

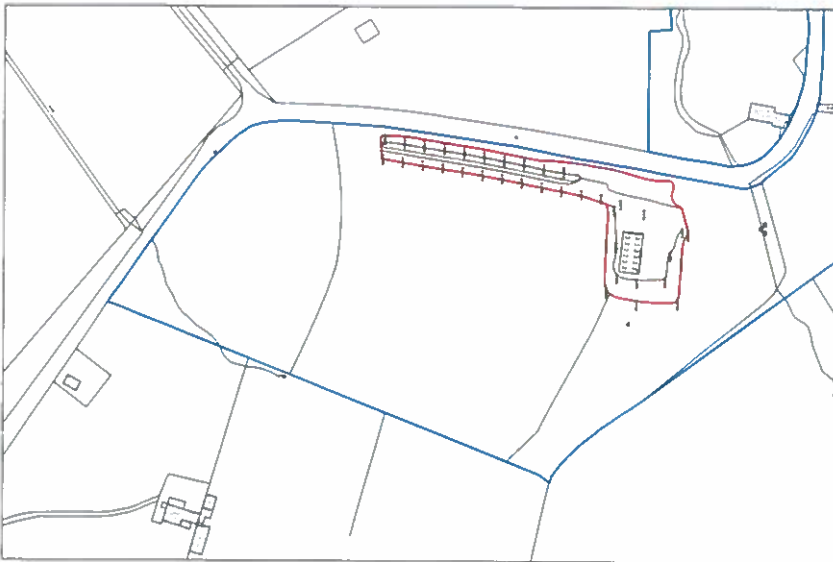
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15/2018/0968

Scale: 1:2500

Printed on: 28/1/2019 at 16:33 PM

PROPOSED SITE PLAN

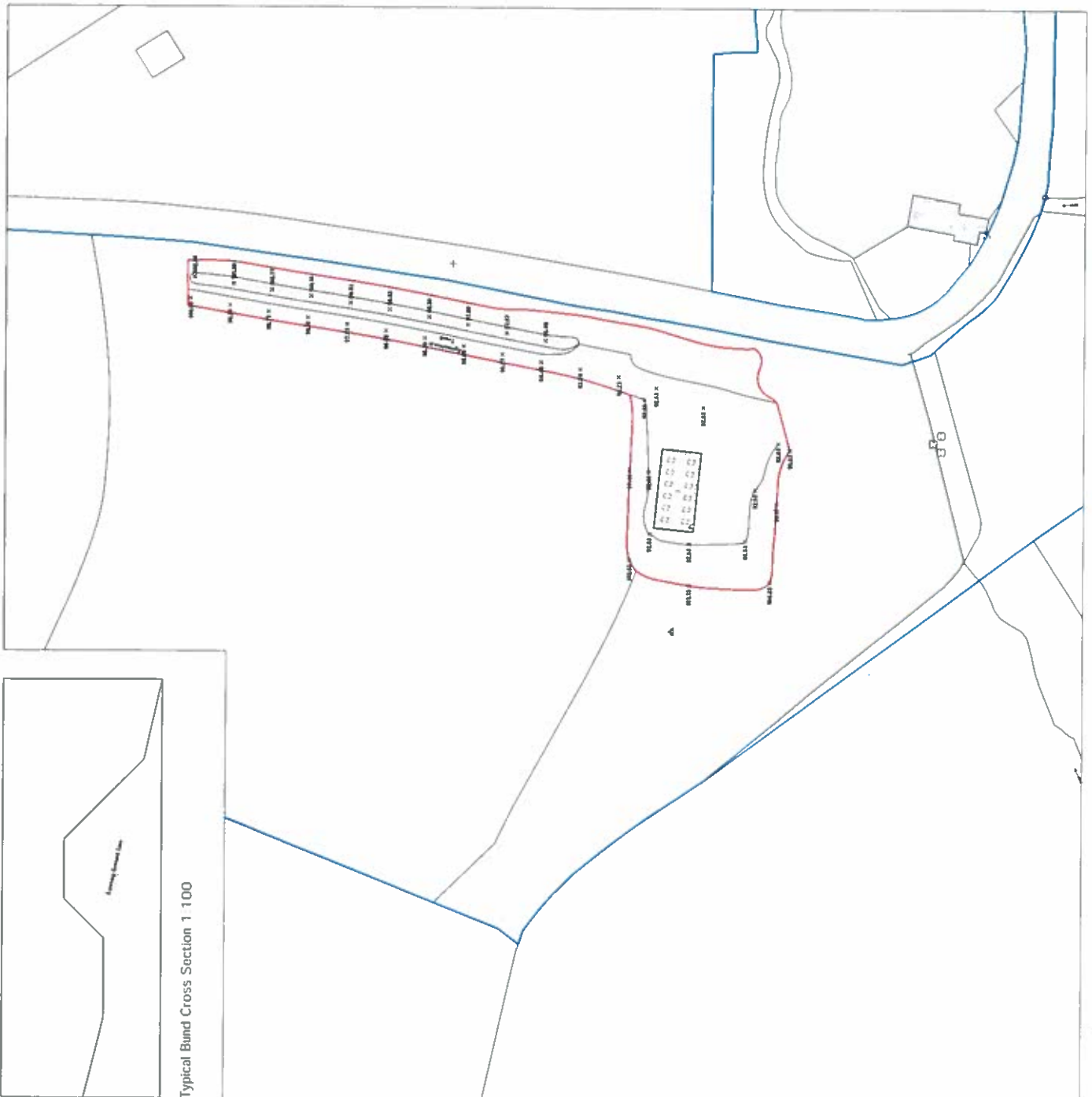


Location Plan 1:1250



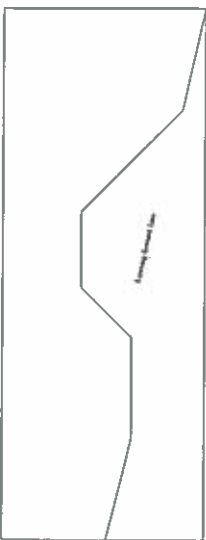
Site	Proposed Building	Proposed Area	Land owned by client	Other

Project	Proposed Agricultural Building on land at North Hills Farm, Rhylltalog, Graeanhyd, CH7 4DS
Scale (A1)	1:100 1:500 1:1250
Date	Sept 2018
Drawn By	S M Elham
Drawing No	G070003
Sheet	1 of 1
blueprint	
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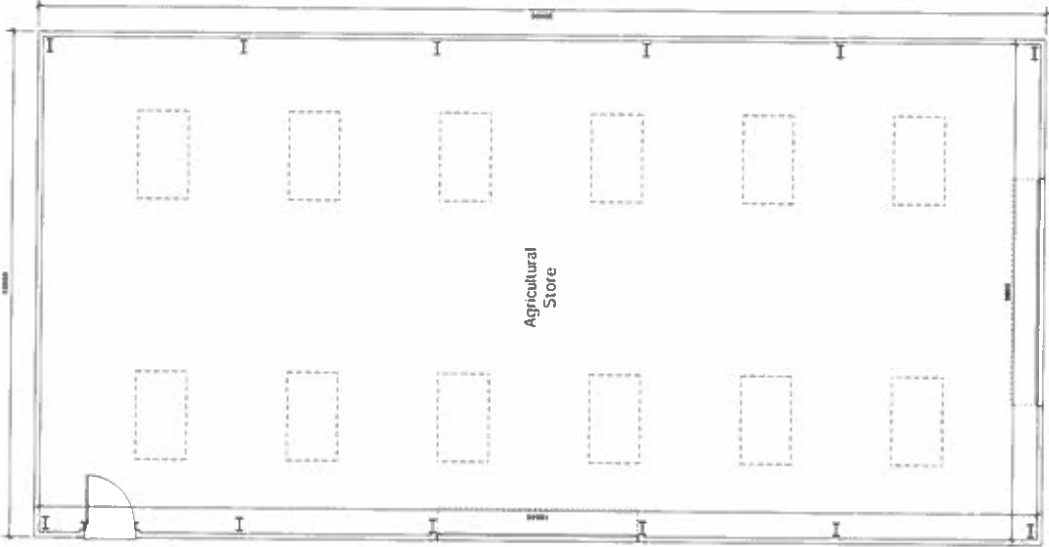


Site Plan 1:500

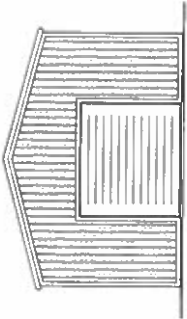
Typical Bund Cross Section 1:100



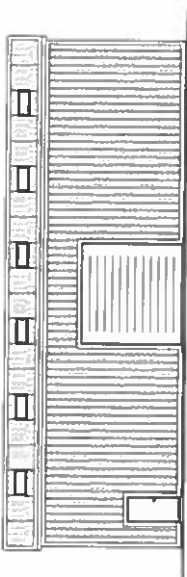
PROPOSED ELEVATIONS



Floor Plan 1:50



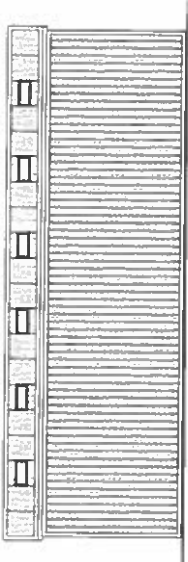
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

External Facing Materials
External walls to be clad with grey, fibrous mineral wool panels
cladding to Land Boundary approval.

Roofing Materials
Roofing materials to be approved by the authority. Grey, fibrous mineral wool
panels cladding to Land Boundary approval.

Windows
Windows to be set to 1.5m high 100mm wide.

Doors
Doors to be set to 1.5m high 100mm wide.

Access
Access to be set to 1.5m high 100mm wide.

Other
Other details to be set to 1.5m high 100mm wide.

Rev	Date	Drawn	Check

Project	Proposed Agricultural Building on land at North Hills Farm, Rhydallt, Gwalanhy, CH7 4QS
Title	Planning
Scale (A1)	1:50 & 1:100
Drawn By	S M Elham
Drawn Date	Sept 2018
Drawn No	G070002
Sheet	1 of 1

blueprint	ARCHITECTURAL SERVICES
Office 304	Highway Business Tower, Wrexham, LL13 8AT Tel: 0179 265000 www.blueprint-architects.co.uk



WARD : Llanarmon Yn Ial / Llandegla

WARD MEMBER: Councillor Martyn Holland

APPLICATION NO: 15/2018/0968/ PC

PROPOSAL: Engineering operations to facilitate the erection of agricultural building and associated works.

LOCATION: North Hills Farm Graianrhyd Mold

APPLICANT: Mr S Garrett

CONSTRAINTS: None

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:

LLANARMON YN IAL
"Council has concerns".

NATURAL RESOURCES WALES
No objections

RESPONSE TO PUBLICITY:

In objection
None

In support
Representations received from:
Kerry Mehra, Tyddyn Isa, Back Road, Llanarmon
Wendy Holifield, Bryn Garmon, Mill Lane, Llanarmon yn Ial

Summary of planning based representations in support:
The proposal would help to support the rural economy and is essential to help the business.

EXPIRY DATE OF APPLICATION: 02/01/2019

EXTENSION OF TIME AGREED? 15th February 2019

REASONS FOR DELAY IN DECISION (where applicable):

- additional information required from applicant
- re-consultations / further publicity necessary on amended plans and / or additional information

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Retrospective planning permission is sought for engineering operations at the North Hills Farm site, and the erection of an agricultural building for the storage of equipment, vehicles, and fodder.
- 1.1.2 Excavations have been carried out which provide a flat area for the erection of the proposed agricultural building.
- 1.1.3 The proposed building would measure 10m by 19.8 metres, and be 7m high to the ridge. It would be constructed of steel sheeting.
- 1.1.4 The excavated area is approximately 25 metres by 35 metres. At the rear, the ground has been dropped by approximately 10 metres, whilst to the front the ground level has been dropped around 4 metres. An earth bund has been created along the front of the site, separating it from the B5430.
- 1.1.5 A scheme of landscaping has also been submitted.

1.2 Description of site and surroundings

- 1.2.1 The site is located in the open countryside, adjacent to the B5430. The site is raised above the highway and screened by existing planting and the earth bund.
- 1.2.2 To the west of the site, the ground continues to rise up to open moorland. The land to the north is used by the applicant for keeping reindeer.
- 1.2.3 There is sporadic development along the B road in this area.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located in the open countryside, approximately 100m north of, but outside of the boundary of the Area of Outstanding Natural Beauty.

1.4 Relevant planning history

- 1.4.1 In 2015 a 'prior notification' application was received outlining the applicants intention to erect an agricultural building in this location. It was determined at that time that the Local Planning Authority would need to see all details of the proposed building before development could commence. These subsequent details were never submitted, but the engineering / excavation operations commenced. This application seeks to regularise the engineering operations, and gain consent for the erection of the building.
- 1.4.2 Reference should also be made to a planning permission granted in 2015 for the replacement of an existing storage building at the site with a holiday let use. It is as a result of this consent that there is a need for the applicants to erect another agricultural building to replace that lost to another use

1.5 Developments/changes since the original submission

- 1.5.1 Additional justification has been submitted, detailing the need for the building.

1.6 Other relevant background information

- 1.6.1 The application is submitted with a supporting statement that explains the need for the building:

Stock Breed and Numbers

The total size of holding associated with North Hills Farm is approximately 11 acres. The live stock currently held on site are Reindeers of which comprise of 6 adult females and 3 calf's. These are not commonly kept animals and require very different husbandry to your standard farm animals. Pigs are also farmed on a seasonal basis. The holding is also host to a forestry operation. At present, this consists of between 5000/6000 Christmas Trees of different varieties and stages of growth.

Storage Requirements

There is currently an existing agricultural building located on site which is used for the following storage:

- ☐ Tractor and topper
- ☐ Digger and attachments
- ☐ John Deer 4-wheel drive farm vehicle
- ☐ Quad bike and trailer
- ☐ Grass cutting equipment
- ☐ Hedge cutting equipment
- ☐ Water storage tanks
- ☐ Crop spraying equipment
- ☐ Livestock trailer
- ☐ Tree planting equipment
- ☐ Fertilizer spreaders
- ☐ Hand tools
- ☐ Fertilizer (bulk)
- ☐ Compost (bulk)
- ☐ Tree planting pots and trays
- ☐ 2000 litres of tractor fuel stored in a double bunded tank
- ☐ Animal food, fodder and bedding:
 - o Straw (bulk)
 - o Hay (bulk)
 - o Cereals & nuts (bulk)
 - o Bedding
 - o Medications

This building is proposed to be demolished under a separate application Ref: 15/2015/0676. The commencement of this application is imminent. Our application is to construct a new agricultural building on a like for like basis in order to replace the existing.

2. DETAILS OF PLANNING HISTORY:

2.1 15/2015/0676 – Replacement of agricultural building to provide holiday accommodation
GRANTED 21/9/2015

2.2 15/2015/1178 – Prior notification for the erection of an agricultural building to provide for storage of equipment and fodder – PRIOR APPROVAL REQUIRED 7/1/2016

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 PSE5 – Rural economy

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Trees & Landscaping

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

Technical Advice Notes

3.3 Other material considerations

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It 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. The DMM further 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 (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

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

Paragraph 5.6.6 of PPW advises that 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 authorities are encouraged to adopt a positive approach to the conversion of rural buildings for business re-use.

TAN6 Appendix 1 sets out the general considerations for planning authorities when dealing with agricultural prior notification applications. TAN6 2.1.1 states the planning system must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces.

Policy PSE5 states that development, including agricultural diversification, will be supported throughout the County subject to detailed criteria, which include making a significant contribution to sustainable development and recognising any special status of the Area of Outstanding Natural Beauty/Area of Outstanding Beauty.

The proposal is for an agricultural building in an isolated location. Advice in TAN 6 suggests that new buildings should normally be adjacent to existing complexes. In this instance the building is a replacement for an existing storage building elsewhere on the complex. The site has been chosen/engineered so as to avoid a prominent position within the landscape. The need for the building has been explained in terms of a requirement to support the functionality of the existing enterprise at the site, and the loss of the existing building to another use. It is therefore considered that the proposal is acceptable in principle, subject to an assessment of the impacts.

4.2.2 Visual amenity

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The visual amenity and landscape impacts of development should therefore be regarded as a potential material consideration.

The earth bund has been constructed parallel to the B5430. It has a steep profile, and stands 2m above natural ground level, but its unified form, grass cover and location behind an established roadside hedgerow means it does not draw attention or appear out of place. The hillside has been cut into to form a wide flat platform, where the building is proposed. The cutting slopes are deepest to the west of the site at between 10.0m to 12.2m high and are at 1:1 slope gradients. The area of hillside modified by engineering work is large in extent at approximately 0.2 hectare.

Visually, from beyond the site the engineering works (lighter areas of disturbed ground) are not obvious against muted winter colours of fields and leafless trees and hedgerows but could be at other times of the year if not grass seeded. Views of the site from the B5430 could be well screened by the planting of trees along the earth bund. Officers therefore consider that the building could be well assimilated into the surrounding area, provided that a good scheme of landscaping is implemented. The proposal is unlikely to have a detrimental impact on the visual amenity of the area.

4.2.3 Residential amenity

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and 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; and the effects of a development on, for example, health, public safety and crime. The residential amenity impacts of development should therefore be regarded as a potential material consideration.

The site is approximately 90m to the nearest residential property. The building is proposed to be used for storage of plant and machinery, feed and hay / straw as detailed earlier in the report. No objections have been received in relation to the proposals impact on residential amenity.

Given that the site is already in use for purposes relating to animal husbandry, and the application relates to a rearrangement of the existing use of the site (as opposed to an intensification of use), it is Officers opinion that the proposal is unlikely to result in a different impact on the neighbouring dwellings than already exists. The proposal is therefore considered to be acceptable in terms of its impact on residential amenity.

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 proposal is considered to be acceptable and is recommended for grant.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 13th February 2024
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Existing Site Plan (Drawing No. G070/001) - Received 30 October 2018
 - (ii) Proposed Site Plan (Drawing No. G070/003) - Received 30 October 2018
 - (iii) Proposed Elevations (Drawing No. G070/002) - Received 2 October 2018
 - (iv) Proposed Landscaping (Drawing No. G070/004) - Received 4 January 2019
3. All planting, seeding or turfing, comprised in the approved details of landscaping shall be completed by the end of the first planting season following the date of this consent. Any trees or plants which within a period of 5 years from being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In the interests of visual and residential amenity.