



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 17/15225/FUL **Case Officer:** Kate Edwards
Site Notice Posted: 5th Sep 2017 **Consultation Date:** 25th Aug 2017
Date Valid: 23rd Aug 2017 **8 Week Target:** 18th Oct 2017
Decision Type: Delegated Decision
Proposal: The proposed development is demolition of existing timber structures for the erection of new 60x40ft agricultural steel shed.
Address: Little Oak Farm , Church Road, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	13th Sep 2017	<p>Comments</p> <p>Thank you for consulting Llanelly Community Council regarding the above planning application. This consultation response is provided by Llanelly Community Council as a Consultee, the observations made are based on the information provided to the Community Council by the Local Planning Authority and information published on the Planning Authority website for consultation purposes. Therefore Llanelly Community Council has no concern and wish to offer no objection with the proposed Planning Application submitted.</p> <p>The views contained in this response may be subject to review and amendment by Llanelly Community Council if additional or new information is provided by the Applicant or their agent and or the Local Planning Authority for consultation purposes.</p> <p>Can you please acknowledge receipt of this correspondence</p>
Monmouthshire County Council Highways		
NP Rights Of Way	8th Sep 2017	Thank you for the consultation letter.

Officer

As it appears that the right of way is on a different land holding and outside the curtilage of the development I have no comments to make.

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

No comments received.

RELEVANT POLICIES

Planning Policy Wales (Edition 9: 2017)
Technical Advice Note 12: Design March 2016

Local Development Plan

Policy 1 Appropriate Development in the National Park
Policy 41 New Farm and Forestry Buildings
Policy 49 Rights of Way and Long Distance Routes
Policy 59 Impacts of Traffic

PLANNING HISTORY

App Ref	Description	Decision	Date
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OFFICER'S REPORT

Site Description and Proposed Development

The site is an agricultural field located on land identified as countryside in the Local Development Plan. The site is on a plateau and there are mature trees to the north and east of the application site. The surrounding area is agricultural in nature and there are areas of both woodland and mature hedgerow. A right of way is located to the east of the site.

Planning permission is sought for the erection of an agricultural building for the storage of farm machinery and lambing.

The proposed building will measure some 18 m long, 12 m wide, 3.6 m to eaves level and 4.9 to ridge height. The external elevations of the building will be constructed from green coloured box profile sheets.

The proposed building will replace two wooden structures and a container that have been erected on the

site. During the site visit it was noted that there are a number of items of agricultural machinery stored in the open.

Additional information was requested as during the site visit it was observed that there were, on the parcel of land at least 5 horses on the site and 4 sheep. The applicant has confirmed that the unit size is 16.3 ha and that there are 50 ewes. A stock movement sheet has been provided with the application. Two part-time workers are employed on the enterprise. The difference in floor area between the existing buildings and the proposed building is some 161 m. A floor plan of the proposed building complete with the size and location of the agricultural machinery to be stored has been provided. It is noted that the additional floor area is required to store the agricultural machinery that is currently stored outside.

Principle of Development

Local Development Plan Policy 41 states that new farm and forestry buildings will be permitted in accordance with National Planning Policy and where it can be demonstrated to the satisfaction of the NPA: a) that the need identified cannot be accommodated through the conversion of existing buildings; or b) that a new building is necessary and that it is sensitively sited in relation to the landscape in accordance with Policy 1 (appropriate development) and criterion 4 of CYD LPI.

Due to the observations on site additional information has been provided to the National Park Authority and officers are satisfied that the building is required and that the existing buildings cannot accommodate the machinery observed on site.

It is considered that whilst the agricultural holding is modest sufficient information has been submitted to justify the development in terms of criterion a) of the above policy.

It is considered appropriate to impose a condition stating that the building can only be used for agricultural purposes.

Visual impact

Criterion i) of Local Development Plan Policy 1 (Appropriate Development in the National Park) states that development proposals in the National Park must comply with the following criteria, where they are relevant to the proposal:

i) the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's Natural Beauty, wildlife, cultural heritage and built environment;

Criterion b of Policy 41 New Farm and Forestry Buildings requires that b) that a new building is necessary and that it is sensitively sited in relation to the landscape in accordance with Policy 1 (appropriate development) and criterion 4 of CYD LPI.

As referred to above the site is in an agricultural landscape and there are numbers of trees around the site. It is considered that the building is agricultural in scale, design, character and appearance. To ensure that the external surfaces of the building is of a colour appropriate to its setting and character and to ensure that any residual visual impact or landscape impact is appropriately mitigated, it is considered appropriate that a condition requiring a sample of the box profile sheeting is imposed. Officers consider that the visual appearance of the site will be improved by storing equipment inside.

The colour of the external surface of the proposed building has been given as juniper green and the door

is proposed to be galvanised steel. It is considered appropriate to ensure that the colour of the building is clarified through the submission of a sample.

It is considered that the proposed development meets with the requirements of the above policies.

Impact on Footpath

Local Development Plan Policy 49 Rights of Way and Long Distance Routes states that development that would prevent or adversely affect the use of a public right of way; or a route with potential to form a long-distance walking, riding or cycling path; or a Promoted Path will only be permitted where an equivalent alternative route can be provided.

The National Park Right of Way Officer has no comments to make in respect of the planning application.

It is considered that the proposed development meets with the requirements of the above policy.

Neighbour Amenity

Planning Policy Wales (Edition 9: 2017) and Technical Advice Note 12: Design March 2016 require that the impact of development on residential amenities is a material planning consideration.

The nearest dwelling is some 120 m from the development site. It is considered that the development would not result in any detriment to residential amenities of the dwelling.

It is considered that the proposed development meets with the requirements of the above policies.

Highway Safety

Policy 59 requires that there are no unacceptable impacts on highway safety as a result of volume or movements on to the public highway.

Officers do not anticipate that the development would result in an increase in traffic movements and no objections have been received from the Local Highway Authority.

It is considered that the proposed development meets with the requirements of the above policy.

Conclusion

It is considered that the proposed development meets with the requirements of the above policies and conditions regarding use of the building and sample of external materials can be imposed.

RECOMMENDATION: Permit

Conditions and/or Reasons:


- I The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. GA 1 (A) received 06/10/17) except where otherwise stipulated by conditions attached to this permission.
- 3 Prior to any works on site a sample of the box profile sheeting, including the finished colour, to be used on the external surfaces of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Only the approved material shall be used for the elevations and roof of the building and maintained as such in perpetuity.
- 4 Unless permitted otherwise by the Local Planning Authority the building hereby approved shall only be used for purposes of agriculture.
- 5 The structures coloured green on approved plan reference GA 1(A) received on the 06/10/17 shall be removed from the site within one month of the beneficial use of the building here by approved.

Reasons:

- 1 Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 3 To ensure that the materials harmonise with the surroundings.
- 4 To ensure control of development in the countryside.
- 5 To maintain and protect the visual qualities of this part of the National Park.

Informative Notes:

<p>Signed (Case Officer): Kate Edwards Senior Planning Officer (DC)</p>	 _____ _____	<p>Date: 17/10/17 _____ _____</p>
<p>Checked (Principal Planner):</p>	 _____ _____	<p>Date: 17/10/17 _____ _____</p>
<p>Signed (National Park Authorised Officer):</p>	 _____ _____	<p>Date: 17.10.2017 _____ _____</p>