
Planning Statement

Application for an agricultural
building for manure storage at
Gwyns Barn, Leighton, Welshpool,
Powys, SY21 9LL

Prepared for Mr Thomas

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manure storage at Gwyns Barrn, Leighton,
Welshpool, Powys, SY21 9LL

Planning Statement

May 2022

Site address

Gwyns Barn
Leighton
Welshpool
Powys
SY21 9LL

Planning Authority

Powys County Council
Neuadd Maldwyn
Severn Road
Welshpool
SY21 7AS

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1. INTRODUCTION

- 1.1. This Planning Statement is prepared and submitted in connection with the planning application for an agricultural building at Gwyns Barn, Leighton.
- 1.2. It is proposed to construct an agricultural building for a covered muck store.
- 1.3. The proposed muck store building will be within the farmyard at Gwyns Barn.
- 1.4. The proposed building will provide much needed space for the existing business, which in turn will assist in its growth and ensure it complies with current and future legislation and guidance on manure storage.

2. THE APPLICATION SITE

- 2.1 The proposed site for the agricultural building is on land at Gwyns Barn. It will be seen as a natural extension to the yard in connection with the existing buildings on site.
- 2.2 The location of the proposed building has been carefully considered, in order to ensure it has a minimal landscape and visual impact, together with the practicalities of the farmyard.

3. PROPOSAL

- 3.1 The proposed building is 11.0m long by 9.0m wide. It will be 6.0m in height to the eaves and 7.60m to the ridge. The floor area of the proposed building is 99.0m².
- 3.2 The building will consist of concrete and Yorkshire boarding walls and a fibre cement sheeting roof (See elevation drawings for details).
- 3.3 The development will be screened by the existing buildings and surrounding farmland and therefore will not be easily visible from most public vantage points. With this in mind, it is felt that landscaping works are not necessary. However, should the council feel that landscaping will be required we will be happy to provide a detailed landscaping scheme.
- 3.4 Construction of the floor will incorporate a damp proof membrane preventing any dirty water percolating into the ground below the building.
- 3.5 It is also proposed to put a lip at the front of the shed, to reduce the chances of any surface water from the yard to enter the building. The dirty water effluent contained in manure will be directed with the

proposed crossfall of 100mm to the corner of the building where an underground dirty water tank will be located which will be SSAFO compliant.

3.6 No increase in stock is proposed as part of this proposal.

4. MOVEMENTS AND ACCESS

4.1 The movements associated with the site will remain unchanged as part of this proposal. No vehicular access is required for the building.

4.2 In terms of access, although wheelchair users are not envisaged to be accessing the building due to health and safety reasons, the building will have level thresholds at its access points.

5. COMMUNITY SAFETY

5.1 Site security is critical throughout day and night to prevent the theft of equipment or machinery. This is critical in this case due to the proximity to the public highway.

6. CONCLUSION

6.1 In light of the above considerations, the proposal is considered fully compliant with all relevant national and local planning policies and therefore should be given approval.

6.2 The proposed building is considered subordinate and in keeping with the existing built form. It is proposed to be located within the existing farmyard at Gwyns Barn and therefore is seen as a natural extension to the existing farmyard.

6.3 There are few public vantage points, and from those it will be seen in connection with existing buildings.

6.4 In light of the above considerations, the proposal is considered fully compliant with all relevant national and local planning policies and therefore should be given approval.