

Dirprwyedig / Delegated

Rhif y Cais / Application Reference	A200534
Derbyniwyd / Received	06-07-2020
Y Bwriad / Proposal	Erection of a polytunnel
Lleoliad Safle / Site Location	Ty Isaf Farm, Llanilar, SY23 4NP
Math o Gais / Application Type	Prior Approval (Agri/Forest/Dem)
Ymgeisydd / Applicant	TM & MY Edwards, Ty Isaf Farm, Llanilar, Aberystwyth, Ceredigion, SY23 4NP
Asiant / Agent	Mr Huw Evans, Craigfach Penglais Road, Penglais, Aberystwyth, Ceredigion, SY23 2EU

Y SAFLE A HANES PERTHNASOL / THE SITE AND RELEVANT PLANNING HISTORY

No Relevant Planning History

MANYLION Y DATBLYGIAD / DETAILS OF DEVELOPMENT

Erection of a poly tunnel adjacent to existing buildings.

The proposal would be a translucent dome roofed poly tunnel, the structure being supported by steel hooped frames.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL / RELEVANT PLANNING POLICIES AND GUIDANCE

Not applicable

YSTYRIAETHAU PERTHNASOL ERAILL / OTHER MATERIAL CONSIDERATIONS

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

EQUALITY ACT 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

The Well-Being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

YMATEBION YMGYNGHORI / CONSULTATION RESPONSES

Not applicable

CASGLIAD / CONCLUSION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material consideration indicate otherwise".

The applicant hopes to grow food crops in the poly tunnel. The structure would be designed and be reasonably necessary for the purposes of agriculture on the holding.

The development would be carried out on an agricultural unit of 21ha.

The proposed poly tunnel would be 25 metres in length and 7.3 metres wide. The development would not be larger than 465sq m.

The polytunnel would not be used for the accommodation of livestock or for the storage of slurry or sewage sludge.

There are no proposals for the erection, extension or alteration of a dwelling.

The development is not within 3km of an aerodrome.

The proposed polytunnel is further than 25 metres from a metalled part of a trunk road or classified road.

The maximum height of the polytunnel would be 2.5 metres.

The proposed development therefore complies with Class A development as outlined in Part 6 (Schedule 2) of the Town and Country Planning (General Permitted Development) Order 1995 as amended.

ARGYMHELLIAD / RECOMMENDATION:

Prior approval not required.