

Planning Statement



Land Adjacent to Bryn Celyn
1 Neath Road
Fforest Goch
SA8 3JB

Rev E: 19.01.26

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Project description

Full planning application for Change of use of the land in order to accommodate a barn to be used in association with number 1 Neath road (only) to house private grazing animals, ponies and associated equipment for managing the adjacent land

The client's daughter Briallen suffers from severe anxiety, Obsessive Compulsive Disorder (OCD) and Autistic Spectrum Disorder (ASD). She is unlikely to be able to live independently and the approved annex on the site (P2024/0698) has been designed to offer her a level of independence while providing the monitoring and support she requires.

Briallen is in the final year of undertaking a Level 3 Diploma in Animal Management (Animal Industries) in Bridgend college.

As part of this course there are farm related modules as follows:

- Animal Health, Accommodation and Feeding
- Animal Handling and Restraint
- Animal Nutrition
- Breed Development and Welfare
- Animal Biology
- Animal Behaviour
- Anatomy and Physiology
- Business
- Animal Health and Husbandry
- Pet Store Management
- Animal Training

As such Briallen will be using the barn as practical assistance with her studies by keeping goats & ponies on the field.

The barn is needed to provide shelter, feed and equipment for the livestock and to store equipment to manage the land such as a ride on mower, chain saw and strimmer.

The barn will be used by the family/residents of 1 Neath Rd for their own personal enjoyment, use and maintenance of the land and development of their daughters animal husbandry skills.

Following comments from Planning & Highways the originally submitted proposal has been amended to reduce the footprint and eaves height of the proposed barn and to provide a larger parking and turnings space adjacent to the house.

060 Bryn Celyn Field Barn Design Statement



Site description

The site is adjacent to the main road on the edge of Fforest Goch and is within the green wedge.

The house has a garden to the south of the site and the client recently purchased a disused field to the north.

The field is currently a mixture of unimproved grass and scrub with semi mature and mature trees to the perimeter which provide a good level of screening from the road.

The field drains to a ditch to the west of the site.

Access

The site has recently received planning for an annex adjacent to the house P2024/0698. As part of the approved application the driveway is being widened to allow for additional parking space and turning of vehicles so that they can leave the site in a forward gear as requested by highways.

The proposal for the barn now includes the additional parking area approved under P2024/0698 which will allow turning of vehicles associated with the barn.

The barn is for incidental and recreational use only by residents of the dwelling. There will be no increase in occupancy or use of the site so there will be no significant increase in access from the highway for the use of the barn.

The barn will be accessed from the proposed parking area adjacent to the house by an existing path that runs along the west boundary of the site.

No vehicle access is needed to the barn itself. The barn includes for space for a ride on mower that can also take a small trailer attachment for moving bales and feed bags from the parking to the barn.

There is an existing farm gate onto the road in the NE corner of the site. This will not be used in connection with the barn and all access will be from the parking area adjacent to the house as shown on drawing 1012.

Rainwater drainage

The rainwater from the barn roof will be drained into the existing drainage ditch to the west edge of the site that currently takes all rainwater from the field.

Foul drainage

There is no foul drainage associated with the proposal.

External Lighting

There will be only 2 external lights on the proposed barn.

These will be mounted below the roof overhang at a height not exceeding 1.5m

Ecology & Trees

The site is a former agricultural field which is described in the ecology survey as being of limited ecological value.

The site has recently received approval for an annex in the field (P2024/0698)

As part of the application a full ecology and tree survey of the field was carried out and these have been included in the application.

While the recommendations of both reports generally relate to the previous approval the site and tree analysis is both current and relevant to the proposed barn application.

The ecology survey sets out a programme of land restoration for the field which is being implemented this year as part of the build. Additional ecological enhancements have also been proposed as part of the current application.

The root protection zones for trees adjacent to the proposed barn are marked on the tree survey.

The barn has been located as close to the NW boundary of the field as possible while keeping outside of the RPZ of the adjacent trees (drawing 1011)

Barn Size, Form & Layout

The barn is in a traditional agricultural style with painted weather board walls and a box profile slate grey metal roof. The barn is single story only but a design with a high vaulted ceiling has been chosen along with the proposed siting to provide visual screening of the large overbearing agricultural shed that was erected on the adjacent property in 2023 and now overshadows the site.

The barn has been reduced in size by 25% from the original proposal to reduce its visual impact on the field. The roof pitch has also been reduced to lower the ridge by 600mm. The roof sheets to the rear (north elevation) will include semi transparent polycarbonate sheets to provide a good level of daylighting to the interiors.

The barn includes space to house 1 pony & 2 goats along with storage for animal feed and equipment and space for a ride on mower and other equipment needed to manage and maintain the land.

This is considered the minimum space needed to assist Briallen to fulfil the training requirements in her course.

Planning Justification

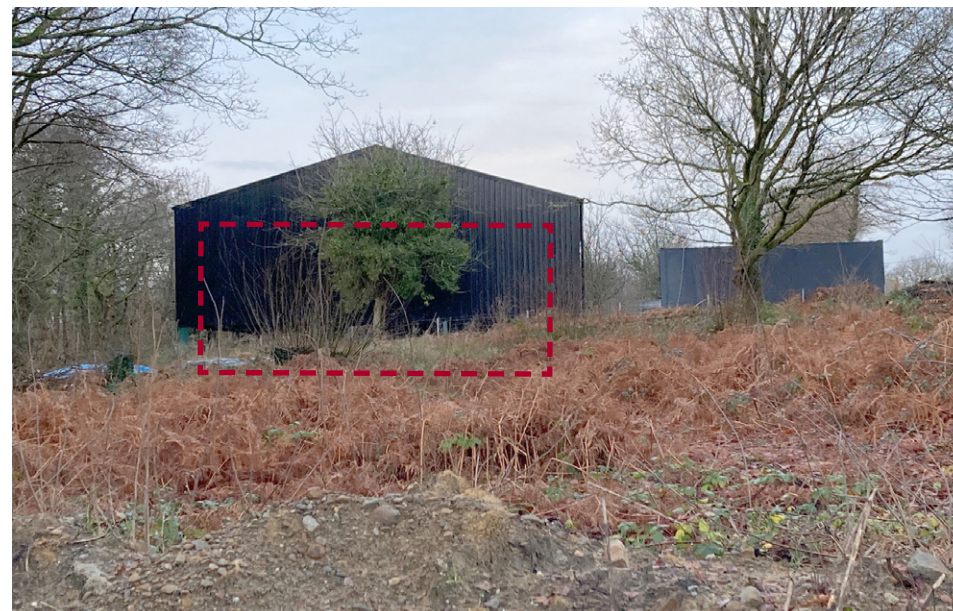
With reference to Planning Policy Wales guidance on development within Green Wedge sites 3.74-3.78 we propose that the development is acceptable on the following grounds:

3.75: Essential facilities for outdoor recreation and other uses of land which maintain the openness of the Green wedge and which do not conflict with the purpose of including land within it

The barn will support the use of the site for agricultural and livestock purposes.

With reference to the ecology survey the barn will assist in improving the environmental quality of what is currently ecologically poor land.

The barn has been located at the boundary of the field adjacent to the next door large agricultural shed and will maintaining a clear area of open green space between it and the existing house.



The adjacent agricultural shed seen from the field
Proposed barn location shown in red



Example of the proposed roof sheet profile

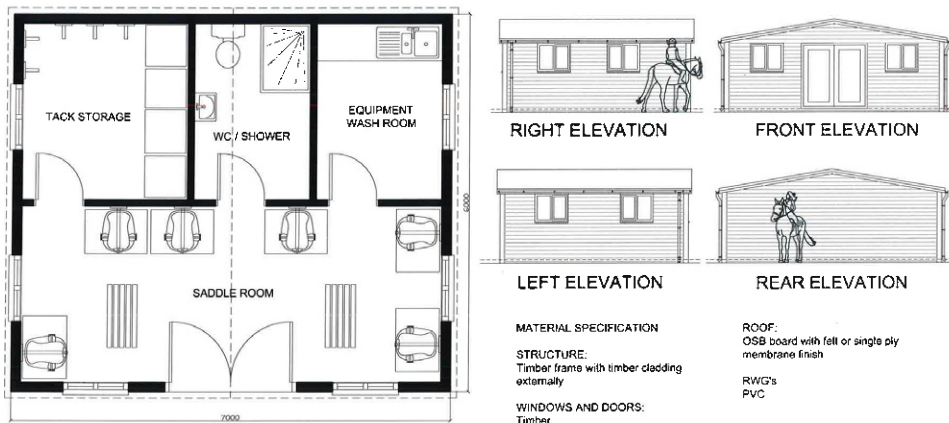
Planning Precedent

Application No: P2018/0757

Building to house tack room

The approved development was for a timber frame tack room on greenfield land a short distance from the site and within the green wedge.

This application demonstrates a clear precedent for the approval of the barn which is a similar building type for a similar use supporting activities relating to livestock on the land.



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