
Planning Statement

**Wern Farm
Foel
Welshpool
Powys
SY21 0NY**

**Construction of roof structure
over existing silage clamp**

D G & E Williams

February 2024

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1.0 Introduction

1.1 This Planning Statement is prepared and submitted in connection with a full planning application made to Powys County Council (“The Local Planning Authority”) for the construction of a roof covering over an existing silage clamp at Wern Farm, Foel, Welshpool, Powys, SY21 0NY.

1.2 The proposed roof structure would cover an existing open-air silage clamp used by the agricultural business operating from Wern Farm – D G & E Williams. No changes to the structure or operation of the silage clamp itself are proposed as part of the application.

1.3 This Planning Statement should be read in conjunction with the other documentation submitted as part of the application, listed below:

- Completed Full Planning Application Form
- Green Infrastructure Statement
- Pre-Application Consultation (PAC) Report
- Dwg No: 80206 / GH / 001 – Site Location Plan
- Dwg No: 80206 / GH / 002 – Existing Block Plan
- Dwg No: 80206 / GH / 003 – Proposed Block Plan
- Dwg No: 80206 / GH / 004 – Proposed NBB Plan
- Dwg No: 80206 / GH / 100 – Proposed Floor Plan
- Dwg No: 80206 / GH / 101 – Proposed Elevations
- Dwg No: 80206 / GH / 102 – Proposed Elevations
- Dwg No: 80206 / GH / 103 – Drainage Plan

1.4 This Planning Statement provides a balanced overview of the planning issues associated with the proposed development and is designed to aid the Planning Officer in making their recommendation.

1.5 The information set-out within this statement confirms that the proposal can be delivered on-site without giving rise to any unacceptable or adverse impacts in planning-terms.

2.0 The Application Site

2.1 The application site lies within the existing complex of agricultural buildings and yards at Wern Farm, to the immediate north and east of existing large-scale agricultural livestock and storage buildings and approximately 100m south of an existing poultry unit.

2.2 The site is located within a rural location approximately 2.6km north-west of Foel and approximately 15km north-west of Llanfair Caereinion. The site is

located outside of any defined settlement/development boundary and therefore is located within the open countryside in planning terms.

2.3 An aerial view of the application site is provided below within Figure 1:



Figure 1: Aerial view of application site and context

3.0 The Proposed Development

3.1 The application seeks full planning permission for the construction of a roof covering atop the existing silage clamp at Wern Farm.

3.2 The proposed structure will measure approximately 41.15m in length and 30.48m in width; having a resultant floor area internally of 1254m². It would have a dual-pitched roof, with a height at the eaves of approximately 6.1m and a height at the ridge of approximately 11.83m.

3.3 The structure will be constructed with a steel frame will be finished externally with concrete mass lower walls and Yorkshire boarding above. The roof will be finished with grey fibre cement sheeting.

- 3.4 As noted, the proposed structure would be constructed over the existing silage clamp; with the structure and use/operation of the silage clamp not changing or being altered by the proposed development.
- 3.5 The proposed development would help to reduce the extent of silage effluent produced on the farm, by ensuring rainwater does not mix with the silage stored in the clamp. As such, the development would provide improvements for the surrounding water environment.
- 3.6 Clean rainwater from the roof of the structure will be directed to a new rainwater storage tank.
- 3.7 Stock numbers on the holding would not change as a consequence of the proposed development. Indeed, the proposed oof structure is proposed simply to improve the existing silage storage facility on-farm.
- 3.8 It is important to note that the development has previously gained planning permission from Powys County Council as part of planning application reference P/2016/0034 (approval dated 07/03/2016). The current application seeks permission for the exact same development for a new period of 5 years.

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.

5.0 Review of Main Material Planning Considerations

Principle

- 5.1 The proposed development relates to the provision of a roof structure over the existing silage clamp at Wern Farm, to provide enhanced silage storage on the farm and to achieve environmental benefits for the surrounding water environment by virtue of reduced silage effluent production.
- 5.2 The proposed roof covering will form an integral part of the existing farm complex at Wern Farm and it is required for legitimate agricultural purposes.
- 5.3 As a consequence, it is considered the principle of development is acceptable in compliance with LDP Policies DM4, DM13 and E6, PPW and TAN 6.

Design & Visual/Landscape Impact

- 5.4 As noted, the proposed roof covering would be sited amongst the existing complex of farm buildings and yards at Wern Farm; and as such would be viewed and read against the backdrop and context of existing built development on the farm from within the surrounding landscape.
- 5.5 In terms of LANDMAP, the application site is located within the ‘Llanerfyl Mosaic Farmlands’ aspect area. A visual and sensory evaluation of the aspect area confirms the land to be of high quality; with the visual and sensory description reading as follows:

“Distinct area typical of the mid regions of Montgomeryshire of small-scale irregular fields patterns with very strongly defined field boundaries typified by overgrown and managed hedgerows with a significant proportion of mature hedgerow trees. Small to medium sized mixed broadleaf woodland is common in lower lying areas and especially found along watercourses. A succession of low rolling hills with gently sloping sides and rounded tops underlying a very traditional farming landscape - high aesthetic qualities, settled, domestic setting. A single turbine on the adjacent aspect area hillside below Llyn Hir is highly visible over the area”.

- 5.6 The proposed roof covering, whilst of a relatively large scale, will be of standard modern agricultural appearance and would be akin (in terms of both design and scale) to that of the adjacent buildings already in-use and present within the host rural landscape.
- 5.7 As such, it is considered the proposed development will not cause any adverse landscape visual impact on this occasion, taking account of the proposal’s suitable design, scale and siting within the context of the existing farm complex.

5.8 As such, the development would be in compliance with the requirements of LDP Policies DM4 and DM13.

Impact on Neighbouring Amenity

5.9 There are no third-party dwellings located within close proximity to the application site, and therefore no impacts upon neighbouring residential amenity would arise.

5.10 Therefore, the development would not result in any adverse impacts in terms of amenity on this occasion in-line with the requirements of LDP Policy DM13.

Ecology & Green Infrastructure

5.11 The application site currently comprises an existing open-air silage clamp forming part of the established farm complex at Wern Farm. Given the land's current use, form and siting within the existing farm complex, it is of no ecological value at present and is not in-use by any protected or priority species.

5.12 Whilst the Gweunydd Llechwedd-newydd SSSI does lie approximately 0.5km west of the application site, given that the proposed development only comprises the erection of a roof covering over an existing silage clamp (with no alterations proposed to the clamp itself) there is no potential for the development to have an impact upon the designated ecological site.

5.13 In terms of green infrastructure and providing a net benefit for biodiversity (NBB), two Woodcrete bat boxes and one Woodcrete bird box are proposed to be erected on an existing mature tree on-site within the ownership of the Applicant. This would provide an NBB effect over and above the green infrastructure baseline. Please refer to the submitted Green Infrastructure Statement for further details.

5.14 In light of the above, the development would not cause any adverse ecological effects and would provide an NBB effect on-site. The requirements of PPW (Chapter 6), TAN 5 and LDP Policies SP7 and DM2 have therefore been met.

Highways

5.15 The vehicular movements associated with the site will remain unchanged as a consequence of the proposal.

Heritage

5.16 The application site is located approximately 230m north-east of a Grade II listed milestone (CADW ID: 80793) and as such, the Local Planning Authority must have special regard to the desirability of preserving the designated heritage asset, or its setting or any features of special architectural or historic

interest which it possesses, under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.17 In this instance, given the distance between the application site and the listed milestone, together with intervening built development which would screen all views between the two, as well as the appropriate design and siting of the proposed development, it can be concluded that the development would not cause any impact upon the setting of the heritage asset on this occasion.

5.18 The relationship between the application site and the site of the listed milestone is reflected below within Figure 2:



Figure 2: View from Grade II listed milestone looking towards application site

5.19 As such, given the development would not cause any harmful impact upon the setting of the identified heritage asset, the proposal is in compliance with the requirements of LDP Policy SP7, PPW and TAN 24 (The Historic Environment).

Drainage

5.20 The application site is located within Flood Zone 1 of the Flood Map for Planning (FMfP) and is therefore within an area not at risk from flooding.

5.21 Surface water from the proposed structure's roof would drain to a new rainwater harvesting tank, although full details with regards surface water drainage would be provided as part of a separate SuDS application submitted to the SAB.

Public Rights of Way

5.22 The presence of several public rights of way (PRoW) within the vicinity of the application site is acknowledged and shown on the submitted Site Location Plan.

5.23 However, noting the nature of the proposed development, being the erection of a roof covering over an existing silage clamp, there is no potential for the operation or route of the PRoW network within the site's vicinity to be impacted by the development.

5.24 The Applicant commits to ensuring the route of the PRoW network is maintained open and useable during the course of the construction phase of the proposed development.

6.0 Conclusion

6.1 The proposed development is needed for legitimate agricultural purposes and to provide enhanced silage storage facilities on the farm at Wern. It is also of an overall modest and subservient scale, and would be of an acceptable appearance within the host rural landscape. It would not cause any adverse impacts upon the natural environment, neighbouring residential amenity nor upon highway safety, flooding heritage assets and the public right of way network.

6.2 Therefore, the proposal is fully compliant with both national and local planning policy requirements, and it is respectfully requested that full planning permission be granted for the development without delay.