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# Planning, Design & Access Statement

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**Penrhos Farm  
Penrhos  
Llanymynech  
Powys  
SY22 6QH**

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**Agricultural storage building**

Triang Farms Ltd

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**September 2024**

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Contents

Contents ..... i

1.0 Introduction ..... 1

2.0 The Application Site ..... 1

3.0 The Development ..... 3

4.0 Planning Policy Context ..... 4

5.0 Main Planning Considerations ..... 7

6.0 Conclusion ..... 14

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## 1.0 Introduction

- 1.1 This Planning, Design and Access Statement is prepared and submitted in connection with a full planning application made to Powys County Council (“The Local Planning Authority”) for the erection of an agricultural building to be used for the storage of feed (in retrospect).
- 1.2 The building would provide much needed under-cover storage for feed/fodder/grain produced on the agricultural holding.
- 1.3 The building is of steel portal frame design, and is of standard appearance for a modern agricultural building of this nature. The building has replaced several former agricultural buildings on the same footprint.
- 1.4 This statement outlines the proposed development, the application site and its context, the applicable local and national planning policies, as well as the main planning considerations; and is designed to aid the Planning Officer in making their recommendation.
- 1.5 The planning application submission comprises the following documentation:
  - Application Form
  - Planning, Design & Access Statement
  - Pre-Application Consultation Report
  - Site Location Plan
  - Existing & Proposed Site Plans
  - Proposed Floor Plans
  - Proposed Elevation Drawings
  - Biodiversity Enhancement Plan

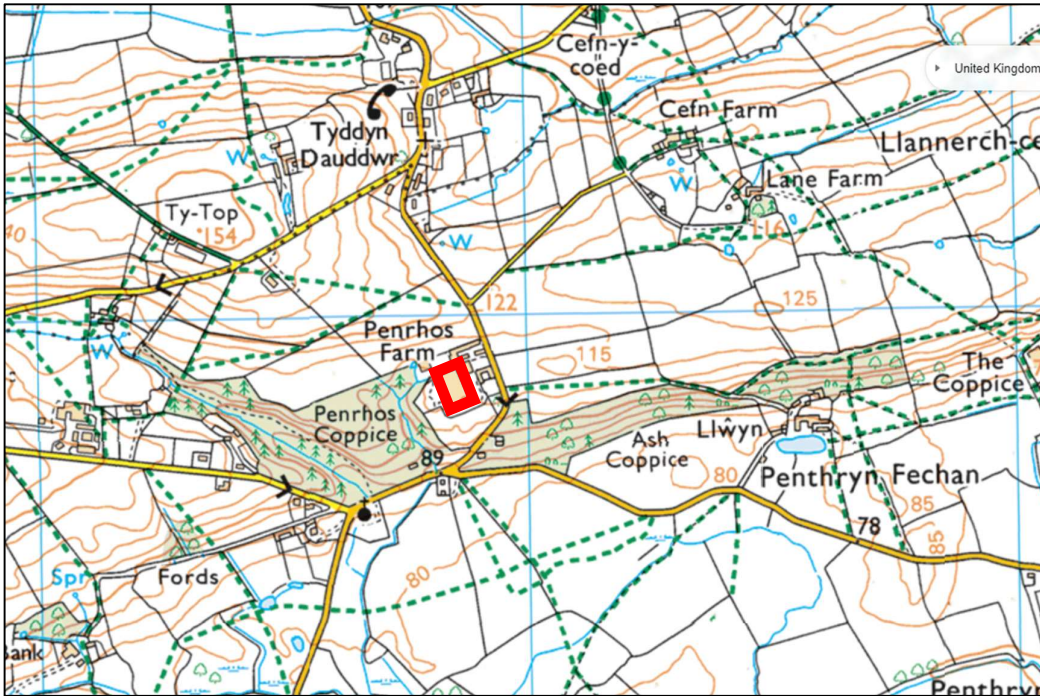
## 2.0 The Application Site

- 2.1 The application site relates to land at Penrhos Farm, Penrhos, Llanymynech, Powys, SY22 6QH. The site’s What3Words address is: [///capers.hothouse.plotting](https://www.what3words.com/#!/en/square/capers,hothouse,plotting).
- 2.2 Penrhos Farm comprises an established agricultural unit located within Penrhos. The area is predominately agricultural in nature; with a mix of livestock, dairy and arable farming within the application site’s vicinity.
- 2.3 The application site lies to the west of the public highway (C20134) running north-south from Deuddwr to Penrhos, and to the east of Penrhos Coppice; an established area of mature woodland. Access to the site is gained directly via the C20134, which forms the site’s eastern boundary.



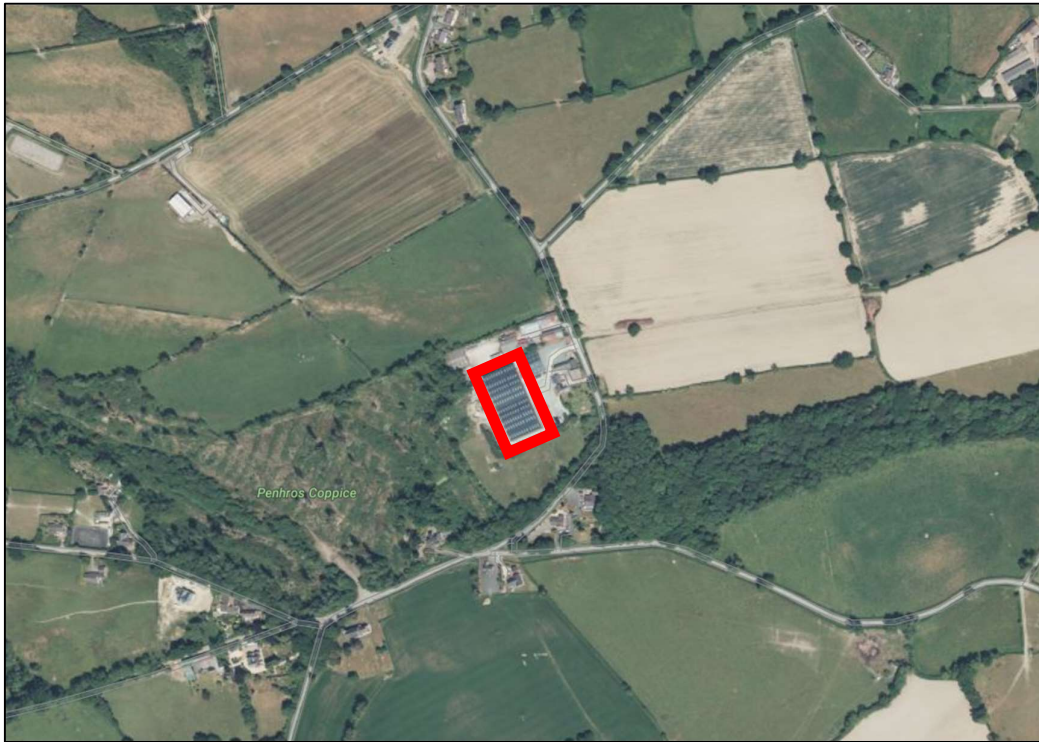
2.4 There are no non-associated residential properties within close proximity to the application site.

2.5 OS and aerial views of the application and its context are provided below within Figures 1 and 2:



**Figure 1: OS Map view of the application site**





**Figure 2: Aerial Map view of the application site**

### 3.0 The Development

3.1 The application seeks full planning permission (in retrospect) for the erection of an agricultural building to be used for the storage of feed/fodder/grain in association with the agricultural use of the land and the wider holding.

3.2 As noted, the application is submitted in retrospect, given that the building subject of the application has already been constructed on-site.

3.3 The building to be retained measures approximately 36.6 metres in width and 79.05 metres in length; with a maximum height of 9.6 metres falling to 7 metres at the eaves. The building has a floorspace of approximately 2,890 square metres internally. The building is finished with concrete panels and box profile sheeting.

3.4 It should be noted that the building subject of the application has been erected in-place of a number of former agricultural buildings, which have been cleared to make space for the new building. Thus, the application seeks consent for an agricultural storage building to replace the agricultural floorspace which previously existed on the site.



3.5 No new or altered means of vehicular access into the site is proposed as part of the application. Indeed, access to the site and the building will remain via the farm's long-established access off the C20134.

## 4.0 Planning Policy Context

4.1 Planning Policy Wales (Edition 12, 2024) advises at Paragraph 5.6.8 that *"Planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation"*.

4.2 Technical Advice Note 6 (Planning for Sustainable Rural Communities) also sets out the Welsh Government's support for agricultural development proposals owing to the positive impact they can have upon the rural economy and rural communities.

4.3 There are no directly applicable policies contained within the adopted Powys Local Development Plan (2011-2026) relating to proposals for new agricultural buildings. Instead, Policies DM4 (Landscape), DM13 (Design & Resources) and E6 (Farm Diversification) are deemed to be the most applicable to the proposed development.

4.4 Policy DM4 of the Powys LDP states:

**Proposals for new development outside the Towns, Large Villages, Small Villages and Rural Settlements defined in the Settlement Hierarchy must not, individually or cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape. All proposals will need to:**

- 1. Be appropriate and sensitive in terms of integration, siting, scale and design to the characteristics and qualities of the landscape including its: topography; development pattern and features; historical and ecological qualities; open views; and tranquillity; and**
- 2. Have regard to LANDMAP, Registered Historic Landscapes, adjacent protected landscapes (National Parks and Areas of Outstanding Natural Beauty) and the visual amenity enjoyed by users of both Powys landscapes and adjoining areas.**

**Proposals which are likely to have a significant impact on the landscape and/or visual amenity will require a Landscape and Visual Impact Assessment to be undertaken.**



4.5 The supporting text for Policy DM4 advises that all development proposals will be required to demonstrate good quality design that complements and/or enhances the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.

**Development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources. Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:**

- 1. Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.**
- 2. The development contributes towards the preservation of local distinctiveness and sense of place.**
- 3. Any development within or affecting the setting and/or significant views into and out of a Conservation Area has been designed in accordance with any relevant adopted Conservation Area Character Appraisals and Conservation Area Management Plans, or any other relevant detailed assessment or guidance adopted by the Council.**
- 4. The development does not have an unacceptable adverse impact on existing and established tourism assets and attractions.**
- 5. The layout of development creates attractive, safe places, supporting community safety and crime prevention.**
- 6. It contains an appropriate mix of development that responds to local need, includes a flexibility in design to allow changes in use of subsequent buildings and spaces as requirements and circumstances change.**
- 7. It is inclusive to all, making full provision for people with disabilities.**
- 8. It incorporates adequate amenity land, together with appropriate landscaping and planting.**
- 9. The public rights of way network or other recreation assets listed in Policy SP7 (3) are enhanced and integrated within the layout of the development proposal; or appropriate mitigation measures are put in place where necessary.**



4.6 LDP Policy DM13 is an over-arching development management policy, which states:

**10. The development has been designed and located to minimise the impacts on the transport network - journey times, resilience and efficient operation - whilst ensuring that highway safety for all transport users is not detrimentally impacted upon.**

Development proposals should meet all highway access requirements, (for all transport users), vehicular parking standards and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development.

**11. The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.**

**12. Adequate utility services exist or will be provided readily and timely without unacceptable adverse effect on the surrounding environment and communities.**

**13. It demonstrates a sustainable and efficient use of resources by including measures to achieve:**

- i. Energy conservation and efficiency.
- ii. The supply of electricity and heat from renewable sources.
- iii. Water conservation and efficiency.
- iv. Waste reduction.
- v. The protection, where possible, of soils, especially important carbon sinks such as thick peat deposits.

**14. Investigations have been undertaken into the technical feasibility and financial viability of community and/or district heating networks wherever the development proposal's Heat Demand Density exceeds 3MW/km<sup>2</sup>.**

4.7 LDP Policy E6 relates to farm diversification, and reads:

**Development proposals for farm diversification will be permitted where:**

- 1. The proposed diversification will be of an intensity of use appropriate to the location and setting and will have no significant detrimental effect on the vitality and viability of any adjacent land uses, either individually or through cumulative impact;**



- 2. Adequate provision is made for the parking of vehicles and the storage of materials/equipment; and**
- 3. The construction of new, or conversions of existing buildings, that form part of the proposal lie within or immediately adjacent to the existing farm building complex.**

4.8 In addition, LDP Policy SP6 (Distribution of Growth Across the Settlement Hierarchy) accepts that agricultural development will occur within open-countryside locations, and that such development proposals will be assessed against the relevant national policy, as well as all applicable policies contained within the development plan.

4.9 It is important to note that Section 38 (6) of the *Planning and Compulsory Purchase Act 2004* states “where, in making any determination under planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise.”

## 5.0 Main Planning Considerations

### Principle

5.1 As noted, the development comprises the erection of a replacement agricultural building, to be used for the purposes of agricultural storage; primarily feed, fodder and grain.

5.2 The application site is located outside of any defined settlement boundary as per the adopted Powys LDP. Therefore, for planning purposes, the site is located within the open countryside.

5.3 As is noted above, Planning Policy Wales and TAN 6 support the principle of new agricultural development within rural areas. Furthermore, it is acknowledged that the policies contained within the adopted Powys LDP generally support the principle of providing new agricultural development within the open countryside.

5.4 As such, the principle of development in this location is acceptable in accordance with the above-quoted local and national planning policy.

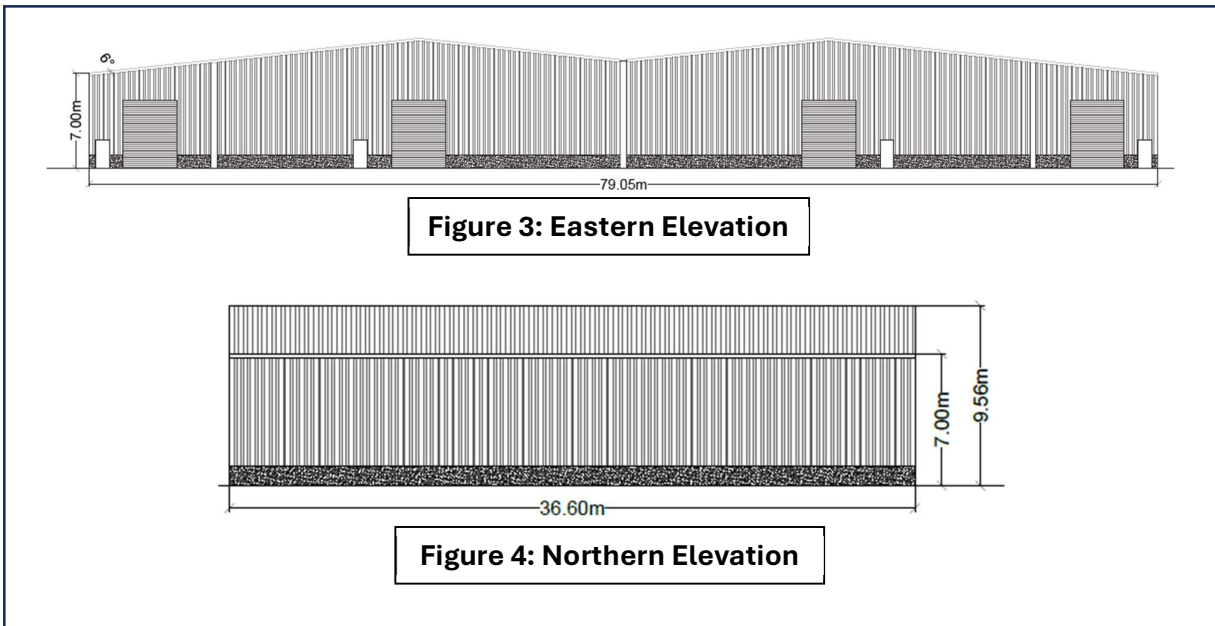
### Design & Visual/Landscape Impact

5.5 The building subject of the application has been designed appropriately; taking into account the needs of the Applicant, as well as the character of the surrounding area and wider rural landscape.



5.6 As noted above within this statement, the building measures approximately 36.6 metres in width and 79.05 metres in length; with a maximum height of 9.6 metres, falling to 7 metres at the eaves. The building has a floorspace of approximately 2,890 square metres measured internally. The building is finished with concrete panels and box profile sheeting, coloured dark blue.

5.7 Extracts of the submitted elevation drawings are provided below (not to scale):



5.8 Whilst of a large scale, the building is appropriately sited within the existing complex of agricultural buildings on-site, and within the wider landscape, where visible, is very much viewed as part of the existing built development on the site.

5.9 Further, the building is appropriately designed so as to minimise its visual appearance and impact within the host landscape. Indeed, its use of dark blue cladding on its exterior (a muted environmental colour and one which is seen extensively across the Powys landscape on similar agricultural buildings) ensures the building does not appear prominent within the rural landscape.

5.10 Whilst of a large footprint, it should also be noted that the building has a low profile and ridgeline; helping to ensure its visual impact and prominence within the surrounding landscape is minimised.

5.11 The application site benefits from extensive existing screening to its south, east and west; ensuring that no long-ranging views of the building exist within the host landscape from these directions. The screening, provided by mature foliage, trees and vegetation, helps to ensure the building remains largely



invisible within the surrounding landscape setting, as the following figures seek to demonstrate:



**Figure 5: View looking towards the site north-eastwards from the entrance to Holy Trinity Church, Penrhos**



**Figure 6: View looking towards the site northwards from the entrance to Penrhos Village Hall**





**Figure 7: View looking towards the site north-eastwards from along the public highway leading from Sarnau towards Penrhos**



**Figure 8: View looking towards the site north-westwards from along the C2035 public highway leading from Penthryn towards Penrhos**

5.12 Furthermore, when considering views of the application site and subject building from the north, due to the natural topography of surrounding land, it is noted that the building is not visible within the wider landscape, owing to the



fact the application site lies to the south of a plateau; at a lower level than surrounding land to the north. Figure 9, below, seeks to demonstrate this:



**Figure 9: View looking towards the site southwards from along the public highway leading from Deuddwr to Penrhos**

5.13 As the above demonstrates, the subject agricultural building as erected is not widely visible within the surrounding rural landscape. This is aided by the existing natural screening provided by surrounding woodland, trees and vegetation, along with the suitable design afforded to the development in relation to its low-lying profile and muted environmental colour.

5.14 The application site is located within the Guilsfield Rolling Farmlands Visual and Sensory Aspect Area of LANDMAP, and is evaluated as being of high value. The other aspect areas are evaluated as follows:

Geological landscape – moderate  
Landscape habitats – moderate  
Historic Landscape – high

5.15 The Visual and Sensory aspect area is summarised as follows:

*“An extensive area of rolling hillsides and pasture land with rounded hill tops. Vegetation is predominantly oak/mixed broadleaf woodland patches with well defined small field parcels with a high incidence of overgrown/mature hedgerow trees. Strong sense of place with settled, domestic quality to the setting and displaying a traditional farmed landscape. Traditional farming techniques are evident ie hedge laying and general farming practice is extensive rather than intensive”.*



- 5.16 Notwithstanding the LANDMAP evaluation and classification, as is noted and assessed above, the development is appropriately sited and clustered amongst the existing agricultural yards and buildings on-site, and owing to its acceptable agricultural design and the fact the site benefits from extensive natural screening, the development is not widely visible within the surrounding landscape.
- 5.17 As a consequence, the development does not cause any adverse or unacceptable landscape visual impact, and is therefore in accordance with the requirements of LDP Policies DM4 and DM13.

#### Impact on Neighbouring Residential Amenity

- 5.18 The application seeks consent for an agricultural storage building, to be used in connection with the existing agricultural holding and use of the land. The building would not be used to house livestock.
- 5.19 In light of this, and owing to the lack of any neighbouring third-party residential dwellings in close proximity to the site, there would not be any adverse impacts upon neighbouring residential amenity.

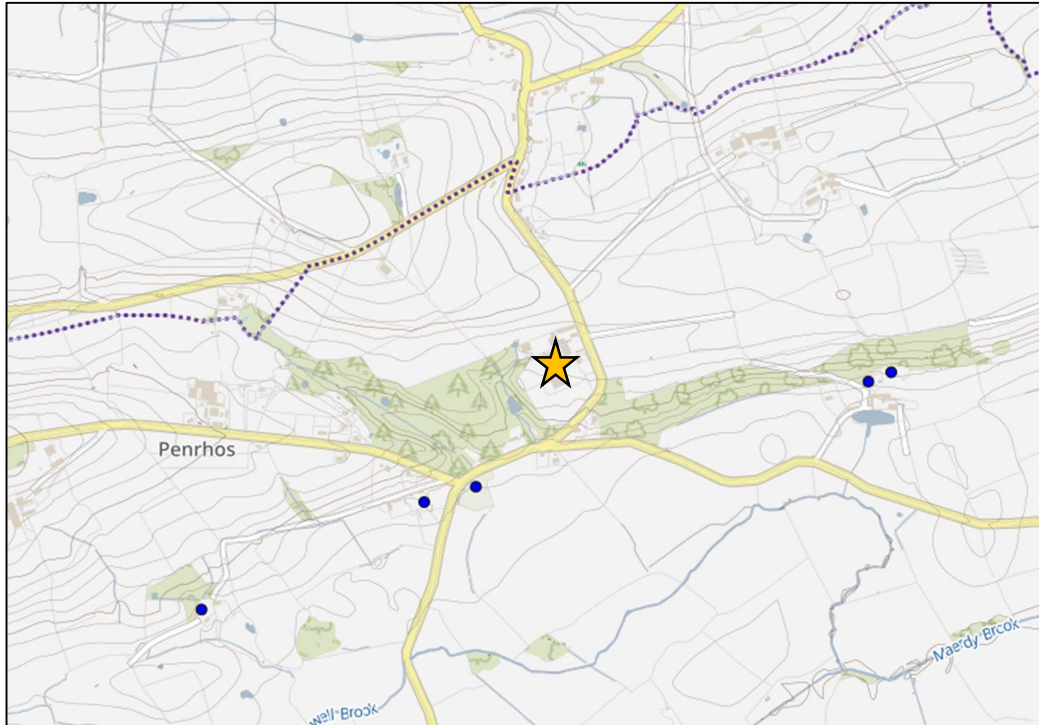
#### Ecology & Green Infrastructure

- 5.20 The building subject of the application has been constructed on areas formerly containing several smaller-scale agricultural buildings (which have been demolished) and an area of improved agricultural grassland, which is considered to be of relatively low ecological value.
- 5.21 Furthermore, there are no statutory or non-statutory designated ecological sites located within 500m of the application site; although Penrhos Coppice, to the west of the site, is designated as an area of ancient woodland.
- 5.22 Owing to the above, the construction of the building has not caused any adverse ecological impacts on the application site and within its vicinity.
- 5.23 A Green Infrastructure Statement accompanies this application, as well as measures proposing a net benefit for biodiversity (NBB) in accordance with Chapter 6 of Planning Policy Wales (Edition 12).

#### Heritage

- 5.24 The designated historic assets within the application site's environs are indicated below in Figure 10. The application site is identified by the yellow star and the blue dots represent listed buildings within the area.





**Figure 10: Map showing designated historic assets within application site's vicinity (source: CADW)**

- 5.25 The listed building in closest proximity to the application site is the Grade II listed Church of the Holy Trinity, Penrhos, which lies approximately 270m to the south-west of the subject agricultural building.
- 5.26 As discussed above, and as noted within Figure 5, there is no inter-visibility between the application site and the Grade II listed church. Indeed, owing to the extensive screening provided by existing mature woodland and foliage, together with the distance between the two and the lie of the land, the two are not visible from one another. There would, therefore, be no harmful impact created upon the setting of the listed building.
- 5.27 In terms of the use of the building, as this is purely agricultural storage, which is a common use and feature of the surrounding area, the building would have no harmful impact upon the setting of the listed building.
- 5.28 With regards the other listed buildings as shown within Figure 10, there is no inter-visibility between them and the application site, and as a consequence, there is no effect upon their setting.
- 5.29 As such, the development would not cause any harmful impact upon the setting of any nearby designated historic assets, and therefore the development is compliant with the requirements of LDP Policy SP7, Technical



Advice Note 24 and The Planning (Listed Buildings and Conservation Areas) Act 1990.

### Highway Safety

- 5.30 The subject building is to be used for the purposes of agricultural storage, in connection with the existing agricultural buildings on the site and the agricultural use of the land.
- 5.31 As has been noted earlier within this statement, the building as erected has replaced several smaller agricultural buildings on the same land, which have since been demolished.
- 5.32 In light of the established, lawful, use of the site for agricultural purposes, the building subject of the application would not appreciably alter or increase vehicular movements to and from the application site within the local highway network.
- 5.33 The site benefits from adequate access visibility onto the public highway to serve the building.
- 5.34 Given the agricultural use of the building and wider site, as existing, the surrounding local highway network is of sufficient standard and capacity to serve the building.
- 5.35 In light of the above, the development would not have any appreciable impact upon highway safety within the site's vicinity.

## 6.0 Conclusion

- 6.1 This statement has provided an overview of the proposals relating to the agricultural building at Penrhos Farm.
- 6.2 It has been demonstrated that the development fundamentally complies with the requirements of both local and national planning policies concerning agricultural development within the open countryside.
- 6.3 The development relates to the provision of a modern agricultural storage building to be used in connection with the agricultural use of the land at Penrhos Farm.
- 6.4 The building is acceptable in-principle, and does not cause any unacceptable landscape visual impact. The development does not adversely affect the amenity of neighbouring residential occupiers and has not caused any adverse effects with regards ecology, biodiversity and the natural and historic environments. The development does also not have any harmful impact upon highway safety within the site's environs.



6.5 As such, it is respectfully requested that the application is granted planning permission by the Local Planning Authority.