

Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 18/1053/AGR

Grid Ref: E: 315759
N: 301953

Community Council: Berriew Community

Valid Date: 26.11.2018

Applicant: Mr D Davies

Location: Maes Y Nant, Berriew, Welshpool, Powys, SY21 8BG

Proposal: Erection of an agricultural building

Application Type: Agricultural Notification

The reason for Committee determination

The applicant is a county councillor.

Site Location and Description

This prior notification is for the erection of an agricultural building to be used for the storage of fodder and machinery. The proposed building is to measure approximately 167 square metres in floorspace at Maes Y Nant, Berriew.

Under class A (2) of part 6 of The Town and Country Planning (General Permitted Development) Order 1995, developers are required to submit a prior notification for various agricultural developments to enable the planning authority to determine whether the prior approval of the planning authority will be required for the siting, design and external appearance of the building. In addition, the planning authority is required to determine whether the proposal would not be permitted development and as such would require full planning permission.

Maes Y Nant is located approximately 2 miles north west of Berriew and the site is located approximately 470 metres from the main farm complex and accessed directly off the U2418 unclassified highway.

Officer Appraisal

This notification is in respect of the erection of an agricultural building to be used for the storage of fodder and machinery. The proposed building is to be located on a field which is approximately 470 metres from the main farm complex. The site is bound by an area of woodland directly adjacent to the north east of the site and is surrounded by agricultural land to the north, west and south. There are a number of 'protected buildings' (residential dwellings) within 400 metres of the proposed site.

The proposed building is to measure 18.3 metres in length, 9.14 metres in width, 4.3 metres in height to the eaves and 5.65 metres in height to the ridge. The proposed building is to be of standard agricultural construction with steel portal frame, concrete panel walls with green tin sheeting above with a roof also clad in green tin sheeting.

On the basis of the submitted details and the relevant legislation, the proposed building is considered to be permitted development, however due to its detached siting from the main farm complex officer's recommendation is one of prior approval required for reasons of siting.

RECOMMENDATION

On the basis of the information provided and by reasons of siting officers consider that prior approval is required. It is recommended that delegation is given to the lead professional to determine the agricultural notification as prior approval required.

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