



DELEGATED DECISION

Powys County Council Constitution Part 3 Responsibility for Functions

Section 5.6

Application No:	P/2009/0795	Grid Ref:	316134.53 289957.56
Community Council:	Kerry	Valid Date:	14/07/2009
		Officer:	Louise Ruggeri
Applicant:	Mr & Mrs G A Powell Glanmiheli Farm Kerry Newtown Powys SY16 4LN		
Location:	Glanmiheli Farm Complex Kerry Newtown Powys SY16 4LN		
Proposal:	Erection of an extension to an agricultural building		
Application Type:	Application for Full Planning Permission		

Site Location and Description

This application is in respect of the erection of an extension to an agricultural building at Glanmiheli Farm Complex, Kerry. The building is located approximately one kilometre west of the village of Kerry on the B4308 road.

Consultee Response

Kerry C C: support.

Highways Dept: does not wish to comment.

Environment Agency: no objection.

Public Response

None received

Planning History

AGRI/2009/0019

Principal Planning Constraints

Principal Planning Policies

UDP EC9 - Agricultural Development

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

This application is in respect of the erection of an extension to an agricultural building at Glanmiheli Farm Complex, Kerry. The building is located approximately one kilometre west of the village of Kerry on the B4308 road.

The extension will have a floor area of 324 square metres with a sloping mono pitched roof which is 6.7 meters at the highest point reducing to 4.9 metres at eaves level. The scale of the building is considered reasonable and the building will be used to store and handle hay and straw in connection with the farm business. The building will be constructed of a steel frame with blue/grey profile sheeting. These materials are considered appropriate and will have minimal impact upon the Powys landscape.

The building would have been permitted development but another building had been built on the farm unit within the last two years. There are no constraints on site and no objections have been made against the application. The building will be adjacent to the main farm complex and as the proposal is an extension to another building, the siting is considered to be acceptable. I believe that the visual impact of the building will be minimal when seen against the rest of the farm complex.

In considering this application, policy EC9 (Agricultural Development) has been taken into account. This policy seeks to reduce the visual impact of such buildings by encouraging proposed buildings to be grouped with existing buildings, using appropriate materials, and insisting on additional landscaping or earth mounding in particularly sensitive situations. In this instance, additional landscaping is not considered necessary and will not be requested.

In light of the above, I considered the proposal to be acceptable and recommend that the application be granted consent subject to the standard conditions below.

Decision

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 the 21st August 2009.
3. Notwithstanding any details shown on the approved plans submitted the roof shall be coloured a dark blue grey (BS 18B29), or a similar dark colour to be agreed in writing by the Local Planning Authority.

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. In order to minimise visual impact in accordance with policies GP1 and EC9 of the Powys Unitary Development Plan.

Signed:.....
Louise Ruggeri Planning Officer Date: 21/08/2009

Signed:.....
Andrew Paddison Applications Manager Date: