

Planning, Taxi Licensing and Rights of Way Committee Report

UPDATE REPORT

Application No:	P/2017/1437	Grid Ref:	296020.15 265782.38
Community Council:	Llanwrthwl	Valid Date:	Officer: 08/12/2017 Karen Probert
Applicant:	Mrs N Wozencraft And Son, Swn y Glyn, Rhayader, Powys, LD6 5AW.		
Location:	Land at Dol y Garreg, Llanwrthwl, Llandrindod Wells, Powys, LD1 6NW.		
Proposal:	Full Erection of a pullet rearing unit, feed silos and all associated works		
Application Type:	Application for Full Planning Permission		

The reason for Committee determination

A late representation has been received by a third party objector.

Consultee Response

A third party representation was received on the 14th May 2018. The objection letter is a further letter of objection that includes reference to the Local Development Plan (2018) – the first letter of objection was received on the 8th January 2018 and considered in the original report.

The comments raised relate to the following;

- Lack of pre- application consultation
- Impact of Farm Diversification on adjacent land uses
- Impact to landscape, tourism and site suitability
- Impact on Biodiversity
- Traffic issues
- Impact on the historic and character landscape of the Elan Valley
- Impact to air quality
- Impact to water quality
- Flood risk
- Utilities
- Biodiversity issues
- No employment opportunities
- Residential amenity issues

Other Legislative Considerations

Crime and Disorder Act 1998

Equality Act 2010

Planning (Wales) Act 2015 (Welsh language)

Wellbeing of Future Generations (Wales) Act 2015

Officer Appraisal

Principle of Development

Policy E6 of the Powys Local Development Plan accepts the principle of appropriate farm diversification developments within the open countryside where the schemes are of an appropriate intensity, does not have a detrimental impact upon the vitality and viability of adjacent land uses, has adequate parking facilities and is located within or immediately adjacent to the existing farm complex. In light of the above, Officers are satisfied that the principle of the proposed development at this location is generally supported by planning policy.

Officer appraisal

Officers are of the opinion that the issues raised within the third party representation have been duly considered within the main officer report; however the impact on the historic and character landscape of the Elan Valley has been further assessed.

It is noted that the site lies within the CPAT Historic Landscape Characterisation map for Elan Valley: Deuddwr. The key landscape characteristics of this area as identified by CPAT are as follows:

The predominant fieldscape within the area is one of small irregular fields bounded by hedges. A small area of possible strip fields on the southern outskirts of Llansantffraid Cwmteuddwr may be a remnant of medieval open field cultivation associated with the medieval nucleated settlement. There are a number of small areas of small regular fields, including a more extensive area in the vicinity of the monastic grange centre at Llanmadog, some of which appears to be associated with ridge and furrow cultivation. This field system might be of medieval origin or derive from the enclosure of a monastic holding following the dissolution of Strata Florida abbey. There are a small number of areas of more straight-sided fields, such as those to the south of Fron-dorddu farm, which have the appearance of 18th or 19th-century enclosure around the margins of the upland common.

The proposed development is located on low ground adjoining an existing highway and with associated agricultural buildings that exist in close proximity. The proposal does not seek to change field boundaries and field systems, characteristics as identified within the historic landscape map and will not be altered by the proposed development. .

In terms of the proposed development it is relatively low lying, being 3.78 metres in height to the eaves and 6.0 metres in height to the ridge with a maximum height of 7.5 metres for the feed silos. Additional landscaping in the form of a bund along the northern and western boundary will also screen the proposed development from the adjoining highway and lane access to the west.

As such, it is considered that the proposed development, grouped with existing farm buildings, would not have a detrimental impact on the character of the historic landscape.

In light of the above, taking into consideration the landscape impact along with the proposed landscaping, Officers consider that on balance, the application is in accordance with the relevant policies of the LDP.

Recommendation

In light of the above, and the original report and the careful consideration of the planning application, it is considered that the proposed development is compliant with planning policy. On this basis the recommendation is one of conditional consent subject to the conditions attached to the original report.

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