

DELEGATED REPORT

Application No:	P/24/0216
Site Address:	Tyla-Glas Farm Craig Y Hendre Bedlinog Treharris CF46 6SN
Development:	Erection of agricultural building for the storage of farm machinery, equipment, hay/feed storage (Prior Notification)
Case Officer:	Kate Glover
Site Visit:	2nd October 2024
Application Expiry Date:	9th October 2024

APPLICATION SITE

This application relates to an agricultural field located adjacent to a farm complex which is positioned on a hillside above Bedlinog. The farmhouse is located to the south of the site and there is an agricultural style building located to the north. The proposal would be used in support of the 29 hectare agricultural enterprise.

PROPOSED DEVELOPMENT

This is a 'Prior Approval' application submitted under Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 (amended).

The proposed building would measure approximately 14.03m long, 12.25m wide, 4.36m to eaves level and 6.19m to ridge height. The floor area of the building would be 171.86m². The materials used on the external elevation would be green coloured metal sheeting, grey colour, fibre cement roof and galvanised doors. Biodiversity enhancement in the form of a bat box and bird box is proposed.

The proposed building would be sited directly adjacent to an existing agricultural building. The existing agricultural building is more than 2 years old.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

No publicity exercise was carried out nor it is required for this application.

POLICY CONTEXT

As this application is for a determination as to whether the prior approval of the local planning authority is required for the erection of a building under Part 6 of the GPDO, there is no requirement to assess the scheme against national or local planning policies. However, in relation to prior approval and matters of siting and design, adopted Local Development Plan Policies SW4 (Settlement Boundaries) and SW11 (Sustainable Design and Placemaking) can be used to assist in the assessment of the proposal.

PLANNING CONSIDERATIONS

The applicant has applied under the procedures set out in Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 (GPDO), for the erection of an extension to an existing storage barn to provide accommodation for livestock and associated works, in assessing such applications, the test is as follows:

- whether the proposal would fall under Part 6 of the GPDO;
- whether these works are reasonably necessary for agriculture, and;
- whether the siting, design and external appearance of the building is acceptable.

When considering an application for Prior Notification for an agricultural building associated with a holding of 5 hectares or more, Class A states that the following is permitted:

'A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –

- a) Works for the erection, extension or alteration of a building; or*
- b) Any excavation or engineering operations,*

Which are reasonably necessary for the purposes of agriculture within that unit'.

It then goes on to list the relevant criteria that the development must comply with in order to be permitted. These have been assessed against the proposed extension as follows:

- The development would not be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;
- It would not consist of, or include, the erection, extension or alteration of a dwelling;
- The building is of a design typical of that for agricultural purposes.
- The proposal is for structure for agricultural storage and would cover a ground area of 171.86m² which is below the 465 m² allowance. It would be within 90m of another building, measuring approximately 244 m². The combined floor area of the buildings would be less than 465m² and the prior notification form states that no buildings or works have taken place within the preceding two years.
- The building would not be within 3km of the perimeter of an aerodrome.
- The building would not exceed 12m in height
- The building would not be within 25m of a trunk road or classified road.

- The building would be within 400m of other buildings, which may be considered protected for the purposes of Part 6. However, matters relating to protected buildings are only relevant if a proposed building is to be used for the housing of livestock. The proposed building is to be used for purposes of agricultural storage.
- The site is not within article 1(6) land and the works would not involve excavations or engineering operations connected with fish farming.

Whilst the proposal would appear to comply with the above criteria in terms of the extension, Class A requires the development to be “***reasonably necessary for the purposes of agriculture within that unit***”. The proposal put forward as part of this application seeks to provide an agricultural building for the storage of farm machinery, equipment, hay/feed storage in connection with the agricultural use of the land. The proposed use of the building is agricultural activity. Information on the extent of the agricultural activity has been submitted with the notification. The agricultural holding is 29 hectares which is used for the grazing of between 300-500 sheep and growing hay. The holding also has farming equipment including a tractor.

During the site visit several fields of sheep and a tractor were observed.

It is considered that the submitted details and livestock and machinery observed on site, illustrate that the proposed barn and its design would be reasonably necessary for the purposes of the agriculture activities on the holding. As such it does benefit from permitted development rights under Class A of Part 6 of Schedule 2 of the GPDO.

Turning to the need for prior approval in relation to the siting, design and external appearance of the building.

In terms of siting and ecology, the Council’s Ecologist has recommended that a Preliminary Ecological Appraisal (PEA) visit of the site (undertaken by a suitably qualified and experienced ecologist) is required.

The proposed building would be located on land that is part of a field used for grazing. Given the scale and nature of the development and the ecological state of the field, a PEA could not be justified in this instance. As noted above biodiversity enhancement has been proposed as part of the development.

The proposed building would be set down, below the level of the existing building and would also be seen in the context of the farm complex consisting of a farmhouse, and barns which, although converted to residential uses, retain their agricultural characteristics. The agricultural design and materials of the proposed building are appropriate for its intended use. Further to this the building would be of similar construction to the existing agricultural building.

Accordingly, the following recommendation is made:

RECOMMENDATION: PRIOR-APPROVAL NOT REQUIRED

RECOMMENDATION ENDORSED

DATE: 08.10.2024


 Director of Neighbourhood Services