

APPENDIX 1

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0102/RET 20.02.2012	Price & Co Farming Limited Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY	Retain steel frame agricultural building designed to agricultural specification BS5502, joining on to the side and end of existing buildings for the purpose of storing sawdust for bedding for cattle Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application site is situated approximately half a mile to the south east of Gelligaer Road and to the south of Gelligaer.

Site description: The application site is part of an established farmstead with existing modern farm buildings set approximately 100m to the north of the farmhouse. The buildings are of portal frame construction clad with blockwork at ground floor level with timber or box profile sheeting above.

Development: The proposal seeks full planning consent for the retention of an additional portal frame building to be used for agricultural purposes. The new building has been built as an extension to the existing buildings and forms a logical extension to those buildings. A previous application for the erection of this building was approved last year but the structure was not built in accordance with the approved plans.

Dimensions: The building measures 12.2m wide by 22.85m long by 8.3m high at one end and 8.8m high at the other end. The originally approved structure was shown as 7.73m high along its entire length.

Materials: To match the existing buildings.

Ancillary development, e.g. parking: None.

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Application 12/0102/RET Continued

PLANNING HISTORY

11/0200/FULL Erect steel frame agricultural building joining onto the side and end of existing buildings, 22.8m long x 12.2m wide x 6.1m to eaves and 7.7m to ridge, for the purpose of storing sawdust for cattle - Granted 10.05.2011.

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), CW2 (Amenity), CW15 (General Locational Constraints) and CW20 (Locational Constraints - Conversion Extension and Replacement of Buildings in the Countryside).

National Policy: Paragraph 4.10.9 of Planning Policy Wales (2010) states: -

"The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local Planning Authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

National Planning Guidance contained in Technical Advice Note 12 - Design.

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection.

Minerals Officer - No objection.

Conservation & Design Officer - No objection.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice.

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Application 12/0102/RET Continued

Response: None.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: The application has been considered in accordance with National Guidance, Local Plan Policy and Supplementary Planning Guidance. The principle of an agricultural building on this site was established by the approval of the previous application on 10th May 2011 and as such the main point to consider in the determination of this application is whether the as built building as any detrimental impact on the visual amenity and landscape character of the area as a result of the increased height. Consent is required here as the building has not been erected in accordance with the approved plans and is therefore some 1.07m higher at its highest point. The approved plans showed the proposed building being 0.9m higher than the existing building whilst the proposed building is 1.4m higher but it should be noted that much of the difference in height from the approved to the as built building (and the difference in height from one end of the building to the other) is as a consequence of a difference in the ground levels surrounding the building.

Given the context of the site and the surrounding buildings together with the relative remoteness of the site it is not felt that the increased height of the as built building is so marked as to have a detrimental impact on the visual amenity and landscape character of the area, sufficient to warrant refusal of the application.

Comments from consultees: No objections raised.

Comments from public: None.

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Application 12/0102/RET Continued

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED
