

Application Ref: NP/21/0399/FUL

Case Officer	Rob James		
Applicant	REEF Ltd		
Agent	Mr Geraint John, Geraint John Planning		
Proposal	The retrospective construction of a livestock barn and works to / related to a silage clamp to support functioning of the working farm		
Site Location	Land opposite Middle Broadmoor, Talbenny, Haverfordwest, Pembrokeshire, SA62 3XD		
Grid Ref			
Date Valid	23-Jun-2021	Target Date	17-Aug-2021

The application is referred to the Development Management Committee for determination as the application was called in by Councillor P. Morgan. The recommendation of approval is also contrary to the views of The Havens Community Council who object to the application.

Consultee Response

The Havens Community Council: Objection and the following comments were provided:-

'Objecting: Responses requested via email (no meeting in August. * Community Councillors responded 2- supporting, 5 x not supporting, 1 x no clear decision. Not supporting comments - Complaints received from neighbours, Access is causing problems, this needs to be looked in to further; Unhappy with retrospective applications; supporting comments: both are far enough away from Middle Broadmoor.'

PCC - Transportation & Environment: No Objection

Natural Resources Wales: No objection subject to Condition

PCC - Drainage Engineers: Conditional Consent - SAB Approval required

PCNPA Planning Ecologist: No objection subject to condition

PCC - Public Protection: No Response

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. A neighbour objection has been received via a planning agent and the issues raised will be considered within the report they can be summarised as objections to the siting of the barn close to their holiday camping business. Objections to the increase in agricultural traffic servicing the sheds and silage pits. Objections to the noise of the agricultural equipment. 2 members of the public have also objected to the development on visual amenity grounds

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

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LDP2 Policy 01 - National Park Purposes and Duty
LDP2 Policy 07 - Countryside
LDP2 Policy 08 - Special Qualities
LDP2 Policy 09 - Light Pollution
LDP2 Policy 11 - Nationally Protected Sites and Species
LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park
LDP2 Policy 29 - Sustainable Design
LDP2 Policy 30 - Amenity
LDP2 Policy 32 - Surface Water Drainage
LDP2 Policy 60 - Impacts of Traffic
PPW11
SPG05 - Planning Obligations
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design

Constraints

Biodiversity Issue
Safeguarding Zone
Hazardous Zones
Potential for surface water flooding

Officer's Appraisal

Site and Context

The application has two red line boundary sites. Both sites are situated within the Blue line boundary of an existing farm complex at Lower Broadmoor Farm. The sites are located adjacent to an unclassified road which terminates at Lower Broadmoor Farm. The road services two further properties; Upper Broadmoor Farm and Middle Broadmoor which is directly opposite one of the application sites. The farm comprises of a range of modern farm buildings, silage pits and covered slurry store and milking parlour. The host farmhouse is located at the end of the access road. Lower Broadmoor Farm extends to circa 800 acres with a herd of approximately 420 dairy cows and 120 followers.

Relevant Planning History

No relevant Planning History

Description of Proposal

Planning permission is sought to regularise; the retrospective construction of a livestock barn and works to / related to a silage clamp to support functioning of the

working farm. The application consists of two development sites Site A is located on a disused Air Field and comprises of 2 x Silage pits constructed on an existing concrete hardstanding formally used as a runway. Site B is an open fronted livestock building located opposite Middle Broadmoor and has been constructed on a previously developed site with smaller disused buildings in a state of disrepair.

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Highways
- Biodiversity
- Land Drainage

Policy and Principle of Development:

Planning Policy Wales (Edition 11) (February 2021) states in paragraph 5.6.8 that local planning authorities should adopt a constructive approach toward agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation.

This application seeks retrospective consent for a silage pit and livestock shed on two separate sites accessed off the unclassified access road. The silage pit and shed are required to support the functioning of the farming business at Lower Broadmoor Farm. The shed and silage pit have been located away from the main complex of farm buildings so as to provide young stock a degree of separation from the main herd to help with the spread of TB.

Officers consider that the proposed development can be supported in principle and that it complies with Policy 7 of the LDP2.

Siting, Design and Impact upon the Special Qualities of the National Park:

Technical Advice Note 6 advises (in relation to design, appearance and siting) that the scale, form and siting of new agricultural buildings are usually influenced by the operational needs of the enterprise, the standardisation of modern agricultural buildings and economic considerations. It continues that it should be possible to reconcile proposals for development with the need to conserve and wherever possible enhance the landscape.

Paragraph 5.8.5 of Technical Advice Note 12 states that the scale, form and siting of new agricultural buildings is usually influenced by the operational needs of the enterprise and care should be taken with siting, massing and detailed design to enable buildings to fit within the landscape, taking into account the use of materials, colour and detailing.

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP2) is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. LDP Policy 9 seeks to control significant levels of lighting within the National Park and development will only be permitted where the lighting proposed relates to its purpose; and where there is not a significant adverse effect on the character of the area, local residents, vehicle users, pedestrians and the visibility of the night sky. Policy 14 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria 'd' and 'e' resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park, and/or fail to incorporate important traditional features.

Preference should be given to new buildings which sit within or are well related to existing building complexes, since the existing development can help to provide a context which is less intrusive than new isolated development. However, it is recognised that such siting is not always appropriate, for operational, pollution control or other practical reasons.

The proposed building has been sited away from the existing farmstead to help manage the burden of TB in livestock housed on the farm. The farm is attempting to separate the herd into smaller numbers locating them in separate accommodation. This shed is stated within the application to house the farms young stock. The sites chosen are situated on previously developed land, Site A was once a former World War 2 aerodrome and the silage pit utilises the existing concrete runway. Site 2 situated opposite Middle Broadmoor has an open fronted steel portal frame livestock building measuring 64.15m long x 13.8m wide x 4.3m to the eaves and 6.4m to the ridge. The shed has an open front elevation with feed passage and timber boarding to all other elevations. The building is predominantly screened from the wider area by an existing hedge bank and existing trees/scrub running along the road boundary. However the shed is visible at a distance from the PCNP Coast Path and is situated on the skyline so is visible from the wider landscape. NRW has been consulted and gave the following responses to the siting of the agricultural buildings -

"Scattered farmsteads are a feature of the landscape and the three historic farms at Broadmoor are located on lower ground close to streams and woodland, with trees and hedgerows providing some shelter to the buildings. The large, modern barns at Lower Broadmoor are at a lower elevation than the proposed and more closely associated with the stream and woodland. By contrast, the two sites are much more elevated and exposed, and do not relate well to the historic pattern. The building would potentially be seen on the skyline in views from nearby lanes, although no photographs illustrating views have been provided. The barn is a standard modern farm building, clad in timber board and concrete, with a fibre cement roof, the clamp would be constructed in concrete walls 3m high. Although typical of modern farm buildings, they are not sensitively design or locally distinctive. Derelict farm buildings existed on the barn site and hardstanding from the disused airfield remain on the silage clamp site. However, we do not consider that the proposals enhance either site, since they introduce larger buildings and structures and provide no mitigation.

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Whilst the development in its current form does some adverse impact on the landscape character of the area, it is considered that there are options to mitigate the visual impact and to conserve and enhance the landscape, this would include substantial planting schemes at both sites, to integrate with the nearby hedgerows, trees and scrub and/or grouping the developments together with a substantial, integrating planting scheme this would have additional ecological benefits. The PCNP Sustainable Design and Development Supplementary Planning Guidance, referred to in the Design and Access Statement (by Geraint John Planning, dated 17 June 2021), provides useful guidance for agricultural buildings, including siting to relate to existing farmsteads and below skylines, integrating with new native planting, using dark colours and non-reflective materials for roofs, minimising lighting, form and materials in buildings. This guidance should be used to inform the proposals.

A condition will be recommended for the submission of a landscape management plan and to provide details of additional screening protecting the wider landscape and neighbouring properties.

Whilst no external lighting is shown on the submitted drawings, and given that there may be a need to provide lighting, this could result in light spillage from the proposed development having a significant visual intrusion into the night sky. In order to avoid any unnecessary light spillage a planning condition will be imposed to ensure that a light mitigation strategy is submitted and approved prior to the erection of any external lighting. This will help to minimise any potential light spillage from the proposed development whilst ensuring that the site is safe for staff to carry out their duties during the night time.

A neighbour objection has been received via a planning agent and 2 public objections have been received from visitors to the camping site located at Middle Broadmoor. The objections are largely based on the increase of traffic and the associated noise resulting from agricultural machinery. Objections have been made as to the siting of the shed within 80 meters of the neighbouring properties entrance and 200m from their main dwelling house.

The site is separated from its neighbour by the highway, mature hedging and is set back from the boundary of the highway. The shed is not visible from the entrance of Middle Broadmoor or from the dwelling house. It is considered that the operational needs of the farm necessitate the siting of the barn at this location and subject to the submission of the Landscape Management Plan it is appropriately sited within the landscape. To further protect the existing landscape a condition will be recommended to submit to the authority within 3 months a detailed landscape management plan including additional screening to further incorporate the building and silage pits within the landscape.

The proposed development is considered to comply with Policies 8, 9, 14 and 29 of the LDP.

Amenity and Privacy:

Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

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Objections have been received from a neighbouring property objecting to the development stating that the shed and silage pit have a detrimental impact upon their camping business and the siting of the shed and silage pits are inappropriate.

Given the nature of proposed development and the nearest residential property, existing levels of privacy are not considered to be affected. In respect of amenity the use of the proposed building would not be inappropriate or incompatible to the existing agricultural and countryside setting. The nearest residential property is located to the South approximately 200 metres on the opposite side of the existing cattle housing building. PCC Public Protection Division has also been consulted with regard to the development and no response has been received at the time of writing this report.

The shed will be occupied from late autumn throughout the winter and empty from late spring through out the summer it is considered that the shed will not adversely impact the camping season at Middle Broadmoor.

Notwithstanding the objections received the proposed development is considered to comply with policy 30 of the LDP.

Highways:

Objections have been received from The Havens Community Council, Neighbours and 2 x members of the public regarding the traffic generated by the development. Increased traffic servicing the shed and silage pit is generating excessive noise and danger on the narrow unclassified road.

PCC's Highways Officer has been consulted and stated

"The two accesses used are well established and both probably part of the old airfield. They have wide enough entrances with suitable visibility for the Road without further improvements being needed. There is good space for turning at each building. The gates are set back, and clearly at times these entrances are used as added passing places on the Road. There is evidence of large amounts of silage bales being stored (Google images from 2009 & 2011) where the new silage clamp will go, and of buildings used for farm purposes where the new cattle shed is now built. These accesses and the Unclassified Road were used as the route to extract concrete from broken up runways, and improvements were made to the Road surface and passing places then. The Unclassified Road is marked as a No Through Road as it becomes a narrow "Green Lane" beyond the sharp bend at the Lower Broadmoor Farm house. It is not known where the satellite farms in the Rees Ltd Farm business are, and the overall operation of the linked farms business is not relevant to the access to the buildings applied for. It is noted from a site visit that the Rees Ltd have erected some speed advice signs as a way of reminding drivers to be careful and to help allay concerns being expressed about the safety for holiday makers. There is not a Highway Authority objection to where these signs are located. RESPONSE I have no objections on highway grounds to the plans as submitted.

Notwithstanding the objections received the application is considered to be in accordance with the criteria set out in Policy 60 Impacts of Traffic.

Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

Both NRW and PCC's Ecologist have been consulted and no adverse comments have been received in respect of the proposed development. As the development does not propose to increase stock numbers. PCNPA Planning Ecologist has recommended a Lighting Condition to control light spill into the wider landscape, also stating that the Landscape mitigation scheme will enhance the local biodiversity in the area. Subject to the inclusion of this condition the application is considered to conform with the relevant requirements of PPW, TAN5 and policy 11 of the LDP.

Land Drainage:

The planning application states that surface water will be disposed of to a soakaway. As from 7th January 2019 all new developments of more than 1 property or where the construction area that has drainage implications is 100 square metres or more, will require sustainable drainage systems (SuDS) for surface water. The SuDS must be designed and built in accordance with Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority (Pembrokeshire County Council) acting in its SuDS Approving Body (SAB) role, before construction works begins. PCC's Drainage Engineers have been consulted and as the construction area of the proposed development exceeds 100 square metres, SAB approval will be required from PCC. An informative to this effect shall be included in the decision notice to notify the applicant as such.

Conclusion

Notwithstanding the objections raised, on balance the development is considered justified and necessary to aid the running of the farm holding and it is considered that the impacts of the buildings upon the wider landscape can be mitigated against with appropriate landscaping conditions. The development therefore complies with the policies 1, 7, 8, 9, 11, 14, 29, 30, 32 and 60 of the adopted LDP and is recommended for approval subject to appropriate conditions.

Recommendation

APPROVE, subject to the following conditions:

Conditions/Reasons

1. The development shall begin not later than five years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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2. The development shall be carried out in accordance with the following approved plans and documents:

Location Plan Ref MBK_Work_21_001dwg.

Floor Plan and Elevations Cattle Building. Ref MBK_Work_21_004dwg.

Floor Plan and Elevations Silage Clamp. Ref MBK_Work_21_005dwg.

Site Plan Silage Clamps Ref Ref MBK_Work_21_003dwg.

Site Plan Cattle Building Ref MBK_Work_21_002dwg.

Floor Plan & Diagram of Internal Construction (received 15/04/2019)

Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. Prior to the erection of any external lighting on the approved site a light mitigation strategy, including measures to reduce light spillage shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 9 (Light Pollution), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

4. Within 2 month of the date of this permission a landscaping scheme shall be submitted to the Local Planning Authority and approved in writing. The scheme shall include details of planting, timescale, future maintenance and details of replacement landscaping should any of the planting fail. The scheme shall be implemented as approved and maintained in perpetuity.

Reason: To protect the Special Qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty); 14 (Conservation of the Pembrokeshire Coast National Park); and 30 (Amenity).

5. Within 2 months of this decision a scheme for biodiversity enhancement shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of implementation and shall be implemented and retained as approved.

Reason: To secure biodiversity enhancement. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty); 11 (Nationally Protected Sites and Species); 12 (Local Areas of Nature Conservation or Sites of Geological Interest); 9 (Light Pollution); and 14 (Conservation of the Pembrokeshire Coast National Park).

Informative

The applicants attention is drawn to the attached letter from Pembrokeshire County Council's Senior Engineer.



Location Plan

SCALE :1500 @ A1

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0 10 20 30 40 50 60 70 80

Metres

NOTES

Do Not Scale, No Accuracy can be Guaranteed
Due to Printing and Copy Variations
All Critical Dimensions to be Site Checked Prior
To Any Design or Fabrication
Site Measurements should be taken for Confirmation

Ordinance Survey Datum and Grid

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CLIENT

R E Evans Farms Ltd

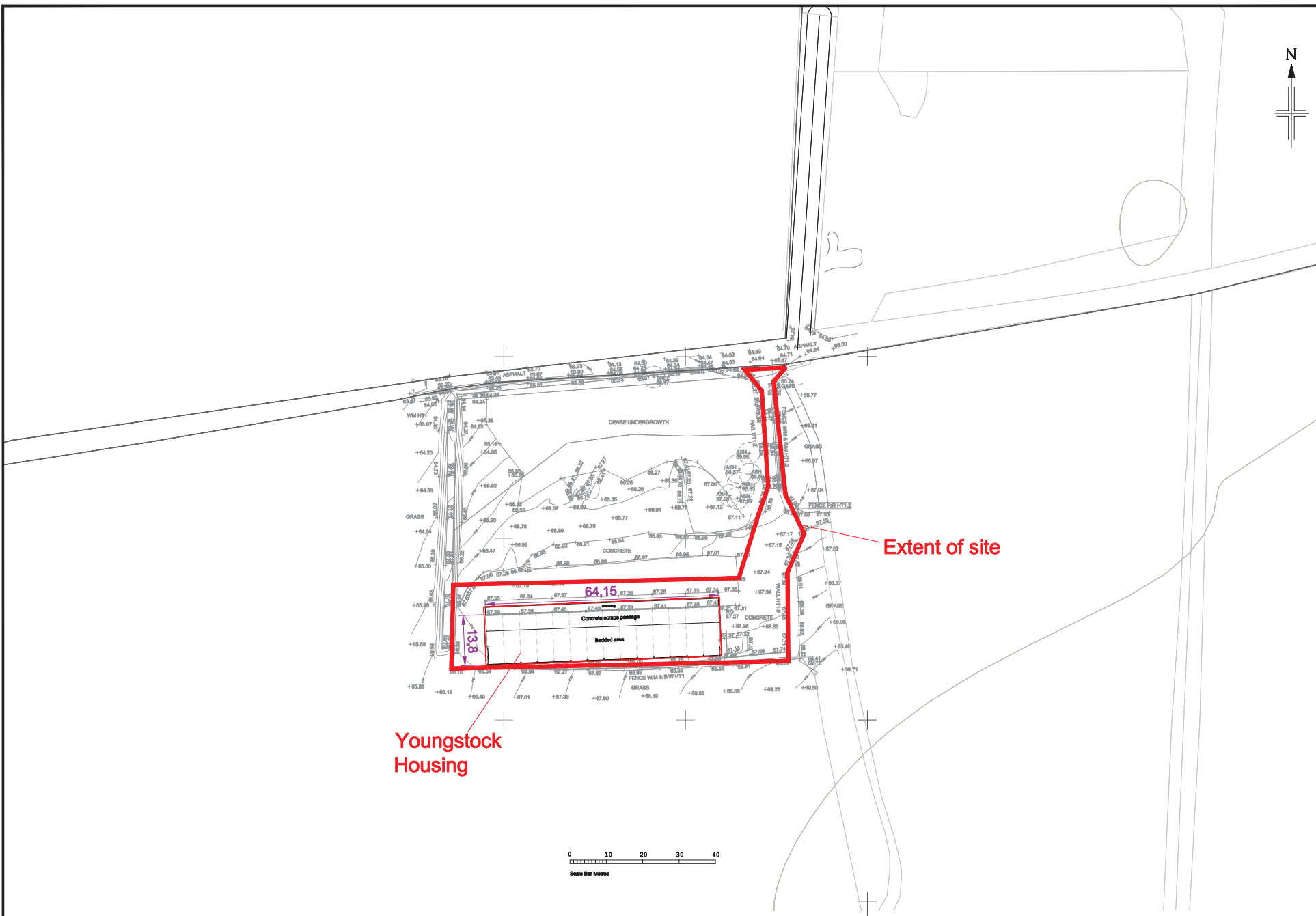
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Lower Broadmoor Farm
Talbenny
Haverfordwest
SA62 3XD

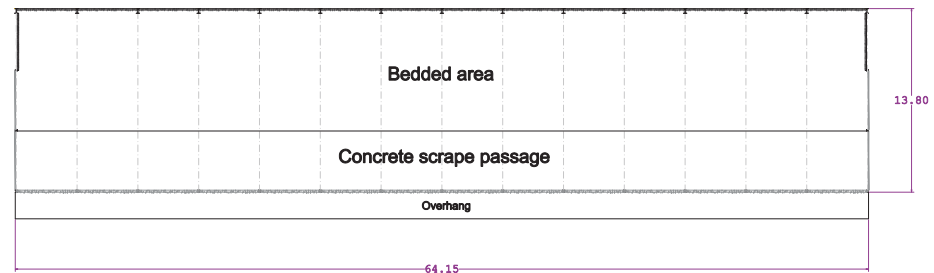
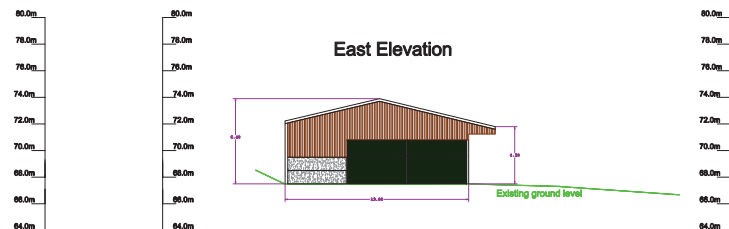
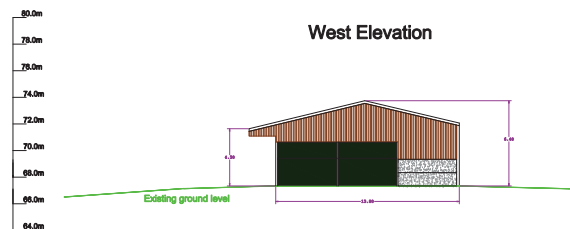
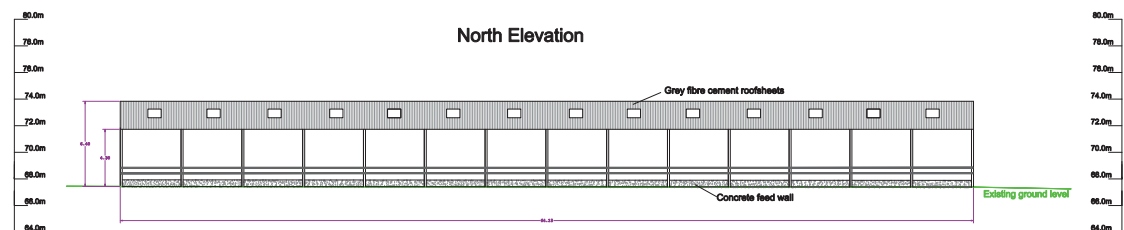
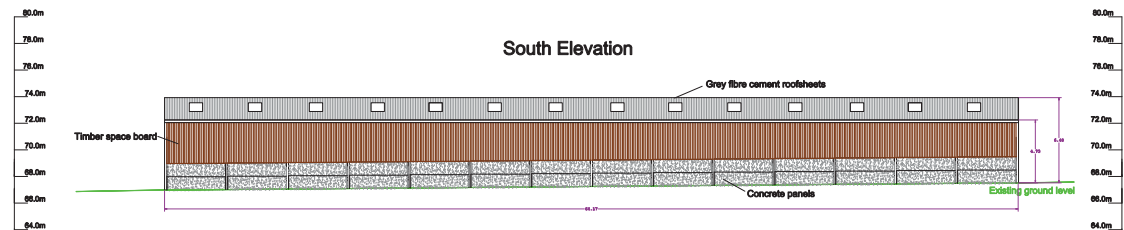
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Location Plan

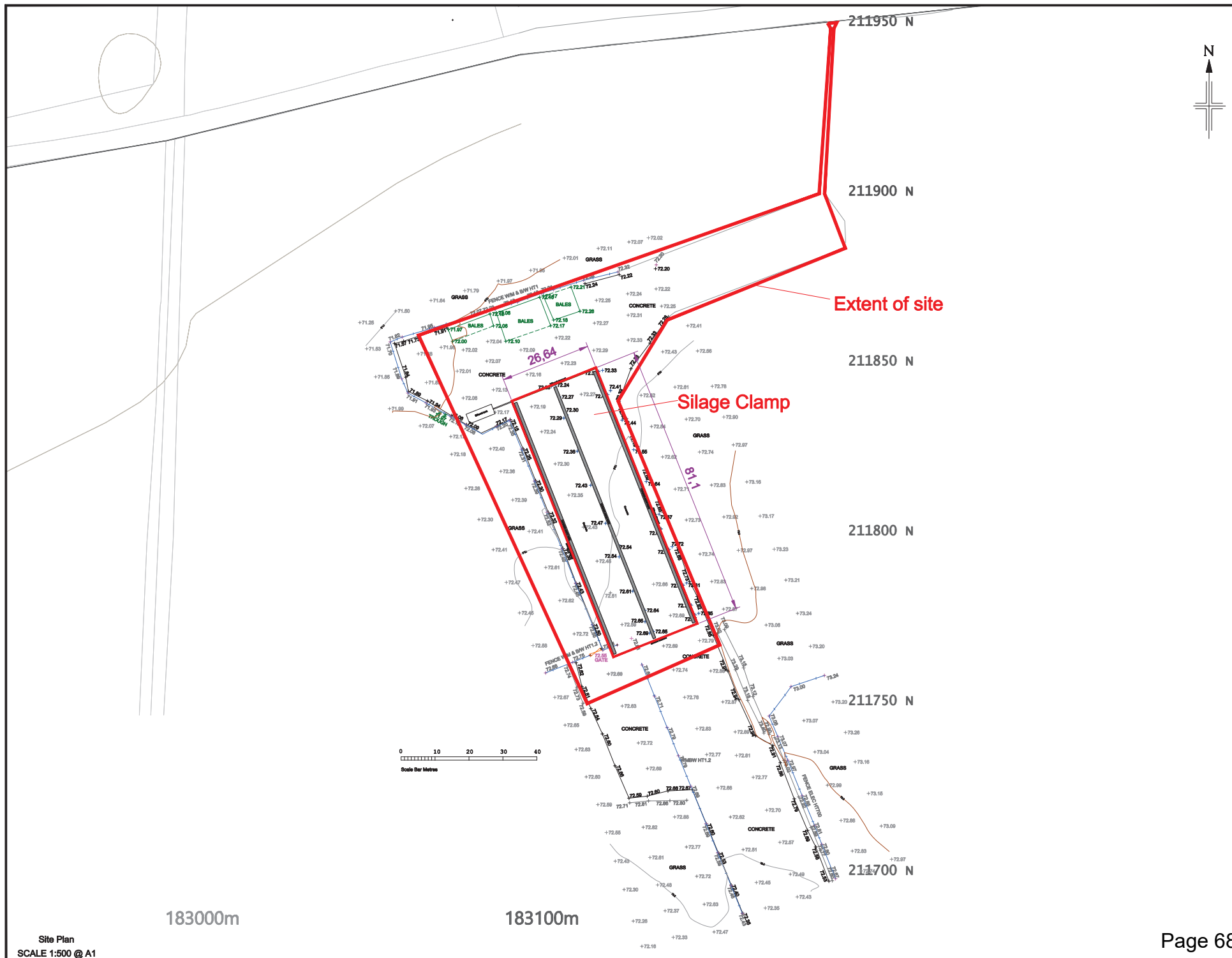
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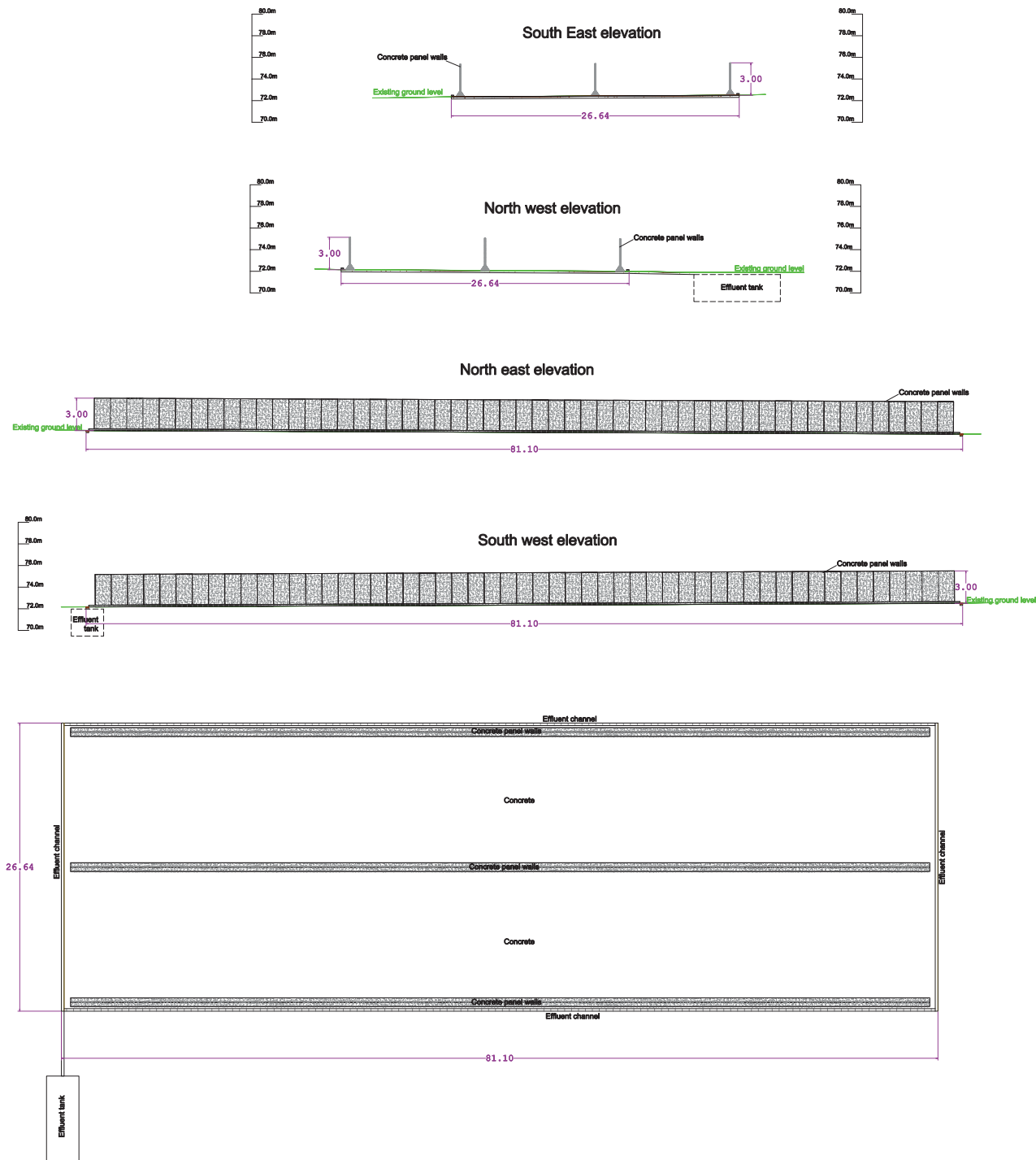
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Ordinance Survey Datum and Grid				
CONSULTANT Mr T McKendrick The Dairy Group Ltd New Agriculture House Blackbrook Park Avenue Taunton TA1 2PX Email: tim.mckendrick@the-dairygroup.co.uk				
CLIENT R E Evans Farms Ltd				
LOCATION Lower Broadmoor Farm Talbenny Haverfordwest SA62 3XD				
DRAWING TITLE Site Plan Cattle Building				
DRAWING NO. S100 @ A1				
DATE June 2021				
SCALE 1:500 @ A1				
CHECKED [Signature]				



NOTES			
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Ordnance Survey Datum and Grid			
CONSULTANT	Mr T McKendrick The Dairy Group Ltd New Agriculture House Blackbrook Park Avenue Taunton TA1 2PX Email: tim.mckendrick@the-dairygroup.co.uk		
CLIENT	R E Evans Farms Ltd		
LOCATION	Lower Broadmoor Farm Talbenny Haverfordwest SA62 3XD		
DRAWING TITLE	Floor Plan & Elevations Cattle Building		
DRAWING NO.	REF_WORK_21_004.dwg	REVISION	BUFFY
DATE	May 2021	CHECKED	
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CLIENT			
R E Evans Farms Ltd			
LOCATION			
Lower Broadmoor Farm			
Talbenny			
Haverfordwest			
SA62 3XD			
DRAWING TITLE			
Site Plan Silage Clamp			
DRAWING NO.			
REF_WORRC_01_003.dwg			
REVISION NUMBER			
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	May 2021		



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CONSULTANT	Mr T McKendrick The Dairy Group Ltd New Agriculture House Blackbrook Park Avenue Taunton TA1 2PX Email: tim.mckendrick@thedairygroup.co.uk		
CLIENT	R E Evans Farms Ltd		
LOCATION	Lower Broadmoor Farm Talbenny Haverfordwest SA62 3XD		
DRAWING TITLE	Floor Plan & Elevations - Silage Clamp		
DRAWING NO.	REF_WORK_01_005.dwg	REVISION NUMBER	
DATE	May 2021	CHECKED	
SCALE	1:200 @ A1	DATE	May 2021