

Having carefully considered the information provided with the planning application, our records show that there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development. We therefore have no comments to make on the proposed development.

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and guidance.

PPW (Chapter 6 – The Historic Environment) explains that the conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. Technical Advice Note 24: The Historic Environment elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

PPW also explains that local authorities should protect parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales, and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

Officer Appraisal

Following the initial officer report comments have now been received from Kerry community council, the local member and CADW. Both the community council and local member are very supportive of the scheme and have no concerns regarding the proposed development.

Scheduled Ancient Monuments

As part of this application process CADW were consulted as there is a scheduled ancient monument (SAM) approximately 420 metres north west of the proposed site. CADW have raised no objections to the scheme stating that no scheduled ancient monuments of registered historic parks and gardens would be affected by the proposed development. Officers consider that the proposed site is not visible from the nearest SAM due to the topography of the surrounding landscape, existing buildings and areas of woodland between the two and there would be no impact upon the scheduled ancient monuments setting as a result of the proposed development.

In light of the above, the proposed development complies with policies SP7 and DM13 of the Powys Local Development Plan.

RECOMMENDATION

This update report contains additional comments received since the original officer report. The comments received do not change the recommendation and therefore the recommendation remains as set out in the original officers report.

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