

SITE AND CONTEXT

The application site is at land 250m East of Ty Cwm Farm approximately 100m south of Fairyland Road and situated south-east of Tonna. The site is located on an elevated plateau on a hillside at a level approximately 200m above “New Road” the main road between Tonna and Clyne. The nearest residential settlement in Tonna to the northwest at 1150m away. Farmhouses are located approximately 250m away to the west and 320m to the North.

The application site is part of an approximately 15ha holding primarily of grazing land with a 110 herd of sheep, four pigs, 12 poultry and 6 goats.

The application site is located outside of the settlements boundary as defined by Policy SC1 of the NPTCBC LDP.

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 erection of an agricultural building, with a roller shutter door.

The proposed building would measure 15.2m wide, 12.2m deep, and have an apex pitch roof with an eave's height of 3.5m and a ridge height of 4.7m. The building would have a total floor area of 185m². The building will be constructed with a concrete blockwork base, concrete sheeting walls and roofed with box profile roofing sheeting with four clear sheeting panels for light.

PURPOSE OF DEVELOPMENT

The proposed agricultural building would be used as a feed store and for the storage of plant and machinery.

PLANNING HISTORY

There is 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 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.

The proposed building would be located near two residential properties. Ty Cwm Farm 250m to the west is the host farm for the proposal. Lletty Mawr 320m to the north would appear to have been a former farmhouse that has since become a private dwelling. However, the proposed barn is for plant and machinery and not intended for the accommodation of livestock and as such is permitted development as it does not fall under the 400m restriction. Lletty Mawr is set on the opposite side of Fairyland Road from the proposal and is on a level approximately 25m below the

application site. The intervening hillside from this level change means that the application site would not be visible from this dwelling.

The building is proposed to be located adjacent to an access track on grassland amongst several fields. The proposed building would be sited on a generally flat section of the application site and that is set 100m from the end of the single-track access road, Fairyland Road, the nearest area for public vantage point. The site being set back on a plateau in an elevated position means that the building would not be readily visible from further afield.

The design and materials of the proposed building, are typical for an agricultural building and would be in a landscape characterised by working farms and as such would not detract from the agricultural appearance of the wider countryside location.

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 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.