

Planning, Taxi Licensing and Rights of Way Committee Report

Update Report

Application Number: 19/0427/AGR

Grid Ref: E: 323844
N: 266394

Community Council: Whitton Community

Valid Date: 04.04.2019

Applicant: Ms E Hammel

Location: The Slangs, Cascob, Presteigne, Powys, LD8 2NT

Proposal: Erection of an agricultural barn

Application Type: Full Application

Consultee Responses

Consultee

Received

Cadw

13th May 2019

Thank you for your email of 10 May 2019 inviting our comments on the information submitted for the above application.

Advice

Having carefully considered the information provided, we have no objections to the impact of the proposed development on the scheduled monument RD146 Twiscob Moated Site. Our assessment of the application is given below.

Assessment

The application area is located some 725m northeast and at a higher level than scheduled monument RD146 Twiscob Moated Site. The monument comprises the remains of a circular platform surrounded by a moat, probably of medieval date. The site is located in the bottom of a moderately steep sided stream valley, immediately to the west of the Cascob Brook. It is surrounded

on all sides by higher ground. The earthwork is formed by a shallow ditch cut across the eastern end of a spur formed by the action of two streams, the second of which flows across the north of the site where it joins with the aforementioned Cascob

Brook. The area around the site is wooded with some evidence of coppicing. When constructed the site would have benefitted from long views northeast and south east along the valley, although these would have been confined by the steep valley sides and to the immediate area surrounding it, with the view of the ford to the north being of most significance.

The proposed development consists of a barn measuring 36.6 wide, and 12.2 - 13.7m deep, 3.6m high to the eaves and 5.2 meters high at its apex (15° lope) It will be clad in juniper green box profile sheet steel, and have a juniper green fibre cement roof. It will be located on a platform cut into the valley side and the access road will also require earthworks to be formed.

Theoretically the proposed barn will be located in the identified important view along the valley to the northeast. However, this view is currently blocked by existing woodland. If this woodland was removed views of the proposed barn would still be partly blocked by the break in slope of the valley side and be screened by existing vegetation. Consequently, in our opinion, currently the proposed barn will have no impact on the setting of scheduled monument RD146 but if the woodland blocking views between the scheduled monument and the barn were removed the impact on the setting of the monument would be no more than slight and not significant.

Officer Appraisal

CADW

TAN23 and LDP policy SP7 seek to safeguard strategic resources and assets in the County, development proposals must not have an unacceptable adverse impact on the resource or asset and its operation.

It is noted that the application site is located some 725m northeast and at a higher level than scheduled monument RD146 Twiscob Moated Site. In light of this comments have been sought from CADW.

CADW have been consulted and have raised no objection to the proposal. They confirmed that whilst theoretically the proposed barn would be located in the identified important view along the valley to the northeast, this view is currently blocked by existing woodland. The officer noted that if this woodland was removed views of the proposed barn would still be partly blocked by the break in slope of the valley side and be screened by existing vegetation.

CADW therefore consider that the proposed barn will have no impact on the setting of scheduled monument RD146 but if the woodland blocking views between the scheduled monument and the barn was removed the impact on the setting of the monument would be no more than slight and not significant.

In light of the above, it is considered that the development fundamentally complies with relevant planning policy.

Recommendation

The recommendation is one of refusal.

Reasons

1 Due to the scale and location of the proposed development, it is considered that the proposed development would have an unacceptable adverse landscape and visual impact on the surrounding area. The proposed development is therefore considered to be contrary to policy DM4 of the Local Development Plan (2018) and Planning Policy Wales (Edition 10, 2018).