

Glyn Farm, Van, Llanidloes Rebuttal



Report by: Trysor

For: Richard Adams Associates Ltd

February 2016



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By

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Trysor Project No. 2016/503

For: Richard Adams Associates Ltd

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Cover photograph: Looking east southeast from the concrete viewing platform created to view the 20th century Clywedog dam towards Glyn farm.

Glyn Farm, Van, Llanidloes, Powys Rebuttal

RHIF YR ADRODDIAD - REPORT NUMBER: Trysor 2016/503

DYDDIAD 23^{ain} Chwefror 2016 DATE 23rd February 2016

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

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Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.

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1. Copyright

1.1 Trysor holds the copyright of this report. Further copies may be made of this report without gaining permission to reproduce but it must be noted that Figures 4, 5 & 6 include other copyrighted material and should not be copied.

2. Introduction

2.1 This document sets out the response of Trysor to the grounds given for the refusal of planning permission for a single wind turbine at Glyn Farm, Van, Llanidloes (Planning Application: P/2015/0668).

2.2 The grounds for refusal of the above planning application provided by Powys County Council (02/10/2015) are listed below:

- The turbine would have a detrimental visual impact within short range views from within the Clywedog Historic Landscape and receptors using Glyndwr's Way, as such the proposed development fails to accord with Powys Unitary Development Plan (March 2010) policies GP1, TR2, ENV2 and E3.
- A turbine of the proposed height and scale in the proposed location would appear unduly dominant within the landscape and as such it would have an unacceptable adverse impact on the landscape quality of the area. The proposed development fails to accord with Powys Unitary Development Plan (March 2010) policies GP1, ENV2 and E3
- Insufficient information has been submitted to assess the visual amenity impact on nearby residential properties, as such the proposed development fails to accord with Powys Unitary Development Plan (March 2010) policies GP1 and E3.
- The turbine would have an unacceptable adverse impact on cultural heritage and as such fails to accord with Planning Policy Wales (7th Edition, July 2014) and Powys Unitary Development Plan policies (March 2010) ENV14 and ENV18.

2.3 This rebuttal addresses issues raised in the first, second and fourth bullet points above, which are relevant to historic environment and historic landscape concerns.

3. Methodology

3.1 The rebuttal is based on the revised Historic Environment Assessment undertaken by Trysor for the client in July 2015 (Trysor report number 2015/466).

3.2 It is also informed by a second site visit to the area to examine specific points raised by the Local Authority's Built Heritage Officer in her response to the planning application (dated 25th September, 2015). These include;

3.2.1 Visiting the Clywedog Dam Viewing Platform

3.2.2 Walking a section of the minor road to the north of Glyn Farm which connects the Clywedog Dam to the B4518

3.2.3 Walking the Glyndwr's Way footpath, in both directions, between Bryntail Farm and the lane to Penybanc Farm.

3.2.4 Visiting the Listed farmhouse and outbuilding at Glyn Farm.

4. Overview of Grounds for Refusal

4.1 Amongst the four grounds for refusing planning permission to the proposed wind turbine at Glyn Farm, the following points of relevance to Historic Environment and Historic Landscape concerns are highlighted

- The visual impact on short range views within the Clywedog Historic Landscape, including on Receptors using Glyndwr's Way
- The impact on Landscape Quality (visual amenity)
- The adverse impact on Cultural Heritage

4.2 The letter of refusal does not specify what impacts are of particular concern with regard to each point.

4.3 It is presumed that the decision is based on the letter of objection submitted by the Built Heritage Officer (25th September, 2015). This letter concludes with two principal objections from the Built Heritage Officer;

- "that the proposal would have an unacceptable adverse effect on the setting of Glyn Clywedog listed building"
- "that the proposal would have an adverse effect on an outstanding cultural landscape which lies within a Registered Historic Landscape and in particular the views from Clywedog Dam and its immediate environs including Bryntail Lead Mine Penygaer Hill Fort which are open to the public and included on Glyndwrs Way a national footpath."

4.4 The objections raised by the Built Heritage Officer are not reflected in the general tone of the response from other Heritage professionals. These objections to the development are not raised by the Planning Archaeologist at the Clwyd-Powys Archaeological Trust or by Cadw. The Built Heritage Officer's objections appear to conflate the issues of visual amenity, visual impact and cultural heritage.

4.5 The Historic Environment Assessment undertaken by Trysor did not find a significantly adverse level of impact to the Historic Environment. This report finds only Very Low, indirect, visual impacts on specific designated historic assets in the area. These impacts did not include adverse impacts on the settings of designated monuments and there was no direct, physical impact on any characteristic elements within the Historic Environment. Trysor considered that the impacts were insufficient to merit the refusal of the application and did not raise any objections to the development.

4.5.1 It should be emphasised that the Historic Environment Assessment is undertaken following a methodology based on a brief supplied by the Planning Archaeologist at the Clwyd-Powys Archaeological Trust, the archaeological advisor to the Local

Planning Authority. A specification for the work is submitted to the Planning Archaeologist for approval, to establish an agreed methodology before the assessment can be undertaken.

4.6 Cadw commented on the application as statutory consultees and did not identify any unacceptably adverse impacts on any statutorily protected historic assets within the assessment area. The highest level of impact they identified was a Moderate impact on the setting of the Penygaer Hillfort. A Moderate impact, in this context, would not be considered to represent an "unacceptably adverse" level of impact. For the other hillforts in the district, they stated that there would be a Low, Very Low or Negligible impact on setting. They also found that there would be a Negligible or No impact on Scheduled lead mine remains in the area, including the Bryntail Lead Mine. Cadw conclude "none of these impacts will be significant" and that "the turbine would only have a local impact on the historic landscape." Cadw do not object to the development.

4.7 The Planning Archaeologists at the Clwyd-Powys Archaeological Trust, with whom the specification for the Historic Environment Assessment was agreed, raised no objections to the development on Historic Environment grounds.

5. Detailed rebuttal of Built Heritage Officers' objections

5.1 The first objection raised by the Built Heritage officer is;

- "that the proposal would have an unacceptable adverse effect on the setting of Glyn Clywedog listed building"

5.2 This comment is specifically directed at impacts on the setting of the "Glyn Clywedog listed building" which is taken to mean the farmhouse at Glyn Farm. It does not address the associated Listed Carthouse/Barn which stands immediately to the west of the farmhouse.

5.3 Based on field observation, historic map observation and the detail of the Listed Building description, Trysor described the setting of the Glyn farmhouse in the Historic Environment Assessment. The description is focused on its origins and its subsequent role as the dwelling on the post-medieval farmstead;

"The farmhouse was built in the early to mid-17th century and is said to be a gatehouse intended to serve a mansion that was never constructed. For the past two centuries it has been the farmhouse to Glyn Farm and remains in use. An arched passage which ran through the centre of the building has been walled in and incorporated into the dwelling. The house stands at the southern edge of the farmyard and faces east..."

5.3.1 It is important to differentiate between the historic and modern setting of this Listed Building from its landscape setting. The purpose of the setting description in the Historic Environment Assessment is to establish why the building was constructed, how its origins and use contribute to its significance and how it is used at present.

5.3.2 It is recognised as a building of National Importance due to its early origin and unusual type. We cannot relate it to the wider landscape because we do not understand where any associated mansion was built or was intended to be built and therefore cannot be certain why the "gatehouse" was positioned at this particular location or how it was intended to relate to the surrounding landscape. We only know that it has served as the dwelling on the farmstead in recent centuries. It is the building type and date which gives this historic asset its significance, not its landscape setting.

5.3.3 Of particular importance is the surviving detail of the original gatehouse, which is only seen externally when viewing the farmhouse from the east, looking west. Hence this is defined as the "key view" in the Historic Environment Assessment.

5.4 The Built Heritage Officer disagrees with the definition of setting provided in the Historic Environment Assessment. In the Officer's view, the setting includes its *"place within the landscape and public viewpoints of the listed building within the landscape"* (under ID 22 on page 6 of the Officer's response).

5.4.1 Cadw, in their "Conservation Principles" guidance booklet (Cadw, 2011), define setting rather differently, and it is this definition which guides heritage practitioners in Wales at present;

"The surroundings in which an historic asset is experienced, its local context, embracing present and past relationships to the adjacent landscape."

5.4.2 The Built Heritage Officer quotes the current guidance on assessing setting provided by "English Heritage" and gives a link to the Historic England website and the 2015 version of their guidance on "The Setting of Historic Assets." This document relates to the National Planning Policy Framework in England, which is an England-only planning document.

5.4.3 In 2015, heritage practitioners in Wales have been advised by Cadw not to use this document as its policies do not conform to those current in Wales. Within Wales there has been continuing professional engagement with the issue of defining and assessing the setting of historic assets and Cadw have guidelines which can be applied, particularly those found in "Conservation Principles" (Cadw 2011). These guidelines have informed the methodology widely used for Historic Environment Assessments in Wales, as recommended by the Planning Archaeologists at the four Welsh Archaeological Trust.

5.5 The following statements in italics outline the Built Heritage Officer's view of the setting of the "Glyn Clywedog listed building".

5.5.1 *"When viewed from the north the farm sits well within its landscape and is the only farmstead visible from the viewing platform of the Clywedog Dam."* This statement refers to the farm as a whole, including the later farmstead buildings, not to the listed farmhouse, or its associated listed cartshed/barn. The farmstead does not have any statutory protection. The fact that the "farm" sits well within the wider landscape is not of relevance to the setting of the two listed buildings at the edge of the farmstead building complex.

5.5.2 *"Rather than an industrial landscape, the view from the viewing platform is predominantly agrarian, with little or no other building or structure visible apart from the defined and contained group of farmhouse and farm buildings"*. The suggestion that this

is an "agrarian" landscape is not accurate. This statement does not mention the dominance of the large concrete structure of the Clywedog Dam and its attendant pumping station, service roads, visitor centre and concrete viewing platform, which give an inescapably industrialised character to the viewpoint itself. Within in view are the multiple remains of the Bryntail Lead Mine complex and several plantations of coniferous woodland, reflective of the importance of the modern forestry industry to the wider region. On the horizon, the large Llandinam windfarm is visible, and the medium-sized turbine of Cefn Penarth is also visible to the western side of the Clywedog valley in the middle distance.

5.5.3 The Built Heritage Officer quotes two important sources in establishing the importance of preserving historic assets and their settings;

"The setting is often an essential part of the building's character especially if a park, garden or grounds have been laid out to complement its design or function also the economic viability as well as the character of historic buildings may suffer and they can be robbed of much of their interest and of the contribution they make to townscape or the countryside if they become isolated from their surroundings e.g. by new traffic routes, car parks or other development". Planning (Listed Buildings and Conservation Areas) Act, 1990

"Where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting or any features of special architectural or historic interest it possesses." Planning Policy Wales, 4th edition, 2011

5.5.4 The Built Heritage Officer does not provide their own descriptions of the setting of the listed buildings at Glyn Farm, or how those settings would be affected by the proposed turbine. The Historic Environment Assessment found no suggestion of any physical impact or significant adverse impact to their settings from the proposed development.

5.5.5 The impacts described by the Built Heritage Officer are visual impacts, over distance, and in Trysor's opinion would not conflict with the objectives laid out in the passages quoted above.

5.5.6 The erection of the proposed turbine at Glyn Farm would not affect our ability to experience, appreciate and understand the two listed buildings at the farmyard. The fact that the buildings can currently be viewed from the distant Clywedog Dam Viewing Platform is not of relevance to the understanding and appreciation

of the building or to its status as an historic asset of National Importance. It is close analysis of its architecture which gives that importance in this case.

5.5.7 The Built Heritage Officer refers to a High Court case dating to 1999, relating to a matter in Leeds (JPL 1999 June 498-513). In this instance the Deputy Judge provided a definition of setting as "fundamentally a visual concept." The context of this case is not given, but it appears to relate to an English case and predates much of the work undertaken in both Wales and England on defining and assessing impacts on setting with regard to historic assets. Its relevance to the proposed turbine at Glyn Farm is not apparent and several pieces of legislation and an improved understanding of setting have been developed in the intervening period e.g. Welsh Government, 2014, Planning Guidance Wales, Chapter 6; Cadw, 2011, Conservation Principles, p.38; Cadw, 2007, ASIDOHL2.

5.6 The current view (see Photographs 11 & 12 & 5 & 6) of the listed buildings at Glyn Farm, both from the Clywedog Dam Viewing Platform and from the minor road between the dam and the B4518 is a view which has only recently become possible, and which will be lost within a few years.

5.6.1 Until earlier in 2015, a small coniferous plantation stood immediately to the west of the farmhouse and cartshed/barn. This has been felled under license, making it possible to see both buildings from some viewpoints. However, part of the agreement reached when the felling licence was obtained from Natural Resources Wales in 2014 was that the felled trees must be replaced with a new oak plantation, to be planted before 2018. The landowner is obliged to undertake this planting in the near future.

5.6.2 The restoration of a woodland "shelter-belt" to the west of the farmhouse and carthouse/barn will screen views from the direction of the Clywedog Dam within several years, eventually blocking the view during the working life of the proposed turbine. This will greatly reduce any initial visual impacts caused by the development and ultimately remove them.

5.7 The second objection raised by the Built Heritage officer is;

- *"that the proposal would have an adverse effect on an outstanding cultural landscape which lies within a Registered Historic Landscape and in particular the views from Clywedog Dam and its immediate environs including Bryntail Lead Mine Penygaer Hill Fort which are open to the public and included on Glyndwrs Way a national footpath."*

5.7.1 This objection does not qualify the "adverse effect" on the cultural landscape as being unacceptable or significant. An adverse effect could be Low or Moderate in its impact and therefore be acceptable from an historic environment perspective.

5.7.2 The reference to "an outstanding cultural landscape" is taken to refer to the LANDMAP Cultural Landscape Aspect Area for the Clywedog Valley (MNTGMCL016). This extensive Aspect Area is indeed described as "Outstanding" as it is an area with "*A rich historical past now dominated by 20th century infrastructure in the form of the reservoir and visual intrusion of wind turbines*". Among the LANDMAP Level 4 classes noted for this area are "*Power generation and distribution*".

5.7.3 The Built Heritage Officer notes the character of this Aspect Area, which is clearly industrial in nature, and includes "*early (Roman) to 19th century mineral exploitation to its drowning to form the reservoir, now influenced by the visual intrusion of windfarms to its north and northeast.*" This conflicts with the Officer's comments elsewhere (see 6.5.2 of this document) on the area being a "predominantly agrarian landscape".

5.7.4 The Built Heritage Officer's contention that the Glyn Farm wind turbine would be "detrimental" to the cultural character of the area is misplaced. In terms of the LANDMAP assessment of the Diversity of this Cultural Landscape, "*the presence of the occupation and landscape exploitation from various periods contributes to a high evaluation.*" The post-1950 period is included as one of the periods which are culturally dominant in the area.

5.7.5 As the cultural character of this Aspect Area is so heavily influenced by industrial processes, including wind power and modern development, it is evident that the proposed turbine would not conflict with the established cultural character of the area, as defined by LANDMAP.

- 5.8 The Built Heritage Officer expresses concern "*in particular*" for the "*adverse effect on... the views from Clywedog Dam and its immediate environs including Bryntail Lead Mine Penygaer Hill Fort which are open to the public.*" As previous stated (point 5.6), Cadw did not feel that any of the impacts from the proposed turbine on local hillforts or lead mines would be significant and stated that "*the turbine would only have a local impact on the historic landscape.*" The Historic Environment Assessment concurs with Cadw in this respect.

5.9 The Built Heritage Officer also expresses concern that the proposed turbine would *"have an adverse effect on... Glyndwr's Way a national footpath."*

5.9.1 This matter was not covered in the Historic Environment Assessment as it does not directly relate to that study. It is only mentioned here in the context that Glyndwr's Way is an important footpath through the area, along which walkers can appreciate the historic landscape which it passes through. Trysor have walked the route between Bryntail and the lane to Penybanc and the following observations were made.

- Walkers coming up the footpath in the field alongside the lane to Penybanc, to join the B4518, would be able to see the turbine ahead of them. It should be noted that a line of telegraph poles stand alongside the farm lane and already present a series of vertical intrusions in the view.
- Walkers joining the B4518 from Penybanc lane would be joining a fast stretch of road where they need to concentrate on watching the traffic to keep themselves safe. Upon arriving on the B4518, they have to turn westwards and would not be looking directly towards the turbine.
- Following the B4518 westwards, the turbine would soon disappear from view as the hill rises to the south and a band of trees also lies to the south of the road, blocking views of the turbine.
- Having passed the junction of the minor road to the Clywedog Dam with the B4518, the footpath soon leaves the road and follows a new route through a field to the southwest of the B4518. There would initially be some intermittent views of the turbine from the footpath, but it would not be seen in conjunction with the listed buildings at Glyn Farm.
- Heading northwest towards Bryntail Farm, the turbine and Glyn Farm would be blocked by higher ground on Penwar, until reaching the track just to the east of Bryntail Farm, where the farm buildings of Glyn Farm partially come into view, though the listed buildings are not visible, and the turbine would be visible to the south.
- West of Bryntail, before descending to Bryntail Lead Mine and the Clywedog valley floor, views to the east-southeast are likely to include the turbine and the buildings at Glyn Farm. The listed buildings may be visible at present, but when the new woodland plantation is established to the west of the farmhouse and cartshed/barn, the listed buildings will gradually be screened from view.

6. Conclusion

6.1 Trysor stand by the findings of the Historic Environment Assessment and do not believe that the proposed Glyn Farm wind turbine would present a significant, adverse impact to the historic environment, cultural landscape or sites and buildings which enjoy statutory protection.

6.1.1 This opinion concurs with the responses of both Cadw and the Clwyd-Powys Archaeological Trust to the proposed development.

Jenny Hall & Paul Sambrook
Trysor,
January 2016

**Appendix A
Setting & Key Views at Glyn Farm**

A Photographic Record

Figure 1; A map showing the location and direction of the photographs 5,6 and 8 to 19 included in this appendix.

Figure 2; A map showing the location and direction of the photographs 1 to 4 and 7 included in this appendix.



Photo 1; A view looking west towards the listed farmhouse at Glyn, which is thought to have originally been built in the 17th century as the gatehouse to a grander mansion which was never constructed. The central archway is the most obvious evidence of the intended purpose of the building, which served as a minor gentry dwelling until the 19th century and is now the farmhouse of the working Glyn farmstead. This the key view of the listed building, the only direction from which its function and origins and key architectural details can be fully appreciated. The proposed wind turbine would be in the opposite direction and would have no impact on this key view of the listed building.



Photo 2; A view looking northwest of the listed cartshed/barn to the rear of the farmhouse at Glyn. This is a key view of the building which would be unaffected by the proposed turbine. The farmhouse stands between the cartshed and the turbine site and would block any view in that direction.



Photo 3; This view looks east towards the rear of the listed cartshed and farmhouse at Glyn. Although both buildings are visible or partly visible, the important architectural details of both, which are predominantly in their east-facing elevations, are not visible. This would not be considered to be a key view of either building. The blade tip of the proposed turbine may be visible above the treeline at the centre of this image.



Photo 4; A view looking east from the front of the farmhouse at Glyn shows Coed y Glyn, a modern house built at the end of the garden. This house already compromises the setting of the listed building. The blade tip of the wind turbine may just be visible above the treeline in the centre of the photograph, but would not present a significant impact on the setting of the farmhouse.



Photo 5; A view looking east towards Glyn Farm from the minor road linking the B4518 with the Clywedog Dam. This view shows the rear of the two listed buildings, to the right-hand side of the farmstead complex, as well as the large farm buildings to their left and Dyffryn, a modern dwelling to the left-hand side of the complex. It is important to note that this view of the listed buildings only became possible in 2015 when a small woodland plantation to the west of the buildings was felled. This plantation is being replaced with a stand of oak trees in 2016 and this view of the listed buildings will be lost again as those trees grow. The upper part of the wind turbine would be visible at present above the treeline to the left of the listed buildings.



Photo 6; A close up of the buildings at Glyn Farm from the same position as seen in Photo 5. The two listed buildings are partially obscured at present and will be hidden once the oak plantation begins to grow to the west of them. This is not considered to be a key view of either building, as their important architectural and historical characteristics cannot be understood or enjoyed from this position. The farm buildings upslope to the left of the listed buildings are of a later date and have no statutory protection.



Photo 7; The view westwards towards the Clywedog Dam (not in view) from the rear of the cartshed at Glyn Farm. In the foreground is the ground which has been prepared for replanting with oak trees, as per the requirements of the felling license which granted permission for the clearance of the coniferous stand which previously occupied the site.



Photo 8; A view looking north-northwest along the late-20th century concrete viewing platform at the Clywedog Dam. This feature was constructed primarily to facilitate views of the dam and the reservoir.



Photo 9; A view looking south of the late 20th century Visitor Centre near the Clywedog Dam viewing platform. Inside this building there is some interpretation of the history of the dam and reservoir and their environs.



Photo 10; A view of the Clywedog Dam and reservoir looking northeast from the viewing platform. The viewing platform is positioned to give the best view possible of this structure and the flooded valley beyond.



Photo 11; The main buildings of the now ruined, scheduled, Bryn Tail Lead Mine complex can be seen to the east-southeast from the Clywedog Dam viewing platform. The view and the setting of the mine site are compromised by features associated with the dam, as seen to the left hand side of the photograph. The dam itself looms over the mine site and has had a Very High visual impact and impact on setting on these scheduled industrial remains. Coniferous plantations and encroaching woodland around the mine site have further compromised its setting, separating this part of the mine from other parts of the complex, including shafts and levels higher upslope to the east and the dressing floors further down the valley to the southeast.



Photo 12: This view southeastwards down the Clywedog valley from the Clywedog Dam viewing platform shows a number of key features. The settling tanks of the Clywedog Dam can be seen at the bottom left corner, next to the ruined buildings of Bryn Tail Lead Mine. Above the coniferous plantation of the slope above the mine site can be seen the distant buildings of Glyn Farm.

To the naked eye, the individual buildings of the farmstead complex are indistinguishable. The rear elevations of the two listed buildings at Glyn can be seen to the right-hand side of the farm building complex but no architectural or historic detail can be understood or enjoyed at this distance, therefore this cannot be considered to be a key view of either building. The planting of the new oak plantation immediately in front of these buildings during 2016 will mean that even this distant view of the listed buildings will gradually be lost in future.

The proposed turbine would stand in the fields above the centre of the farm building group and its impact on setting and visual impact on the listed buildings would be considered to be Very Low, in view of the distance involved.

Note the existing wind turbine at Cefn Penarth, to the right of the valley. The lead mining remains, coniferous forestry plantation and wind turbine are all representative of post-medieval and modern industries which already give a distinctly industrialised character to the local landscape, as recognised in the Cultural and Historic Landscape Aspect Area descriptions in LANDMAP



Photo 13: This photograph is taken from the same position as Photo 12 but zoomed in. Now the buildings at Glyn Farm become slightly more recognisable, but as noted previously the planting of an oak plantation immediately in front of the two listed buildings, as viewed from this direction, means that they will not be visible in future.

Note that the Llandinam Wind Farm is visible across the whole skyline in the distance. Wind farms and turbines are recognised in LANDMAP as an element of the Cultural Landscape here.

The proposed Glyn Farm wind turbine would not conflict with the character of the Cultural landscape.



Photo 14: This photograph is taken from a similar position to Photo 12 but zoomed in. This shows the view in 2014, before the coniferous trees to the west of the two listed buildings at Glyn Farm were felled under license. The conifers can be seen to the right of the farm sheds and completely obscure the listed buildings. The oak plantation which will replace this coniferous stand will achieve a similar effect within the working lifetime of the proposed turbine. This significantly reduces the visual impact and any impact on setting caused by the turbine.



Photo 15; Receptors following Glyndwr's Way from the direction of Penybanc would only see the upper part of the proposed Glyn Farm wind turbine as they approached the B4518, heading southwest. Existing wooden telegraph posts and coniferous trees already present visual intrusions when looking southwest from this trail. The proposed turbine would be behind the conifers to the left-hand side of this photograph, and therefore largely screened from view.



Photo 16; Receptors following Glyndwr's Trail from Penybanc would briefly be able to see the proposed Glyn Farm wind turbine upon reaching the B4518. The existing wind turbine at Cefn Penarth is already visible on approximately the same line of sight. The Glyn Farm turbine would not add a significantly new element into the view. The B4518 is a busy road and walkers reaching this point would have to concentrate on following the road for almost 500 metres west-northwest of this point. The wind turbine would not be visible from the road for most of that distance as trees and higher ground would block any view.



Photo 17; This view is taken from a new section of Glyndwr's Way which runs parallel to the B4518 between Glyn and Bryn Tail. Dyffryn, the modern house to the north of the Glyn farm building complex, is visible, right of centre, with some of the farm sheds also just in view. The two listed buildings at Glyn cannot be seen from this part of the trail as they are lower down the slope. The proposed Glyn turbine would stand above the treeline left of centre and not interfere with views of the listed building at Glyn or their setting. As the existing turbine at Cefn Penarth is already visible to the right of centre, the Glyn turbine would not be introducing a significant new element into this view.



Photo 18; This view looks south-southeast and was taken from the field to the northern side of Glyndwr's Way as it approaches the farmyard at Bryn Tail. Glyn Farm and its listed buildings are not visible from this area as the higher ground of Penwar still blocks the view. The proposed Glyn turbine would stand just beyond the green field to the left of centre. Just out of shot to the right is the Cefn Penarth wind turbine. The Llandinam wind farm is visible on the horizon. An area of modern coniferous forestry, much of which has been recently felled, can be seen right of centre along the Clywedog valley slope, adding to the industrialised character of this landscape.

A little further on from this view just to the east of Bryntail Farm, the farm buildings of Glyn Farm partially come into view, though the listed buildings are still not visible. The turbine would be visible to the south.



Photo 19; A view of the Penyclun hillfort (MG031) looking east-southeast from the B4518 road. This is a key view of the hillfort, showing its entrance and main ramparts (to the right of the small coniferous plantation to the left side of the photograph). The more distant hill to the right of centre would block views of the proposed turbine from this position.