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27/2017/0157 - Tan Y Fron Farm, Eglwyseg

Scale: 1:2500

Printed on: 28/3/2017 at 10:48 AM



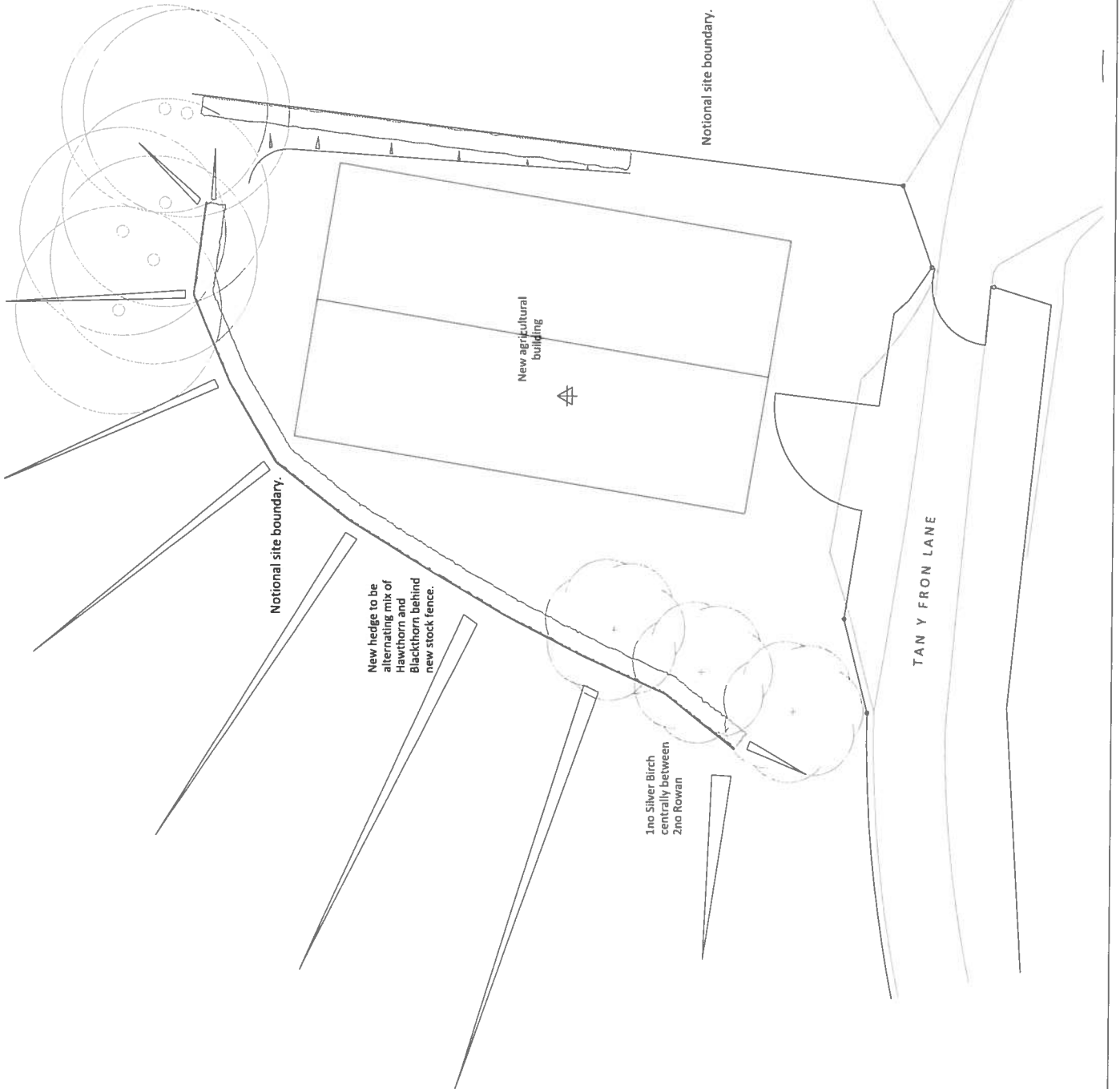
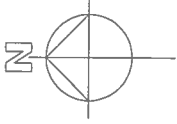
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SITE PLAN

Construction Design & Management Regulations 2015

Design risk assessments are carried out throughout the design stages of the project to identify and assess potential risks. Where necessary, possible risk mitigation measures are identified and incorporated into the design. Where necessary, further measures have been identified and incorporated into the design.

Note: The purpose of this plan is to provide a design for construction. It is not intended to be used as a final design. It is the responsibility of the Contractor to ensure that the design complies with all relevant Construction Design & Management Regulations 2015 and all applicable Health and Safety legislation as currently enacted.



BY: FIELDWORK
DATE: 02/20/17
PROJECT NO: TAN Y FRON FARM
LEVEL OF MODEL: (2D/3D/4D/5D)
PURPOSE OF ISSUE: RFI/101111 STATUS: 01

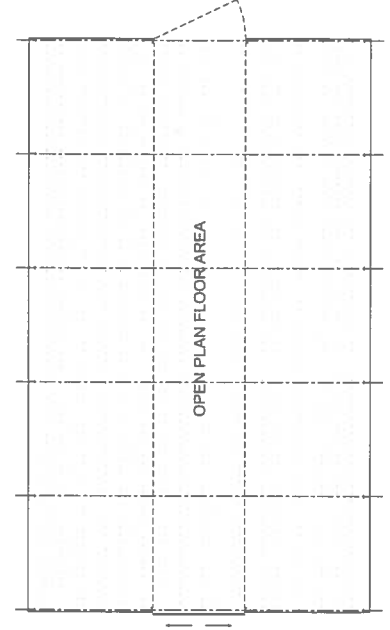
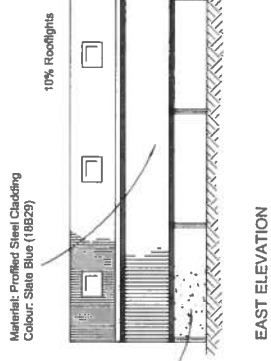
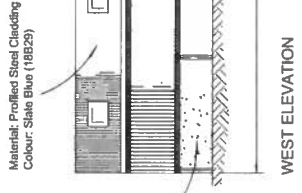
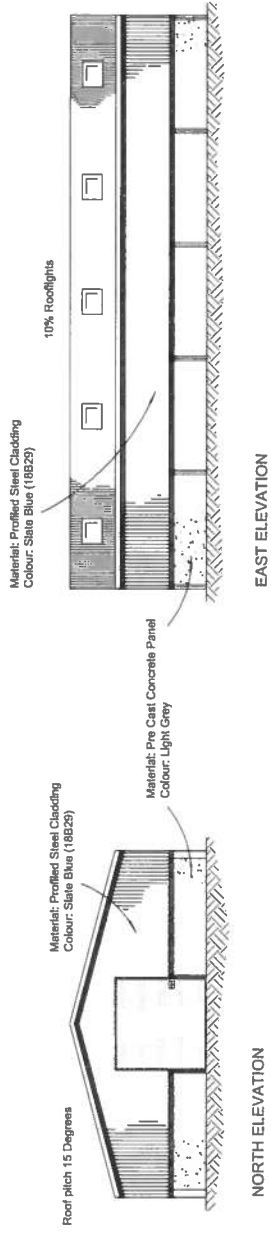
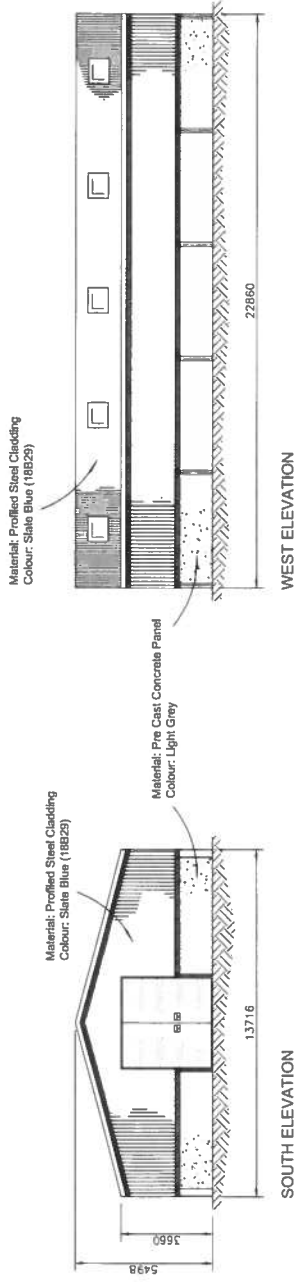


PROJECT TITLE: Tan Y Fron Farm; New Agricultural Building
DRAWING TITLE: Proposed Site Plan
DATE: 02/20/17 SCALE @ A3: 1:200 DRAWN: KOTI CHECKED: APPROVED: REV: 01
PROJECT NO: TAN Y FRON FARM
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Approved For Construction by: CLIENT: TAN Y FRON FARM, 10-12 BRISTOL STREET, LONDON, W1A 1DF. Copyright © LAWRA Y ARCHITECTS

AGRICULTURAL BUILDING AS APPROVED IN 2012

PROPOSED BUILDING



REV.	By	Date	Description
			PLANNING
			CONSTRUCTION
			EGLWSEEG
			LANGOLLEN

Project Description
STEEL PORTAL FRAMED
AGRICULTURAL BUILDING

Client
MR. T R HUGHES

Architect
J. LLOYD AI FABIAN

J. Lloyd Ai Fabian Architects
Yr Efail, Bryn S.M.
Corwen, SirDdinbych.
Tel: 01824 750474
Fax: 01824 750474

Drawn
ALUN EDWARDS

Date 14/12/11

Checked

Approved

Date

Scale

1:100 1:500

Project Number 12/11/7374

File Name: TAN Y FRON

Drawing Number 01

WARD : Llangollen

WARD MEMBERS: Stuart Davies (c) and Rhys Hughes (c)

APPLICATION NO: 27/2017/0157/ AC

PROPOSAL: Manylion tirlunio a gyflwynwyd yn unol ag amod rhif. 2 o gais gynllunio rhif 27/2012/0009 / PF / Details of landscaping submitted in accordance with condition no. 2 of planning permission code no. 27/2012/0009/PF

LOCATION: Tan Y Fron Farm Tan Y Fron Lane Eglwyseg Llangollen

APPLICANT: Mr Trefor Hughes

CONSTRAINTS: AONB

PUBLICITY UNDERTAKEN: N/a

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

- Application submitted by County Councillor

EXPIRY DATE OF APPLICATION: 18/4/2017

EXTENSION OF TIME AGREED? N/a

REASONS FOR DELAY IN DECISION (where applicable): N/a

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application relates to landscaping details submitted in order to discharge a planning condition imposed on planning permission 27/2012/0009/PF, which was for a fodder and livestock store at Tan y Fron Farm.
- 1.1.2 The plans show a new native species hedgerow along the western boundary of the site, 1 new silver birch, and 2 rowan trees.
- 1.1.3 The intention is for the landscaping to help assimilate the development of the agricultural building into the landscape.

1.2 Description of site and surroundings

- 1.2.1 The site is related to an existing farm complex approximately 4km to the north of Llangollen and approximately 600m to the east of the A542. The complex consists of a farmhouse and associated detached outbuildings.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty and Vale of Llangollen and Eglwyseg Historic Landscape. A right of way runs along the southern boundary of the application site, but is not affected by the development.

1.4 Relevant planning history

1.4.1 The permission for the agricultural building for the storing of fodder and housing livestock was granted at planning committee in May 2012.

1.5 Developments/changes since the original submission

1.5.1 None

1.6 Other relevant background information

1.6.1 The Development Management and Compliance Section Scheme of Delegation application obliges approval of condition applications submitted by a County councillor to be referred to Committee for determination.

2. **DETAILS OF PLANNING HISTORY:**

2.1 27/2012/0009/PF – Erection of an agricultural building for the storing of fodder and housing livestock. Granted by planning committee, 30/5/2012

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)

Policy VOE2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Development Control Manual November 2016

Technical Advice Notes

4. **MAIN PLANNING CONSIDERATIONS:**

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 2016 (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' (PPW section 3.1.3). 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 (PPW section 3.1.4). Development Management Manual 2016 states that material considerations 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 (DMM section 9.4).

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 issue in relation to the application are considered to be:

4.1.1 Impact on Area of Outstanding Natural Beauty/Area of Outstanding Beauty

Other matters

4.2 In relation to the main planning considerations:

4.2.1 Impact on Area of Outstanding Natural Beauty / Area of Outstanding Beauty
Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause

unacceptable harm to the character and appearance of the landscape and the reasons for designation.

The agricultural building has been approved in 2012. The proposed landscaping scheme involves establishing a boundary hawthorn / blackthorn hedge behind a new stock fence around the west, north and eastern sides of the site, along with a silver birch and 2 rowan trees near to the road. The scheme would help to soften the appearance of the building and is therefore considered acceptable in terms of its impact upon the AONB and visual amenity of the area.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

5.1 The proposed details are considered acceptable and therefore it is recommended that condition 2 of 27/2012/0009/PF be discharged.

RECOMMENDATION: APPROVE

PLANS AND DOCUMENTS SUBJECT TO THE DECISION:

(i) Existing site plan drawing no. FSH-LAW-X-X-DSP-AR-91001-01 received 22 February 2017(ii) Proposed site plan drawing no. FSH-LAW-X-X-DSP-AR-91002-01 received 22 February 2017 (iii) Planting Schedule drawing no. FSH-LAW-X-X-DSP-AR-91003-01 received 22 February 2017(iv) Location plan received 22 February 2017