

**7.1**

**Gweddill y Ceisiadau**

**Remainder Applications**

Rhif y Cais: **16C48G** Application Number

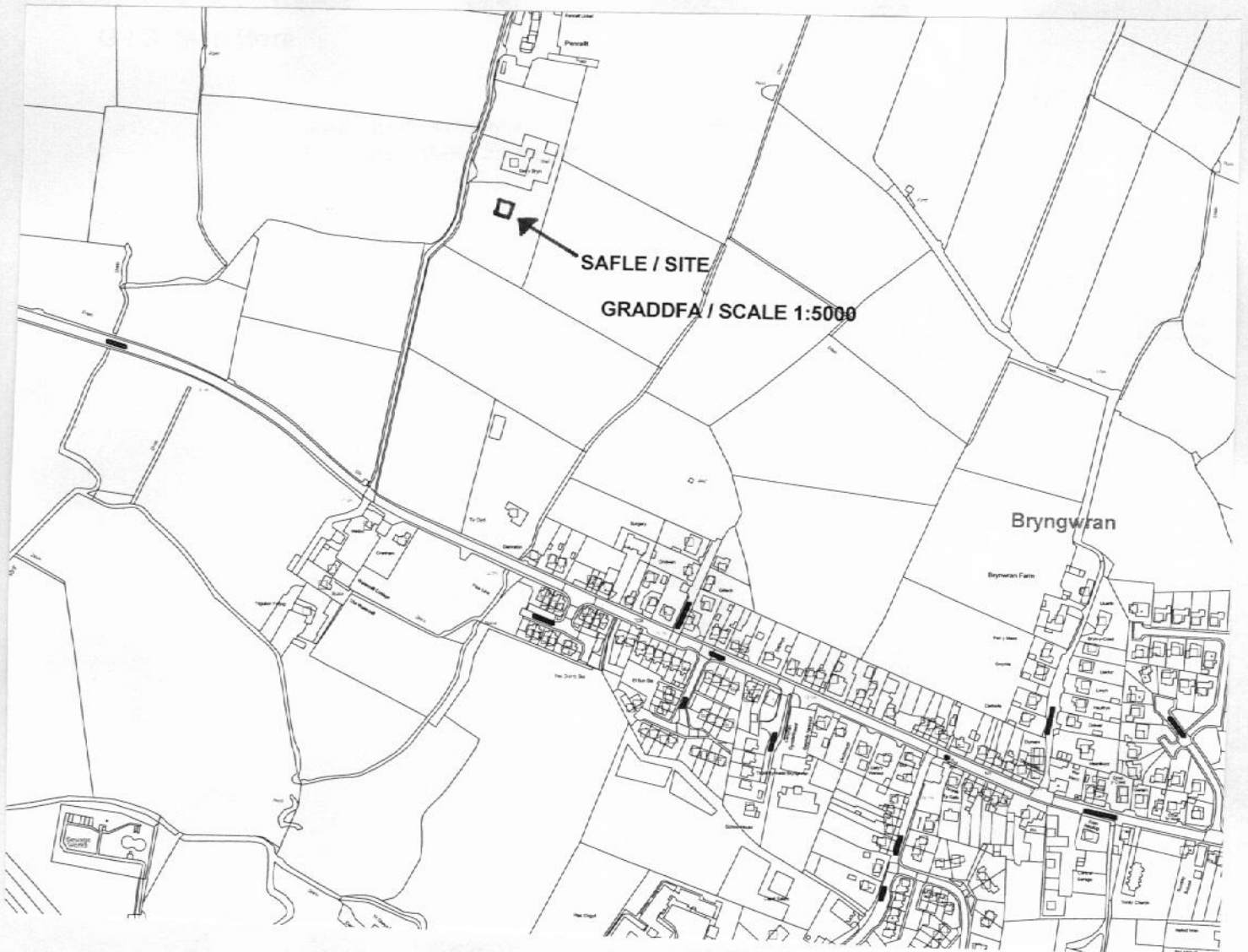
Ymgeisydd Applicant

**Mr David Morris  
c/o J. S. Allan Architect  
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Cemaes Bay  
Ynys Môn  
LL67 0NP**

Cais llawn ar gyfer codi sied amaethyddol ar dir yn

Full application for the erection of an agricultural shed at

Ger y Bryn, Bryngwran



**Planning Committee: 03/10/2012**

**Report of Head of Planning Service (AMG)**

**Recommendation:**

Refusal

**Reason for Reporting to Committee:**

At the request of the Local Member

### **1. Proposal and Site**

The site lies within the parish of Bryngwran and is located adjacent to the property known as 'Ger y Bryn' which is about 200m north of Bryngwran. Access is via the road which serves Ger y Bryn, which junctions with the A5 highway leading towards Holyhead.

The proposal entails the erection of an agricultural shed on land at Ger y Bryn, Bryngwran.

### **2. Key Issue(s)**

The key issues to consider are whether there is sufficient justification for the proposed shed for agricultural purposes and visual impact.

### **3. Main Policies**

#### **Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 42 – Design

#### **Gwynedd Structure Plan**

Policy D4 – Siting

Policy D29 – Design

#### **Stopped Unitary Development Plan**

Policy GP1 – General Control Guidance

Policy GP2 – Design

#### **Technical Advice Note 6: Planning for Sustainable Rural Communities**

#### **Planning Policy Wales (4<sup>th</sup> Edition) February 2012**

### **4. Response to Consultation and Publicity**

Local Member – Has requested that the application be referred to the planning committee. His reasons being the applicant has an agricultural holding number for his holding. Unless the applicant has a shed he cannot purchase animals (calves) for his holding. The proposed shed is shown as a livestock/store building.

Community Council – No objection

Welsh Water – Comments

Environmental Health – Comments

The application was afforded two means of publicity. These were the posting of a site notice near the site and the serving of personal notifications on the occupants of the neighbouring properties. The latest date for the receipt of representations was the 3<sup>rd</sup> September, 2012. At the time of writing this report one letter of representation was received at the department. The issues raised can be summarised as follows:

- i) Lack of justification for the proposed shed.
- ii) Unauthorised works on the site.

## **5. Relevant Planning History**

16C48 - Erection of a dwelling on land at Penrallt, Bryngwran – Approved 13/07/1989

16C48A - Erection of a bungalow on land at OS 6600, Penrallt, Bryngwran – Approved 17/07/1989

16C48B - Deletion of condition (10) (local person condition) from planning permission 16/C/48 on land at Penrallt, Bryngwran – Granted 16/12/1997

16C48C - Amended detailed plans for the erection of a bungalow and double garage on plot adjacent to Penrallt, Bryngwran – Approved 15/10/1999

16C48D - Outline application for the erection of a new dwelling together with the construction of a new vehicular access and installation of a new septic tank on land adjacent to Ger Y Bryn, Bryngwran – Refused 08/12/2005

16C48E - Outline application for the erection of a dwelling together with the construction of a new vehicular access and installation of a septic tank on land adjacent to Ger Y Bryn, Bryngwran – Refused 02/02/2006

16C48F - Full application for the erection of an agricultural building on land at Ger y Bryn, Bryngwran – Refused 10/05/2012

## **6. Main Planning Considerations**

Justification for the proposal – The general principle of development for agricultural purposes is accepted within local and national planning policies provided development can be justified. The acceptability of the proposed development thus depends on detailed development control criteria. The proposal involves the erection of an agricultural building (measuring 10.2m (length) x 10.2m (width) x 3.9 (ridge height)). The holding amounts to approximately 2.3 hectares (5.6 acres) and is located on the outskirts of Bryngwran. The stated purpose of the shed is for intended use to keep sheep, calves, hay / straw / feed and tractor / machinery.

Since the application was originally submitted, the applicant has bought 4 calves and 5 ewes. Also the applicant states that he has the use of a further 3 acres of farmland nearby. However, it is my opinion that the total number of stock and acreage of land within the applicant's ownership does not justify an agricultural building of this size.

Visual impact – Although the location of the proposed building has been re-sited nearer to the applicant's dwelling known as 'Ger y Bryn' in order to reduce the visual impact of the building, it is considered that this

would cause an unjustified intrusion into the landscape.

## **7. Conclusion**

Having considered the above and all other material consideration my recommendation is one of refusal.

## **8. Recommendation**

### **Refusal**

(01) The applicant had not demonstrated that the building as proposed is reasonably necessary in terms of its size, location and use in association with any agricultural use of the unit. The proposal is therefore contrary to Policy 1 of the Ynys Môn Local Plan and the advice contained within Planning Policy Wales (February 2011).

(02) The Local Planning Authority considers that the proposal would constitute development which would result in an unjustified feature in the landscape to the detriment of the character of the area.