
Planning Statement

**Lynwood
Churchstoke
Montgomery
SY15 6TD**


Erection of an agricultural livestock building
and all associated works

J Meddins & Son

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April 2023

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1.0 The Proposal

The proposal is a development is for an agricultural livestock building to be used to house cattle the proposed building will be an extension to an existing livestock building, however this will not result in an increase to stock numbers. The proposal will be sited on land at Lynwood, Churchstoke.

The application site sits within the existing farmyard and will be an extension to an existing livestock building.

The proposed building will be single storey with concrete panels and yorkshire boarding sides with a box profile sheeting roof as per the existing buildings at Lynwood. The proposed building will measure 54.9m by 18.9m.

The design aims to keep a balance between the two aims of the planning system – efficient economic development and protection of the landscape.

1.1 Need for the Proposed development

The proposed building would be a modern agricultural building, which is required to fulfil the functional need of the existing farm business and to provide accommodation for the livestock in line with the welfare of the Farmed Animal Regulations.

The extension of current facilities at the farm is required in order to enable the efficient operation of the existing agricultural unit.

The Welfare of Farmed Animals Regulations 2000 (S.I. 2000 No. 1870) Schedule 1, paragraph 4, states that:

- Where any animals (other than poultry) are kept in a building they shall be kept on, or have access at all times to, a lying area which either has well maintained dry bedding or is well-drained;

The Welfare of Farmed Animals Regulations 2000 (S.I. 2000 No. 1870) Schedule 1, paragraph 9 states that:

- The freedom of movement of animals, having regard to their species and in accordance with established experience and scientific knowledge, shall not be restricted in such a way as to cause them unnecessary suffering or injury.

The Gethin family are proposing to erect the building to ensure that livestock on the farm have sufficient housing space to carry out their five freedoms as recommended by the RSPCA.

The RSPCA believes anyone responsible for looking after animals should try to provide them with the five freedoms as follows:

1. Freedom from Hunger and Thirst
By providing enough fresh water and the right type and amount of food to keep them fit.
2. Freedom from Discomfort
By making sure that animals have the right type of environment including shelter and somewhere comfortable to rest.
3. Freedom from Pain, Injury and Disease
By preventing them from getting ill or injured and by making sure animals are diagnosed and treated rapidly if they do.
4. Freedom to Behave Normally
By making sure animals have enough space, proper facilities and the company of other animals of their own kind.
5. Freedom from Fear and Distress
By making sure their conditions and treatment avoid mental suffering.

The scheme will not create sporadic development in the countryside as the proposed building will be an extension and infill on an existing livestock building on the farm. The scale and dimensions of the agricultural building are to maximise the space and quality for the intended use and to minimise the visual impact of the building upon the surrounding area.

The development has been designed to ensure that the farming operations can be managed in the most efficient manner and will ensure the application complies with the latest animal welfare regulations.

The proposed building will not result in an increase of livestock numbers.

2.0 Site and Surrounding Area

The application site is located within the Community Council area of Churchstoke, and is situated within the open countryside as defined by the adopted Powys Local Development Plan (2011-2026). The site relates to land adjacent to the existing complex of agricultural buildings and yards at Lynwood. The site is surrounded by agricultural land to the south and west, and by the existing agricultural complex to the north and east. The site is accessed via the U2691 County Highway.

It is acknowledged that the proposed building would be visible from the public highway to the north and west of the application site, however from these positions it would be viewed

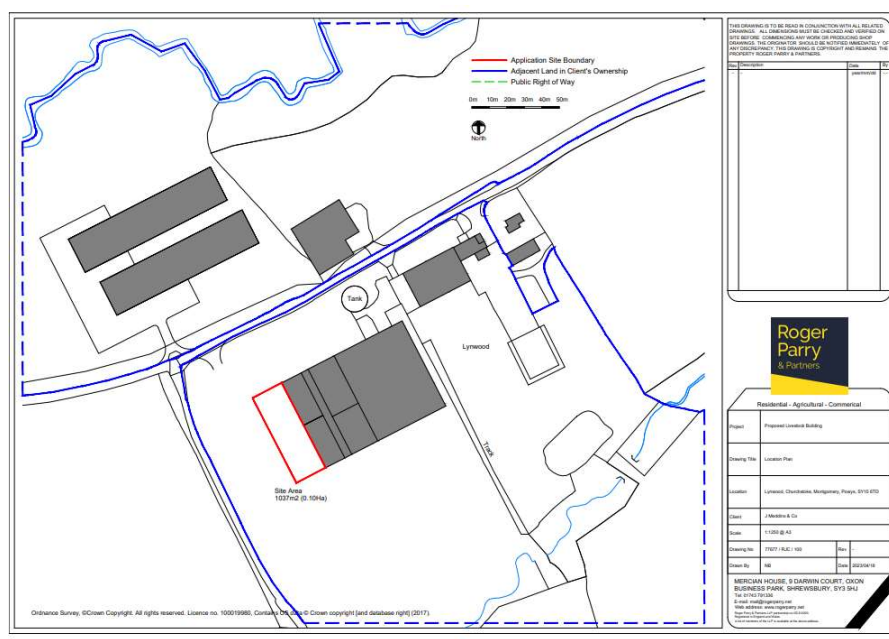
against the backdrop of the existing built development on-site, and would indeed be viewed as a small-scale addition to the existing agricultural complex.

In considering the impact upon amenities enjoyed by occupiers of neighbouring properties, consideration has been given to the adopted Residential Design SPG and LDP Policy DM13 (Criterion 11). For developments of this nature, considerations of impact upon neighbour amenities should include odour, flies, dust and noise.

The application site is located approximately 350 metres south-west of the closest neighbouring residential property not associated with the farm holding. In light of this significant distance, there is no potential for the development to result in any overbearing or overshadowing impacts.

With regard to the landscape impact of the development proposed, reference is made to LDP Policy DM4. A visual and sensory evaluation of the site using LANDMAP classifies the area of land as being of high value, with it being evaluated as *“open lowland farmland typical of the lower areas of the study area but relatively few in number, displays a mosaic of wooded field parcels and has a greater proportion of rolling topography than other lowland areas within the study area.”* As aforementioned, the proposed building would be attached to the existing complex of agricultural buildings at the site, and from the wider area would be viewed in conjunction with the existing farmstead. Given the scale of several of the existing agricultural buildings within the existing farm complex, it is considered that the proposal would be a subservient addition, which would not cause any adverse impact upon the landscape. As such, it is considered the development proposed would not cause any unacceptable impact upon the character of the surrounding area.

Although additional planting doesn't form part of this application the clients are willing to work with the authority if they feel planting is required.



Access to the site will be through an existing entrance

2.1 Existing Rights of Way

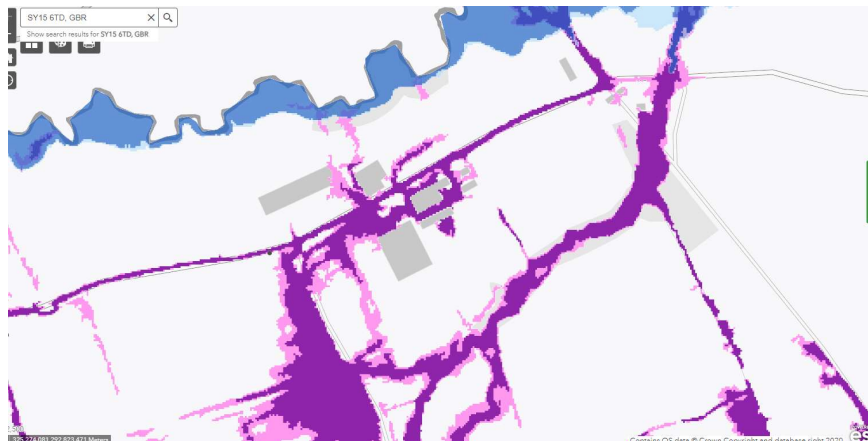
There are no public rights of way on or adjacent to the proposed site.



2.2 Ecology

The proposed development would be sited adjacent to existing farm buildings and would be constructed on an area currently comprised of mixed hardstanding and agricultural land; both of which would be considered to be of low ecological value. Due to the nature and location of the proposed building it is not considered that the development would detrimentally impact any European Protected Species such as bats or great crested newts within the vicinity of the site. Furthermore, whilst the proposed building would be attached to an existing building, this is of recent construction and modern design, and is not deemed to be potentially in-use by bats. As a consequence, it was not deemed necessary or reasonable to request the submission of a Preliminary Ecological Appraisal to support the application.

2.3 Flooding



The application site is located outside the Natural Resources Wales flood zone 2 and 3. The proposal is not none highly vulnerable development.

2.4 Highways

The proposal will have no impact on the highways as the site will be accessed by an existing established access and used by the applicants. There will be no increased traffic to the site if the proposal is granted.

2.5 Mineral Safeguarding

The application site is located within a Category 1 Sand and Gravel Minerals Safeguarding Area. As such, consideration must be given to Policy DM8 of the Powys LDP (Minerals Safeguarding). This policy can be read as follows;

“Non-mineral development proposals within Mineral Safeguarding Areas will only be permitted where it can be demonstrated by the developer that:

- 1. The mineral resource is not of potential future value; or*
- 2. The development is of a temporary nature and can be completed and the site restored to a condition that would allow for future extraction; or*
- 3. The mineral can be extracted satisfactorily prior to the incompatible development taking place; or*
- 4. Extraction would not meet the tests of environmental acceptability or community benefit as set out in National Policy; or*
- 5. There is an over-riding need in the public interest for the development; or*
- 6. The development is householder development and / or of a very minor nature such as extensions to existing dwellings, and associated development within the curtilage of the property.”*

It is considered that the development proposed is a small-scale addition to the existing complex of agricultural buildings on-site, and as such there would be no impact upon mineral

resources. In any case, it is noted the minerals on-site could be extracted satisfactorily prior to the development taking place. It is therefore considered the development would be acceptable in this regard, and compliant with the above policy criteria.

2.6 Replacement Building

The proposed building will assist in replacing an existing poor quality livestock building on site. Currently there are cattle housed in a building in a poor state of repair with large holes in the roof, darkened sky lights and short cubicles.

These buildings were ideal for the size of a fresian cow in the 1950's but as the herd has evolved and as animal welfare is the clients upmost priority and the old buildings are no longer fit for purpose.

There will be no increase in stock numbers on the farm.



3.0 Planning Policy

The policy framework for the consideration of agricultural buildings is set out in TAN6 – Planning for Sustainable Rural Communities. Section 6.1.1 states “the Welsh Assembly Government’s objective is a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the environment, animal health and welfare, adapting to climate change and mitigating its impacts, while contributing to the vitality and prosperity of our rural communities. The planning system can play an important part in supporting the future sustainability of agriculture.”

3.1 Local Planning Policy

Policy DM13 sets out the general requirements of all development proposals. This development proposal does not fall within a specific policy as set out by the Powys Local

Development Plan. Therefore for the purposes of this development, the proposal will be considered against policy DM13 of the Powys Local Development Plan (2018).

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

In considering the impact upon amenities enjoyed by occupiers of neighbouring properties, consideration has been given to the adopted Residential Design SPG and LDP Policy DM13 (Criterion 11). For developments of this nature, considerations of impact upon neighbour amenities should include odour, flies, dust and noise.

Policy DM4 of the Powys Local Development Plan (2018), states that development proposals must not, individually or cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys Landscape.

In accordance with TAN 5: Nature, Conservation and Planning, and Powys LDP Policy DM2: The Natural Environment, as part of the planning process Powys LPA should ensure that there is no unacceptable damage to biodiversity as a result of a proposed development.

It is considered that the proposed development complies with relevant planning policies.

4.0 Conclusion

The proposal is for the extension to an existing livestock building, the proposed building will be used for cattle housing along with machinery and fodder storage.

Lynwood is a successful farming enterprise focusing on dairy and arable production, meaning the development of the livestock building is acceptable in principle since it relates to a well-established agricultural enterprise.

The proposed building will not result in the increase of livestock numbers. The clients require the proposed building to ensure they are compliant with the latest welfare regulations.

The design, layout, scale and materials and colour of the new building harmonises with the locality and wherever possible maximised energy efficiency. The existing natural landscaping effectively screens and reduces the visual impact of the proposed buildings.

Under Planning Policy Wales 'Local planning authorities are required to ensure that the economic benefits associated with a proposed development are understood and that these are given equal consideration with social and environmental issues on the decision-making process, and should recognise that there will be occasions when the economic benefits will outweigh social and environmental considerations.'

This proposal has significant merit, fits within the policies of the development plan and national planning guidance, and it is respectfully requested that the submitted planning application be approved.