
Design and Access Statement

**Dolobran Hall
Pontrobert
Meifod
Powys
SY22 6HX**


Erection of an agricultural livestock building
and all associated works

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The logo for Roger Parry & Partners is located in the bottom left corner. It consists of a white square containing the text "Roger Parry & Partners" in a yellow sans-serif font. The text is arranged with "Roger" on the first line, "Parry" on the second line, and "& Partners" on the third line. The bottom right corner of the white square is cut off by a diagonal line that separates it from a yellow triangular shape.

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1.0 The Proposal

The proposal is a development for an agricultural livestock building to be used to house cattle. The proposed building will be a replacement livestock building that will replace poor quality open buildings on the farm that are currently used to store cattle, the proposed building will not result in an increase to stock numbers. The proposal will be sited on land at Dolobran Hall, Pontrobert.

The application site sits within the existing farmyard with similar buildings to the East, South and West.

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 Dolobran Hall. The proposed building will measure 67m by 33.5m.

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 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 infill development on the existing large farmstead. The scale and dimensions of the agricultural building is 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 Llangyniew, 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 Dolobran Hall. The site is surrounded by agricultural land to the North and by the existing agricultural complex to the East, South and West.

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.

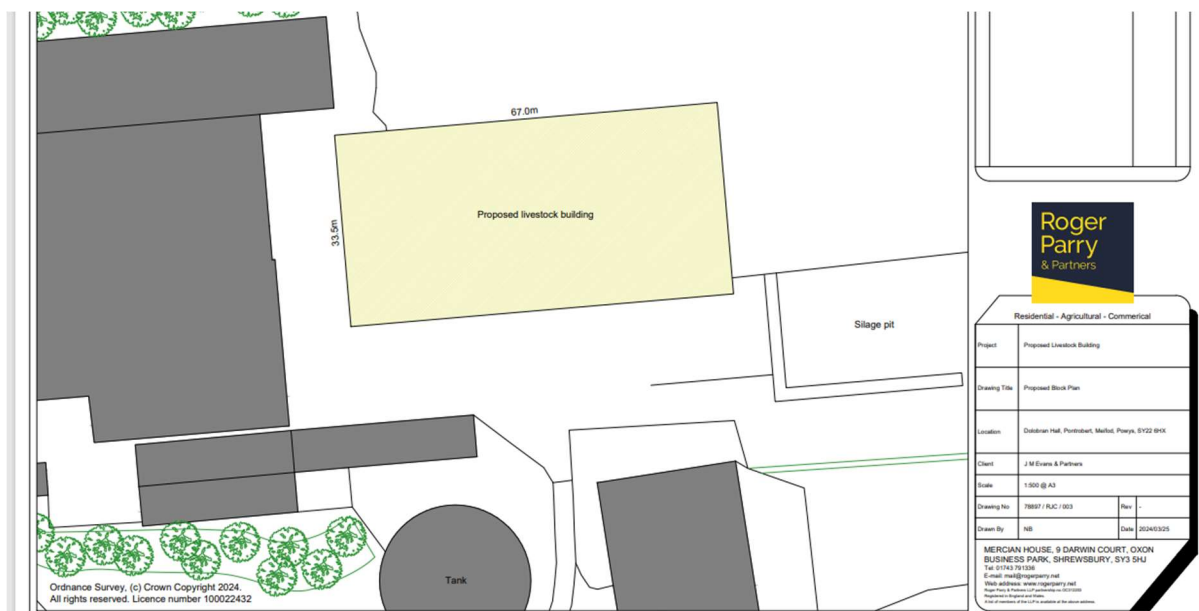
It is also important to note the site's agricultural context. Indeed, as aforementioned, the proposed agricultural building would be sited in close proximity to a range of existing agricultural development at Dolobran Hall. Agricultural development proposals, such as new agricultural buildings, are commonplace within rural Powys, and indeed do form a part of the character of the County. Thus, given the existing agricultural development present on-site, it is not considered the proposed building would be out-of-keeping with the character of the area.

The proposed building would also be finished externally with materials which are commonplace for development proposals of this nature, and as such, it is considered the development would be in-keeping with the character and context of the adjacent farm complex.

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 moderate value, with it being described as follows:

"Rolling lower transitional side slopes of the broad River Vyrnwy valley bottom. Predominantly arable and dairy farming with a regular medium sized field pattern. Managed hedgerow and fence lines predominate with wide open views over the valley floor and relatively open skies dominant. Settled and domestic in character with sporadic clustered developments."

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 public rights within the farming complex, the clients will ensure the public rights of way will not be blocked during construction of the building.



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 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 and surface water flooding. 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 Heritage

The proposal will make up part of the farmyard attached to Grade II* listed Dolobran Hall (Cadw ID 26960) including the Grade II listed Farm Building at Dolobran including Link Wall to House (Cadw ID 26959)

Three listed buildings lie within approximately 300 metres of the application site. Consideration has therefore been given to the requirements of LDP Policies SP7 and DM13 (Criterion 3), TAN 24 (The Historic Environment), and the adopted Historic Environment SPG. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. The Barnwell Manor case the Court of Appeal made it clear that in enacting s.66 (1), Parliament had intended that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carried out the balancing exercise. Therefore, special regard must be

given to the desirability of preserving listed buildings and their setting and any harm caused should be given considerable weight within the planning balance.

The proposed site for the livestock building is central to the main farm stead and will not be seen within the contact of the listed building.

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 Friesian cow in the 1950's but as the herd has evolved and as animal welfare is the client's 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 a new agricultural livestock building, the proposed building will be used for cattle housing along with machinery and fodder storage.

Dolobran Hall 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.