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Mr A Pyne
Caerphilly County Borough Council
Planning Division
Tredomen House
Tredomen Park
Ystrad Mynach
Hengoed
CF82 7WF

Our Ref: 20636/A3/JA

9th April 2021

Dear Anthony

21/0226/FULL: PROVISION OF BUILDING OVER CONCRETE YARD SPACE TO PROVIDE ADDITIONAL FEED STORAGE, AND TO HARVEST RAIN WATER FROM THE ROOFS AND REDUCE THE DIRTY WATER RUN-OFF FROM THE YARDS
GELLIARGWELLT UCHAF FARM, GELLIGAER, CF82 8FY

We write on behalf of Price & Co Farming, to apply for Full Planning Permission at Gelliargwellt Uchaf Farm for an:

"Provision of building over concrete yard space to provide additional feed storage, and to harvest rain water from the roofs and reduce the water run-off from the yards"

The following documents are enclosed:

- Application Form;
- CIL Form;
- Plans and drawings:
 - PCF-FD-2021-004-1 Proposed Location Plan;
 - PCF-FD-2021-005-1 Proposed Site Plan;
 - PCF-FD-2021-007 Proposed Plan and Elevations of New Loose Cattle Housing; and
 - PCF-FD-2021-008 Proposed Elevations of New Loose Housing for Cattle.

The application fee of £742 is to be paid by the Applicant under separate cover.

Gelliargwellt Uchaf Farm is a dairy farm with a large herd of cows. Price and Co Farming regularly invest in improvements at the farm to support dairy welfare and management. The proposals do not seek to enable an increase in the size of the herd but seek to maintain and enhance the practices at the farm.



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Agriculture is identified in Planning Policy Wales as supporting the resilience of Wales with Paragraph 5.6.6 stating:

"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."

The proposals are located on the existing yard and situated within and amongst existing buildings associated with the utilitarian element of the dairy farm. The roof and supporting columns will comprise the same materials as the existing roof structure of nearby buildings. On this basis the proposal is considered to be acceptable in terms of its visual impact. Given the location of the site there would be no impact on any residential receptors.

The site comprises part of Price & Co's wider agricultural landholding and is managed accordingly.

I trust that the above and enclosed are sufficient to enable your consideration and positive determination of the application. However, if you require any further evidence to assist with your consideration of this application please do not hesitate to ask.

Yours sincerely



JOE AYOUBKHANI

Planning Associate