

OFFICER REPORT

Application Number: P2026/0250

Site Address: Oak Tree Farm Drummau Road Skewen Neath Port Talbot
SA10 6NR

Proposal: Agricultural prior notification application for the construction
of a barn for machinery storage.

Applicant: Mr John Smith

Agent: Mr David Davies

Ward: Coedffranc North

Application Type: Prior Notification Agricultural

Valid Date: 11th May 2026

Statutory Expiry Date: 7th June 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 13th May 2026

RECOMMENDATION - Prior Notification Approval Not Required

SITE AND CONTEXT

The application site is situated at Oak Tree Farm, Drummau Road, Skewen, SA10 6NR. Access is gained off Drummau Road, through Birchgrove. The site is located outside of settlement limits and within an area of open countryside, as defined by the Neath Port Talbot Local Development Plan. The nearest residential property is located approximately 175m away, in the form of Wishing Well Farm.

DESCRIPTION OF DEVELOPMENT

This is a Prior Notification application under the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 6, Class A for the construction of a barn for machinery storage.

The proposed building would measure approximately 10.4m wide, 20.15m in length, with an eaves height of 3.4m and ridge height of 5.05m. The building would therefore have a total floor area of 209.56m².

PURPOSE OF DEVELOPMENT

The proposed agricultural building would be used for the storage of farm machinery.

PLANNING HISTORY

No relevant planning history.

CONSULTATIONS

Not statutorily required.

Ward Members were notified.

POLICY

Planning policies are of no relevance to this application, which seeks solely to apply for a determination from the LPA as to whether the prior approval of the authority is required for the siting, design and external appearance of the agricultural building.

REPORT

As identified above, the application is made in respect of a new agricultural building under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 1995.

Part 6, Class A, relates to the development of works for the erection, extension or alterations of a building on an agricultural unit of 5 hectares or more. Based on the information submitted to the Local Planning Authority, the proposal is considered to fall within the remit of the requirements as follows:

- a) The development does not relate to works to erect, extend or alter a dwelling;
- b) The development does not involve the provision of a building, structure or works not designed for agricultural purposes;

- c) The development will not exceed 465 square metres;
- d) The development is not within 3 kilometres of an aerodrome;
- e) The development is not within 3 kilometres of the perimeter of an aerodrome and will not exceed 12 metres in height;
- f) No part of the development is within 25 metres of a metalled part of a trunk road or classified road;
- g) The development is not carried out within 400 metres of the curtilage of a protected building if the building would house livestock;
- h) The development is not connected to fish farming.

However, in order to be classed as 'Permitted Development', the proposal must comply with Condition A.2 (2) of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 1995. This requires the developer to apply to the Local Planning Authority to determine whether prior approval for the siting, design and external appearance of the building is required.

Assessment: Siting, Design and External Appearance

It is noted that the proposed building is located on an agricultural unit of 5 hectares or more (36 hectares according to the submitted questionnaire), and thus has the potential to comply with Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 1995, subject to its siting, design and external appearance.

It is noted that the building is proposed to be located in the centre of the farm (blue line). The design and materials of the proposed building are typical for an agricultural building, being green coated steel sheets and blockwork) and does not detract from the agricultural appearance of the site or wider countryside location.

The proposed building would be sited on a generally flat section of the application site and that is set back approximately 180m from Drummau road, the nearest area for public vantage points, which is considered significant enough to effectively screen the building in the public domain to which it is not considered to appear out-of-keeping or overly visually intrusive within the landscape it is set in.

As such, prior notification for the siting, design and external appearance of the proposed agricultural building would not be required in this instance.

CONCLUSION

The application site is appropriately set back from the nearest residential dwelling and highway, and the proposed development is not considered to unacceptably impact upon the character or visual amenity of the area, such that prior approval for the siting, design and external appearance of the building would not be required.

RECOMMENDATION

Prior Notification Approval Not Required

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Case Officer	Kate Parry
Telephone No.	01639 685346
Date of Recommendation	15th May 2026