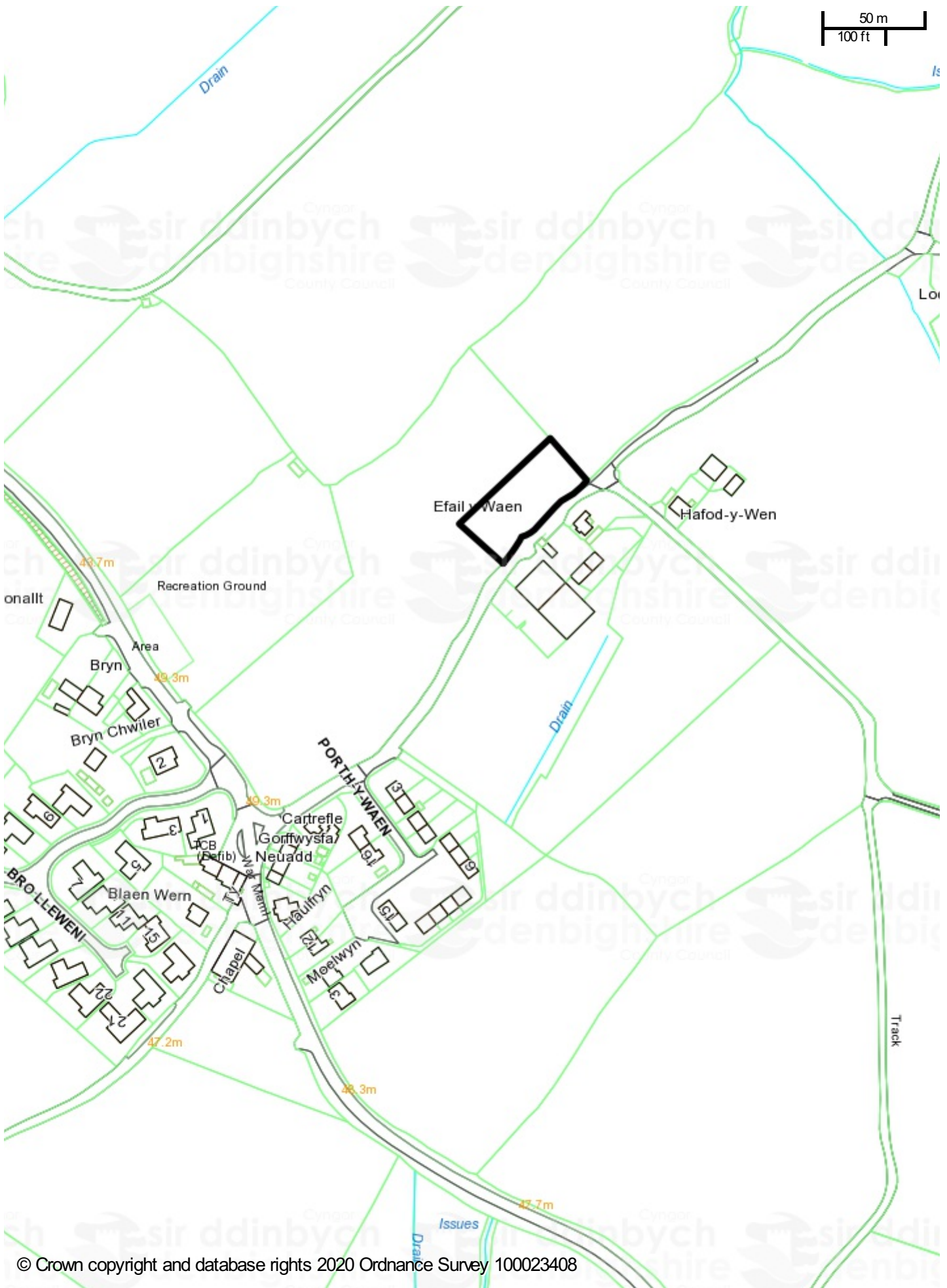


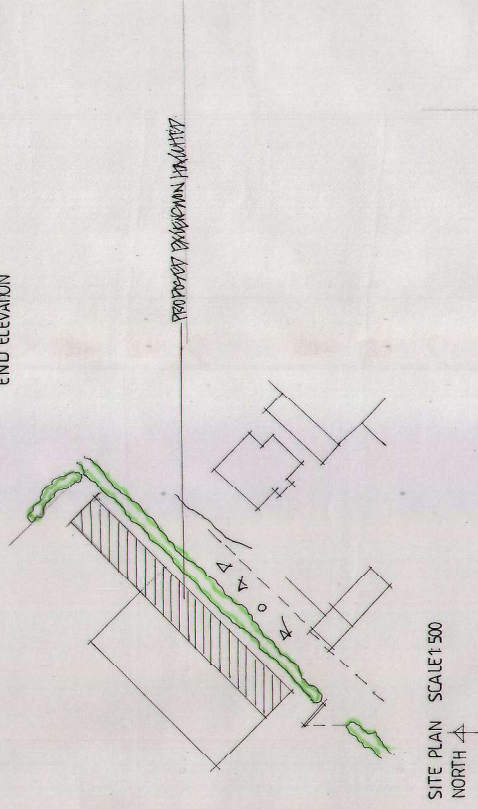
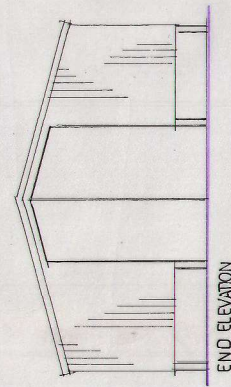
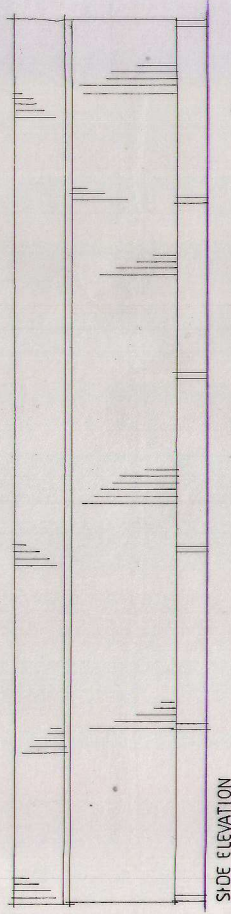
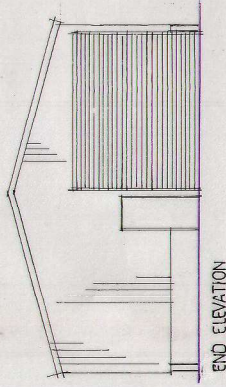
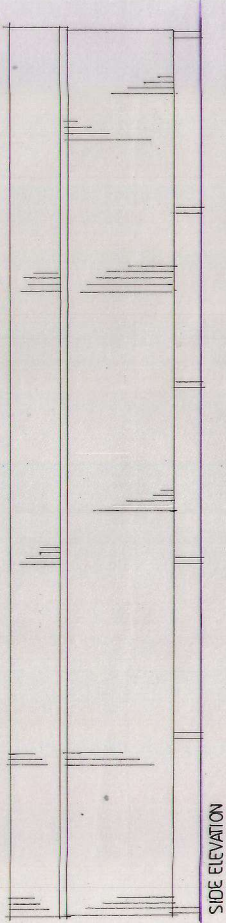
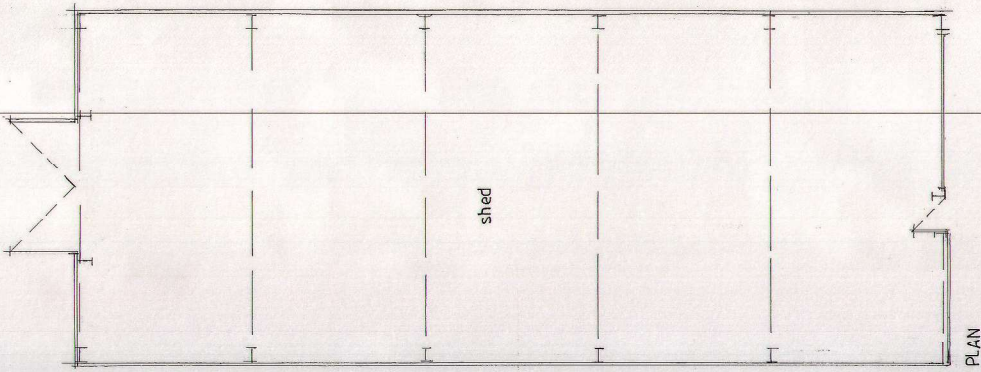
50 m
100 ft



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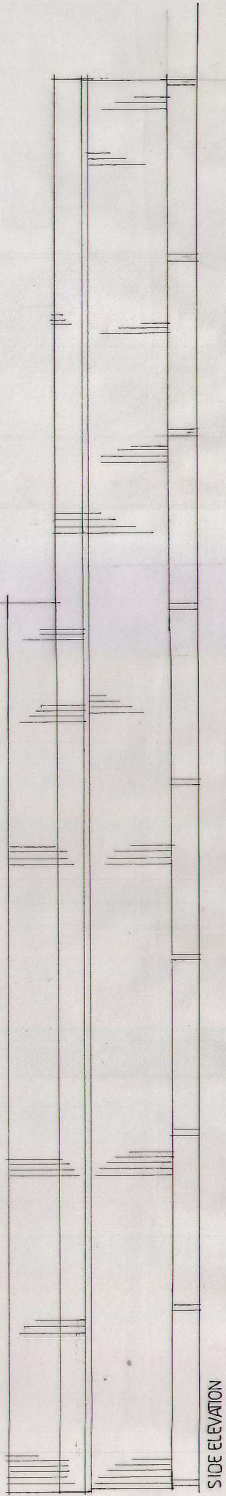
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EXISTING ELEVATIONS AND FLOOR PLAN



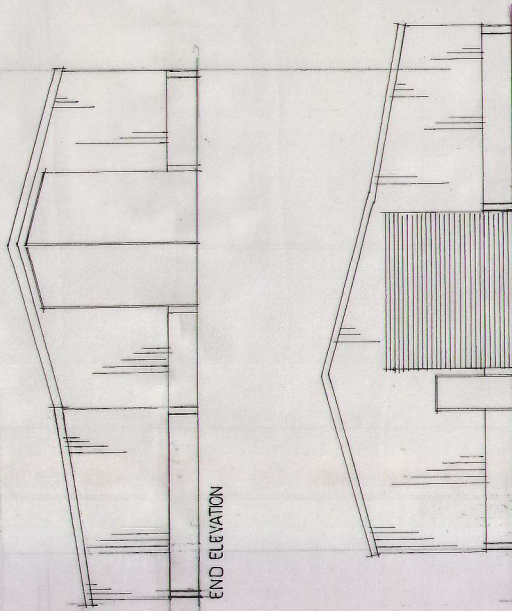
PROPOSED SHED EXTENSION
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EXISTING
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DATE FEB 2020

PROPOSED PLANS AND ELEVATIONS

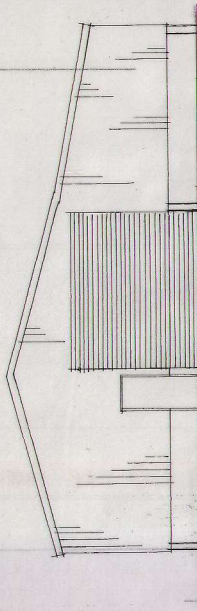


SIDE ELEVATION

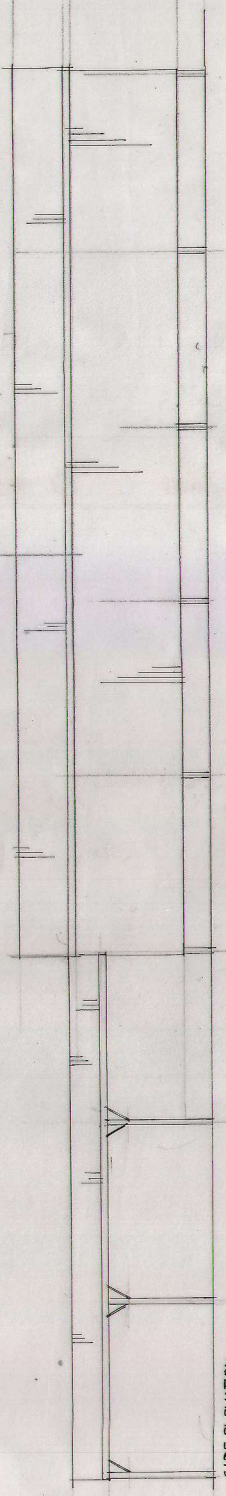
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EXISTING
WALLS PROPOSED NEWLY ORIENTED
CONCRETE TO MATCH



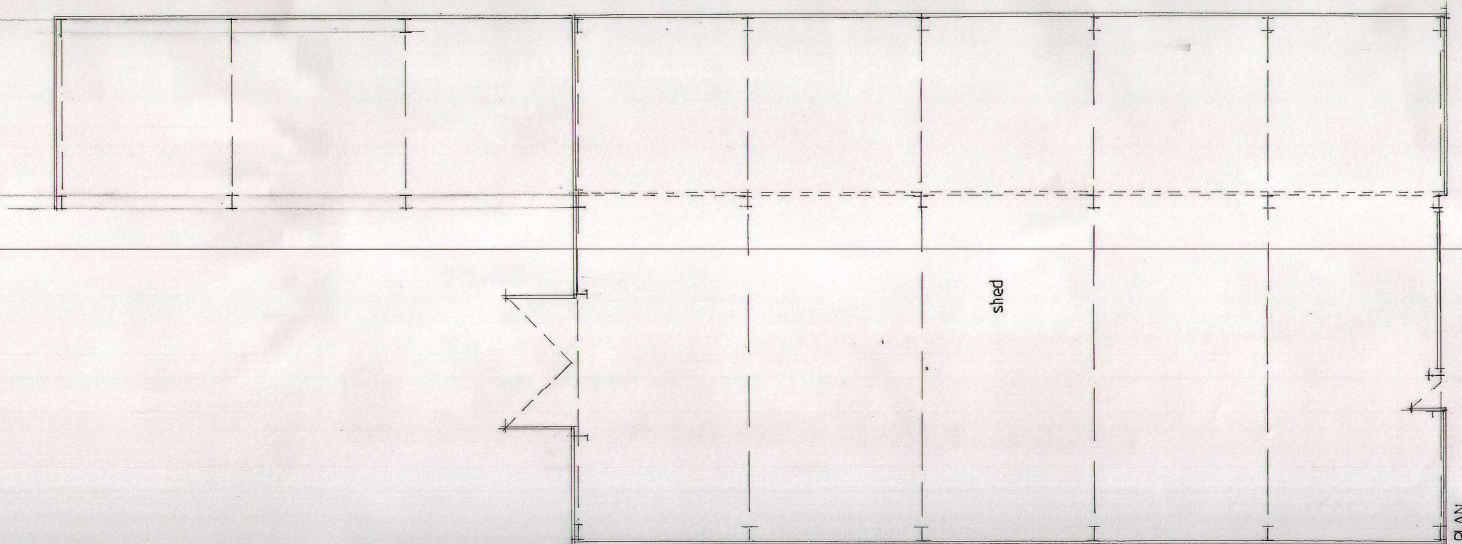
END ELEVATION



END ELEVATION



SIDE ELEVATION



PLAN

PROPOSED EXTENSION
EFAIL Y WAIN
ABERNWHEELER
PROPOSED
SCALE 1:100 PRINT A2
DATE FEB 2020

WARD : Llandyrnog

WARD MEMBER(S): Cllr Merfyn Parry (c)

APPLICATION NO: 09/2020/0167/ PC

PROPOSAL: Extension to existing agricultural building (retrospective application)

LOCATION: Land adjacent to Efail Y Waen Bodfari Denbigh LL16 4EE

APPLICANT: Mr Emyr Hughes

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:

ABERWHEELER COMMUNITY COUNCIL –

‘ Members of Aberwheeler Community wish to object strongly to this extension because, they feel it creates an impact on near-by houses in the village, as well as being visible from the AONB and Offa’s Dyke Path.’

NATURAL RESOURCES WALES –

Following submission of additional information clarifying the use of the building, have no objection to the proposal.

RESPONSE TO PUBLICITY:

None.

EXPIRY DATE OF APPLICATION: 26/04/2020

EXTENSION OF TIME AGREED? 15/07/2020

REASONS FOR DELAY IN DECISION (where applicable):

- 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 The proposal is a retrospective application seeking the retention of an extension to an existing agricultural building. The detailing is shown on the plans accompanying the report.
- 1.1.2 The extension is to a 5m wide lean to extension to the side and rear of the existing building with the rear extension projecting approximately 13.7 metres in length and projects out to the north east of the existing building. Its roof is a monopitch which

continues the profile of the 'lean to' roof of a previously approved side extension to the original building.

1.1.3 The supporting document confirms the building is used for storage of machinery and winter feed when appropriate, and that it is not used for livestock; the field in which the building is situated is used for the grazing of sheep for part of the year and hay/haylage and feed for the remainder.

1.1.4 The field is managed as part of a larger holding located some 4 kilometres away near Denbigh. Hay and haylage is normally transported and stored at the parent holding.

1.2 Description of site and surroundings

1.2.1 The site is approximately 220m to the north-east of Aberwheeler village and is occupied by an existing agricultural building, on the north western side of the road running north east out from Aberwheeler to Grove Hall, south of Bodfari. It is on the opposite side of this road to the complex of buildings at Efail y Waen farm.

1.2.2 There are two residential properties on this opposite side of the road, which includes the Efail y Wern farmhouse which is directly opposite and Hafotty Wen, approximately 50m to the east.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located outside of any development boundary as defined in the Local Development and is therefore considered to be within open countryside.

1.3.2 The site is within a mineral safeguarded area and within Vale of Clwyd Historic Landscape.

1.4 Relevant planning history

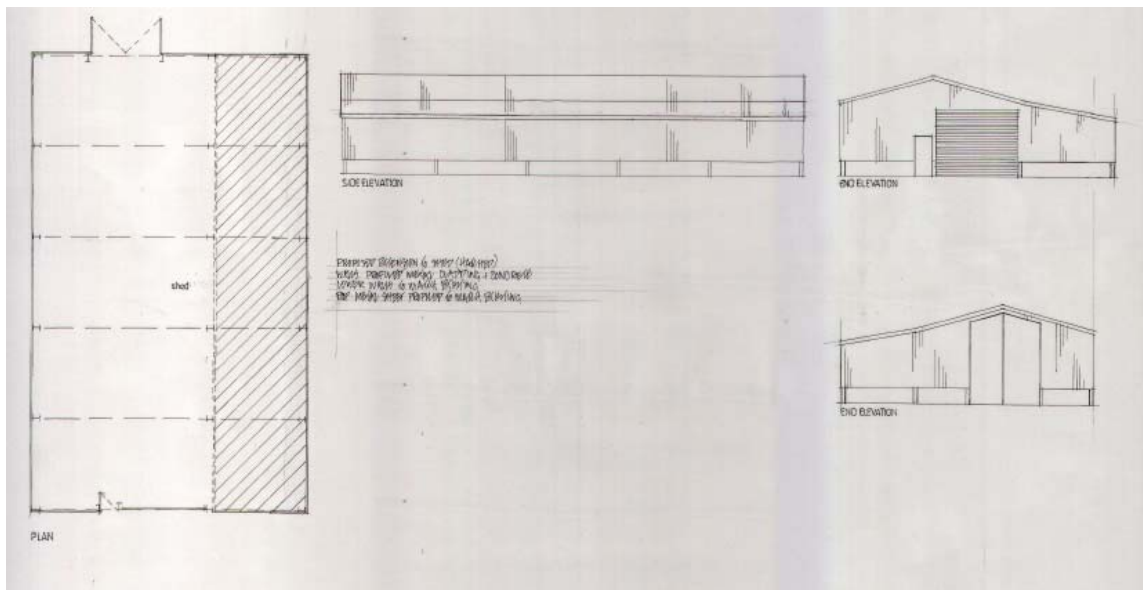
1.4.1 Planning permission was originally granted for an agricultural building measuring 23 metres by 9 metres in 2016. A condition was imposed on the original 2016 consent which restricts the use of the building to agricultural purposes only.

1.4.2 A 5 metre wide 'lean to' extension running the length of the south east side of the original building was granted in 2019.

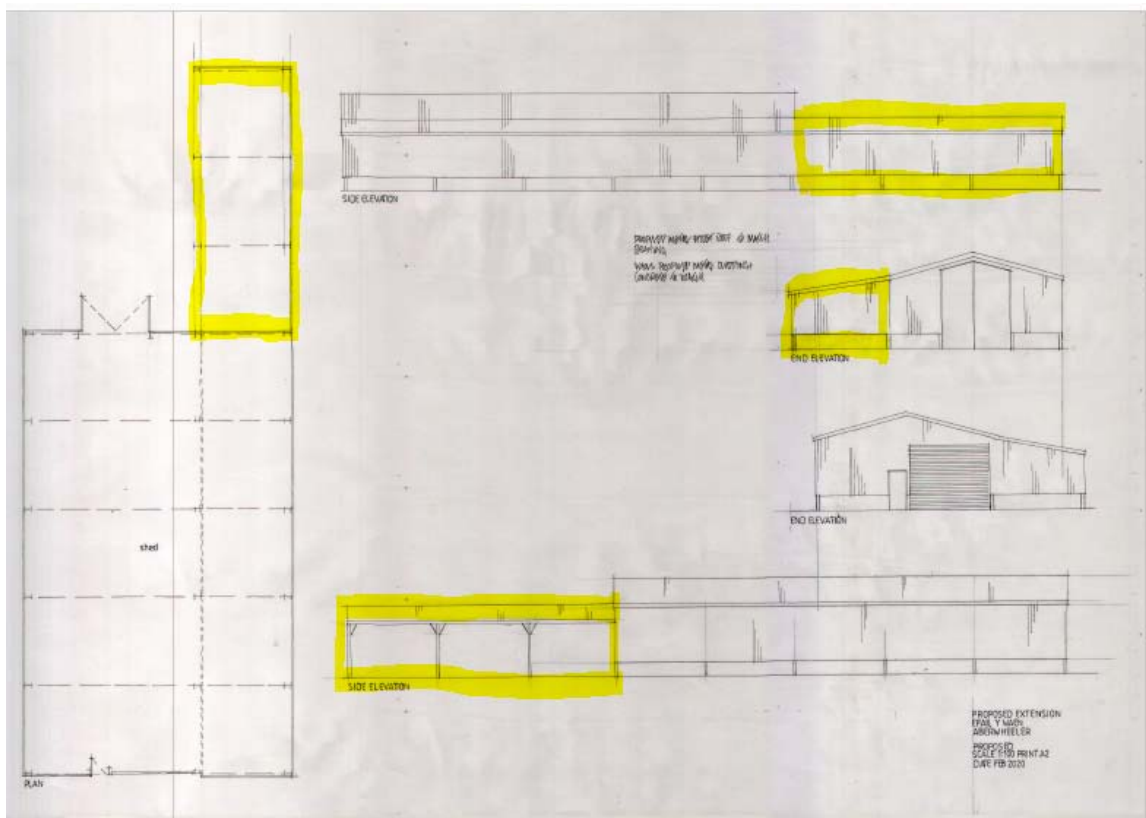
1.4.3 The current application is for amendments to the previously approved extension scheme which incorporates an extension to the rear.

1.4.4 The consented and proposed plans are shown below for comparison purposes:

Consented extension plans (granted in 2019):



Proposed extension plans (additional rear extension highlighted):



1.5 Developments/changes since the original submission

- 1.5.1 An additional supporting statement was submitted during the course of the application confirming how the building is used in response to NRW's initial consultation response. NRW was subsequently re-consulted on the application.

1.7 Other relevant background information

1.7.1 The existing building does not form part of the Efail y Waen farm holding.

2. DETAILS OF PLANNING HISTORY:

2.1 09/2016/0205. Erection of an agricultural building. Granted by Planning Committee on 22/06/2016

2.2 09/2019/0078. Extension to existing agricultural building. Granted under delegated powers on 19/03/2019.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Local Policy/Guidance

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy PSE5 – Rural economy

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

Technical Advice Notes:

TAN 6 Planning for Sustainable Rural Communities (2010)

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 (including impact on the AONB)

4.1.3 Residential amenity

4.2 In relation to the main planning considerations:

4.2.1 Principle

Paragraph 5.6.6 of PPW 10 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 site is on agricultural land and the proposal is to extend an existing agricultural building.

Having regard to the above it is considered that the proposals are acceptable in principle, however it is noted that a condition was imposed on the original consent to restrict the use of the building to agricultural purposes only, and for the avoidance of doubt, Officers would consider a similar condition should be imposed should permission be granted.

The detailed visual and residential amenity impacts are considered below.

4.2.2 Visual amenity (including impact on the AONB)

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.

Paragraph A14 TAN 6 provides advice to Local Planning Authorities when dealing with Prior Approval submissions for agricultural buildings, including guidance on siting and design in Paragraph 14 which is considered useful and relevant for the subject application as it states that the siting of a new agricultural building can have a considerable impact on the surrounding landscape. It indicates 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.

LDP 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 Community Council has objected to the proposal on visual amenity grounds, citing impact on near-by houses in the village, as well as being visible from the AONB and Offa's Dyke Path.

Factually, the proposal relates to an extension to an existing approved building and is in the form of a forward projection of a side extension to that building granted in 2019. The extension runs alongside a mature hedge forming the highway boundary, which provides partial screening of the site from views along the road.

Whilst the extension would increase the overall length of the building by over 13m, it has a sloping roof which continues the roof line of the 2019 extension to the existing building, and the roof and wall materials match those of the existing building. The extension is considered to be subordinate in scale to the existing building and in the context of the significant complex of buildings in separate ownership at Efail y

Waen farm on the opposite side of the road. It appears to be well related to the buildings within the Efail y Waen complex.

Having regard to the design, scale and form, Officers do not consider the extension appears out of proportion to its setting or is an incongruent feature in the landscape.

In noting the particular concerns of the Community Council, given the detailing, limited size and the actual location of the extension, it is respectfully not considered this impacts in any adverse manner on houses in the village, the setting of the AONB or Offa's Dyke Path.

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 Community Council has raised concerns that the extension proposed would adversely impact on near-by houses in the village.

There are residential properties on the opposite side of the road including the Efail y Waen farmhouse and a further dwelling to the south-east.

Officers would note the site is already occupied by an existing agricultural building and Efail y Waen on the opposite side of the road is a working farm.

Notwithstanding the concerns of the Community Council, Officers do not consider the extension proposed would in itself give rise to unacceptable impacts on the residential amenity of nearby dwellings.

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 taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. 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 In respecting the concerns of the Community Council, Officers consider the proposal involves a minor extension to an existing agricultural building, and would not give rise to unacceptable impacts on visual amenity or landscape character. Accordingly, the proposal is recommended for grant.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. 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 elevations, floor and site plan received 24 February 2020
 - (ii) Proposed elevations and floor plan received 24 February 2020
 - (iii) Location plan received 24 February 2020
2. The building hereby permitted shall be used for agricultural purposes only. 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 levelled, top soiled and seeded with grass no later than 9 months from the cessation of the use.

The reasons for the conditions are:-

1. For the avoidance of doubt and to ensure a satisfactory standard of development.
2. For the avoidance of doubt and in the interest of landscape and visual amenity.