

Heading:

REFERENCE NO. 06/2014/0996/PF

OROR FARM

GWYDDELWERN

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

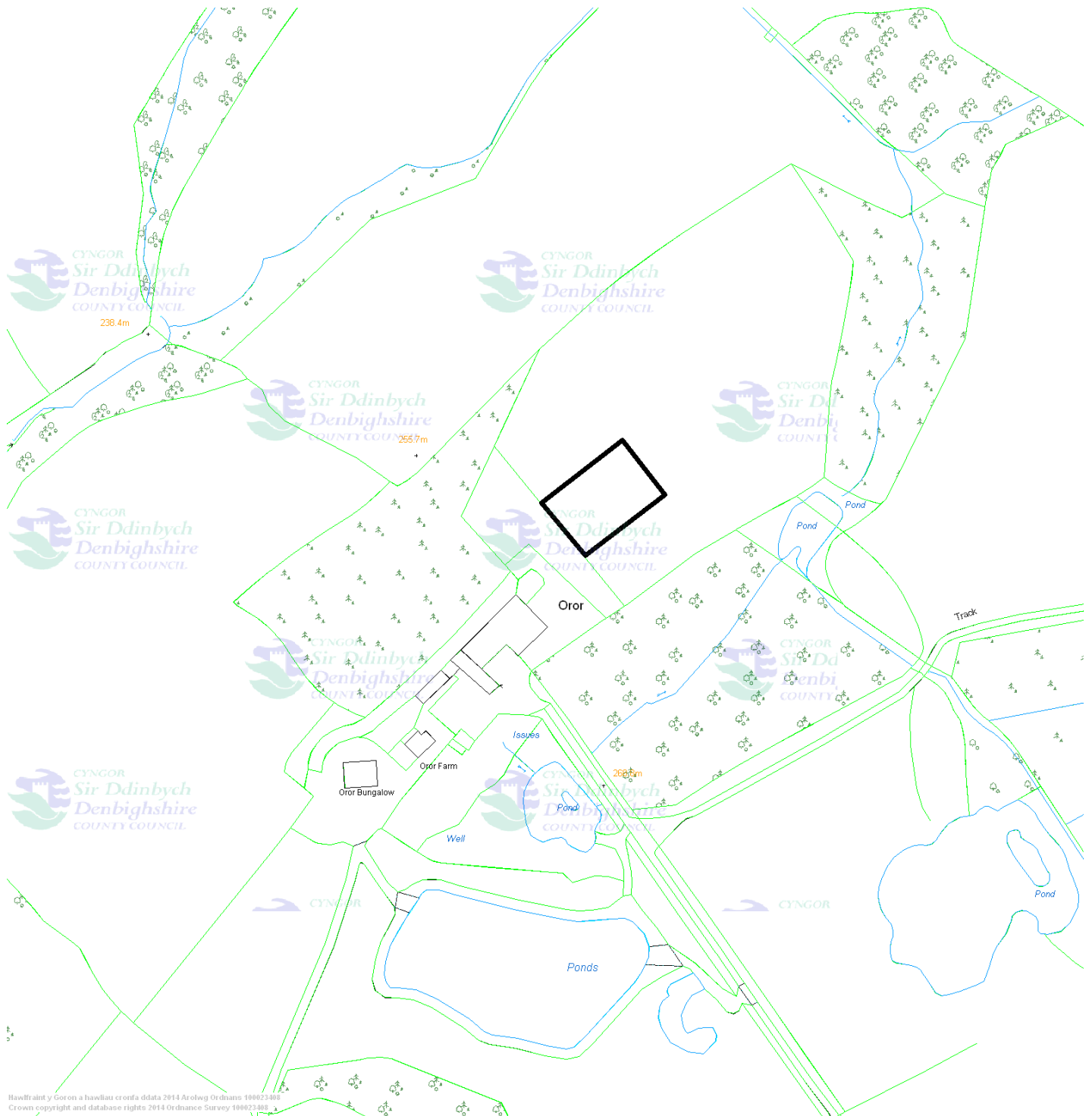


Date 26/9/2014

Scale 1/2500

Centre = 308577 E 347298 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.



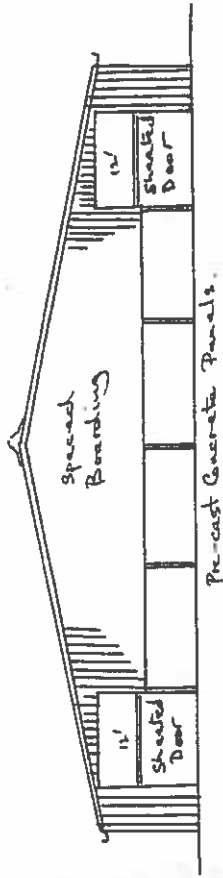
Hawffraint y Goron a hawflau crofta ddata 2014 Ar olwg Ordnance 100023408
Crown copyright and database rights 2014 Ordnance Survey 100023408

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
© Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Denbighshire County Council. 100023408. 2011.

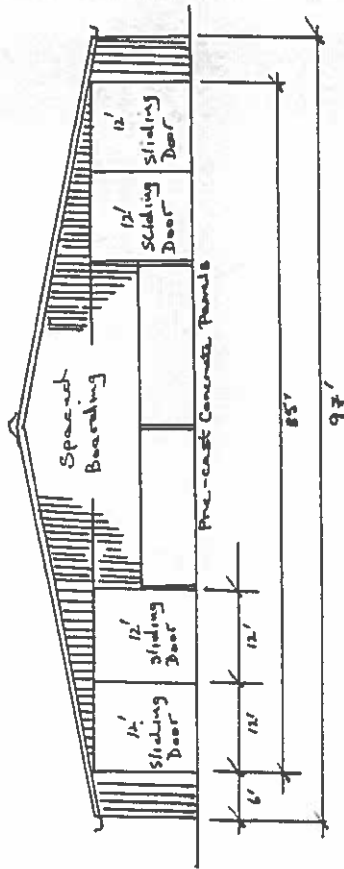
Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi
© Hawffraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

ELEVATION PLANS

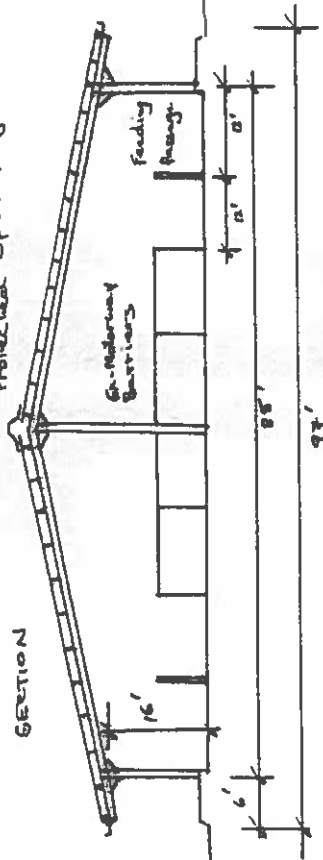
SOUTH ELEVATION 06 2014/0996/PF



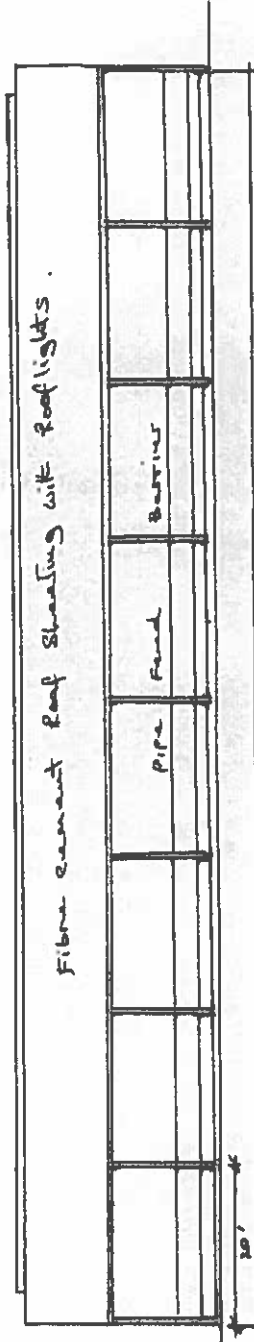
NORTH ELEVATION



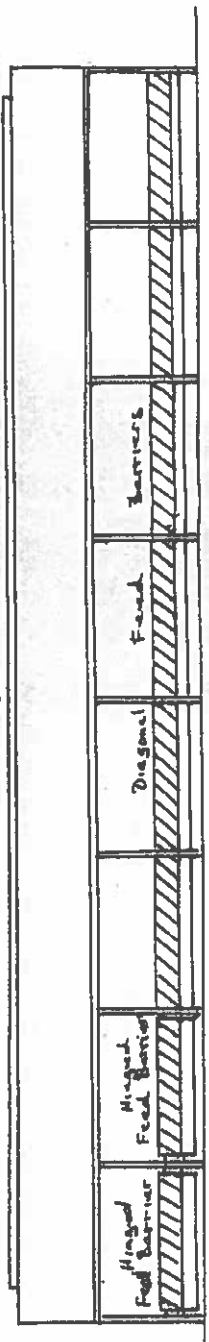
SECTION



WEST ELEVATION



EAST ELEVATION.



PROPOSED CATTLE BUILDING
OROR CUNYDELIVERN
SCALE 1/200 OCB 002

ENCLOSURE

Handwritten text or markings at the top left corner.

ITEM NO: 1

WARD: Llanfair Dyffryn Clwyd / Gwyddelwern

WARD MEMBER(S): Cllr Hugh Evans

APPLICATION NO: 06/2014/0996/ PF

PROPOSAL: Erection of an agricultural cattle shed, feed silo and handling facilities

LOCATION: Oror Farm Gwyddelwern Corwen

APPLICANT: Mr Huw Williams

CONSTRAINTS:

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

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

- Application submitted by behalf of County Councillor

CONSULTATION RESPONSES:

GWYDDELWERN COMMUNITY COUNCIL:
Awaiting response

NATURAL RESOURCES WALES:
No objections

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Pollution Control Officer
Awaiting response

Biodiversity Officer
Awaiting response

RESPONSE TO PUBLICITY:

None

EXPIRY DATE OF APPLICATION:

REASONS FOR DELAY IN DECISION (where applicable):

- N/A

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 Permission is sought for the erection of a portal steel frame building to house cattle, measuring approximately 30m by 50m long consisting of 8 bays of 6m. Total area would be 1445m².

- 1.1.2 Permission is also sought for an area of hard standing surrounding the proposed building and silo. The bulk feed silo is a standard component and would be approximately 8 metres high with a galvanized steel finish. The hard standing is proposed to the south-west of the proposed building. The tower silo will comply with the requirements of BS5061 specifications for a cylindrical forage tower silo and recommendations for their use.
- 1.1.3 Waste muck would be stored in a short term holding area then carried to a field heap. A dirty water holding tank constructed of concrete to avoid any seepage is also proposed. The end wall would be constructed of a concrete panel wall and would have a concrete base sloping into a concrete panel holding tank, with a capacity of 2,000 litres. Livestock would be housed on straw yards to reduce liquid waste. All waste would be spread on the farmland.
- 1.1.4 The proposed cattle shed would be accessed from the existing farm track. The turning area for cattle lorries would be in the existing yard, where the proposed loading bay and handling facilities would be installed.

1.2 Description of site and surroundings

- 1.2.1 The site is outside any development boundaries, and is adjacent to the existing farm complex at Oror Farm.
- 1.2.2 Oror Farm is an isolated farm some 3 miles north of Corwen and 1.5 miles west of Gwyddelwern. It is approached by a public highway then a private road.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is in 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 Oror Farm is a well established livestock farm of some 180 acres with 300 sheep and 100 stock cattle. The farm is the main farm in a two holding farming enterprise extending to 230 acres in total.
- 1.6.2 At present Oror Farm has no suitable sheds to house cattle. The new Farm Business Plan has been prepared and the intention is to increase the number of cattle at Oror to 250.

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 4th June 2013)
None

3.2 Government Policy / Guidance

Planning Policy Wales Edition 7 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 7, 2014 (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
- 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 an agricultural building outside of the development boundary, the main issue is considered to be whether there is sufficient justification for the size of the building and whether the siting and visual impact are appropriate or if the building should be set within the existing collection of farm buildings.

Given the existing nature of the site, the amount of land farmed and the new farm business plan, it is considered that the size of the building is justified.

Welsh Government guidance on open countryside development is contained in paragraph 4.7.8 of PPW 7 and 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.”*

Paragraph 7.6.5 of PPW 7 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 of 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 the above national guidance it is considered that the proposal is acceptable in principle subject to an assessment of the localised impacts.

4.2.2 Visual amenity

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. Immediately to the west is located the main agricultural complex at Oror Farm. There is substantial woodland to the south and west. The site is visible from nearby public rights of ways.

The proposed building would be located close to the existing farm complex, which is in line with national guidance. For this reason it is not considered that the building would appear as an isolated structure in the open countryside. Neither is it considered that the proposed building would appear overly prominent given the topography of the land. It is considered therefore that the proposal is acceptable in terms of visual amenity.

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 that is unrelated to this site is over 450 metres from the site. This dwelling is also a farm dwelling on a neighbouring farm.

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 impact upon the residential amenity of the occupants of this property. The proposal is therefore considered to be acceptable in terms of residential amenity.

5. SUMMARY AND CONCLUSIONS:

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

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than the expiration of five years beginning with 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 grassland no later than 3 months from the date of removal of the building unless otherwise agreed in writing by the Local Planning Authority.

The reasons for the conditions 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