



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

Graham Boase
Head of Planning & Public Protection
Denbighshire County Council
Caledfryn
Smithfield Road
Denbigh
Denbighshire LL16 3RJ

Tel: 01824 706800 Fax: 01824 706709

Heading:

47/2012/0368
Bryntirion Farm
Rhualt



Application Site



Date 16/5/2012

Scale 1/2500

Centre = 308867 E 375002 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.



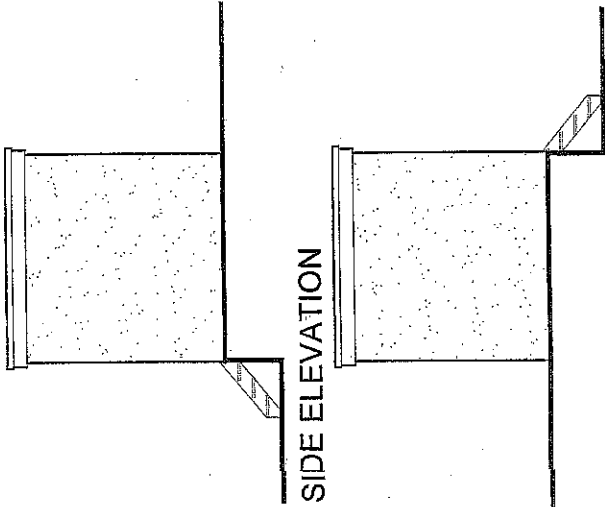
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Denbighshire County Council, 100023408, 2011.
Atgynhyrchir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa E! Mawrhydi © Hawffraint y Goron. Mae atgynhyrchu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych, 100023408, 2011.

EXTERNAL MATERIALS:

WALLS:
 2nd floor: brickwork; external walls
 finished externally with two coat render
 painted Olive Green.

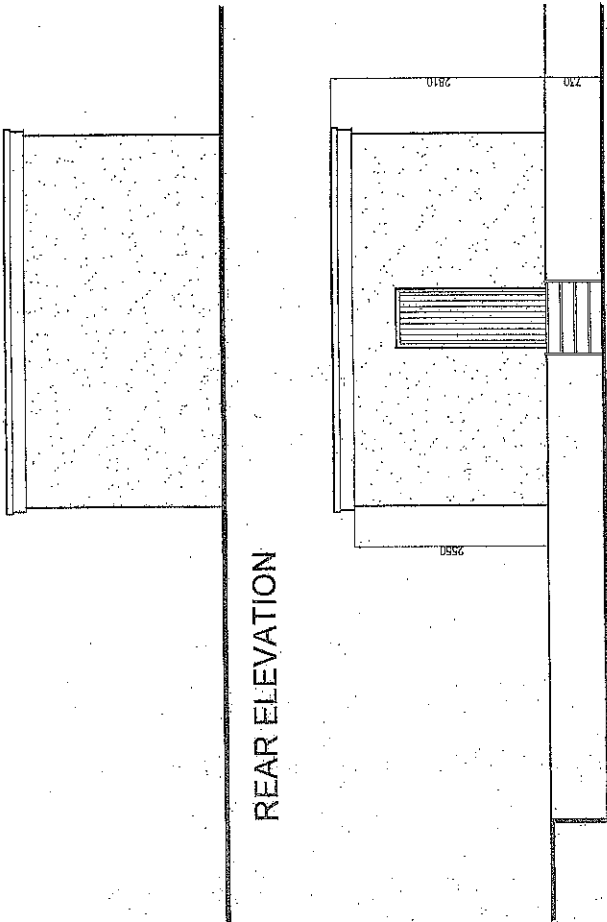
ROOF:
 Flat roof finished with mineral based felt.

DOORS:
 Softwood



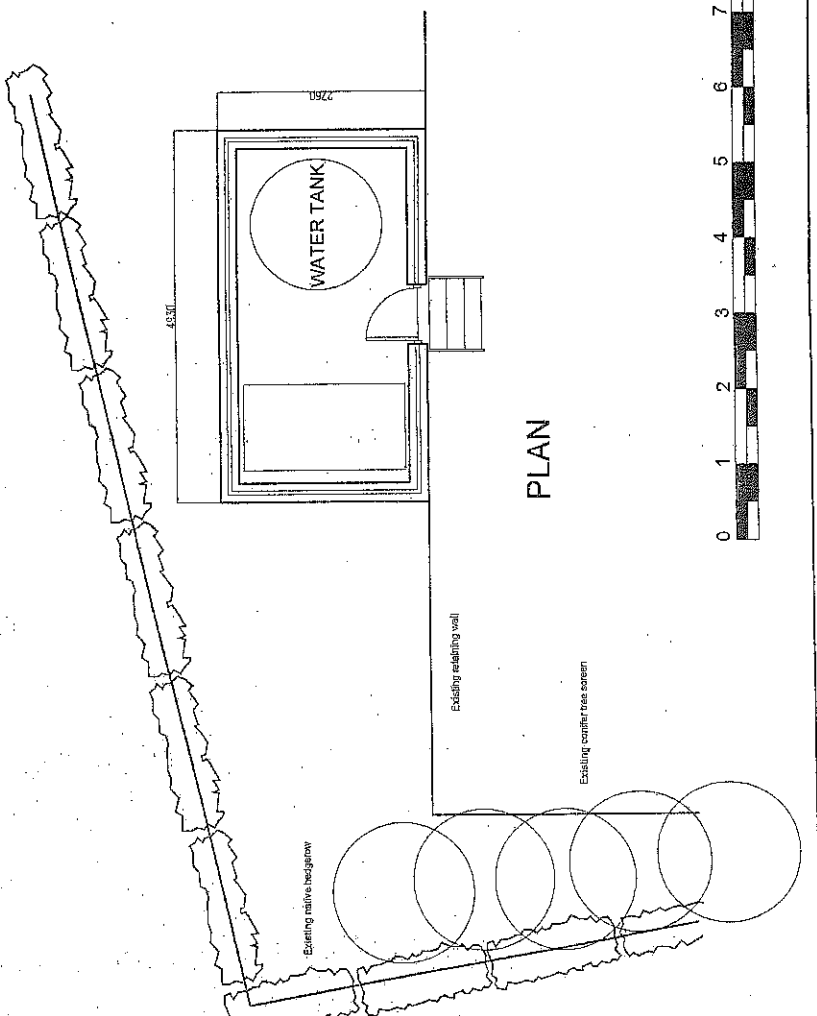
SIDE ELEVATION

SIDE ELEVATION



REAR ELEVATION

FRONT ELEVATION



PLAN



SITE PLAN Scale: 1:500

DETAILS



Mr M. Welch	Date: 21 Mar. 2012
Project: New Building to House Water Storage Tank, Byrdston Farm, Rhuall, St Asaph Denbighshire.	Scale: 1:500
Sheet: W.12/2/1	

RECEIVED
 22 MAR 2012
 CALDERFERN
 LAMBING SHED

PROPOSED BUILDING
 TO HOUSE WATER
 STORAGE TANK

ITEM NO: 7

WARD NO: Tremeirchion

APPLICATION NO: 47/2012/0368/ PC

PROPOSAL: Erection of building to house water storage tank (retrospective application)

LOCATION: Bryntirion Rhualt St. Asaph

APPLICANT: Mr M Walsh

CONSTRAINTS: AONB

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

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

- Referral by Development Control Manager

CONSULTATION RESPONSES:

TREMEIRCHION/CWM/WAEN COMMUNITY COUNCIL:

Response to be reported. The Officer has been advised by the Clerk that a response is due on 16th May.

CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE:

"The JAC deplores the retrospective nature of this proposal and regrets that a number of applications on this site have been submitted retrospectively in recent years. Several new buildings and extensions have been erected or are currently under construction at Bryntirion Farm and the JAC considers that any necessary water storage should be incorporated into the adjoining lambing shed which it is primarily intended to serve rather than through the erection of yet another freestanding building in this ever expanding complex of buildings in the open countryside."

RESPONSE TO PUBLICITY:

None received

EXPIRY DATE OF APPLICATION: 29/05/2012

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 retention of a building which houses a water storage tank. The water storage tank is to serve a lambing shed located approximately 20 metres from the water tank building.
- 1.1.2 The building measures 4.9 metres by 2.7 metres and has a flat roof at a height of 2.8 metres. It is constructed of rendered block-work (painted green) with a mineral felt flat roof.
- 1.1.3 The submitted design and access statement indicates that the proposed shed is required to provide adequate shelter for the water tank and help prevent it from freezing during the winter months. The water tank would serve a recently approved lambing shed.
- 1.1.4 The building is sited immediately to the south of the existing complex of buildings known as Bryntirion Farm (formerly Toledo Farm) and, contrary to statements in the submitted Design and Access statement, is outside of the existing residential curtilage.

1.2 Description of site and surroundings

- 1.2.1 The site is located in an area of open countryside designated as an Area of Outstanding Natural Beauty. Accordingly the area features the typical characteristics of the Vale of Clwyd, with open fields, divided by hedgerows and mature trees and a few well dispersed dwellings.
- 1.2.2 Surrounding the site is well maintained grassland immediately adjacent to the associated residential curtilage and outbuildings of Bryntirion Farm. Within the residential curtilage of Bryntirion Farm are a triple bay garage, a dog kennel, and swimming pool/gymnasium building. The site on which the building stands is an area of concrete hard-standing upon which machinery and equipment is stored.
- 1.2.3 A public right of way runs along the southern boundary of the site, approximately 30 metres from the proposed building. This boundary is made up of a mixture of native species and leylandii. A public highway runs north to south, 70 metres from the proposed building. The public highway is screened from the site by a dense 3 metre high laurel hedge.
- 1.2.4 The site is open to view from the north-west across land in the applicant's ownership.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the Clwydian Range Area of Outstanding Natural Beauty.

1.4 Relevant planning history

- 1.4.1 The site has been subject to a number of applications in the past for equipment sheds, all of which were refused, and successfully defended at appeal, as detailed below.

- 1.4.2 The previous refusals focused on the lack of an existing farm enterprise in this location, and the scale and design of the building being too large for this prominent location in the AONB.
- 1.4.3 In relation to the appeal lodged against the 2008 refusal for an equipment store, the Inspector commented that there was justification for a building within the site to assist the maintenance of the applicants land. However, the appeal was dismissed on the grounds that the building proposed would result in injury to the character of the AONB.
- 1.4.4 Subsequent to that appeal, the applicant has gained planning permission for a detached equipment store adjacent to the other buildings at Bryn Tirion Farm, and a detached lambing shed, which would receive its water supply from the building in question.

1.5 Developments/changes since the original submission

1.5.1 None.

1.6 Other relevant background information

1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

- 2.1 47/2011/0768/PF – Erection of agricultural building (lambing shed). Granted 19th October 2011.
- 2.2 47/2010/1272/PF – Erection of equipment store. Granted 16th February 2011.
- 2.3 47/2008/0813/PF - Erection of detached equipment store refused on 11th September 2008, and subsequent appeal dismissed. The reasons for refusal were as follows:
1. *The proposed building, detached and unrelated to any farm or agricultural complex, would result in a sporadic form of development contrary to Policy EMP 13 of the Denbighshire Unitary Development Plan.*
 2. *The proposed building, by virtue of its size and siting, would result in an intrusive feature in the open countryside and the AONB contrary to Policy GEN 3, criterion ii) of Policy GEN 6 and Policy ENV 2 of the Denbighshire Unitary Development Plan.*
- 2.4 47/2007/0834/PF – Erection of detached equipment store. Refused 25th October 2007.
- 2.5 47/2006/1278/PF – Erection of agricultural equipment shed. Refused 21st December 2006.

3. RELEVANT POLICIES AND GUIDANCE:

- 3.1 The main planning policies and guidance are considered to be:
- DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
 - Policy GEN 3 – Development outside Development Boundaries
 - Policy GEN 6 – Development Control Requirements
 - Policy EMP 13 – Agricultural Development
 - Policy ENV 2 – Development Affecting the AONB

3.2 GOVERNMENT GUIDANCE

Planning Policy Wales 4 – (February 2010)

4. MAIN PLANNING CONSIDERATIONS:

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

- 4.1.1 Principle
- 4.1.2 Impact upon the AONB/visual 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 and criterion vi) permits agricultural development providing there is no unacceptable impact on the social, natural and built environment. EMP 13 relates to specifically to agricultural development, and the aim of this policy is to ensure agricultural development has no unacceptable impact on the environment. Proposals must comply with four criteria relating to; the need for the development, the use of alternative existing buildings, the impact of development on the character and appearance of the countryside and the siting relating well to the existing complex. The building is required to house a large water storage tank to provide water for the lambing shed and provides necessary insulation to prevent the water from freezing; given the elevation and exposed position of the site, this is not considered unreasonable. It is therefore considered that the proposal complies with criteria i) and ii) of EMP13.

4.2.2 Impact upon the AONB/visual amenity

Policy GEN 3 requires development in conjunction with agricultural uses to not impact unacceptably upon the natural or built environment. Policy GEN 6 contains a raft of criteria which aim to protect the character and appearance of the area from inappropriate development. Policy ENV 2 specifically aims to enhance and preserve the natural beauty of the area. Small scale development, such as that involved in the proposal, is only be permitted by Policy ENV 2 where it would not detract from the character and appearance of the AONB.

The shed would be located within 20 metres of the existing buildings at Bryntirion Farm and is close to existing planting along the site boundary. The building is 4.9 metres by 2.7 metres and has a flat roof at a height of 2.8 metres. It is constructed of rendered block-work (painted green) with a mineral felt flat roof. The AONB Joint Advisory Committee express concerns over another free standing building in this area.

In Officer's opinion, public views of the building would be limited to those from the Public Right of Way, adjacent to the south of the site. The materials and colour generally match and compliment the surrounding planting, and further help to reduce the impact of its appearance. In terms of scale, the proposed building is considered commensurate with the stated need. Given the size of the site, the amount of land in the applicant's ownership, and scale of existing development, the proposal is not considered to represent an overdevelopment of the site. Therefore, the proposal is considered acceptable in terms of impact upon visual amenity, and is not in conflict with the aims of Policies GEN 3, GEN 6 and ENV 2.

5 SUMMARY AND CONCLUSIONS:

5.1 The principle of development in connection with agriculture is acceptable in this location. The main issue is considered to be the impact upon the visual amenity of the

area, and the character of the AONB. With regard to the detailing, the proposal is considered to comply with planning policy, and it is therefore recommended that permission be granted.

RECOMMENDATION: - GRANT :-

1. No conditions imposed.

NOTES TO APPLICANT:

None