

**Application Reference:** DAG/2021/12

**Applicant:** Owain Hughes

**Description:** Application to determine whether prior approval is required for the erection of an agricultural shed on land at

**Site Address:**



**Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)**

**Recommendation:** Permitted Development

**Reason for Reporting to Committee**

The applicant is an employee of the council's Planning Service.

**Proposal and Site**

The proposal is the erection of an agricultural shed to house livestock during the winter months and lambing season

**Key Issues**

The applications key issue is whether the works are permitted and if permitted whether the details such as design, siting and appearance need to be approved through a prior approval.

## Policies

### Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)

Planning Policy Wales (Edition 11, February 2021)

Class A Development on units of 5 hectares or more and A.2.Conditions, Part 6 Agricultural Buildings and Operations, The Town and Country Planning (General Permitted Development) Order 1995

### Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Advice for applicant.
Iechyd yr Amgylchedd / Environmental Health	Advice for applicant.
Cyngor Cymuned Bodedern Community Council	No observations received to date.
Cynghorydd Llinos Medi Huws	No observations received to date.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Confirmed no comments to be made in this instance.
Cynghorydd John Griffith	No observations received to date.
Draenio Gwynedd / Gwynedd Drainage	No observations received to date.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection and advice for applicant.
Ymgynghorydd Tirwedd / Landscape Advisor	No observations received to date.
Cynghorydd Kenneth P. Hughes	No observations received to date.

Consultations requested. Neighbour notifications not necessary.

### Relevant Planning History

No planning history.

### Main Planning Considerations

#### **Class A Development on units of 5 hectares or more and A.2.Conditions, Part 6 Agricultural Buildings and Operations, The Town and Country Planning (General Permitted Development) Order 1995**

The above order confirms applicants have permitted development rights if the works for the erection, extension or alteration of a building; or any excavation or engineering operations, complies with the guidance set out within sections A and A.1 but also the applicant complies with the conditions set out within section A.2.

Section 'A.2 Conditions requires the applicant to '(i)...before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be

required to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;’.

The planning authority then need to confirm within 28 days of receiving the application whether the proposed works requires prior approval of the details of the permitted development. The request for prior approval can be made if the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank are considered necessary.

When considering whether the details of siting, design and external appearance of the building are reasonable consultee advice and the planning polices listed below are considered:

### **Joint Local Development Plan**

- Policy PCYFF 3: Design and Place Shaping

### **Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)**

#### **Planning Policy Wales (11<sup>th</sup> edition)**

No consultation responses raised concerns regarding the siting, design and appearance of the proposed shed.

The design and appearance of the shed is considered in keeping with the surrounding area and would not have a negative impact on the existing site or its surrounding area.

The siting of the shed would be located within a suitable location next to existing agricultural sheds of the farm. There is one dwelling which is not owned by the applicant within 400 metres of the proposed shed in which the applicant has confirmed in writing that the dwelling is a neighbouring agricultural dwelling. The siting is considered reasonable and would not have a negative impact on the existing site or the surrounding area.

The application was submitted on the 30/04/2021 and the 28 days to make a determination as to whether prior approval was required for the details of the siting, design and external appearance of the building was the 28/05/2021.

As there were no concerns raised from the consultees, the details of the siting, design and appearance of the building considered reasonable and therefore the proposed works are confirmed permitted by the order.

### **Conclusion**

The works to erect the shed are considered permitted development by Class A Development on units of 5 hectares or more and A.2.Conditions, Part 6 Agricultural Buildings and Operations, The Town and Country Planning (General Permitted Development) Order 1995.

### **Recommendation**

Your application has been considered by the Council in pursuance of its powers under the above mentioned Act and Regulations and it has been determined that the prior approval of the Local Planning Authority is NOT required as it is classed as permitted development within Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

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.