

Officer Appraisal

Schedule 2 Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 allows works for the erection, extension or alteration of an agricultural building; or any excavation or engineering operations required for agricultural purposes where the agricultural land unit is 5 hectares or more. Provided all the GPDO requirements are met, the principle of whether the development should be permitted is not for consideration. Only in cases where the authority considers that a specific proposal is likely to have a significant impact on its surroundings would it be necessary for the authority to require the formal submission of details for approval. The first consideration is whether the proposed building is reasonably necessary for the purposes of agriculture within the unit.

This prior notification is sought for the erection of two general purpose agricultural buildings which are to replace the existing buildings due to health and safety concerns (structural instability and presence of asbestos). The proposed buildings will be located on the western part of the holding.

Building 1 is to measure: 12.1m in length, 6m in width, 3.5m to the eaves, 5.4m to the ridge, with total floor space of 74.2m².

Building 2 is to measure: 18.2m in length, 12.2m in width, 3.6m to the eaves, 5.4m to the ridge, with total floor space of 222.9m².

The proposed buildings will be built using mass concrete walls with Yorkshire boarding above with grey fibre cement roof sheets.

The proposed total floor space area for the both buildings is less than 465 square metres, they would not have a ridge height of greater than 12 metres, they would not be within close distance of an aerodrome, they would not be within 25 metres of the metalled part of a trunk road or classified road. The proposed buildings will be used for mainly for storage of feed and occasionally for livestock (during lambing season). There are no non-associated protected properties within 400m of the site. On this basis, the proposed buildings benefit from permitted development rights afforded by Schedule 2, Part 6, Class A of the General Permitted Development Order 1995 for Agricultural Buildings and Operations and does not require planning permission.

The proposed buildings will be situated on the existing hardstanding once the dilapidated structures are removed, immediately opposite of the farmhouse and in close proximity to the existing buildings at the holding. The other considerations relate to the effect of the development upon the landscape in terms of visual amenity, as well as the desirability of preserving ancient monuments and their settings, archaeological sites, listed buildings and their settings, and sites of recognised nature conservation value. There are no known historical assets or nature interests in the immediate locality which the building would

impact upon. Given the proposed location, the natural screening of the existing hedgerows and use of appropriate materials it is considered that the proposed building would not unacceptably impact upon the landscape, heritage assets or sites of nature conservation.

On this basis of the above information, it is considered that the proposed buildings benefit from permitted development rights afforded by Part 6 Schedule 2 of the General Permitted Development Order 1995 for Agricultural Buildings and Operations Class A and do not require planning permission. In addition, based on the circumstances of the case, prior approval is not considered necessary.

RECOMMENDATION

Officers consider that the proposed development constitutes permitted development and therefore full planning permission is not required and neither is prior approval of the details of the scheme. The recommendation is therefore one of approval.

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