



Planning Statement

Proposal	Part retrospective application for the Extension to an existing agricultural building and installation of biomass boilers
Site	Bedw Gwilym Bryn Lane Newtown Powys SY16 3LX
Client	Mr D & Mrs N Lloyd
Prepared By	McCartneys LLP Chartered Surveyors Planning Consultants & Project Managers 54 High Street Kington Herefordshire HR5 3BJ
	Mr R Evans MSc BSc (Hons)
Date	March 2022

Contents

Section 1 – Introduction

Section 2 – Site Context

Section 3 – Principle of Development

Section 4 – Context Analysis

Section 5 – Conclusion

1.0 - Introduction

This design and access statement is submitted in support of a planning application for the retrospective extension to an existing agricultural building to facilitate the replacement of 2 x biomass boilers for the production of heat at Bedw Gwilym, Bryn Lane, Newtown, Powys, SY16 3LX. This application seeks full planning permission for the following and all associated works as detailed on the attached plans.

As the application seeks 'full planning approval', full design details regarding the development are provided. As such, this statement aims to provide details of the principles and concepts relating to 'inclusive design' upon which development proposals have been based to date.

It should be noted the Powys County Council (PCC) Local Development Plan 2011-2026 has been taken into consideration and that the guidance will be reflected in the scheme.

The following documents have been followed for technical guidance:

Policy RE1 - Renewable Energy
LDP Policy DM4 - Landscape
LDP Policy DM13 - Design and Resources
Technical Advice Note 6 - Planning for Sustainable Rural Communities (2010)

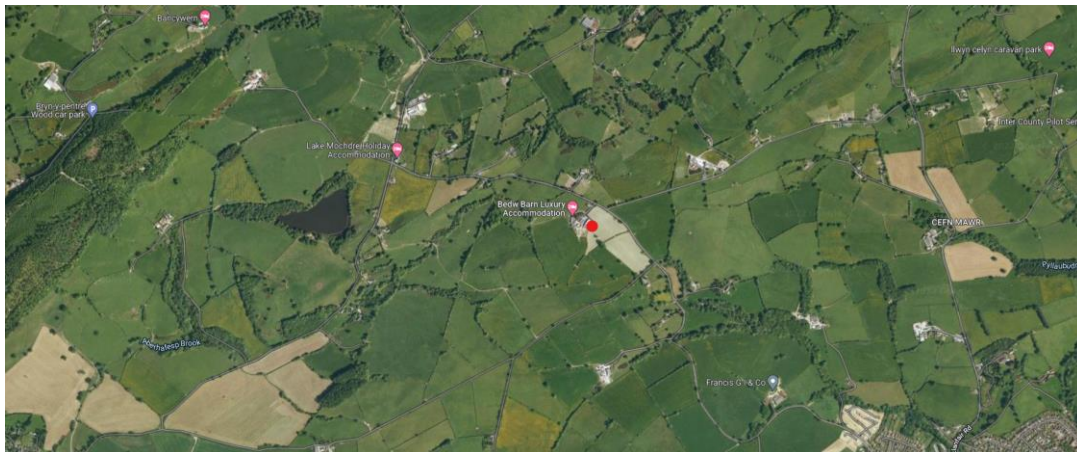
This statement outlines the site description, relevant planning policy context and full proposed development. It offers a balanced planning consideration and evaluates the proposal against the identified planning policy context.

The purpose of this report is to provide an appraisal of the issues relevant to the consideration of this development proposal, and to provide a considered opinion on the merits of the proposal.

2.0 – Site Context

Location

The application site lies within the main farm complex of existing buildings associated with the main farm complex at Bedw Gwilym, with the approximate location of the site shown below in red for reference:



Photograph 1 – Google Earth Extract

Site Features

The site currently comprises the extension to an existing agricultural building, which is formerly an area of agricultural land. The site is surrounded by the main farm complex at Bedw Gwilym to the north and west, and is surrounded by agricultural land to the south and east.

There are no trees or hedgerow to be affected by the proposed development, and the proposed development would not have any impact upon any public rights of ways in the vicinity. According to Technical Advice Note 15 development advice maps, there are no records of historic flooding on the site and the site is outside of any C2 Flood Zones.

Access

Access to the site is obtained off Bryn Lane, via a recently constructed access, which benefits from planning permission under application reference P/2015/0183.

3.0 – Principle of Development

Principle

The site is located in the open countryside as defined by the Powys Local Development Plan (2018), outside of any settlement, however national and local planning policy does not prohibit all forms of development outside settlements and the merits of such proposals are considered under the relevant policies of national and local planning policy.

A review of the Powys LDP identifies that policy RE1 is the relevant policy for developments of this nature, and can be read as follows:

“Policy RE1 – Renewable Energy

Proposals for renewable and low carbon energy development will be permitted subject to the following criteria:

- 1. Within or close to the Strategic Search Areas (SSAs), proposals for wind energy greater than 25MW will be permitted subject to criteria 3 to 5; all other proposals for renewable and low carbon energy will only be permitted where they can demonstrate they would not prejudice the purpose of the SSA.*
- 2. Within the Local Search Areas (LSAs), proposals for solar PV between 5 – 50MW will be permitted subject to criteria 3 to 5; all other proposals for renewable and low carbon energy will only be permitted where they can demonstrate they would not prejudice the purpose of the LSA.*
- 3. Proposals for all types of renewable and low carbon energy development and associated infrastructure either on their own, cumulatively or in combination with existing, approved or proposed development, shall comply with all other relevant policies in the LDP.*
- 4. Satisfactory mitigation shall be in place to reduce the impact of the proposal and its associated infrastructure. Proposals shall make provision for the restoration and after-care of the land for its beneficial re-use.*
- 5. Where necessary, additional compensatory benefits will be sought by agreement with applicants in accordance with Policy DM1 - Planning Obligations”.*

This proposal has been designed to serve the established holiday business at the site, as a means to switch to a more renewable form of energy to serve the existing business.

It is considered that the proposal fulfils all of the criteria set out in Policy RE1 above, as well as contributing towards Wales' installed renewables capacity. The principle of development is therefore considered to be acceptable.

Specification

The proposed biomass boilers are designed by 'BiogenSystems', with a full specification of the systems attached for ease of reference. The system shall be Model T and produce heat output to serve the established holiday business at Bedw Gwilym.

4.0 – Context Analysis

Scale and Design

Full details of the scale and design for the proposed menage and stables can be seen on the enclosed drawings. Due to the spacing, orientation and size of the built development, there is no impact on privacy, sunlight, microclimate or existing neighbouring properties. Due to the location of the development, there is no impact on public space. The proposed development has been designed to the principles required by that of LDP Policy DM13:

- Be designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing and design detail.*
- Be inclusive to all, making full provision for people with disabilities.*

The extension to the building is of a design and scale which is in keeping with that of the existing building, and is considered acceptable in this regard.

Landscaping

The proposal will have no significant impact upon the character or appearance of the surrounding landscape given its modest scale. No existing trees or hedgerows shall be effected by the proposal, and no additional planting has been deemed necessary on this occasion.

Amenity (to satisfy Environmental Health)

Fuel Source – EN-A1 6mm Wood Pellet

Thermal Output – 0.199 MW per boiler (0.398 MW overall)

Given the intended fuel source and thermal output of the boilers, it is not considered that the proposed biomass units will have an adverse impact upon local air quality. The above details can be confirmed by checking the enclosed specification.

Access

Access to the site is obtained off Bryn Lane, via a recently constructed access, which benefits from planning permission under application reference P/2015/0183. Given the nature of this development, there shall be no impact upon vehicular movements at the site or upon the surrounding highway network.

The Natural Environment

Given the nature of the buildings which are the subject of this application, it is not considered that the proposed development would cause any

adverse impacts upon protected species, and therefore no ecological surveys have been deemed necessary as part of this application.

Mitigation to enhance habitat and local environment

As a means to enhance biodiversity at the site as a result of the proposed development, the follow measure has been proposed:

- Addition of 1 x Schwegler Bird Box on existing building to be sited 3 metres above ground level, and have an entrance hole at least 50mm in diameter to attract a variety of species.

5.0 - Conclusion

Planning permission is determined in accordance with the development plan unless material considerations determine otherwise. The application is consistent with the principles and policies of the Powys LDP and relevant national policy.

The principle for the development is in full accordance with policy RE1 of the Powys LDP and will allow an established tourism business to be served by a renewable form of energy.

The extension to the existing agricultural building to facilitate the proposed system is modest and would not cause any detrimental impact upon the character or appearance of the surrounding area. It is therefore respectfully requested that planning permission is granted for the proposed development.