

Rhif y Cais: 10C113 Application Number

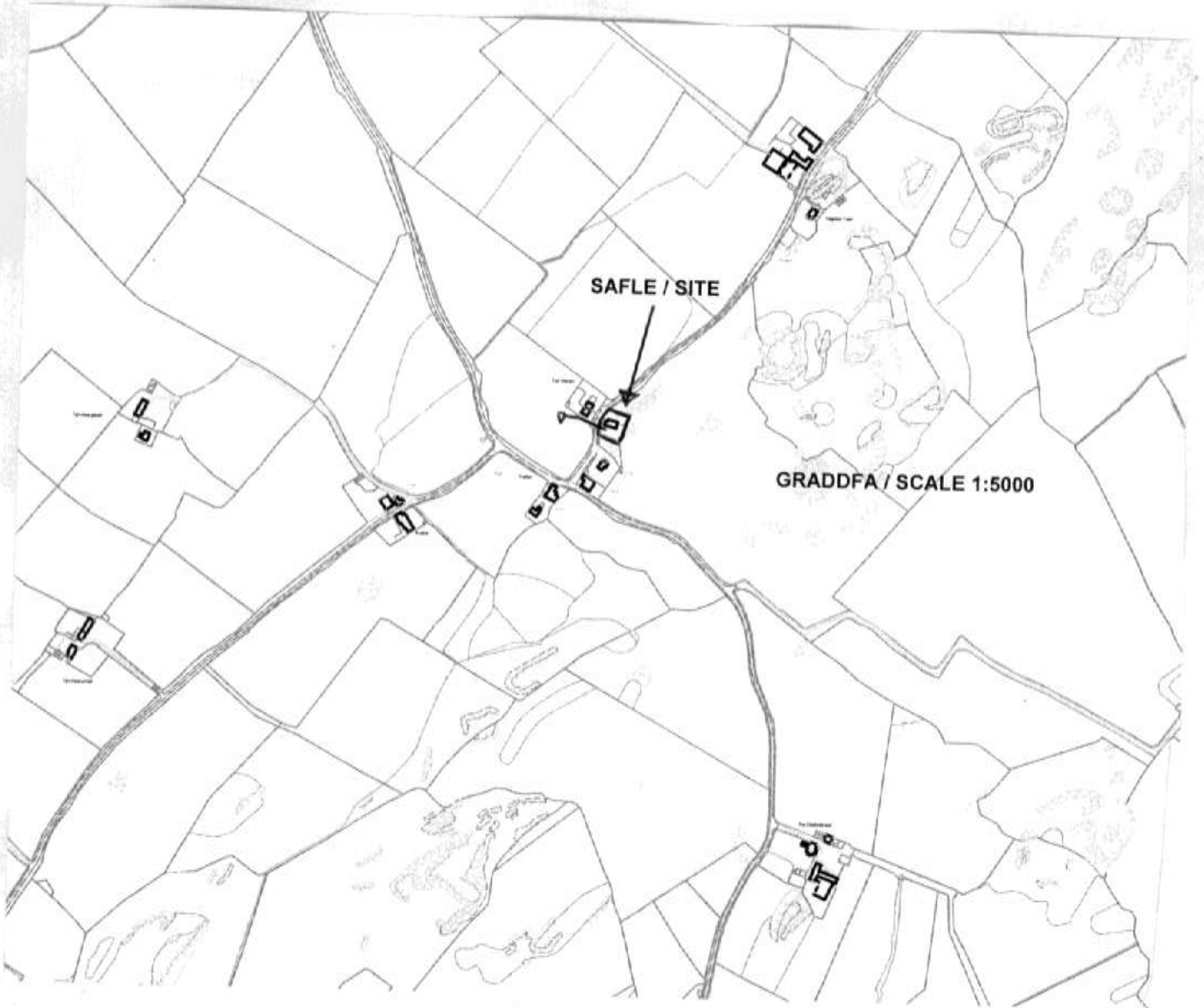
Ymgeisydd Applicant

Mr. David Heatley
c/o Penseiri Russell-Hughes Architects
56 Bridge Street,
Llangefni,
Ynys Môn.
LL77 7HH.

Cais llawn ar gyfer newid defnydd hen neuadd yr ysgol i annedd, addasu ac ehangu ynghyd ag addasu'r fynedfa i gerbydau yn

Full application for the change of use of former school hall into a dwelling, alterations and extensions thereto together with alterations to the vehicular access at

Old School House, Soar, Bodorgan



Planning Committee: 06/06/2012

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

As the drainage connection is being made to Council owned apparatus.

1. Proposal and Site

The proposal entails the conversion of the old school house into a dwelling, alterations and extensions thereto together with the erection of a detached garage.

The old school house is situated within Soar in an elevated position. Opposite the site there is a pair of semi-detached dwellings and further along towards the junction there are a couple of dwellinghouses.

2. Key Issue(s)

The key issues are whether or not the proposal complies with policy 55 of the Ynys Mon Local Plan, the proposed design of the dwelling and the effect the proposal may have on neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 55 – Conversion

Gwynedd Structure Plan

Policy D3 – Landscape

Policy D4 – Siting, Location and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy HP8 – Rural Conversions

SPG: Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Member: No response at the time of writing this report.

Community Council: No response at the time of writing this report.

Highways: Recommend conditional approval

Drainage: Comments

Welsh Water: No comments

Countryside Council for Wales: No objection

The application has been publicised by means of a site notice placed near the site together with the distribution of individual notifications to neighbouring properties.

5. Relevant Planning History

10LPA886/CC: Conversion of old school house into a residential dwelling together with alterations to the vehicular access at Old School House, Soar, Bodorgan. Approved – 22.05.2008

6. Main Planning Considerations

Policy: Policy 55 of the Ynys Mon Local Plan and Policy HP8 of the stopped Unitary Development Plan allow for the conversion of redundant buildings into a dwelling providing that the listed criteria can be complied with. The proposal does entail alterations and extensions to the building however these are minimal and they respect the character of the original building. The structural survey submitted with the application confirms that the building is structurally sound and is capable of being converted into a dwelling without compromising the original structure i.e. the building can take the proposed works.

Design: The existing lean-to at the front of the building is to be demolished and a new extension to be built in lieu. The proposed first floor accommodation is to be built into the existing roof space of the building to ensure extensions are kept to a minimal. To gain height within the building dormer windows have been introduced within the roof. The character of the building has been preserved through the introduction of natural stonework to the proposed extension which has been set back from the original building thus showing a definite difference between the old building and new extension. The proposed detached garage is to be rendered to match the proposed extension and finished with a slate roof. Highways are satisfied with the access to the site subject to conditions. The proposed curtilage for the dwelling contains ample parking provisions and private amenity space for the future occupiers.

Effect on Neighbouring Properties: The façade which faces the dwellings on the opposite side of the road has been kept simple to avoid any issues of overlooking despite the road between the properties. All other facades of the property look into the surrounding fields.

7. Conclusion

The proposal complies with both local and national policies. The proposal appears to be fit for purpose whilst respecting the original character of the building and will not have an adverse affect on the amenities of neighbouring properties. .

8. Recommendation

Permit

(01)The access shall be laid out and constructed strictly in accordance with the submitted plan before

the dwelling is occupied and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: To comply with the requirements of the Highway Authority.

(02) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height erected within 2m. of the said wall.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(03) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority.

(04) The turning area shall be completed in full accordance with the details as submitted before the dwelling is occupied and thereafter retained solely for those purposes.

Reason: To comply with the requirements of the Highway Authority.

(05) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(06) No surface water from within the curtilage of the site to discharge onto the County Highway. The drainage of the highway at the access along the frontage to be carried out to the requirements of the Highway Authority before any work on the remainder of the development is commenced.

Reason: To comply with the requirements of the Highway Authority.

(07) The provisions of Schedule 2, Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order re-voking or re-enacting that Order) are hereby excluded.

Reason: In the interests of visual amenity.

(08) The development hereby permitted shall be carried out in strict conformity with the details shown on the submitted plans and contained in the form of application, structural survey undertaken by J. McKernon & Co Ltd dated 8th March 2012 and in any other documents accompanying such application, unless conditions of this permission stipulate otherwise.

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

Rhif y Cais: **24C192D** Application Number

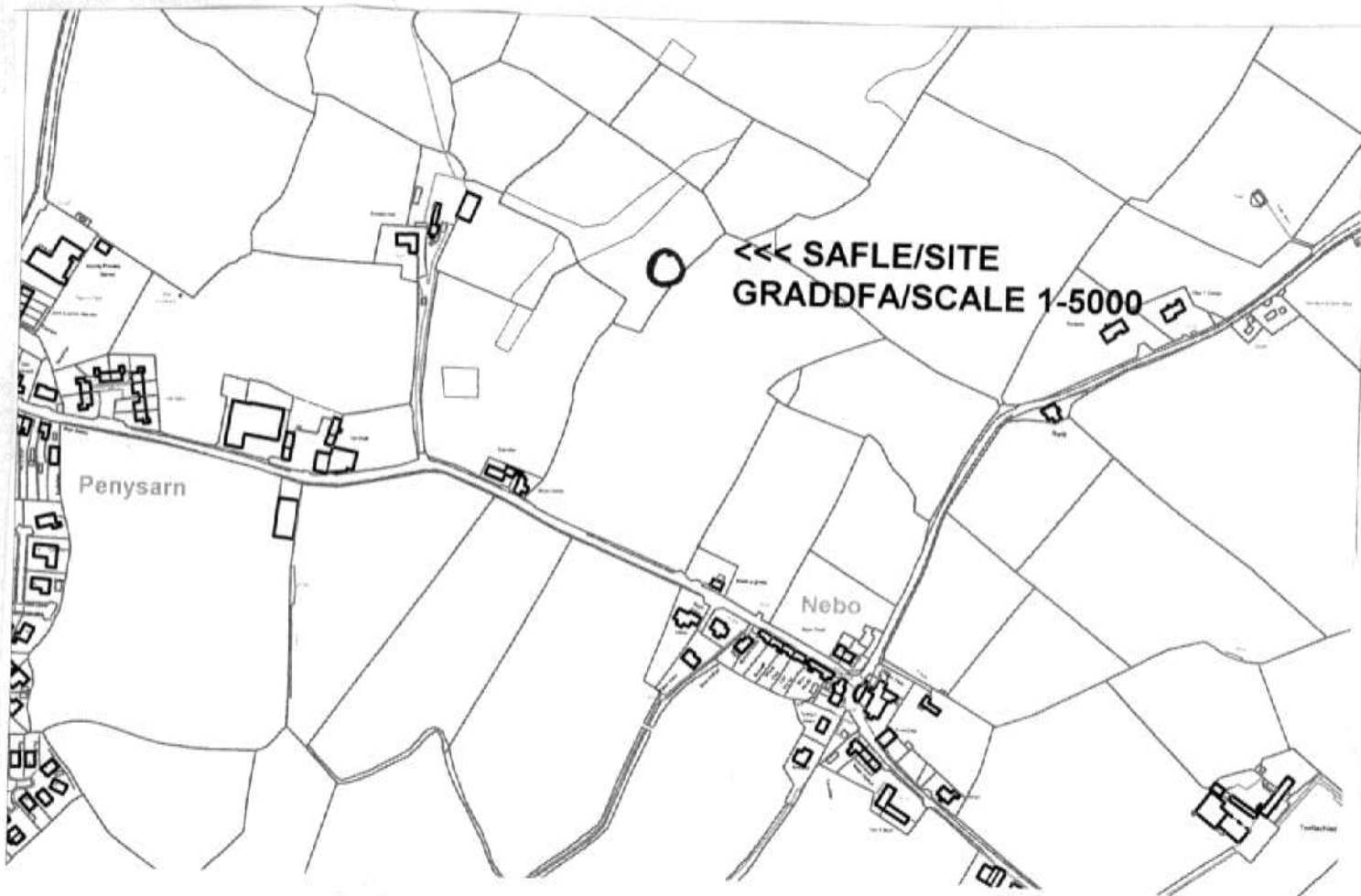
Ymgeisydd Applicant

**Mr & Mrs J & T Shaw
c/o Aspire Planning Ltd
Second Floor Offices
15 Boulevard
Weston super Mare
Avon
United Kingdom
BS23 1NR**

Codi twrbin wynt gyda uchder hwb hyd at uchafswm o 15m, diamedr rotor hyd at uchafswm o 7.5m a uchder blaen unionsyth fertigol hyd at uchafswm o 19m ar dir yn

Erection of a wind turbine with a maximum hub height of up to 15m, rotor diameter of up to 7.5m and maximum upright vertical tip height of up to 19m on land at

Rhiwlas, Nebo, Penysarn



Planning Committee: 06/06/2012

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

On request of Local Member who has concerns regarding effect on environment and design of turbine.

1. Proposal and Site

It is proposed to erect a wind turbine with a hub height of 15m and a rotator diameter of 7.2m giving an overall maximum height of 18.6m.

The site is an agricultural field to the east of Rhiwlas, Nebo.

2. Key Issue(s)

Principle of Development

Will there be harm to amenity

Will there be harm to the environment

MOD Radar issues

Nature Conservation

3. Main Policies

Gwynedd Structure Plan

Policy C7 Renewable Energy

Policy D3 Landscape Conservation Area

Ynys Môn Local Plan

Policy 31 Landscape

Policy 41 Conservation of buildings

Policy 45 Renewable Energy

Ynys Môn Unitary Development Plan (Stopped)

Policy 8b Energy Developments

Policy EP 18 Renewable Energy

Policy EN1 Landscape Character

Planning Policy Wales

TAN 8 Renewables

Practical Guidance Planning Implications of Renewable and Low Carbon Energy (Feb 2011)

Supplementary Planning Guidance Wind Energy Developments (Jan 1994)

Wind Turbine Checklist

4. Response to Consultation and Publicity

Local Member has referred the application to committee for the reasons given above.

Community Council

Support if relocated so doesn't harm dwellings

Highways

No objection

Landscape Officer

Has considered the application and its impact on the landscape and does not consider that a refusal could be justified in this instance.

Conservation Officer

There is a grade 2 listed building approx 300m to the north west and the impact on this should be taken into account.

Environmental Health

Conditional approval

Drainage

Comments

CCW

No objection

Ministry of Defence

No objection

Three letters have been received which include 2 from the same writer. The first objected to the siting of the turbine but this objection was withdrawn in the second letter following the turbines repositioning.

A third letter has been received from Anglesey Against Wind Turbines stating that the applicants agent has not complied with the Community Engagement requirement of the checklist and this is totally unacceptable. The application should not be progressed until this matter is resolved.

5. Relevant Planning History

24c192 Conversion of outbuildings into 3 holiday units approved 10/10/01

24c192a Prior notification for agricultural barn no planning permission required
24c192b 2 holiday units approved 23/3/09
24c192c/scr screening opinion for wind turbine no EIA required 8/7/11

6. Main Planning Considerations

Principle of Development.

The principle of development has been established with on-going policies and central government advice which aim to encourage renewable sources of energy.

Will there be harm to amenity?

The site has been visited and given its proximity to and relation with nearby dwellings it is not considered that there will be undue harm to residential amenity. Furthermore, with the size of the turbine in mind along with the position of nearby properties it is not considered that those residential occupiers will be harmed by shadow flicker.

A noise impact assessment has been submitted and the Council's Environmental Health Officer has confirmed that he has no objection to the proposal subject to conditions.

Will there be harm to the environment?

In respect of this the Department Landscape Officer does not object to the scheme stating;

"The proposed turbine would be visible from a range of public sites adjacent to the AONB and from some views in the context of the AONB and edge of the AONB. Its significance in the landscape would be tempered by both local topography; natural and built screening. It does not appear that the proposed development is in a sufficiently prominent location to be harmful to the AONB, Coastal or Historic landscapes and its visual impact would primarily be to areas outside of the AONB, and be local and moderate"

Ecological issues

Neither the Countryside Commission for Wales or the Council's Ecological Advise object to the scheme.

MOD Radar issues.

MOD do not object.

The "checklist" has been applied retrospectively to this application and it is considered that the only outstanding issue is that of the "Community Engagement Statement"

The applicants agent has stated in respect of this;

"The community have not been consulted by the applicant directly. However, site notices has been installed by the Council to advise of the proposal. No views have been taken into account and a "Community Engagement Statement" would only be justified and reasonable if the application were for a much larger commercial scale turbine.....This is not a commercial project and is a very small 10kw machine"

It is considered in this instance that the absence of this statement in itself is not justification to refuse the application. It is the requirement of the checklist which is not adopted and this must be weighted accordingly.

It should be noted that the turbine was in fact moved as a consequence of representations made and also the concerns of the case officer.

7. Conclusion

It is considered that the principle of a wind turbine is accepted. Furthermore the visual impact along with effect on residential amenity has been assessed and considered acceptable.

8. Recommendation

Permit

(01) Rhaid cychwyn ar y datblygiad yr ymwna'r caniatâd hwn a fo o fewn pum mlynedd i ddyddiad y caniatâd hwn.

Rheswm: Ufuddhau i anghenion Deddf Cynllunio Gwlad a Thref 1990.

(02) The wind turbine should be installed by a suitably qualified person in accordance with the manufacturer's instructions and site survey.

Reason: In the interests of amenity

(03) The cumulative noise from the wind turbine, measured 3.5m from the façade of any occupied neighboring property not in the ownership of the applicant, shall not exceed 35db LA90, 10 minutes up to wind speeds of 10m/s at 10m height. Where the most noise sensitive part of any adjacent premises is above ground level, the monitoring location shall be 1m from the façade and a façade correction of -3db(a) applied.

Reason: In the interests of amenity

(04) The wind turbine shall not be tonal in character.

Reason: In the interests of amenity

(05) Should the Local Authority receive a justifiable complaint of noise nuisance regarding the wind turbine, the applicant shall undertake a noise test at his own expense to demonstrate compliance with condition 3 and 4 above. The methodology used to determine compliance shall be agreed with the Environmental Health Section of the Local Authority.

Reason: In the interests of amenity

12.3

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **30C398H** Application Number

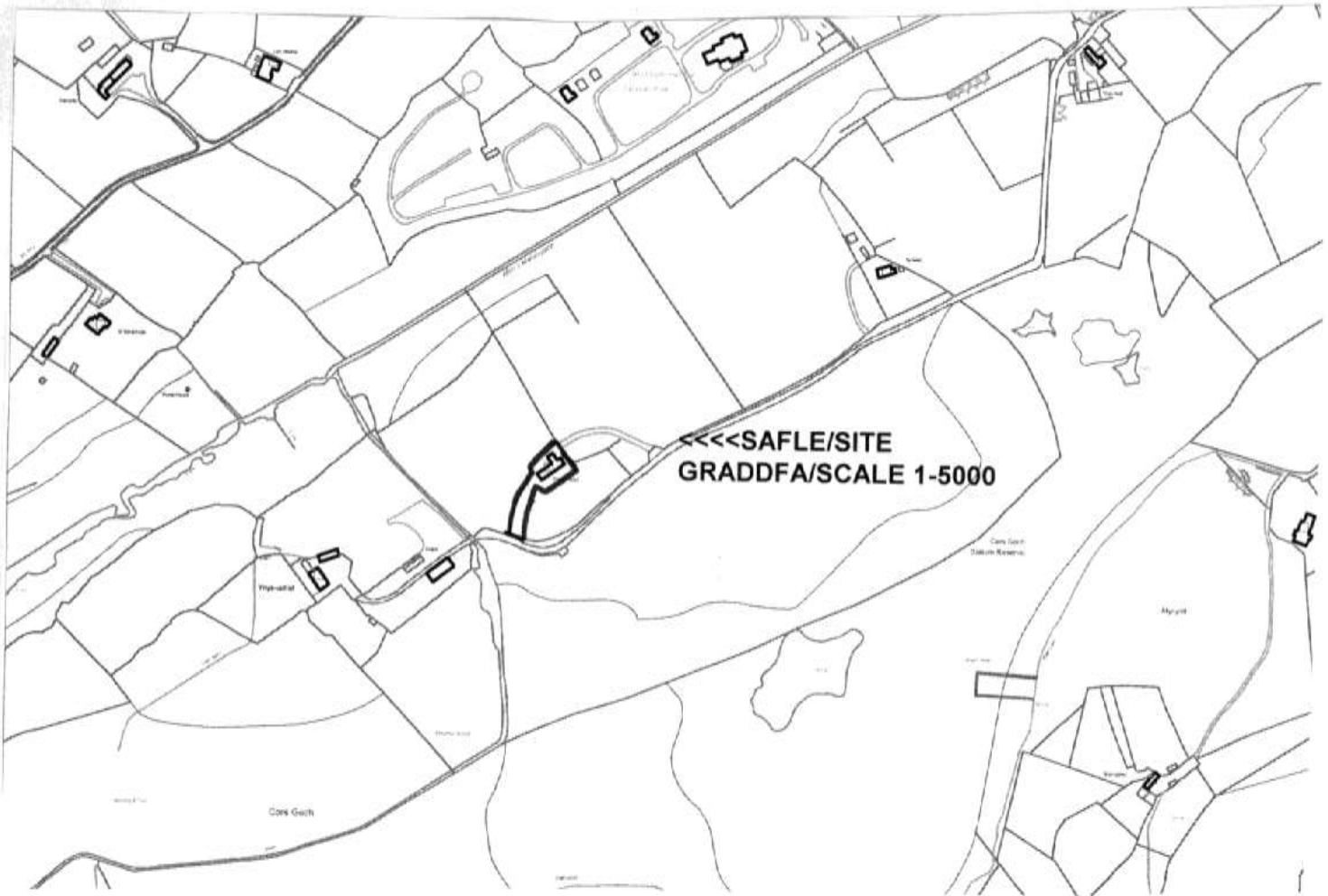
Ymgeisydd Applicant

**Mr Wynne Parry Griffiths
c/o ERW Consulting
Llys Elwen,
Engedi,
Bryngwran,
Anglesey,
LL65 3RR**

Cadw a newid defnydd yr adeilad anawdurdodedig
ar gyfer defnydd fel stablau ynghyd a cadw
amlywyth storfa dur yn

Retention and conversion of unauthorised building
for use as stables together with retention of steel
storage container at

Ynys Ganol, Brynteg



Planning Committee: 06/06/2012

Report of Head of Planning Service (MTD)

Recommendation:

Refuse

Reason for Reporting to Committee:

On request of Local Member

1. Proposal and Site

It is proposed to retain the existing unauthorized building and convert it into a 3 bay stables, along with the retention of a steel storage container.

2. Key Issue(s)

Is the retention of the building acceptable?

Is the proposed use acceptable?

3. Main Policies

Ynys Mon Local Plan

Policy 1 General Policy

Policy 31 Landscape

Policy 53 Houses in the Countryside

Policy 55 Rural Conversions

Ynys Mon Unitary Development Plan (Stopped 2005)

GP1 Development Control Guidance

GP2 Design

HP6 Dwellings in the Countryside

HP8 Rural Conversions

EN1 Landscape Character

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Community Council Refuse

Local Member Wants full debate because of history

Highways Condition

Drainage comments

2 letters have been received points raised include;

No objection to the building being converted or the retention of the container. Would prefer the container in a different location

Traffic should not be excessive

Unsure if this is to be a commercial stables

It would be a shame for the house not to be a permanent home.

Concerns about fencing

5. Relevant Planning History

30c398 extraction of peat approved 18/11/97

30c398a conversion of outbuilding refused 7/12/99

30c398b as above approved 2/8/1

30c398c demolition of building and extension withdrawn 7/4/6

30c398d retention of dwelling refused 11/9/6

30c398e conversion of building into dwelling refused 12/6/8

30c398f conversion of building into dwelling and retention of unauthorized newbuild extension refused 7/5/10

30c398g Conversion into holiday accommodation refused 21/1/12

Appeals

30c398a conversion of outbuilding into dwelling appeal dismissed 25/8/00

30c398e Conversion of outbuilding into dwelling Appeal dismissed 23/2/09

Enforcement Notice 2007/30/EN/348

Without Planning permission

Erection of a dwelling house, laying of hardstanding, change of use by storage of 2 containers and a caravan

27/3/12 Convicted at Holyhead Magistrates Court for failing to comply with the Notice which requires their removal.

6. Main Planning Considerations

Whilst this application raises some new issues with the proposal now being that of converting the unauthorized dwelling into stables. It is quite apparent from the history of this site that this is just the latest proposal put forward in an attempt to circumvent the planning process.

The starting point for this and previous applications is that a dwelling has been constructed in the open countryside without planning permission.

Appeals have been lodged in respect of this and dismissed. Furthermore, an Enforcement is in place requiring the removal of the dwelling and the applicant found guilty of non compliance and as such fined.

In respect of the stable use it is not considered that the retention of the building can be justified in this countryside location by merely stating that it will be put to another use. A dwelling has been built, if an application for new stables of the build type and design proposed were to be made, then such an application would be refused. This would be on the grounds that the building would be such that could be likened to a dwelling in what is an open countryside location.

That issue aside, it is not considered that a stable block should be approved in this location. The applicant has failed to justify the requirement for such a building and the comments that he intends to buy more horses

and has more land does not override the strict requirement to protect the countryside from unnecessary development.

7. Conclusion

8. Recommendation

Refuse

The retention and conversion of the building for use as a stables, could by virtue of its build type and design, be likened to the granting planning permission for a dwelling in a countryside location for which no justification exists and as such would be contrary to policy A6 of the Gwynedd Structure Plan, Policy 53 of the Ynys Mon Local Plan, Policy HP6 of the Ynys Mon Unitary Development Plan (Stopped) and the provisions of Planning policy Wales.

The retention of the building and container would serve to harm the character and appearance of this countryside location which is identified as a Special Landscape Area and it is not considered that the requirement to retain the building as a stables overrides that harm.

Rhif y Cais: 36C313A Application Number

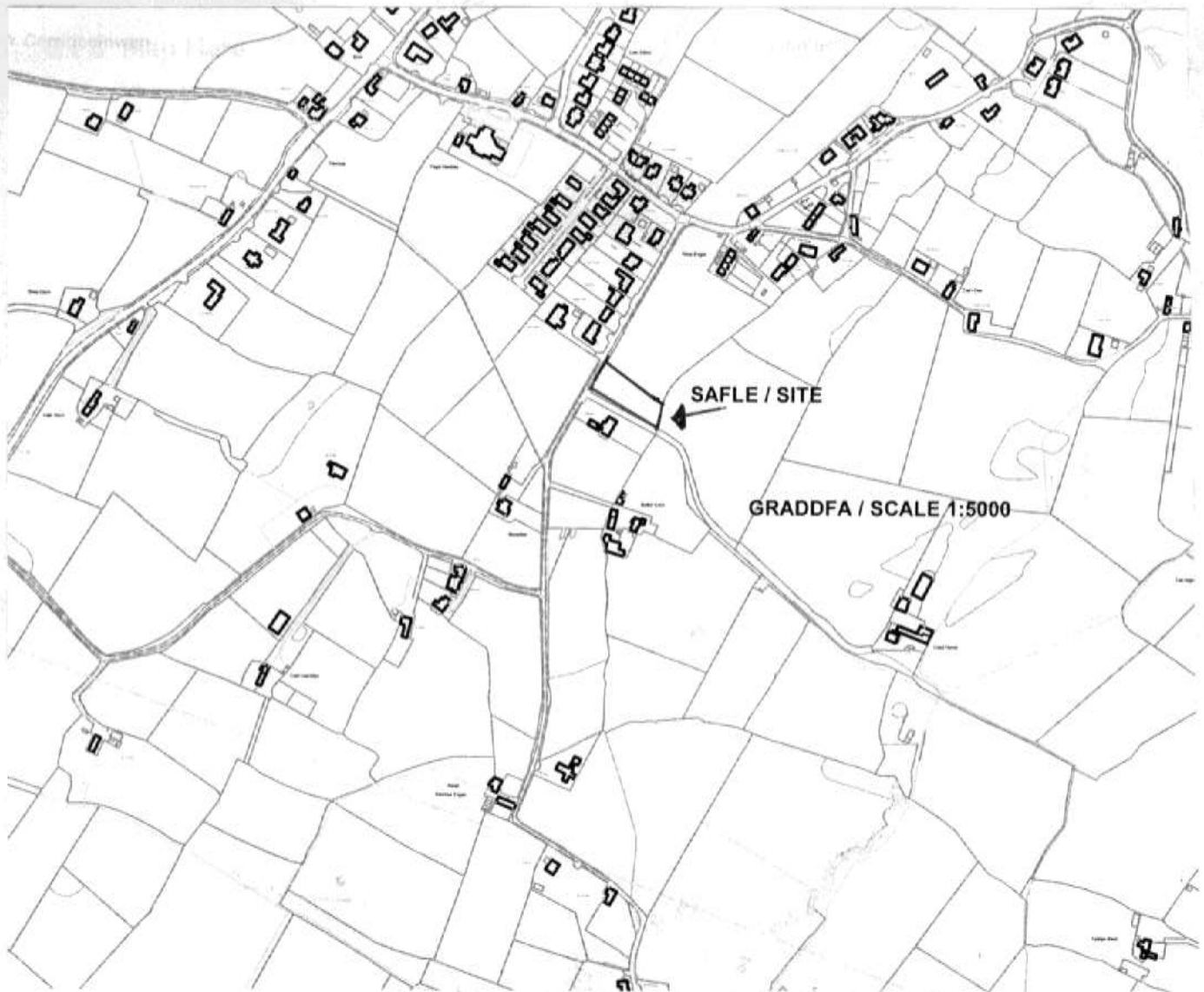
Ymgeisydd Applicant

Mr. & Mrs. Ian Andrew Davies
Cae Cadi
Trefdraeth
Bodorgan
Ynys Mon
LL62 5ET

Cais aminellol ar gyfer codi annedd ar dir ger

Outline application for the erection of a dwelling on land adjacent to

Eithinog, Llangristiolus



Planning Committee: 06/06/2012

Report of Head of Planning Service (EH)

Recommendation:

Refuse

Reason for Reporting to Committee:

At the request of the Local Member.

1. Proposal and Site

The proposal is in outline form for the erection of a dwelling and garage with all matters reserved for future consideration.

The site comprises a corner plot of a large agricultural field adjacent to the dwelling known as Eithinog.

2. Key Issue(s)

The applications key issues are whether the proposal complies with local and national policies and whether the proposal will have an affect on highway safety.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 31 – Landscape
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 50 – Listed Settlement

Gwynedd Structure Plan

Policy A2 – Housing
Policy D1 – Environment
Policy D4 – Location, Siting and Design
Policy FF12 – Parking

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN1 – Landscape Character
Policy HP4 – Villages

Planning Policy Wales, (4th Edition) 2011

4. Response to Consultation and Publicity

Local Member – Requested that the application be submitted to the Planning & Orders Committee for the following reasons:

- i) Proposal falls within Policy 50 (Ynys Mon Local Plan)
- ii) Local people with children attending local school
- iii) similar developments close to proposed site.

Community Council – No response at the time of writing this report.

Welsh Water – Recommend conditions

Highways – Comments regarding inadequate road infrastructure.

Drainage – Requested further information with respect to surface water drainage and proposed sustainable drainage system.

The application was advertised by placing a site notice near the site and the distribution of individual notifications to neighbouring properties. At the time of writing this report six letters of objection had been received. The main issues can be summarised as follows:

- 1) Highway Safety
- 2) Ample properties for sale within the village of Llangristiolus.
- 3) Contrary to Policy as it is located outside village boundary
- 4) Application is premature as the land is subject of a candidate site submission.
- 5) Land opposite has been refused planning consent
- 6) Proposal would encourage further applications on the field.
- 7) Other applications within the proximity of the application site have been refused in the past.

As part of the submission the applicant has included a letter of support. The main issues can be summarised as follows:

- 1) Local family born and bred in Llangristiolus
- 2) Key workers in the health field
- 3) Complies with Policy 50 of the Ynys Mon Local Plan.

5. Relevant Planning History

36C313: Outline application for the erection of a dwelling on land adjacent to Eithinog, Llangristiolus.
Returned to applicant – 10.06.12

6. Main Planning Considerations

Policy context: Llangristiolus is defined as a Listed Settlement under policy 50 of the Ynys Mon Local Plan and as a village under Policy HP4 of the stopped Unitary Development Plan.

It is considered that the residential development of this site would result in the loss of an open rural field. The field contributes significantly to the character of the locality and the erection of a dwelling in this site could possibly result in future developments within the field. The application under consideration does not comply with Policy 50 by virtue of the fact that it would constitute an undesirable intrusion into the landscape and harm the character and amenities of the locality, thus creating a sporadic development affecting the character of the area.

Policy HP4 of the stopped Unitary Development Plan states that residential development within the village boundary will be permitted subject to the listed criteria. The application site lies outside the development boundary of Llangristiolus as defined under Policy HP4 of the stopped Unitary Development Plan.

Paragraph 9.3.1 of Planning Policy Wales (4th Edition, February 2011) states new housing development should be well integrated with and connected to the existing pattern of settlements. The expansion of towns and villages should avoid creating ribbon developments, coalescence of settlements or a fragmented development pattern.

Highways Safety: Concerns have been raised by members of the public regarding additional vehicular traffic along the road. The Highways Authority has stated that the road is narrow and unlit with no street lighting within the immediate vicinity of the site. Therefore the road infrastructure is inadequate to accommodate additional residential units.

7. Conclusion

It is not considered that the erection of a dwelling in this location would be acceptable as it would result in ribbon development and constitute a harmful visual intrusion into the landscape which is designated as a Special Landscape Area under Policy 31 of the Ynys Mon Local Plan. The proposal would result in the extension of the built form into the countryside which is contrary to both local and national policies. The road network serving the site is inadequate and further residential units along this road may have an adverse affect on highway safety.

8. Recommendation

Refuse

(01) The Local Planning Authority considers that the proposal would result in ribbon development, bringing about the unacceptable erosion of an attractive rural field in the Special Landscape Area. The proposal is therefore contrary to Policies A2 and D4 of the Gwynedd Structure Plan, Policies 1, 31, 42, 48 and 50 of the Ynys Mon Local Plan, Policies GP1, GP2, EN1 and HP4 of the stopped Unitary Development Plan and the provision of Planning Policy Wales (4th Edition, 2011).

(02) The proposal would constitute isolated sporadic development that would detrimentally affect the character and visual amenities of the area.

(03) The road serving the site is sub-standard in width and considered unsuitable to cater for any further development and this could have a detrimental effect on road safety and inconvenience existing residents and the proposal therefore is contrary to Policy 1 of the Ynys Mon Local Plan and Policy GP1 of the stopped Unitary Development Plan. .

9. Other Relevant Policies

Ynys Mon Local Plan

Policy 53 – Dwellings in the open countryside

Gwynedd Structure Plan

Policy A3 – Dwellings in the open countryside

Stopped Unitary Development Plan

Policy HP6 – Dwellings in the Open Countryside

12.5

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **47C132** Application Number

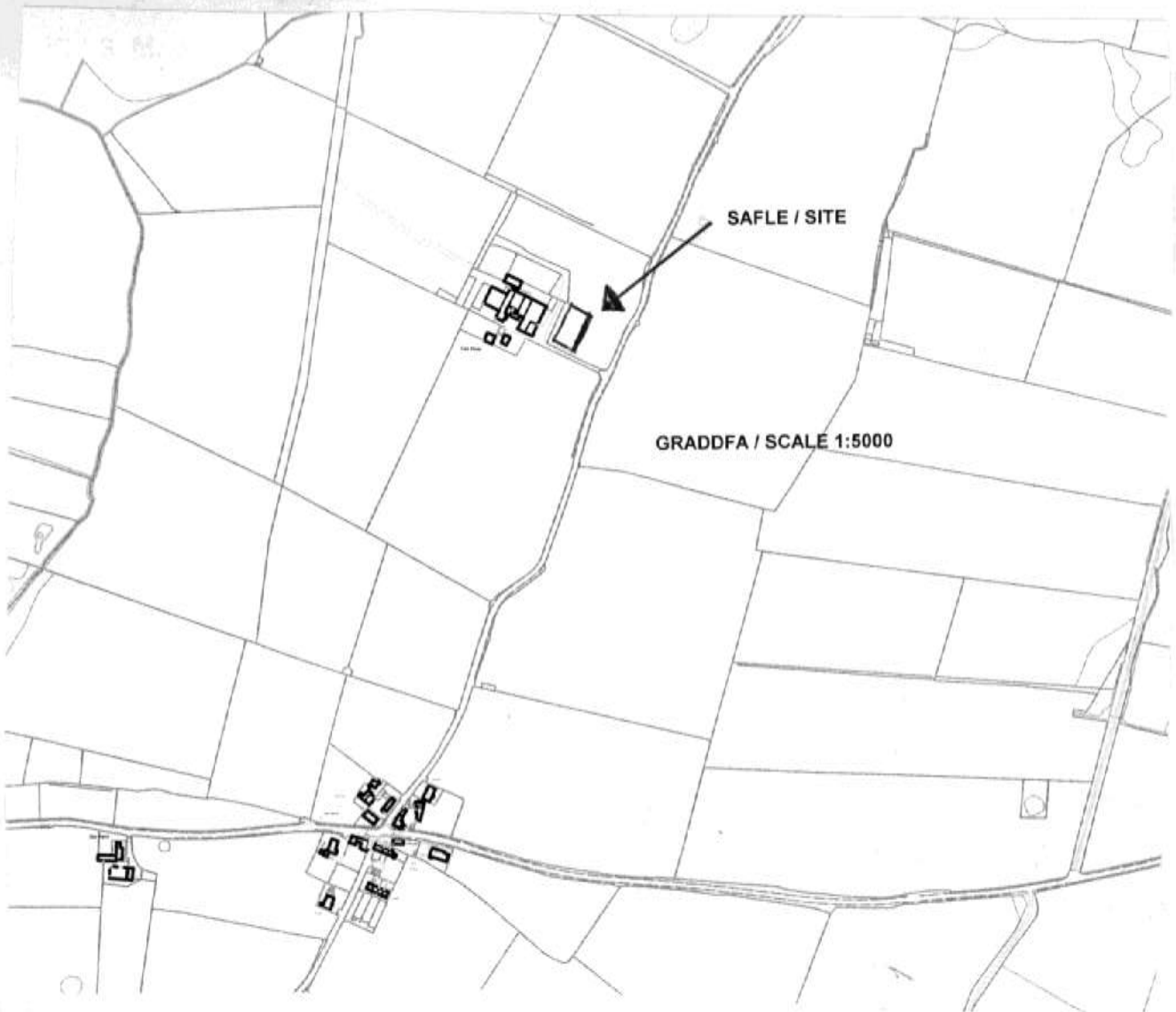
Ymgeisydd Applicant

**Mr Rolant Jones
A & RW Jones
Cae Mawr Farm
Trefor
Ynys Mon
LL65 4TY**

Cais llawn ar gyfer codi adeilad lles uchel ar gyfer gwartheg godro ar dir yn

Full application for the erection of a high welfare building for dairy cows on land at

Cae Mawr Farm, Trefor



Planning Committee: 06/06/2012

Report of Head of Planning Service (SCR)

Recommendation:

Permit

Reason for Reporting to Committee:

The land is owned by the Council.

1. Proposal and Site

The proposal involves the erection of an agricultural shed to house 172 cattle. The proposed shed measures approximately 52 x 37 m and is approximately 8.5 metres high.

The site is located on the outskirts of the settlement of Trefor. The shed is situated within an established farm enterprise. The shed is to be situated to the front of the existing sheds and will be located in the field between the existing buildings and the adjacent highway (B5112).

2. Key Issue(s)

The applications key issues are whether the design of the proposed shed is acceptable and whether the proposal will affect the surrounding landscape.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Gwynedd Structure Plan

Policy D3 – Landscape Conservation Area

Policy D4 –Location, siting and design

Stopped Unitary Development Plan

Policy GP1 –General Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Technical Advice Note 6: Planning for Sustainable Rural Communities

4. Response to Consultation and Publicity

Local Member – No response to date

Community Council – No response to date

Welsh Water – No response to date

Highways – Recommended conditional approval

Countryside Council for Wales – No comments

Environment Agency – No objection

Drainage – Requested further information

The application was afforded three means of publicity; these were by the publication of a notice in the local press, the placing of a notice near the site and the serving of personal notifications to the occupants of neighbouring properties. The latest date for the receipt of representations was the 17th May, 2012 and at the time of writing this report no representations had been received at the department.

5. Relevant Planning History

No previous site history

6. Main Planning Considerations

Design – The pitch of the roof has been staggered and thus reducing the overall height of the roof. The materials comprise of concrete panels and timber boarding for the external walls and fibre cement as the roofing material. The shed has been designed to produce as stress free an environment as possible for the livestock and to allow effective operation by staff. The design of the proposed shed is fit for agricultural purposes and similar in design to agricultural sheds in the locality.

Affect on surrounding Landscape – The site is located within a special landscape area. The shed is to be located to the front of the existing farm buildings and earth bunds of approximately 3 metres in height will be constructed along the side of the building and running along the single track that serves the farm. This earth bund will screen part of the building when travelling along the highway from Trefor towards Carmel. When approaching the site from Carmel the building will be screened from the public highway due to the topography of the site and the existing screening along the boundary of the site with the highway. Due to the above the proposed shed will not have an adverse affect on the surrounding landscape.

7. Conclusion

The principle of development for agricultural purposes is accepted within local and national planning policies. The proposed shed will fit into its surroundings without causing unacceptable harm to the general landscape character. My recommendation is one of approval following the submission of the additional drainage details.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in working order

before the use hereby permitted is commenced.

Reason: To comply with the requirements of the Highway Authority.

(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 and for no other commercial or business use whatsoever.

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

(04) The earth bund as shown on drawing titled 'Bund Detail' and dated 17:04:12 shall be completed to the written satisfaction of the local planning authority within three months of the use of the shed hereby approved commencing.

Reason: In the interests of visual amenity.

(05) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 17:04:12 under planning application reference 47C132.

Reason: For the avoidance of doubt.