

11.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: **26C85C** Application Number

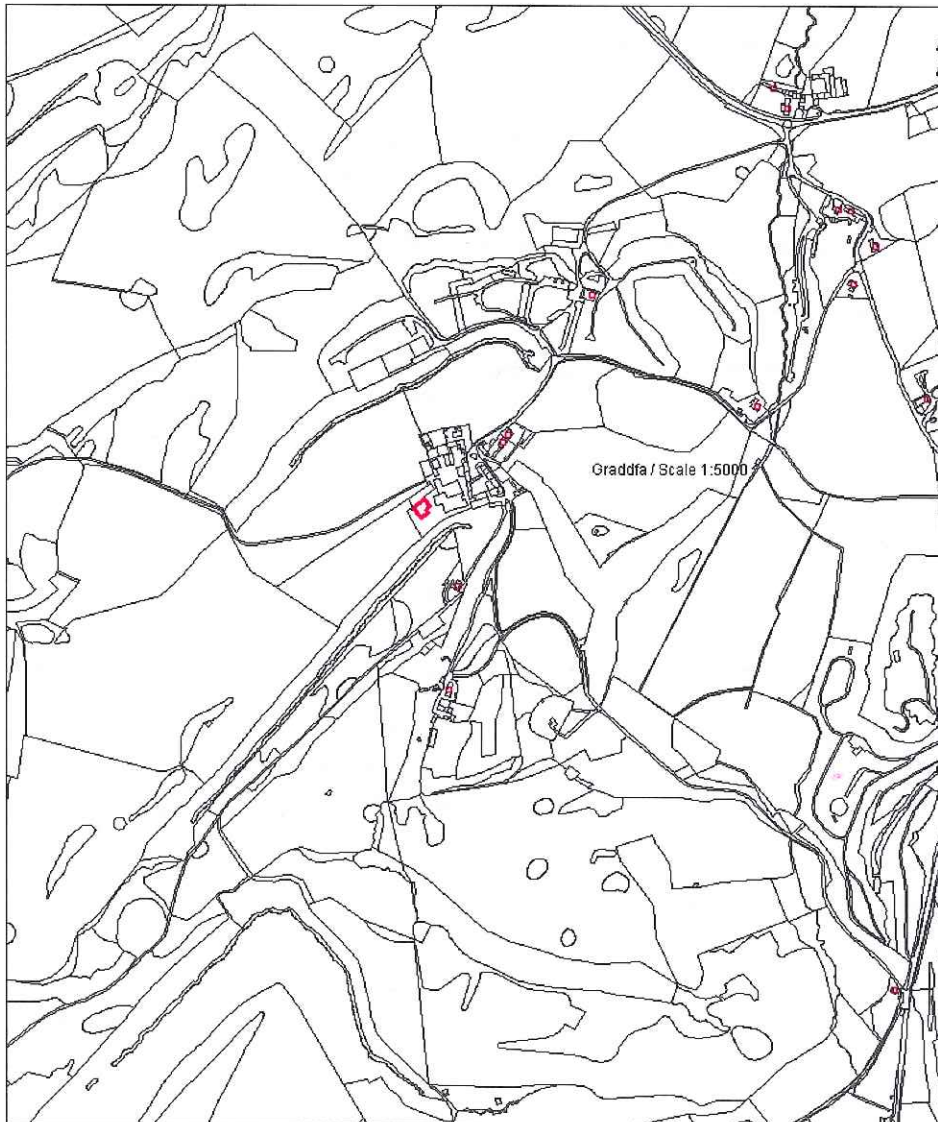
Ymgeisydd Applicant

**Mr Gwyn Jones
c/o Mr Tony Derrick
Shufflebottom Ltd
Heol P Arc Mawr
Cross Hands
Llanelli
Carmarthenshire
SA14 6RE**

Cais llawn i godi adeilad amaethyddol i gadw da fyd a storfa gyffredinol yn

Full application for the erection of an agricultural building for the purpose of housing of animals and general store at

Parciau Home Farm, Marianglas



Planning Committee: 04/09/2013

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a senior officer in the council.

1. Proposal and Site

The application is made for two agricultural buildings within a hard cored area currently used for the storage of farm equipment/stores.

One of the buildings will accommodate livestock with a total floor area of 932m². The building will have a height to its ridge of 8.6m and have a length and width of 41.2 by 22.7 m respectively. Externally the building will be clad with plastic coated box profiling.

The other adjoining building will comprise a grain store with a floor area of 279m². This building will have a height to its ridge of 7.8 m and have a length and width of 22.7 by 12.2 m respectively. Externally the building will be clad with plastic coated box profiling.

The roofs and external panels will comprise grey fibre cement and plastic coated panels, and Yorkshire boarding.

2. Key Issue(s)

Affect on the amenities of the rural area.

3. Main Policies

Ynys Mon Local Plan

Policy 1 - General Policy

Policy 31 - Landscape

Policy 42 - Design

Gwynedd Structure Plan

Policy D3 - Environment

Policy D4 - Design, Location and Siting

Ynys Mon Stopped Unitary Development Plan

Policy GP1 - Development Control Guidance

Policy GP2 - Design

Policy EN1 - Landscape

Policy SG6 - Surface Water Run Off

Planning Policy Wales (2012)

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

4. Response to Consultation and Publicity

Community Council - No response at the time of writing the report

Councillor Derlwyn Hughes - No response at the time of writing the report

Councillor Vaughan Hughes -
No response at the time of writing the report

Councillor Ieuan Williams - No response at the time of writing the report

Highways - No observations at the time of writing.

Environmental Services - No observations.

Ecological Adviser - No observations.

Dwr Cymru - No observations at the time of writing.

Natural Resources Wales - No observations at the time of writing.

Gwynedd Archaeological Planning Service - No observations at the time of writing.

The application was afforded publicity by way of site notices and the distribution of personal notifications to the occupiers of neighbouring properties. The latest date for the submission of representations was the 19th August, 2013 and at the time of writing this report no representations had been received.

5. Relevant Planning History

26C85D/SCR - Screening Opinion. Under consideration at the time of writing the report.

6. Main Planning Considerations

The site of the proposed buildings is on an existing farm yard. The building adjoins existing agricultural building and is of a comparable scale. It is not considered that the development will unacceptably affect the amenities of the rural area.

7. Conclusion

The proposed buildings are acceptable subject to the receipt of outstanding consultations.

8. Recommendation

Subject to the receipt of outstanding consultations that planning permission is granted subject to the following conditions:

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 ensure that the development is in the interests of amenity.