

According to our mains records Wales & West Utilities has no apparatus in the area of your enquiry. However Gas pipes owned by other GT's and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus.

Please note that the plans are only valid for 28 days from the date of issue and updated plans must be requested before any work commences on site if this period has expired.

Hafren Dyfrdwy

28th Feb 2019

Thank you for the opportunity to comment on this planning application. Please find our response noted below:

With Reference to the above planning application the company's observations regarding sewerage are as follows:

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

PCC-(N) Highways

12th Mar 2019

Does not wish to comment on the application

PCC-Environmental Health

7th Mar 2019

Re: Erection of an extension to a livestock building.

Environmental Protection has no objection to the application.

PCC-Rights Of Way Senior Manager

22nd Feb 2019

The developer is advised that public footpath 29 exists within/ near to the planning

boundary. The proposal will further obstruct the public right of way and Countryside Services objects to this application.

The applicant is advised to contact Countryside Services at the earliest opportunity to discuss this proposal further.

In the event of a successful planning permission please include a note advising that:

- Development over, or illegal interference with, a public right of way, is a criminal offence and enforcement action will be taken against a developer who ignores the presence of affected public rights of way. This includes temporary obstructions such as rubble mounds, building materials, parked vehicles etc...
- Landscaping & Surfacing - Advice will need to be sought before interfering or surfacing a public right of way.
- New fencing or boundaries - The developer will need to seek a licence for a new structure if intending to create a boundary across a public footpath or bridleway. We cannot authorise a structure across a Restricted Byway or Byway Open to All Traffic.
- Temporary closures - The developer can seek a temporary closure of a public right of way from the council if they feel the public may be at risk during development.
- Legal Diversion - If development directly affects a public right of way, the developer will need to seek advice and apply for a legal diversion from the Council. No development can take place on a public right of way until a legal order is confirmed and the process may take at least 6 months. For more information please discuss with Countryside Services at the earliest available opportunity.

PCC-Ecologist

12th Mar 2019

Thank you for consulting me with regards to planning application 19/0105/FUL which concerns an application for the erection of an extension to a livestock building at Severnside, Forden, Welshpool.

I have reviewed the proposed plans, aerial images as well as local records of protected and priority species and designated sites within 500m of the proposed development.

The data search identified 29 records of protected and priority species within 500m of the proposed development with no records found for the site itself. Species recorded within 500m of the proposed development include hare, stoat, tree sparrow, house sparrow and

lapwing.

No statutory or non-statutory designated sites were identified within 500m of the proposed development.

The proposed development is located between existing agricultural buildings and is likely to impact areas of hard standing, a habitat considered to be of low ecological value.

Bats - European Protected Species

The proposed development requires alterations to an existing building, consideration therefore has been given to the potential for the building to support roosting bats - bats being a European protected species - and for the proposed development to impact roosting bats.

Having reviewed the information available in the form of site photos it is considered that the existing structure offers negligible potential to support roosting bats due to the steel nature of the building and its use.

Therefore it is considered that the proposed development will not result in impacts to or the loss of features or habitat suitable for use by roosting bats. In light of this assessment I consider that no further information is considered necessary to determine the potential impact of the proposed development to bats.

Wildlife Sensitive Lighting Plan

Careful consideration will need to be given to any external lighting proposed to be erected on the proposed extension. If external lighting is proposed then measures will need to be identified to minimise impacts to nocturnal wildlife commuting and foraging in the local area. It is therefore recommended that a Wildlife Sensitive Lighting Plan is secured through an appropriately worded condition.

Subject to inclusion of the recommended condition it is considered that the proposed development would not result in any negative impacts to biodiversity at the site or in the wider environment.

Therefore should you be minded to approve the application I recommend inclusion of the following condition:

No external lighting shall be installed unless a detailed external lighting design scheme has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall identify measures to avoid impacts on nocturnal wildlife. The development shall be carried out in accordance with the approved details.

Reason: To comply with Powys County Council's Policies LDP DM2 and DM7 in relation

to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016

Representations

A public site notice was displayed at the site on the 14th March 2019. No third party comments have been received by Development Management at the time of writing this report.

Planning History

App Ref	Description	Decision	Date
AGRI/2008/0050	Erection of two agricultural buildings	No Prior Approval	25.06.08

Principal Planning Constraints

Public Right of Way (Route: 212/29/2)

Principal Planning Policies

Policy	Policy Description	Year	Local Plan
PPW	Planning Policy Wales (Edition 10, December 2018)		National Policy
TAN5	Nature Conservation and Planning		National Policy
TAN6	Planning for Sustainable Rural Community		National Policy
TAN11	Noise		National Policy
TAN12	Design		National Policy
TAN18	Transport		National Policy
TAN23	Economic Development		National Policy
SP7	Safeguarding of Strategic Resources and Assets		Local Development Plan 2011-2026
DM2	The Natural Environment		Local Development

		Plan 2011-2026
DM4	Landscape	Local Development Plan 2011-2026
DM7	Dark Skies and External Lighting	Local Development Plan 2011-2026
DM13	Design and Resources	Local Development Plan 2011-2026
T1	Travel, Traffic and Transport Infrastructure	Local Development Plan 2011-2026

Other Legislative Considerations

Crime and Disorder Act 1998

Equality Act 2010

Planning (Wales) Act 2015 (Welsh language)

Wellbeing of Future Generations (Wales) Act 2015

Officer Appraisal

Principle of Development

Policy DM13 of the Powys Local Development Plan seeks to ensure that development is designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing and design detail. Developments should not have an unacceptable detrimental impact upon the amenities enjoyed by the occupants or users of nearby properties by means of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.

The proposed extension to the existing livestock building is to be of the same profile and height as the existing building and is to measure 9.2 metres in length, 12.5 metres in width, 3.7 metres in height to the eaves and 4.6 metres in height to the ridge. The building is to be of steel framed construction with walls and roof clad in box profile sheeting. The proposed doors are also to be of box profile sheeting with rainwater goods being of plastic construction.

The proposed extension is sited directly adjacent to the existing building on the main farm complex and is considered to be an acceptable location for the development. The proposed extension to the building is considered to be of an acceptable design, scale, height, massing and materials that are considered to complement and enhance the

character and appearance of the surrounding buildings and of the local area compliant with policy DM13.

Residential Amenity

As part of this application process Environmental Health Officers have been consulted, and raised no objection to the application in respect of noise, odour or impact upon amenity of neighbouring properties. Officers are satisfied that the proposed development will not have an unacceptable adverse impact upon the amenities enjoyed by the occupants or users of nearest neighbouring properties (approx. 430 metres) by means of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.

In light of the above observations, it is considered that the proposed agricultural building is in accordance with planning policy. Officers consider that the proposed agricultural building is in accordance with policies SP7, DM2, DM4, DM7 and DM13 of the Powys Local Development Plan.

Highways Safety and Movement

Policies DM13 and T1 of the Powys Local Development Plan 2018 state that development proposals should incorporate safe and efficient means of access to and from the site for all transport users, manage any impact upon the network and mitigate adverse impacts.

As part of this application process the Highway Authority has been consulted and they did not wish to comment on the application. Officers consider that the proposed development will not result in a significant increase in the volume of traffic entering and leaving the site and the proposed development would not have an unacceptable impact upon highways safety

In light of the Highway Officer's comments, Officers consider that the proposed development is in accordance with planning policy, particularly policies DM13 and T1 of the LDP, Technical Advice Note 18 and Planning Policy Wales.

Landscape Impact

Guidance within policy DM4 of the Powys Local Development Plan indicates that development proposals will only be permitted where they would not have an unacceptable impact on the environment and would be sited and designed to be sympathetic to the character and appearance of its surroundings. Policy DM4 requires a Landscape and Visual Impact Assessment to be undertaken where impacts are likely on the landscape and proposals should have regard to LANDMAP, Registered Historic Parks and Gardens, protected landscapes and the visual amenities enjoyed by users of the Powys landscape and adjoining areas.

This site is located within the River Severn Flood Plain aspect area which is characterised as a significant open valley / vale with a patchwork of medium to large field parcels many displaying established field boundaries of managed and overgrown hedgerows with numerous hedgerow trees. Predominantly arable farming with some lowland dairy farming. Settlements of varying sizes are prevalent from farmsteads to significant urban areas such as Welshpool and Newtown. Open skies dominate with wooded valley sides fringing the valley bottom. LANDMAP considers its scenic quality to be moderate with its rarity being high. Its overall visual and sensory evaluation is considered to be moderate.

The proposed building is sited directly adjacent to the existing agricultural building and is part of the main farm complex. The proposed extension would be viewed from the wider landscape in all directions with the backdrop of existing buildings and structures including the farmhouse. The site is flat in its nature and the proposed site is contained within the existing farm complex and on the site of a previous building. Officers consider that the siting of the proposed extension to the existing building is acceptable.

The proposed building is designed so as to complement and enhance the character and appearance of the existing buildings and of the surrounding area whilst not having an unacceptable adverse impact upon the wider landscape. Officers consider that the proposed siting and scale of the agricultural building will not have an unacceptable adverse impact upon the wider landscape.

In light of the above observations, it is considered that the proposed development is in accordance with planning policy. Officers consider that the agricultural building is in accordance with policies SP7, DM2, DM4, DM7 and DM13 of the Powys Local Development Plan.

Lighting

Policy DM7 of the Powys Local Development Plan seeks to ensure that development proposals that include lighting as part of the scheme do not have an unacceptable level of light pollution in the countryside, adverse effect upon the visibility of the night sky, nuisance or hazard to highway users or an unacceptable disturbance to protected species.

As part of this application process the Ecologist has been consulted and has suggested that a condition to secure a lighting scheme for any external lighting to be installed be secured via condition. Officers consider that the suggested condition is reasonable and will be included on any grant of consent.

In light of the above, it is considered that it is appropriate to include the suggested condition upon any grant of consent to secure further details of any lighting to be installed. Officers are satisfied that the proposed development complies with policy DM7 of the Powys Local Development Plan.

Public Rights of Way

Policy SP7 of the Powys Local Development Plan states proposals must not have an unacceptable adverse impact on the resource or asset and its operation. Strategic resources and assets in Powys include recreational assets including the public rights of way network. This policy seeks to safeguard these important assets from unacceptable development for the future well-being of the county.

This application site lies on the route of public footpath route 212/29/2. As part of this application process Countryside Services have been consulted. The Officer has objected to the proposed development as the proposed development will further obstruct the public right of way.

The exiting agricultural building is located on the same public footpath route which is currently obstructed from public use. Despite this, Officers consider that there is sufficient land surrounding the application site to enable a suitable diversion of the footpath which would be subject to consideration in accordance with the relevant legislation, independent of the planning regime. Should Members be minded to grant planning permission, consistent with Countryside Services advice, it is recommended that a suitable informative is attached to any consent advising the applicant of this.

Conclusion

In light of the above considerations, Officers consider that the proposed development is of an acceptable scale, design and appearance and complies with the relevant planning policies.

RECOMMENDATION

In light of the above, the recommendation is one of conditional consent as per the conditions set out below.

Conditions

1. The development shall begin not later than five years from the date of this decision.
2. The development shall be carried out in accordance with the following approved plans and documents (Floor Plan of Proposed Building received 25th March 2019, West Elevation received 25th March 2019, East Elevation received 25th March 2019, South Elevation received 25th March 2019, North Elevation received 25th March 2019, Severnside Location Plan received 24th February 2019)
3. No external lighting shall be installed unless a detailed external lighting design scheme has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall identify measures to avoid impacts

on nocturnal wildlife. The development shall be carried out in accordance with the approved details.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.
3. To comply with Powys County Council's Policies LDP DM2 and DM7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 10, December 2018), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

Informative

Public Rights of Way

The applicant is advised to contact Countryside Services at the earliest opportunity to discuss this proposal further.

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order is confirmed and the process may take at least 6 months. For more information please discuss with Countryside Services at the earliest available opportunity.

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