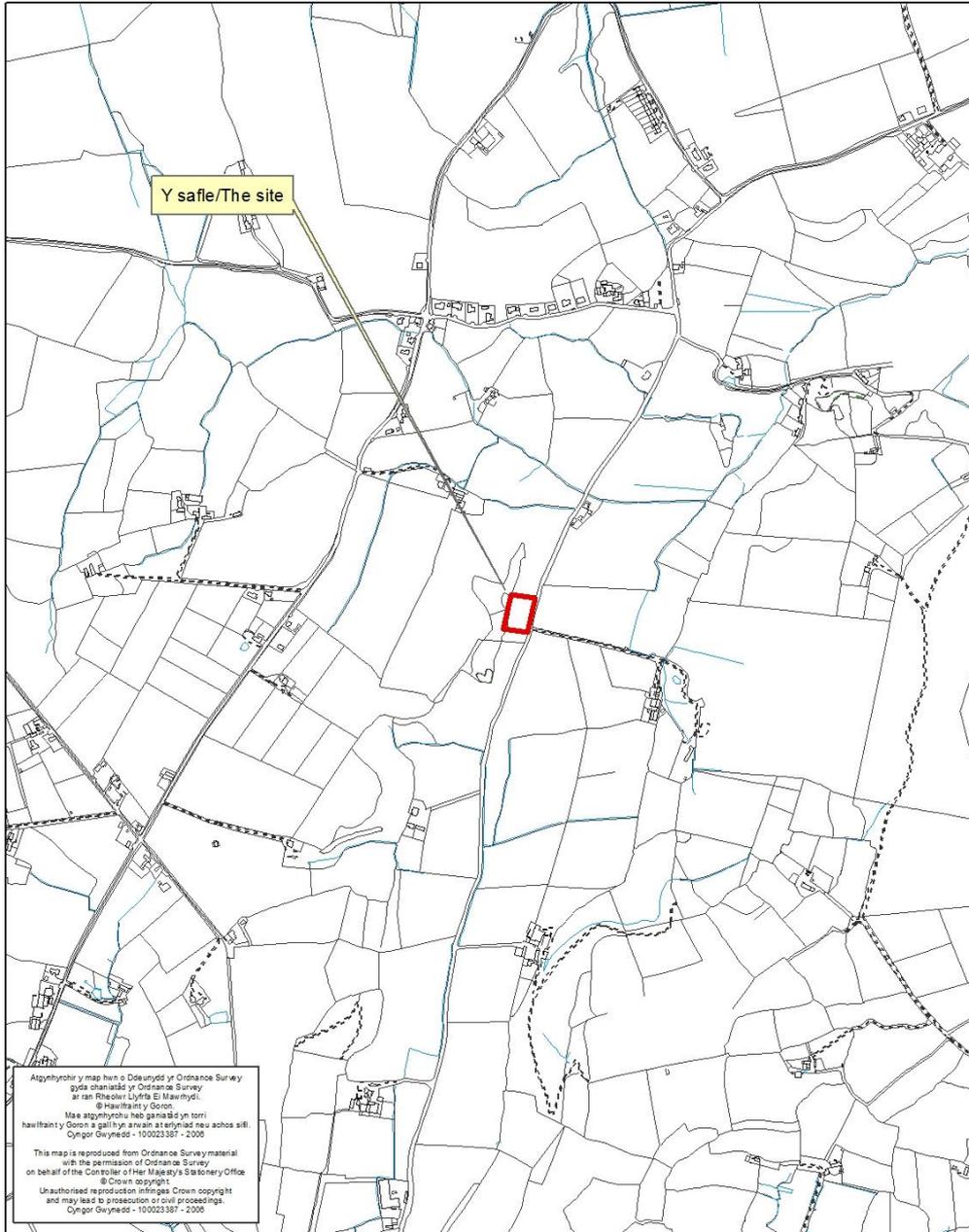


Number: 6



Rhif y Cais / Application Number : C15/0424/46/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.  
Location Plan for identification purposes only. Not to scale.



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Application Number: C15/0424/46/LL  
Date Registered: 11/08/2015  
Application Type: Full - Planning  
Community: Tudweiliog  
Ward: Tudweiliog

Proposal: CONSTRUCTION OF AN AGRICULTURAL BUILDING WITH SLURRY STORE UNDERNEATH (WITH PART OF SLURRY STORE OUTSIDE OF BUILDING) ALONG WITH THE CREATION OF AN AGRICULTURAL ACCESS, SHALE TRACK AND YARD  
Location: LAND NEAR GARREG LWYD, DINAS, PWLLHELI, GWYNEDD, LL53 8SU

**Summary of the Recommendation:**

TO APPROVE WITH CONDITIONS

**1. Description:**

- 1.1 The proposal involves constructing a new agricultural building with a slurry store underneath. Part of the slurry store would be located outside the building. As part of the application, it is also intended to create a new agricultural access, together with a shale track and a yard. The proposed building would measure 30.5 metres by 36.6 metres. The height to the eaves would be 3.7 metres and the height to the ridge of the roof would be 6.4 metres. The lowest level of the building's external walls would be made of concrete panels, and the highest level would be made of Yorkshire boarding. It is intended for the roof to be made of corrugated charcoal grey fibre cement. The slurry store which is to be located underneath the building would be 2.4 metres deep. It is intended for the proposed access to be 8 metres wide near the road, and its width would reduce to 4 metres at the gate. It is intended to site a *clawdd* around the gate's visibility splays, and there is an intention to plant blackthorn around the proposal's boundaries. The proposal would also involve excavation work in relation to levelling the site as a result of the site's topography which rises from east to west.
- 1.2 The site lies in countryside on the road between Dinas and Llaniestyn, and opposite an access to Ty-Newydd Parc. The site is also located within the Area of Outstanding Natural Beauty and the Llŷn and Bardsey Island Landscape of Outstanding Historical Interest. The site can be accessed along a class 3 road. There are some dwellings dispersed around the vicinity. Part of the site lies within wildlife site number 92, Nant Bach.
- 1.3 The application is submitted to the Committee following receipt of three or more letters / correspondences objecting to the proposal.

**2. Relevant Policies:**

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.
- 2.2 **Gwynedd Unitary Development Plan 2009:**  
B8 - THE LLŷN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB) - Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a number of

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criteria aimed at protecting the recognised features of the site in accordance with the statutory requirements of the Countryside and Rights of Way Act 2000.

**B12 – PROTECTING HISTORIC LANDSCAPES, PARKS AND GARDENS -** Safeguard landscapes, parks and gardens of special historical interest in Wales from developments which would cause significant damage to their character, their appearance or their setting.

**B17 - PROTECTING SITES OF REGIONAL OR LOCAL SIGNIFICANCE -** Refuse proposals which are likely to cause significant harm to sites of regional or local significance unless they conform to a series of criteria aimed at the protecting, promoting and managing recognised features within the sites.

**B21 – WILDLIFE CORRIDORS, HABITAT LINKAGES AND STEPPING STONES -** Safeguard the integrity of landscape features which are important for wild flora and fauna unless the reasons for the development outweigh the need to retain the features and that mitigating measures can be provided.

**B22 – BUILDING DESIGN -** Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

**B23 – AMENITIES –** Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

**B25 – BUILDING MATERIALS -** Safeguard the visual character by ensuring that building materials are of a high standard and are in-keeping with the character and appearance of the local area.

**B27 – LANDSCAPING SCHEMES -** Ensure that permitted proposals incorporate soft/hard landscaping of a high standard which is appropriate for the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

**B33 – DEVELOPMENTS THAT CREATE POLLUTION OR NUISANCE -** Protect public amenities, health and the natural or built environment from high levels of pollution.

**CH33 – SAFETY ON ROADS AND STREETS –** Development proposals will be approved if they comply with specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

**D9 – FARM BUILDINGS AND STRUCTURES –** The erection of buildings and structures for agricultural purposes will be approved if they are reasonably necessary for agricultural purposes and if they can comply with specific criteria involving the location of the development, damage to a protected building, biodiversity and environmental mitigation measures.

Supplementary Planning Guidance: Wildlife Sites (April 2010)

**2.3 National Policies:**  
 Planning Policy Wales (Edition 7, July 2014)

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Technical Advice Note 5: Planning and Nature Conservation  
 Technical Advice Note 6: Planning for Sustainable Rural Communities  
 Technical Advice Note 12: Design

### 3. Relevant Planning History:

- 3.1 The site has no relevant planning history.
- 3.2 An enquiry was received prior to submitting application number Y15/000705 for the construction of a shed on the site. The applicant was advised as follows:-
- Confirm that he would need to submit a full application for the proposal.
  - As the shed would be located on its own, full justification of the need to locate the shed in this location would be required.
  - Justification of the need for a shed of the significant size in question would be required.
  - Need to highlight as part of the application whether any associated work e.g. an access or a yard, formed part of the proposal and submit details of that work.
  - It was recommended that the shed, or at least the roof, should consist of dark green profile sheets.
  - Advise the applicant on the information that would need to be submitted as part of an application.

### 4. Consultations:

Community/Town Council: Councillors hope that the access will be wide as they are concerned that the road is dangerous.

Transportation Unit: No objection to the proposal. However, it must be ensured that the applicant includes appropriate measures to prevent surface water from the agricultural land discharging onto the highway. The presence of surface water gullies in the highway directly in front of where it is proposed to provide the access suggests a history of water problems, therefore it must be ensured that the development does not worsen the situation.

AONB Unit: Observations dated 9 September 2015  
 Further to the observations made on the original plans noting concerns in terms of impact on the AONB, these are the observations on the amended plans.

It is noted that some amendments have been made to the plans changing the location slightly, reducing the height of the roof of the shed by 1.5 metres, erecting *cloddiau* each side of the gap and planting thorn trees as landscaping.

These changes will reduce the environmental impact on the

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development. But, due to the development's size and location, concerns about its visual impact on the AONB remain. Erecting a soil *clawdd* some 4 feet of height to plant the thorn trees and using dark green sheets would assist in making the development less obvious.

Observations dated 10 June 2015

The site in question is on agricultural land in Nant Llaniestyn. There are no other buildings on the site. The road through the valley is relatively narrow with *cloddiau* on each side. As the site is in the valley, it is not very obvious on the broader landscape, but this development would be visible from the road and many other nearby locations.

The site is within the AONB which is similar to the National Park. The AONB is protected by national and local policies. Also, the area has been designated as one of 'high' visual value in LANDMAP, which is the Countryside Council for Wales' landscape analysis system.

The development in question is significant. It includes an agricultural shed measuring 36.5 metres by 30.5 metres with a fibre cement roof (white?), concrete and wooden sides with a slurry store underneath. Also, the development would include creating a new access to the rural road, an access track and a yard.

The design and access statement does not discuss the associated developments - access, yard or the slurry store. The AONB is also not mentioned or how consideration was given to the AONB when planning and designing the development.

In terms of the AONB, the principle of facilitating agricultural businesses and reducing passing on the road is supported. However, in this case there is a concern about the impact of the proposed development on a site in countryside which is part of the AONB.

Natural Resources Wales:

Natural Resources Wales does not object to the proposal on the condition that the proposal adheres to environmental control requirements, which have been outlined in Natural Resources Wales' observation letter, dated 11 September 2015.

Biodiversity Unit:

Pleased to see that the plans now include a *clawdd* on either side of the proposed new entrance. However, it is important that the new *clawdd* is constructed to a specification and uses the soil and stone of the section of *clawdd* that is to be removed. Additionally, the amended plans include planting blackthorn near the proposed track and on both sides of the proposed building.

Although the amended plans provide more information regarding the location of the proposed building in relation to the slope, it has not included the distance from the building up the slope which would be required for cutting. It is estimated that the proposed building would involve a land-take of 108 to 750 metres<sup>2</sup> of the slope. The slope supports a lowland acid grassland, which is a habitat listed under

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section 42 of the Natural Environment and Rural Communities 2006 as a habit of principal importance to biodiversity in Wales. Furthermore, the slope is within the candidate wildlife site - 92 Nant Bach. The proposal would result in a partial loss of up to 750 metres<sup>2</sup> of the candidate wildlife site and lowland acid grassland habitat. In order to reduce this impact, the turf should be carefully removed from the slope and re-planted in the field and appropriately managed to retain the species' diversity. It is recommended that a plan is provided showing the location of the area where the turf will be cross-located.

The cutting would be a scar on the landscape and the site within the Area of Outstanding Natural Beauty.

The applicant has not stated what will be done with the material / soil which will be removed from the cutting.

The following conditions are recommended:-

1. The *cloddiau* must be built to a specification agreed upon with the Local Planning Authority.
2. Before any work is undertaken a biodiversity compensation plan must be provided which seeks to relocate the lowland acid grassland and manage for biodiversity.
3. No work to be done on the slope during the bird nesting season, namely between 1 April and 1 August.

Public Protection:

Having reviewed the application, I note that the nearest property is approximately 250 metres away from the site of the development. At this distance, noise or foul smells should not have a negative impact on the amenities of residents of that property, or any other property in the surrounding area.

However, to ensure that the development is managed in the accurate manner to reduce impact and to safeguard the environment, the applicant should ensure that the site is run in accordance with the DEFRA document: A Code of Good Agricultural Practice for Farmers, Growers and Land Managers 2009.

Therefore, we have no objection to the application.

Welsh Water:

Not received.

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Public Consultation: A notice was placed in the press and on the site and nearby residents were informed. The notification period came to an end and objections were received on the grounds of:

- Contrary to Gwynedd Unitary Plan policies, specifically policies B8 and D9.
- Cause significant harm to the landscape within the AONB.
- No consideration has been given to the area's character.
- No focus has been placed on design, materials or on an appropriate site.
- No agricultural building near the site.
- No exceptional circumstances over locating the shed on this site.
- The development is within some 200 metres to a protected building, and there are concerns about noise and foul smells.
- The site forms part of a wildlife site.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 Policy D9 of the GUDP supports proposals to erect buildings and structures for agricultural purposes if they are reasonably necessary for agricultural purposes and if they comply with all of the criteria within the policy.
- 5.2 The applicant is part of a family partnership which runs a dairy farm at Nyffryn Farm, Dinas. The farm includes 340 acres, and they have recently bought 110 additional acres at Garreg Lwyd, which is approximately a mile from Nyffryn. The partnership currently has a milking herd of 350 cows, and in addition to this they have 100 heifers, 120 calves and young stock. There is therefore no doubt that the new agricultural building which is the subject of this application has an agricultural purpose, and it is considered that it is reasonably necessary for agricultural purposes.
- 5.3 Although it is considered that there is an agricultural need for the shed, it is required that the proposal also complies with the criteria of policy D9. Those criteria are:-
- That the site is near existing agricultural buildings unless there are difficulties in relation to the site or the technical design which prohibits that.
  - That the development will not significantly harm a protected building.
  - That the development will not harm biodiversity (especially aquatic life) and that the proposal includes adequate environmental mitigating measures.
- 5.4 As seen above, the first criterion involves locating the building near existing agricultural buildings. In the current application's case, the building would be located on its own without being near any other building. As was previously noted, the applicant recently bought land at Garreg Lwyd, but the Garreg Lwyd house itself together with any associated buildings are in different occupancy. Therefore in order to locate a building on Garreg Lwyd's fields it is not possible to locate the shed near existing buildings as there are no agricultural buildings on the land in the applicant's occupancy. Therefore, there are no existing buildings to house cows on land at Garreg

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Lwyd, and as a result all the animals must be moved to Nyffryn over the winter. To do this, they either need to be transported or walked and this causes considerable traffic delays / inconvenience along the narrow road. In the same manner, crops which are grown at Garreg Lwyd need to be transported to Nyffryn to feed over the winter and also it is required to transport slurry with a tractor and tanker which involves several journeys. Therefore, although the proposal is not located near existing buildings it is reasonable to expect that a holding of land which includes 110 acres would have an agricultural building located on it, and it is considered that the applicant's reasons relating to the need to have a shed on the land are reasonable and worthy in relation to facilitating the arrangements of the agricultural enterprise that he and his family runs. Therefore, although criterion 1 of Policy D9 requests that a new building is located near existing agricultural buildings, it is considered that there are valid reasons why this is not possible in this specific case.

- 5.5 Criterion 2 involves causing significant damage to a protected building, and criterion 3 involves harming biodiversity and therefore these matters will be considered in the relevant sections of the report.

**Visual amenities**

- 5.6 The design of the shed is one that can generally be seen in the area, with concrete panels on the lowest walls and the highest walls will be finished with Yorkshire boards. The roof would be made of charcoal grey fibre cement. The proposed building is a considerably sizeable structure, measuring 30.5 metres by 36.6 metres. Since the application was originally submitted, the applicant has made amendments to the building to try to overcome concerns that have been raised when dealing with the application. These amendments involve bringing the shed's height down from 7.9 metres to 6.4 metres, together with agreeing to use charcoal grey fibre cement rather than the light colour which is usually seen on such materials. Officers had advised prior to the application's submission, and then more recently following submitting the application, that the external walls and the roof should be made of steel profile sheets of a dark green colour. However, the applicant has informed us that it is mandatory to have a fibre cement roof to prevent compression within the building which is essential to safeguarding the animals' health, and that Yorkshire boards are also necessary on the grounds of animal health as they maintain good ventilation. However, the applicant, as previously noted, was willing to use charcoal grey coloured cement fibre for the roof. With this in mind, it is considered that the proposal would be acceptable in terms of its design and also in terms of the materials which are intended to be used.
- 5.7 The site lies within several designations which involve the visual impact of the development on the landscape. These designations include the AONB and the Llŷn and Bardsey Island Landscape of Outstanding Historical Interest.
- 5.8 The aim of Policy B8 of the GUDP is to protect, maintain and enhance the character of the AONB and to refuse proposals that would cause significant harm to the landscape and the coast (including views in and out of the area), wildlife, historical remains and buildings, language and culture and the quiet and unpolluted nature of the area unless there are very exceptional circumstances. These features have been identified as the special characteristics of Llŷn and contribute towards the character of the area. Permission will only be given to a development that would have a significant impact on the special features of the area if it is proven, without any doubt following a thorough inspection that exceptional reasons exist.

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- 5.9 The observations of the AONB Unit on the application were received. The most recent observations received state that some amendments have been made to the plans changing the location slightly, reducing the height of the roof of the shed by 1.5 metres, erecting *cloddiau* each side of the gap and planting thorn trees as landscaping. The AONB Unit consider that these changes will reduce the environmental impact on the development. However, due to the development's size and location, concerns about its visual impact on the AONB remain. The AONB Unit's observations note that erecting a soil *clawdd* some 4 feet of height to plant the thorn trees and using dark green sheets would assist in making the development less obvious.
- 5.10 When noting the AONB Unit's observations on the development's impact, this needs to be weighed up against the needs of modern farming and the suitability of the building for that purpose. The applicant's reasoning for using Yorkshire boards and fibre cement has already been explained. The applicant agreed to use charcoal grey coloured fibre cement for the roof. Although it is not green, this would be an improvement to the original proposal of using light coloured fibre cement. It is also considered that over time the Yorkshire boards would weather and therefore would become less prominent. The applicant demonstrated an intention to plant blackthorns around the building and the access road on the amended plans. This in itself is an improvement on the original proposal. However, the AONB Unit has recommended erecting a soil *clawdd* measuring 1.2 metres of height to plant the thorn trees, and it is considered that this would be a further improvement. It would be possible to impose a condition on the permission to ensure a further landscaping plan for the proposal which would include erecting a soil *clawdd* and then planting on top of it. Having a *clawdd* with planting on top of it would further reduce the proposal's impact. Additionally, the proposal would be located against a backdrop of higher land to the west. Although it would be possible to see the shed when passing the site on the county road, and also from higher lands from the direction of Garn Fadryn to the East, the site is relatively closed off from the AONB's broader views. The AONB Unit's original observations also acknowledge the fact that the site is in the valley and due to this it is not very prominent in the broader landscape. Therefore, having weighed up the proposal it is acknowledged that the proposal would be visible from some locations within the AONB but that it would not be visible from the AONB's broader landscape. Although the shed is significantly sizeable, this type of structure is one which is expected to be seen in countryside, and it is not considered that the proposal would therefore stand out as an alien feature in a rural location within the AONB. Therefore, in light of the amendments that have already been proposed and by imposing a condition to ensure that a soil *clawdd* is erected to plant the blackthorn, it is considered that the proposal would not cause significant harm to the landscape and that it is therefore acceptable in relation to Policy B8 of the GUDP.
- 5.11 The site lies within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. Policy B12 states that consideration will be given to the information about the Historical Landscapes if the impact of proposals is on such a large scale that their impact would be greater than merely a local impact. As noted above, the proposal would add an agricultural building together with associated work to the landscape. However, in terms of its location and size it is considered that the proposal would only have a local impact and that it would not have a broader impact on the historical landscape. Therefore, it is not considered that the proposal is contrary to policy B12 of the GUDP.
- 5.12 Due to the above, it is therefore considered that the proposal is acceptable in respect of Policies B8, B12, B22, B25 and B27 of the GUDP.

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### **General and residential amenities**

- 5.13 There are some scattered houses in the vicinity of the site and an objection to the proposal was received. Amongst the reasons for objection there are concerns about noise and smells deriving from the proposal. The proposed shed would be used to house cows and also includes a slurry store with the majority of that store located underneath the building. Natural Resources Wales does not object to the proposal on the condition that the proposal adheres to environmental control requirements. Observations were also received from the Public Protection Unit. These observations state that the nearest property is approximately 250 metres away from the development site and at that distance, noise or foul smells should not create a negative impact on the amenities of residents of that property or any other surrounding property. The Public Protection Unit however, to ensure that the development is managed in the accurate manner and to reduce the impact and to safeguard the environment, recommends that the applicant should ensure that the site is run in accordance with the DEFRA document: A Code of Good Agricultural Practice for Farmers, Growers and Land Managers 2009. Therefore, the Public Protection Unit does not object to the application. There are regulations in place to ensure that such developments are completed and implemented in an appropriate manner to avoid negative impacts. A note can be placed on any planning permission to ensure that the applicant is aware of this and that he constructs and operates the development in line with those regulations. It is also considered that the landscaping which has been added as part of the amended plans, together with the intention to impose a condition to undertake this planting on top of a soil *clawdd*, would also be a method of reducing the proposal's impact on houses in the vicinity. It is therefore not considered that the proposal would be likely to cause significant harm to the amenities of the local neighbourhood and is acceptable in terms of Policies B23 and B33 of the GUDP. It is therefore considered that the proposal is also acceptable in terms of criterion 2 of policy D9 which relates to protected buildings.

### **Transport and access matters**

- 5.14 As part of the proposal it is intended to create a new access to the class 3 county road. The entrance would be 8 metres wide with the side of the county road and this would be reduced to 4 metres where it is intended to install the gate. The gate would be placed 8 metres away from the side of the county road which would allow vehicles to stay away from the road. This design is relatively standard for agricultural entrances. The Transportation Unit has no objection to the proposal. However, the Transportation Unit has recommended imposing a condition on any permission to ensure that the applicant takes every possible step to ensure that surface water does not flow from the site to the highway. The observations of the Transportation Unit also state that the presence of surface water gullies on the highway directly in front of where it is proposed to provide the access suggests a history of water problems, therefore it must be ensured that the development does not worsen the situation. However, as a result of imposing a condition as recommended by the Transportation Unit, it is not considered that the proposal would impact road safety and that it is acceptable in respect of Policy CH33 of the GUDP.

### **Biodiversity matters**

- 5.15 Part of the site lies within candidate wildlife site, 92 Nant Bach. This candidate wildlife site is located on the slopes located towards the western point of the site. According to the proposal, the south-western and north-western corners lie within the wildlife site. As part of the proposal, it is intended to excavate some of the slope to level parts of the site for the construction of the agricultural building. While these slopes are characteristic of acid grassland habitat and are valuable in terms of

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biodiversity, the lowest parts of the field have been made up of improved agricultural land and therefore is not of biodiversity value.

5.16 The Biodiversity Unit's observations on the proposal have been received. These observations state that the Unit is pleased to see that the plans now include a *clawdd* on either site of the new entrance but it will be necessary to ensure that that *clawdd* is appropriately built and makes use of the soil and rocks from the part of the *clawdd* which is to be removed. Additionally, the amended plans include planting blackthorn near the proposed track and on both sides of the proposed building. Although the amended plans provide more information regarding the location of the proposed building in relation to the slope, it has not included the distance from the building up the slope which would be required for cutting. The Biodiversity Unit states that it is estimated that the proposed building would involve a land-take of 108 to 750 metres<sup>2</sup> from the slope and that this slope supports a lowland acid grassland, which is a habitat listed under section 42 of the Natural Environment and Rural Communities Act 2006 as a habit of principal importance to biodiversity in Wales. It is also stated that the slope is within a candidate wildlife site - 92 Nant Bach and that this proposal would involve a partial loss of up to 750 metres<sup>2</sup> of the candidate wildlife site and the lowland acid grassland habitat. In order to reduce this impact, the Biodiversity Unit recommends that the turf should be carefully removed from the slope and re-planted in the field and appropriately managed to retain the species' diversity. This should be done by imposing a planning condition and forming part of a biodiversity compensation plan. The Biodiversity Unit has also recommended a condition in relation to agreeing on the details for constructing the *cloddiau*, and also that the work to the slope is not to be undertaken during the bird nesting season which is between 1 April and 1 August.

5.17 It is considered that by taking the above mitigating steps, the proposal would not cause significant harm to biodiversity and would ensure the continuation of the features of lowland acid grassland which is to be found within the candidate wildlife site. It is considered that it is appropriate to include conditions in terms of submitting and agreeing on the *clawdd's* details, a biodiversity compensation plan together with undertaking the work on the slope outside bird nesting season. If the above is undertaken, it is considered that the proposal is acceptable in respect of Policies B17 and B21 together with criterion 3 of Policy D9 of the GUDP.

## 6. Conclusions:

6.1 Considering the above and having considered all the relevant matters including local and national policies and guidelines, and the observations received including letters of objection, it is not believed that the proposal is unacceptable or contrary to the requirements of the policies noted above. Therefore, based on the above, we believe the proposal is acceptable.

## 7. Recommendation:

7.1 To approve – conditions

1. Commence within five years
2. In accordance with the plans.
3. Roof to be of charcoal grey colour RAL 7016.
4. The Yorkshire boards to be left to weather naturally.
5. Agricultural use of the building only.
6. The *cloddiau* must be built near the entrance to a specification agreed upon with the Local Planning Authority.

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7. Before any work is undertaken a biodiversity compensation plan must be provided which seeks to relocate the lowland acid grassland and manage for biodiversity.
8. No work to be done on the slope during the bird nesting season, namely between 1 April and 1 August unless it can be proven to the Local Planning Authority that no birds are nesting.
9. Agree on a landscaping plan around the building and the new access road which will include a soil *clawdd* with planning on top of it.
10. The applicant is to take every possible step to prevent surface water from the site discharging onto the road.

Notes-

1. Run the site in line with DEFRA document “A Code of Good Agricultural Practice for Farmers, Growers and Land Managers” 2009.
2. Construct and implement the site in line with Natural Resources Wales guidelines included in its letter dated 11 September 2015.
3. Need a right under Section 171/184 Highways Act for work to be done within the road / pavement / greenside.