
Planning Statement

**Land Formerly of
Meadowsweet Farm
High Street
Trelewis
Treharris
Methyr Tydfil
CF46 6TB**

Erection of agricultural livestock building
as an extension and all associated works

Steve Rees

August 2024

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1.0 Introduction

This Planning Statement is prepared and submitted in support of an Agricultural Prior Notification application, submitted under Schedule 2, Part 6 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales).

The statement is designed to aid the Planning Officer in making their recommendation.

2.0 The Site

The application site comprises approximately 0.037 hectares of agricultural land to the south and formerly of Meadowsweet Farm and will be an extension to an existing agricultural building. The land subject of the prior notification forms part of the agricultural holding run by the Applicant, Mr Steve Rees.

The site's Eastings and Northings are:

E: 309763 N: 198614

The What3Words address is:

///difficult.overruns.fields

3.0 The Proposal

Proposed is the construction of a steel portal framed agricultural building to be used for housing livestock, particularly in the winter and during the lambing season. It will be built as an extension to an existing agricultural building, which gained planning permission under P/18/0061.

The proposed building would measure approximately 24.02m in length and 15.21m in width; having a resultant floor area of 365.34 sqm. It would have a maximum height of approximately 7.5m.

The building will be comprised of prestressed concrete lower wall panels, with juniper green box profile cladding above. The roof will be of fibre cement sheeting with a ventilated ridge.

4.0 Assessment

The proposal is assessed against the criteria contained within Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales), as follows:

Would the development be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area?	No
It would consist of, or include, the erection, extension or alteration of a dwelling?	No
It would involve the provision of a building, structure or works not designed for agricultural purposes?	No
Would the ground area covered by the works exceed 465 sq. meters? (Any works or structure for accommodating livestock or any plant or machinery from engineering operations or building erected or extended)	No
Is the building, structure or works within 3km of the perimeter of an aerodrome and over 3metres in height?	No
Is any part of the building, structure or works over 12m in height?	No
Are any parts of the development within 25 metres of the metalled part of a trunk or classified road?	No
Would the building, structure or excavation used for the accommodation of livestock, of storage of slurry or sewage sludge be within 400m of the curtilage of a protected building?	No
Would the building be within 90 metres of another building, structure, works, plant, machinery, ponds, tanks constructed in the last 2 years, and would the combined ground area covered by the works exceed 465 sq. meters?	No
Would the works involve the exporting of minerals from the holding or importing of waste material into the holding (other than for Class A works)?	No
Would the works involve excavation or engineering operations on or over article 1(6) land (national Park) which are connected with fish farming?	No
Have any part of the works started?	No

In light of rights and the development as proposed benefits from permitted development rights and does not require the benefit of full planning permission. The principle of development on this site is therefore acceptable and not for question.

The proposed development is required in connection with the Applicant's agricultural activities on the land; to house livestock as required, ensuring that high quality animal welfare is met.

The proposed building would be used to house the livestock owned by the applicant on the land adjacent to the proposed building. This would mean that there would be minimal vehicular movements as a result of the development and would not be

appreciably different in volume or frequency to existing movements associated with managing the livestock.

Vehicular access to the building would be provided by the existing yard hard standing access already in use by tractor/truck and trailer.

Whilst a residential dwelling house does lie within 400m of the application site, this is a farmhouse, and is therefore excluded from the definition of 'protected building' as per the provisions of the GPDO.

The building as proposed is of typical modern agricultural appearance, being finished with concrete lower walls and juniper green box profile cladding. Such buildings are common features of the local countryside and should be expected to be seen in agricultural areas such as this.

The proposed building is also of a modest scale and height; helping to ensure that its visual impact and prominence within the landscape is kept at an acceptable level.

5.0 Conclusion

The development benefits from the permitted development rights as outlined within Schedule 2, Part 6, Class A of The Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales).

Furthermore, the development has been appropriately sited and designed so as to avoid any adverse impacts upon the visual amenities of the area and the host landscape. It is therefore respectfully requested that the Planning Authority confirms prior approval is not required for the development.