dimensions of the building

Length

6.0	metres
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Height to eaves

4.4	metres
-----	--------

Height to ridge

6.3	metres
-----	--------

Please describe the walls and the roof materials and colours

Materials

Match Existing - Concrete blockwork to lower section, profiled steel sheeting to upper section (to match existing)

Walls

External colour

Match Existing - Olive green (steel cladding), natural grey (blockwork)

Roof

Materials

Match Existing - Profiled metal sheet roofing

External colour

Match Existing - Olive green (to match existing building)

Has an agricultural building been constructed on this unit within the last two years?

- ☐ Yes
- ☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ☐ Yes
- ☒ No

Would the ground area covered by the proposed agricultural building exceed 465 square metres?

- ☐ Yes
- ☒ No

Please note: If the ground area covered exceeds 465 square metres it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

☒ Yes

☐ No

The Site

What is the area of the proposed agricultural unit? (square metres or hectares)

47.7

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

Less than 0.4

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

68

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

☒ Yes

☐ No

If yes, please explain why

The proposed extension is reasonably necessary for the purposes of agriculture on the holding and complies with Class A of Part 6, Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales).

It will provide secure, weatherproof storage for agricultural machinery, implements, and materials required for the day-to-day management of the 47.69-hectare holding at Plas Farm, which remains in active agricultural use and is registered under CPH number 59/143/0034. The land is declared on the Welsh Government's Rural Payments Wales Basic Payment Scheme and managed through a combination of licensed grazing, direct livestock activity, and active woodland management.

The extension is required because the existing building is in full use and there are no other suitable buildings on the holding for the secure, weatherproof storage of agricultural equipment and materials.

The design matches the existing steel-framed agricultural building in form, scale, and materials, ensuring visual continuity and minimal visual impact. It will be used exclusively for agricultural purposes, will not house livestock, slurry, or sewage sludge, and is sited more than 25 m from any metalled part of a trunk or classified road.

Accordingly, the proposal satisfies all of the requirements of Part 6, Class A and does not require express planning permission.

Is the proposed development designed for the purposes of agriculture?

☒ Yes

☐ No

If yes, please explain why

Yes. The proposed extension is designed for the purposes of agriculture. It will take the form of a one-bay addition to the existing agricultural shed, using matching steel-frame construction and materials to ensure visual and functional continuity.

It will provide secure, weatherproof storage for machinery, implements, and materials used in the agricultural management of the holding, including land maintenance, livestock operations, and woodland activity. The extension includes a full-height access opening for tractors and agricultural implements and is located for convenient use in livestock handling areas, while maintaining safe separation from visitor areas.

Does the proposed development involve any alteration to a dwelling?

- ☐ Yes
☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- ☒ Yes
☐ No

What is the height of the proposed development?

6.0	Metres
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Is the proposed development within 3 kilometres of an aerodrome?

- ☐ Yes
☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☐ The agent
☒ The applicant
☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Richard Bowen

Date

11/08/2025