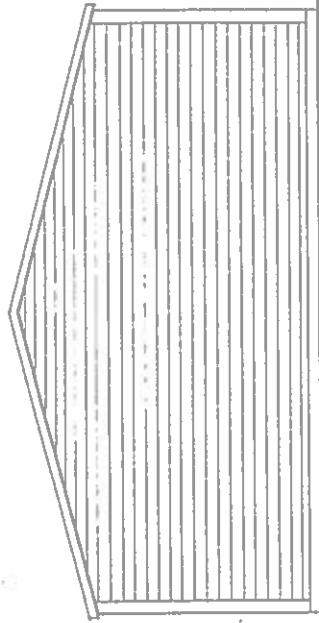
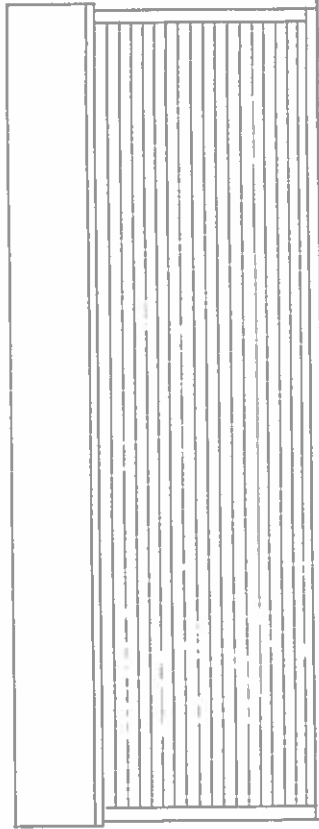


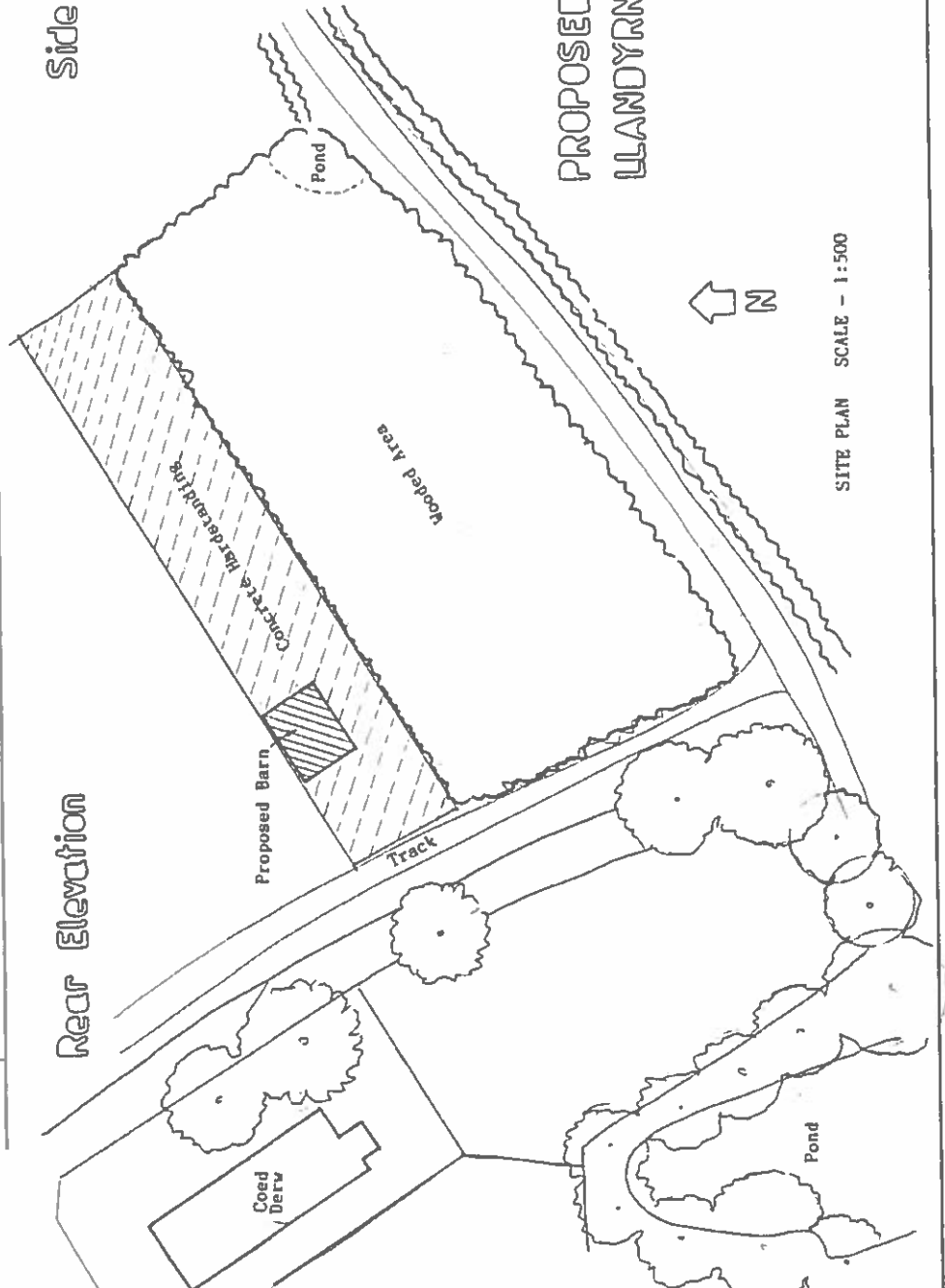
# SITE PLAN



Side Elevation



Rear Elevation

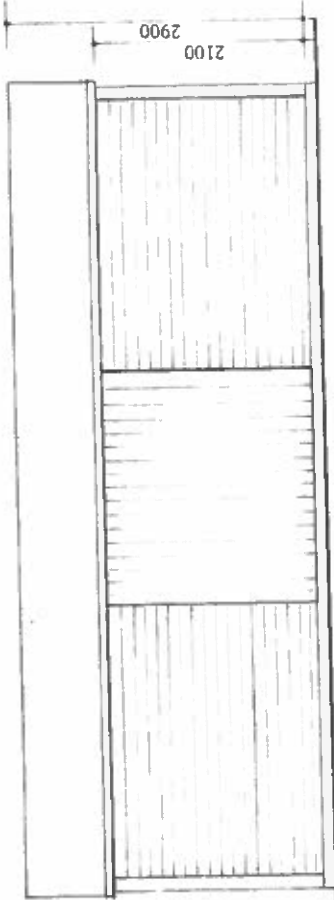


PROPOSED BARN AT TY'R AER BACH,  
LLANDYRNOG, DENBIGH. SCALE - 1:50.

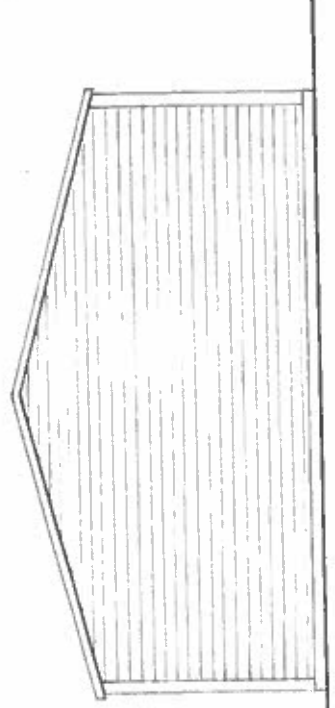
BRIAN E. ROBINSON ABENG, MWOBO,  
Planning & Design Services,  
32 Clwyd Avenue, Rhuddlan,  
Rhyll, Denbighshire, LL18 2UM.  
Tel: 01745 591188 Mobile: 07946 537229  
e-mail: brianedrobinson@hotmail.co.uk  
A Member of the Guild of Master Craftsmen.  
PLAN No. 2611/2/MAY/14

SITE PLAN SCALE - 1:500

# FLOOR & ELEVATION PLANS

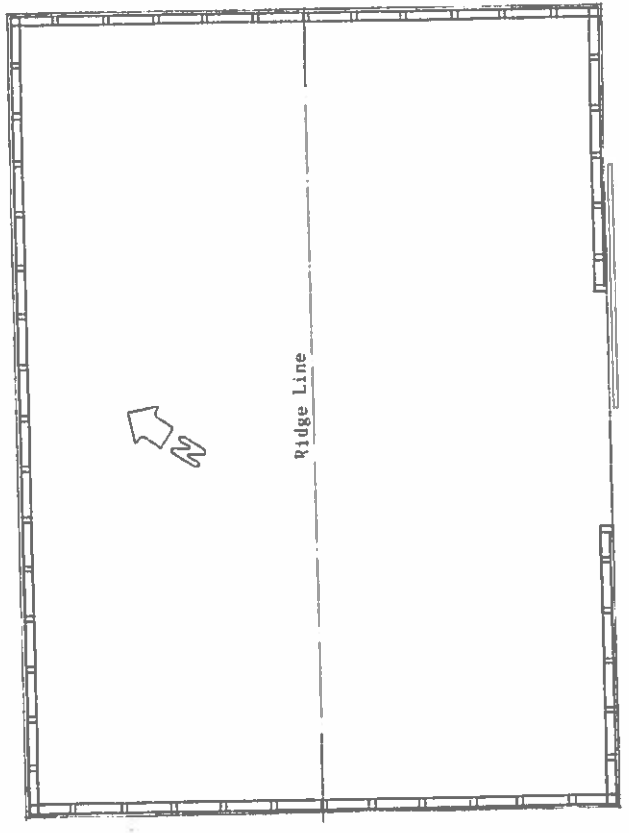


Front Elevation



Side Elevation

Roof:- Black Onduline Sheeting with Acrylic Rooflights.  
 Walls:- 16mm Timber Cladding on 70 x 47mm Timber Framing



Plan

PROPOSED BARN AT TY'R AER BACH,  
 LLANDYRNOG, DENBIGH. SCALE = 1:50.

BRIAN E. ROBINSON, ABENG, MW080,  
 Planning & Design Services,  
 32 Clwyd Avenue, Rhuddlan,  
 Rhyl, Denbighshire, LL18 2UW.  
 Tel: 01745 591188 Mobile: 07946 537229  
 e-mail: brianedrobinson@hotmail.co.uk  
 A Member of the Guild of Master Craftsmen.  
 PLAN No. 2611/1/MAY/14

Heading:

REFERENCE NO. 09/2014/0547/PF

TY'R AER BACH,

LLANDYRNOG

Graham Boase  
Head of Planning & Public Protection  
Denbighshire County Council  
Caledfryn  
Smithfield Road  
Denbigh  
Denbighshire LL16 3RJ

Tel: 01824 706800

Fax: 01824 706709



Application Site

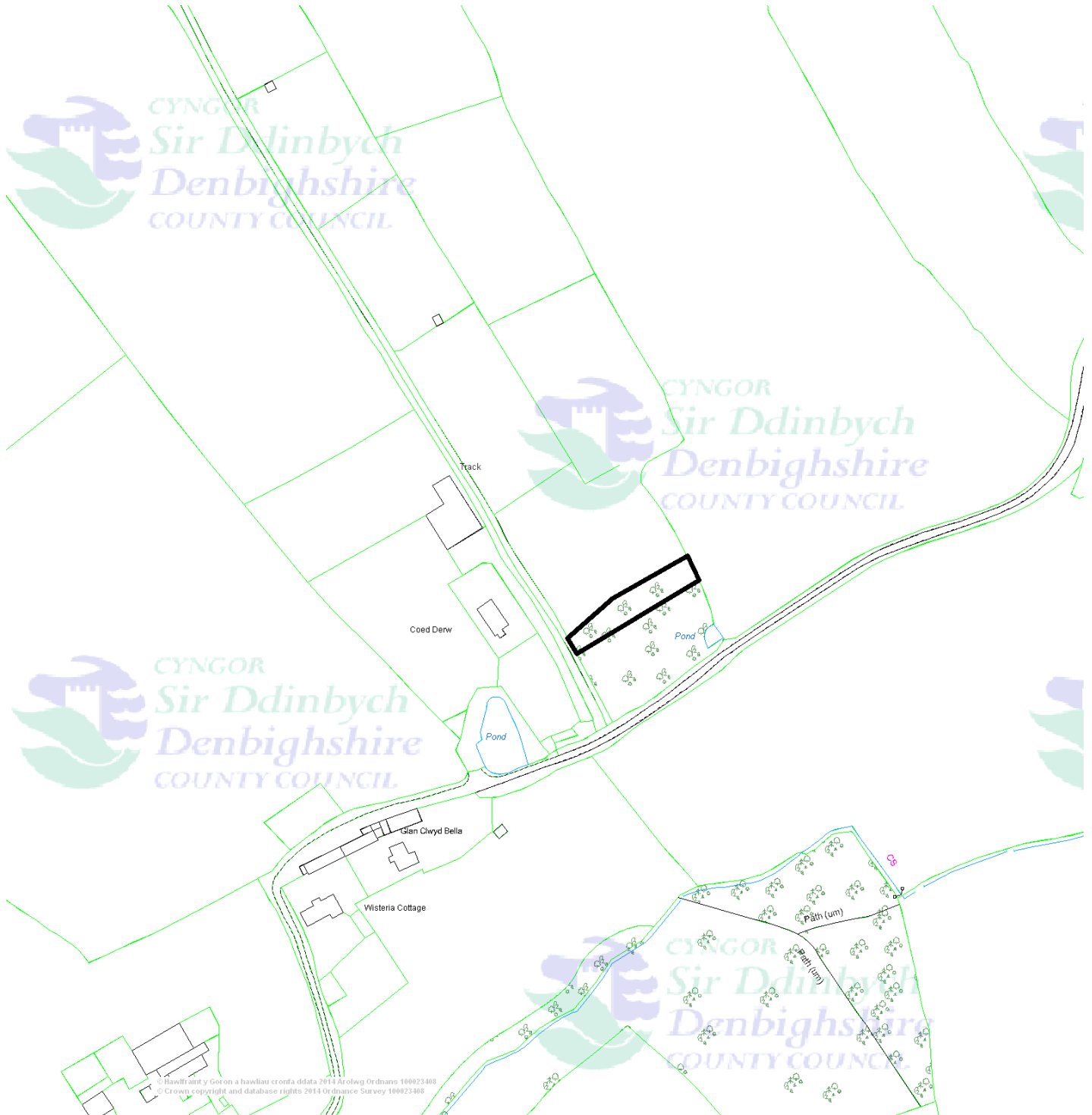


Date 14/7/2014

Scale 1/2500

Centre = 309858 E 367899 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



**ITEM NO:** 1

**WARD NO:** Llandyrnog

**WARD MEMBER(S):** Cllr Mervyn Parry

**APPLICATION NO:** 09/2014/0547/ PF

**PROPOSAL:** Erection of timber barn for storage purposes and creation of concrete hard-standing

**LOCATION:** Ty'r Aer Bach Llandyrnog Denbigh

**APPLICANT:** Ms Sue Hudson

**CONSTRAINTS:**

**PUBLICITY UNDERTAKEN:** Site Notice – No  
Press Notice – No  
Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
**Scheme of Delegation Part 2**

- Recommendation to grant / approve – Town / Community Council objection

**CONSULTATION RESPONSES:**

ABERWHEELER COMMUNITY COUNCIL:

“Members of Aberwheeler Community Council wish to object to this application for the following reason:-

Building in open Countryside

Stables/barn already installed other end of field by the House.

Proposed timber barn is a long way away from dwelling of house

Concrete square already down is larger than on application of plans”

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Footpaths Officer: No objections

**RESPONSE TO PUBLICITY:**

None received

**EXPIRY DATE OF APPLICATION:**

**REASONS FOR DELAY IN DECISION (where applicable):**

- delay in receipt of key consultation response(s)
- awaiting consideration by Committee

## **PLANNING ASSESSMENT:**

### **1. THE PROPOSAL:**

#### 1.1 Summary of proposals

- 1.1.1 Permission is sought for the erection of a timber agricultural building. It would measure 8 metres by 6 metres, with a ridge height of 2.9 metres. It is proposed to construct it of timber and black roofing panels.
- 1.1.2 Permission is also sought for an area of hard standing measuring 50m by 8m, which is stated to be required as the land in this location is prone to water logging.
- 1.1.3 The building would be used for storage of implements and fodder for animals, including horses and sheep, which are kept in the field.

#### 1.2 Description of site and surroundings

- 1.2.1 The site is located some 3km north of Llandyrnog. It is accessed via an unclassified road that connects the dwelling in this location (Coed Derw, Glan Clwyd Bella, and Tyr Aer Bach) to the B5429.
- 1.2.2 To the south of the site is a woodland, to the west is the dwelling Coed Derw, and to the north is the field to which the building would serve. 500metres north-west of the site is the applicants dwelling, Tyr Aer Bach.
- 1.2.3 A large agricultural building is located adjacent to Coed Derw, 60 metres from the site.

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located in the open countryside.

#### 1.4 Relevant planning history

- 1.4.1 None

#### 1.5 Developments/changes since the original submission

- 1.5.1 None

#### 1.6 Other relevant background information

- 1.6.1 None

### **2. DETAILS OF PLANNING HISTORY:**

- 2.1 None

### **3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

- 3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

None

- 3.2 Supplementary Planning Guidance

None

- 3.3 Government Policy / Guidance

Planning Policy Wales Edition 6 2014

Technical Advice Notes TAN 6 – Planning for Sustainable Rural Communities

TAN 12 – Design

### **4. MAIN PLANNING CONSIDERATIONS:**

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 5, 2012 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access,

landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity/AONB
- 4.1.3 Residential amenity

4.2 In relation to the main planning considerations:

4.2.1 Principle

Given the nature of the proposal for a small agricultural building outside of the development boundary, the main issue is considered to be whether the siting and visual impact are appropriate or if the building should be set within the existing collection of farm buildings.

Paragraph 4.7.8 of PPW 5 states *“Development in the countryside should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design.”*

In addition, Paragraph 7.6.5 of PPW 5 states *“Local planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. In addition they should adopt a positive approach to the conversion of rural buildings for business re-use.”*

Paragraph A14 TAN 6 provides advice to local planning authorities when dealing with Prior Approval submissions for agricultural buildings. However, the guidance on siting and design set out in Paragraph 14 is also considered useful and relevant for the subject application as it states that *“The siting of a new agricultural or forestry building, road, excavation or waste deposit, or fish tank can have a considerable impact on the surrounding landscape. Developments should be assimilated into the landscape without compromising the functions they are intended to serve. New buildings should normally form part of a group rather than stand in isolation, and relate to existing buildings in size and colour. However, new buildings of modern design may sometimes best be separated from a group of traditional buildings to avoid visual conflict. Sites on skylines should be avoided. To reduce visual impact, buildings should be blended into the landscape or, on sloping sites, set into the slope if that can be achieved without disproportionate cost.”*

With regard to national guidance it is considered that the proposal is acceptable in principle subject to an assessment of the impacts.

4.2.2 Visual amenity and AONB

In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 refers to the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. The impact of a development on visual amenity is therefore a relevant test on planning applications.

The site is located in the open countryside. There are existing buildings (in separate ownership) within 60 metres of the site. There is dense woodland to the south of the site. The Community Council have objected to the proposal on the basis that building is in the open countryside.

The proposed building would be located close to existing buildings at Coed Derw and its associated agricultural building. Whilst it is acknowledged the proposed building would not be part of the same 'complex' it is considered that in visual terms the effect would be similar, i.e. the building is unlikely to appear as an isolated structure in the open countryside. Neither is it considered that the proposed building would appear overly prominent given the woodland back drop to the site. With respect to the comments of the Community Council, it is felt the scheme is acceptable in terms of visual impact and therefore complies with the relevant planning policies and guidance, subject to further agreement of the precise materials to be used.

#### 4.2.3 Residential amenity

Planning Policy Wales 3.1.4 refers to the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment as potentially material considerations. The impact of a development on residential amenity is therefore a relevant test on planning applications.

The nearest dwelling is Coed Derw, approximately 40 metres from the proposed building. The proposed building is for storage only and is small in scale. The field is already in use for the keeping of animals – sheep and horses.

It is considered that with this separation distance and the existing nature of the site, it is unlikely that the proposal would have a significant increase in impact upon the residential amenity of the occupants of this property. There is unlikely to be an increase in the intensity of use of the field and building as this is governed by the size of the field.

## 5. SUMMARY AND CONCLUSIONS:

5.1 It is considered that the proposals impacts are not unacceptable, and it is therefore recommended that permission be granted.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. **PRE-COMMENCEMENT CONDITION**  
Prior to the commencement of the development, the written approval of the Local Planning Authority shall be obtained in respect of the walls and roof materials to be used for the development hereby permitted and no materials other than those approved shall be used.
3. Should the use of the building for agriculture cease the structure shall be removed from the land within 6 months of the date of the cessation of the use and the land shall be restored to the satisfaction of the Local Planning Authority

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity.
3. In the interest of landscape and visual amenity

## NOTES TO APPLICANT:

None