

Principal Planning Policies

UDP EC9 - Agricultural Development

UDP ENV 2 - Safeguarding the Landscape

UDP GP1 - Development Control

RDG=Powys Residential Design Guide NAW=NATIONAL Assembly for Wales TAN= Technical Advice
Note UDP=Powys Unitary Development Plan, MIPPS=Ministerial Interim Planning Policy Statement

Officer Appraisal

In considering this application, policy EC9, Agricultural Development has been taken into account. This policy seeks to reduce the visual impact of buildings by encouraging proposed buildings to be grouped with existing buildings, using appropriate materials and insisting on additional landscaping.

The proposed extension will be constructed to the south-west end of an existing agricultural building for use as a dry mixed manure store. The extension will comprise 8 portal steel bays being 37m in length, 13.7m in width and 8.5m in height to the ridge line. Therefore the extension will add an extra 507m² of floor space. The proposed extension will be of conventional agricultural design with an open fronted steel frame with concrete base walls. It is proposed to use the same dark blue cladding which was agreed under the 2010 permission. The design and materials of the building will complement the existing buildings and are therefore considered to be acceptable.

The existing building was granted planning permission under planning reference P/2010/0743. The buildings adjoin the existing farm complex but are visible from the hamlet of Kerry Sawmills, which is also designated as a conservation area. This proposed extension will not significantly alter the current view from the Sawmills, however in consideration of the cumulative impact of the buildings the applicant has agreed to carry out further landscaping measures to minimise the visual impact. The tree planting conditioned under planning permission P/20102/0743 has already been carried out and the existing earth bund lies to the south west will be retained. The suggested landscaping in relation to this application includes leaving the hedgerow adjacent to the B4368 highway grow to an agreed height and planting further trees in agreed locations within a field within the applicant's ownership on the opposite side of the B4368, between the application site and the Sawmills. Unfortunately, written details of this suggestion have not been submitted during the application process and therefore a condition will be attached in order to control this aspect.

As the proposed use is for dry manure storage consideration has been given to the amenity of neighbouring properties. Although the proposed extension is approximately 50 metres from the barn conversion development within the farmstead, the development is over 300 metres from the nearest dwelling at Kerry Sawmills. In terms of the barn conversion development, at the time of the application the existing farm buildings, which are closer to the barn conversions were not considered to unduly affect the amenity of the proposed dwellings. This application is not considered to exacerbate this situation with a sufficient degree of separation between the developments. In relation to the residents of the Kerry Sawmills, it must be remembered that the farm is an existing use and in the countryside a certain amount of smell and noise has to be accepted by residents. The distance from the Kerry Sawmills leads me to conclude that there will be no unacceptable noise or smell from

the proposed development. In addition, the Environmental Health department has not raised any concerns.

Overall, the proposal is considered to be of an acceptable scale and design and with the use of conditions should not have an unacceptable visual impact upon neighbouring residents or the wider landscape. Therefore, the proposal is recommended for consent subject to the conditions set out below.

Decision

Conditional Consent

1. The development to which this permission relates shall be begun no later than the expiration of five years from the date of this permission.
2. The development shall be carried out strictly in accordance with the plans stamped as approved on 2nd May 2012 (drawing no's: CW 6052.04, CW 6052.03).
3. Within one month of the implementation of this permission a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. The submitted design shall include drawings at a scale of 1:200 or 1:500 and a written specification clearly describing the species, sizes, densities and planting numbers.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year defects period.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.
3. To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment, visual amenity and privacy in accordance with policies GP1 and ENV2 of the Powys Unitary Development Plan.
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Notes

Signed:.....

Kate Edwards Planning Officer

Date:

Signed:.....
Applications Manager

Date: