

**Application Reference:** FPL/2019/145

**Applicant:** Mr Richard Rogers

**Description:** Cais llawn ar gyfer codi sied amaethyddol ar gyfer cadw anifeiliad yn / Full application for the erection of an agricultural shed to house livestock at

**Site Address:** Fferm Cefn Dderwen, Brynsiencyn



**Report of Head of Regulation and Economic Development Service (Owain Hughes)**

**Recommendation:** Caniatáu / Permitted

**Reason for Reporting to Committee**

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the constitution

**Proposal and Site**

The application outside of Brynsiencyn village. The site is an existing farm enterprise.

The proposal entails the erection of an agricultural shed to house livestock.

## Key Issues

The key issues is whether the proposed development complies with the relevant planning policies and whether the proposed development may affect the neighbouring properties.

## Policies

### Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping  
Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)  
Technical Advice Note 12: Design (2016)  
Planning Policy Wales (Edition 10, December 2018)

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Eric Wyn Jones	No response
Cynghorydd Dafydd Roberts	No response
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response
Iechyd yr Amgylchedd / Environmental Health	Standard comments
Cyngor Cymuned Llanidan Community Council	No response

**Public Consultation** – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations is the 27/06/2019. No letters of representations had been received at the time of writing this report.

### Relevant Planning History

37C170 - Newid defnydd yr adeiladau allanol i ddau fwthyn gwyliau ynghyd a gosod tanc septig newydd yn / Conversion of outbuildings into 2 holiday cottages together with the installation of a septic tank at Cefn Dderwen, Brynsiencyn Caniatau / Approved 06/11/2009

37C170A/SCR - Barn sgrinio ar gyfer lleoli melin wynt 18 metr o uchder ar dir yn / Screening opinion for the siting of an 18 metre high wind turbine on land at Cefn Dderwen, Brynsiencyn EIA Not Required 19/11/2010

37C170B/SCR - Barn sgrinio ar gyfer lleoli melin wynt 500Kw 40m o uchder gyda is-orsaf ar dir yn / Screening opinion for the siting of 40m high 500Kw wind turbine and sub-station on land at Cefn Dderwen, Brynsiencyn EIA Not Required 30/06/2011

37C170C - Cais llawn ar gyfer codi sied amaethyddol ar gyfer cadw anifeiliaid ac offer yn / Full application for the erection of an agricultural shed for the housing of livestock and machinery at Cefn Dderwen, Brynsiencyn Caniatau / Approved 12/09/2011

### Main Planning Considerations

The proposed scheme is for the erection of a new agricultural shed. The proposed shed measures 36 metre by 13 metres with a height of 6.1 metres to the ridge. This gives a total floor area of 468 metre

square. The proposed shed will be an extension to the existing shed on site. Therefore access to this shed will be via the existing shed.

The applicant has sufficient land to accommodate the proposed development. The proposed materials are also acceptable by matching with the existing sheds on site.

It is not considered that the proposed shed will impact the surrounding amenities including the nearby Area of Outstanding Natural Beauty. The site is already an established farm enterprise.

It is not considered that the proposed development will impact any neighbouring properties. The nearest dwelling lies approximately 210 metres away. However, due to the topographic level and to the existing landscape (high mature trees and hedgerows) between the site and the dwellings, it is not considered that the proposed development will impact any neighbouring properties to such a degree to warrant a refusal. At the time of writing this report, no letters of representations have been received at this department.

## **Conclusion**

The proposed development is considered acceptable to the Local Planning Authority, subject to conditions.

## **Recommendation**

**(01) The development shall begin not later than five years from the date of this decision.**

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

**(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.**

- Location Plan - AL001
- Proposed Site Plan - AL003
- Proposed Floor Plan - AL006
- Proposed Elevation Plan - AL008
- Planning Statement

Reason: To ensure that the development is implemented in accord with the approved details.

**(03) The building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 (as amended) and for no other commercial or business use whatsoever.**

Reason: To ensure that the development will always be in the best interest of the agricultural industry.

**(04) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include;**

- (i) The routing to and from the site of construction vehicles, plant and deliveries.**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network**

**and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**  
**(v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**  
**(vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**  
**(vii) The arrangements for loading and unloading and the storage of plant and materials;**  
**(viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**  
**The construction of the development shall be completed in accordance with the approved plan.**

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

**(05) No development (including topsoil strip or other groundworks) shall take place until a**  
**a) specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.**  
**b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.**

Reasons: To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment and to ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.