

Cyngor Sir CEREDIGION County Council

Russell Hughes-Pickering

Swyddog Arweiniol Corfforaethol : Economi ac Adfywio
Corporate Lead Officer : Economy and Regeneration

Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron. SA46 0PA
www.ceredigion.gov.uk



Ms Nerina Vaughan
(NRV Architectural Design)

1 Tanyfron,

Corris Uchaf,

Macnynlleth,

SY20 9BN

Dyddiad / Date 28-07-2020
Swyddog Achos Case Officer Sam Pugh
Linell uniongyrchol Direct Line 2131
Rhif y Cais Application no A200461
Ebst / Email Sam.Pugh@ceredigion.gov.uk

Annwyl / Dear Ms Nerina Vaughan

Gorchymyn Cynllunio Gwlad a Thref (Datblygiadau Cyffredinol a Ganiateir) 1995 The Town and Country Planning (General Permitted Development) Order 1995

Ymgeisydd / Applicant: M Milner

Lleoliad Safle / Site Location: Bryngwyn, Penuwch, Tregaron, SY25 6RD

Y Bwriad / Proposal: Erection of an agricultural building for storage of hay and farm machinery.

I hereby certify that in accordance with schedule 2 of the above mentioned Order, you **WILL** require Planning Permission for the above proposal, for the following reasons:

1. The proposed development is deemed not to be reasonably necessary for the purpose of agriculture within that unit.

Notes: The size of the unit as referred to in the application form is only approximately 8 hectares. A large portion of land within the ownership of the applicant is taken up by ponds and forestry and therefore the actual agricultural land available at the unit maybe less than 5 hectares. Given the large size of the proposed shed relative to the size of the agricultural unit, the Local Planning Authority is not satisfied that there is justification for such a large building. The appropriateness of such a large building on such a small holding would need to be fully appraised as part of a formal planning application. Additionally, development would only be permitted provided that the Local Planning Authority were content with the siting, design and external appearance of the proposal.

Yn gywir / Yours sincerely

Russell Hughes-Pickering
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