

PLANNING COMMITTEE	DATE: 12/07/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 5

Application Number: C21/0483/33/LL

Date Registered: 13/05/2021

Application Type: Full

Community: Buan

Ward: Efailnewydd / Buan

Proposal: Demolition of existing agricultural shed and the erection of a new agricultural shed in its place to store machinery and feed.

Location: Plas yng Ngheidio, Ceidio, Pwllheli, Gwynedd, LL53 8YL

Summary of the Recommendation: APPROVE WITH CONDITIONS

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1. Description:

- 1.1 The application involves the demolition of existing stone structures and the erection of a new agricultural shed in its place to store machinery and feed at Fferm Plas yng Ngheidio. The shed would measure 13.2m long, 9.2m wide and 4.4m to the roof apex and would be attached to the side of the existing retained stone shed. The stone boundary walls will be retained and the shed will be constructed from a wall of rendered blocks at the bottom and grey coloured sheeting on the walls and the roof. The shed would be within the farmyard amongst the existing farm buildings.
- 1.2 The farm is in a rural setting and is visible from the class 3 county highway, which runs parallel to the site. Public footpath number 8 Buan runs alongside the farm track, which also serves the property's caravan site and pods. The property is located within the Western Llŷn Special Landscape Area and the Llŷn Landscape of Outstanding Historic Interest. The shed would be within 200m of the Llyn Fens Special Conservation Area, which is also the Cors Geirch Site of Special Scientific Interest.
- 1.3 The application is submitted to the Planning Committee as it is an application on the property of a Local Member.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**
- TRA 4: Managing transport impacts
- PCYFF 1: Development Boundaries
- PCYFF 2: Development criteria
- PCYFF 3: Design and place shaping
- CYF 6: Re-use and adapt rural buildings or a residential unit for business use or construct new units for business/industry
- PS 19: Conserving and where appropriate enhancing the natural environment
- AMG 2 Special landscape areas
- AMG 5 Local Biodiversity Conservation

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AT 1: Conservation areas, World Heritage Sites and Landscapes, Parks and Registered Historic Gardens

2.4 **National Policies:**

Planning Policy Wales (Edition 11) 2021

Future Wales: The National Plan 2040

Technical Advice Note (TAN) 6: Planning for sustainable rural communities

Technical Advice Note (TAN) 12: Design

3. **Relevant Planning History:**

C20/0102/33/LL Extend the existing touring caravan site to land nearby by creating a new access from the existing camping site, move the location of one touring caravan and add eight new touring caravans - Still under consideration.

C19/0903/33/LL - Application to amend condition 4 (season), 5 (holiday use only) 7 (submission and agreement of pod details) and 8 (agreement of storage details) attached to planning permission C14/1218/33/LL - Still under consideration.

C19/0090/33/LL - Creation of camping site for 8 pods, access road, parking spaces and extend amenity building - Refused - 22/07/19

C17/0317/33/LL - Change of use of part of an agricultural field to store up to 30 touring caravans during the winter months – Approved 8 June 2017.

C16/1090/33/LL - Increase the number of touring units from the 11 that were approved to 19 (in addition) and erect a washing facility - Approved 20 December 2016.

C14/1218/33/LL - Change of use of a field to form a touring caravan site for 11 caravans and two camping ‘pods’ along with the construction of a toilet/shower block and installation of a new septic tank - Approved 27 March 2015.

C12/0718/33/LL - Improvements to vehicular access and engineering work - Approved 16 July 2012

C12/0195/33/LL - Site for 12 touring caravans and washing facilities - Refused - 19 April 2012.

C08D/0048/33/AM - Single-storey dwelling - Refused - 14 April 2008

C07D/0267/33/AM – Erection of two houses – Refused 19 September 2007

C02D/0035/33/LL - Agricultural shed - Approved 12 April 2002.

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4. Consultations:

Community/Town Council: Following the June meeting, I confirm that Buan Community Council has no objection to the above application.

Transportation Unit: I refer to the above application and wish to state that I do not intend to submit a recommendation as it is assumed that the proposed development will not have a detrimental impact on any road, or proposed road.

Biodiversity Unit: Following the receipt of further information on the application, I can confirm that there is no need for a survey of protected species for this planning application.

Drainage Unit: No observations regarding drainage or flood risk.

Welsh Water: We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

Some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal we request the applicant contacts us on 0800 917 2652 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

Natural Resources Wales: Thank you for consulting with Natural Resources Wales regarding the above application.

We have reviewed the planning application submitted to us, and from the information provided, we are not of the opinion that the proposed development impacts any matters listed on our Consultation Topics,

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Development Planning Advisory Service: Consultation Topics (September 2018). <https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/our-role-in-planning-and-development/ourrole-in-planning-and-development/?lang=cy>.

Therefore, we have no observations to make on the proposed development.

Note that our decision not to provide observations does not mean that there may not be a possibility for the proposed development to affect other interests, including environmental interests of local importance.

The applicants should be informed that it is they, together with planning permission, who are responsible for ensuring that they obtain all the permits / permissions relevant to their development.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has expired and no letters/correspondence were received objecting to the proposal.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy PCYFF1 of the Local Development Plan states that outside development boundaries, proposals will be refused unless they are in accordance with specific policies in the LDP or national planning policies or that the proposal shows that their location in the countryside is essential. In this case, the specific Welsh Government policy, namely *TAN 6: Planning for sustainable rural communities*, permits and accepts developments where there is an agricultural need for them. It can also be accepted that a rural setting is essential for such developments.
- 5.2 Policy CYF 6 of the Local Development Plan approves proposals for new units for industry or business, provided that the following criteria can be met:
1. That the scale and nature of the development is acceptable given its location and size of the building in question. The proposed building will replace the previous old stone structures and is of a reasonable size and height. It will be located directly parallel to a stone structure that is to be retained and amongst existing agricultural sheds within the farmyard. It is considered that the proposal complies with the requirements of this criterion.
 2. That the development will not lead to a use that conflicts with nearby uses or has an impact on the viability of similar uses nearby. Historically, the site has had agricultural use and there would be no change in this position and no conflict with nearby uses. Therefore, the proposal complies with the requirements of this criterion.

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As the proposal is to construct a new agricultural shed to store machinery and feed on the existing agricultural holding, it is considered acceptable and complies with the requirements of policy CYF 6 of the above LDP.

Visual amenities

- 5.3 The proposed machinery and feed shed will be erected parallel to an existing stone structure within the farmyard area. The roof and walls of the shed would be finished with grey coloured sheeting to match the existing sheds and the lower section would be a wall of rendered blocks considered suitable to such an agricultural shed. Although the shed would be visible when travelling on the adjacent county highway from the direction of Nefyn, it is not considered that it would cause a detrimental visual impact bearing in mind its grey coloured finish and background amongst a cluster of existing stone built agricultural structures. It is not considered that this addition would draw attention and would not have a substantial impact on the Special Landscape Area. It is therefore considered that the proposal complies with the requirements of policies PCYFF 3 and AMG 2 of the LDP.
- 5.4 The property is within the Llŷn Landscape of Outstanding Historical Interest designation. The proposal would only have a local visual impact and it is not considered that a shed of this scale, amongst the existing structures would have detrimental implications on the wider historical landscape. The proposal is therefore acceptable in terms of policy AT1 of the LDP.
- 5.5 Although two other private properties are in the vicinity, it is considered that the proposal would not cause them any significant harm, as the development would be out of their view behind the existing farm buildings. The impact would not be any different to what is already experienced on a working farm of this type. The proposal is considered to be acceptable in terms of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.6 The farm is served by an existing class 3 county highway with two accesses to the holding. No amendments to the existing accesses are shown and the Highways Unit has no objection. It is noted that public footpath number 8 Buan runs to the north-east of the application site, however, a stone wall separates them and therefore the proposal would be unlikely to affect the path's course. It is considered therefore that the proposal is acceptable in terms of road safety and access and complies with Policy TRA 4 of the LDP.

Biodiversity matters

- 5.7 The Biodiversity Unit and Natural Resources Wales were consulted on the application as the site is close to the designations of the Special Area of Conservation and the Cors Geirch Site of Special Scientific Interest. No concerns were raised by them regarding the impact on these conservation designations. The Biodiversity Unit originally requested a survey of protected species, however, following the receipt of further information and photographs, it was confirmed that there was no need for a survey of protected species as the existing structures to be demolished were not suitable for bats. Therefore, it is considered that the proposal is acceptable in terms of Policy PS 19 and AMG 5 as it is not considered that the development affects the site of local biodiversity importance.

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6. Conclusions:

6.1 Having assessed the proposal against the relevant policies, it is considered that the proposal is acceptable in relation to the need, design, finish, impact on the landscape, amenities of residents, roads and biodiversity. Therefore, the application can be approved in accordance with the following planning conditions:

7. Recommendation:

Approve – conditions

1. Commence within five years.
2. In accordance with the plans
3. A grey coloured finish to match the existing sheds
4. Agricultural use condition
Note: Sustainable Drainage (SUDS)