

Planning, Taxi Licensing and Rights of Way Committee Report

UPDATE REPORT

Application No:	P/2017/1071	Grid Ref:	309311.61 306337.57
Community Council:	Llanfair C	Valid Date:	Officer: 18/09/2017 Tamsin Law
Applicant:	S.M. & G.D. Jones, Rhiwhiriaeth Isaf, Llanfair Caereinion, Welshpool, Powys, SY21 0DU		
Location:	Land at Rhiwhiriaeth Isaf, Llanfair Caereinion, Welshpool, Powys, SY21 0DU		
Proposal:	Full: Erection of a poultry unit, silos, formation of vehicular access and roadway together with all associated works		
Application Type:	Application for Full Planning Permission		

The reason for the update

To provide clarification on points in the original report and to provide comments made by the Built Heritage Officer.

Consultee Response

Built Heritage Officer

I note the location of the proposed poultry unit some distance out of Llanfair Caereinion and its conservation area that contains a number of listed buildings.

I can confirm that there are no listed buildings close to the site however given the topography it is possible that views of the proposed building could be visible over a wide area however I note the existing woodland that exists around the site.

I can confirm that I have no objection to the proposal on built heritage grounds.

Report clarification

In the Officer report it is noted that the description states that the application is for a broiler unit, this is incorrect and the application is for a free range unit.

The residential amenity section also makes reference to an Environmental Statement, the application was screened as not being EIA development and this is a typo in the report.

Conclusion

The application is recommended for approval subject to the reasons and conditions outlined in the original committee report.