




CYNGOR
Sir Ddinbych
Denbighshire
 COUNTY COUNCIL

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Heading:
 27/2012/0009
 Tan y Fron Farm
 Eglwyseg, Llangollen

 Application Site



Date 16/5/2012 Scale 1/2500
 Centre = 320797 E 345842 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.

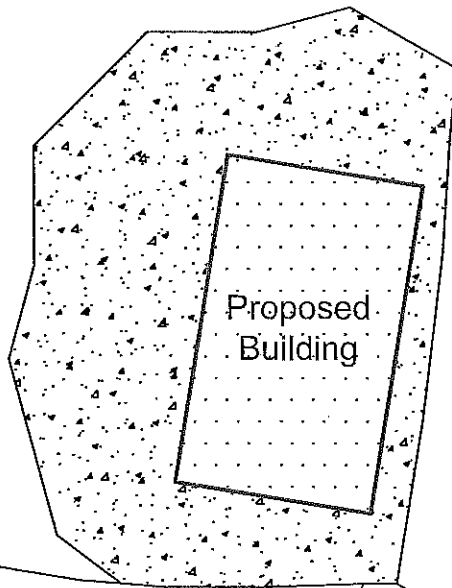
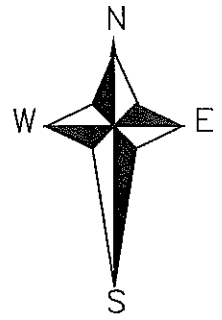


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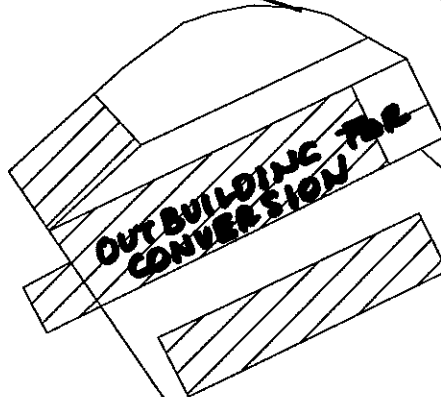
Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda charniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Eil Mawrhydi © Hawffraint y Goron. Mae atgynhychru heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

27/01/2012 08:00:00 P.M.

SITE PLAN



LANE



CYNGOR SIR DEINIOL
DENBIGHSHIRE COUNTY COUNCIL
RECEIVED
- 5 JAN 2012
DENBIGH
PLANNING SERVICES

DXR

ITEM NO: 3
WARD NO: Llangollen
APPLICATION NO: 27/2012/0009/ PF
PROPOSAL: Erection of an agricultural building for the storing of fodder and housing livestock
LOCATION: Tan Y Fron Farm Tan Y Fron Lane Eglwyseg Llangollen
APPLICANT: Mr Trefor Hughes
CONSTRAINTS: AONB
PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

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

- Application submitted on behalf of County Councillor

CONSULTATION RESPONSES:

LLANTYSILIO COMMUNITY COUNCIL
'No objection'

AONB JOINT ADVISORY COMMITTEE

Supportive of appropriate agricultural development. Support use of slate coloured cladding. Suggest landscaping scheme to mitigate landscape impact. Emphasise importance of ensuring nearby public footpath not adversely affected.

RESPONSE TO PUBLICITY: None

EXPIRY DATE OF APPLICATION: 08/03/2012

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is for the erection of an agricultural building at Tan-y-Fron, Eglwyseg, on an area of hardstanding to the north of the existing farm complex.
- 1.1.2 The proposed building would measure 22.9m in length, 13.7m in width and 5.5m in height and would be finished in slate blue cladding. The application indicates the building is required for the storage of fodder and winter livestock accommodation.

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.

1.2.2 A stone outbuilding to the south of the proposed agricultural building has an extant permission for conversion to a residential property, and would be approximately 27m away on land elevated above the agricultural building. A single track road runs between the site of the proposed building and the stone outbuilding.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the 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 section's records show the application for the conversion of the outbuilding granted permission at Planning Committee 27/07/2011.

1.5 Developments/changes since the original submission

1.5.1 Additional information has been submitted in order to supplement the evidence to demonstrate an agricultural need for the building.

1.6 Other relevant background information

1.6.1 The application is reported to Committee as the applicant is a Member of the County Council.

2. DETAILS OF PLANNING HISTORY:

2.1 Conversion of existing barn into single dwelling with associated external works, formation of vehicular access and installation of new septic tank GRANTED at Planning Committee 27/07/2011.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)

Policy GEN 3 - Development Outside Development Boundaries

Policy GEN 6 - Development Control Requirements

Policy ENV 2 - Development affecting the AONB

Policy EMP 13 - Agricultural Development

Policy CON 12 - Historic Landscapes, parks and gardens

Policy TRA 6 - Impact of New Development on Traffic Flows

3.2 GOVERNMENT GUIDANCE

Planning Policy Wales (February 2011)

4. MAIN PLANNING CONSIDERATIONS:

4.1 The main land use planning issues are considered to be:

4.1.1 Principle

4.1.2 Visual and landscape impact

4.1.3 Residential amenity

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy GEN 3 allows for certain types of development outside development boundaries. Criterion vi) permits agricultural development providing there is no unacceptable impact on the social, natural and built environment. EMP 13 relates specifically to agricultural development, and aims to ensure agricultural development has no unacceptable impact on the environment. Proposals must comply with four tests relating to; i) the need for the development, ii) the use of alternative existing buildings, iii) the impact of

development on the character and appearance of the countryside and iv) the siting relating well to the existing complex.

The applicant's case is that the proposed building is required to house ewes during the winter period, and there are no redundant buildings existing on the farm complex that could fulfil this requirement. Supporting information states that the existing outbuilding to the south of the site does not meet the requirements for modern agricultural purposes and additionally the floor space provided by the existing outbuilding is significantly less than the building proposed. The proposals are therefore considered to be acceptable in relation to criteria i) and ii) of Policy EMP 13, and acceptable in principle.

4.2.2 Visual and landscape impact

The site lies within the Clwydian Range and Dee Valley AONB and the Vale of Llangollen and Eglwyseg Historic Landscape. Policy ENV 2 states that development will only be permitted where it would not detract from the character and appearance of the AONB. Policy CON 12 requires that development does not unacceptably harm the character of a historic landscape. The general requirement to assess the landscape and visual impact of agricultural development are set out in criteria iii) and iv) of Policy EMP 13.

The proposed building would measure 22.9m in length, 13.7 in width and 5.5m to the ridge and would be finished in slate blue profiled steel cladding and light grey pre-cast concrete panels. The proposed location of the building is set down below the existing farm complex on a level area of hardstanding. The AONB JAC have supported the use of slate blue profiled steel cladding and have suggested that additional landscaping should be included.

It is considered that the scale, design, location and the relationship with existing buildings would not have an unacceptable impact, including on the wider landscape, subject to satisfactory landscaping. An appropriately worded condition can be attached in order to ensure acceptable landscaping is provided. For the above reasons it is considered that the proposals would not have an unacceptable visual and landscape impact and would comply with the requirements of Policy ENV 2, CON 12 and EMP 13.

4.2.3 Residential amenity

Policy GEN 6 v) sets a requirement to ensure new development does not unacceptably affect the amenities of local residents, by virtue of noise, activity, fumes, etc.

The proposal is for a building to house livestock. Excluding the farmhouse associated with the proposed building, the nearest dwelling is approximately 200m away. There is an extant permission relating to an outbuilding within the ownership of the applicant for conversion to a separate dwelling. This outbuilding is approximately 27m away from the proposed building. The proposed agricultural building would be set below the outbuilding due to the topography of the land, and is separated by a single track lane.

In relation to the outbuilding which has extant permission for conversion to a separate dwelling, Officers consider that a separation distance of 27m for a livestock building from a private dwelling would pose questions over acceptability in terms of impact on residential amenity, but as the conversion scheme is yet to be undertaken and the outbuilding is within the ownership of the applicant, in this instance, it is considered that this would not justify refusal. The recommendation is based on the above and the separation

distances from other residential dwellings, and it is considered that the proposals are acceptable in relation to residential amenity and comply with criteria v) of Policy GEN 6.

5. SUMMARY AND CONCLUSIONS:

5.1 The development is considered to comply with the relevant policy tests and is therefore recommended for grant.

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**
No development shall take place until there has been submitted to, and approved in writing, by the Local Planning Authority a detailed scheme of landscaping for the site.
3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the occupation of the first unit. Any trees or plants which within a period of 5 years from the completion of the development 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 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 interest of landscape visual amenity.
3. In the interests of landscape visual amenity.

NOTES TO APPLICANT:

The landscaping scheme submitted should include suitable mature/semi mature native hedgerow and tree planting in order to provide an effective natural screening of the building.