

Application Ref: NP/23/0451/FUL

Case Officer	Kate Attrill		
Applicant	Trewern Farms Ltd		
Agent	Mr Wyn Harries MRICS, Harries Planning Design Management		
Proposal	Retrospective application for agricultural workshop and equipment store.		
Site Location	Trewern, Velindre, Crymych, Pembrokeshire, SA41 3XE		
Grid Ref	SN08763832		
Date Valid	28-Aug-2023	Target Date	22-Oct-2023

This application is being considered by the Development Management Committee as the Community Council has objected to the application, contrary to the Officer recommendation for approval.

Summary

This application is a retrospective application for an agricultural building. It is part of a wider complex of buildings which are the subject of a current Planning Enforcement Appeal. The close proximity of the site to the North Pembrokeshire Woodlands SAC which is an old sessile oak wood with an exceptional diversity of rare epiphytic lichens has meant that proposals to increase livestock numbers have required appropriate assessment under the Habitat Regulations to assess potential impacts. In this case the proposal is for an agricultural workshop and store. The design and siting of the building is considered acceptable. Subject to a condition ensuring the building cannot be used for livestock, to ensure no potential ammonia impacts on the SAC, the proposal is considered acceptable and to meet relevant Local and National planning policy requirements.

Consultee Response

Natural Resources Wales: No comment
PCNPA Planning Ecologist: No adverse comments
Nevern Community Council: Object

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.

No third party representations have been received.

Nevern Community Council's response read:

'Nevern Community Councillors are disheartened to see retrospective plans for another shed as they are still waiting the outcome of inquiries from the Welsh Office. There are excavation works on going on the other side of the lane so Councillors are also concerned that there will probably be further retrospective planning.

As these plans are not up to date they do not give a true picture of the lay out of the buildings. Councillors request up to date plans. Councillors therefore object to this retrospective planning application'.

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Policies considered

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

[Local Development Plan 2 - Pembrokeshire Coast National Park](#)

Future Wales - The National Plan 2040 (FW which was adopted on 24th February 202

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 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

PPW11

SPG02 - Landscape

SPG04 - Archaeology

SPG15 - Sustainable Design & Development

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

TAN 21 - Waste

TAN 23 - Economic Development

TAN 24 - The Historic Environment

Constraints

LDP Mineral Safeguard

Historic Landscape

Ancient Monument - within 500m

Potential for surface water flooding

Recreation Character Areas

Affordable Housing Submarkets

Landscape Character Area

Officer's Appraisal

Site and Context

Trewern Farm is operated as a zero grazing style dairy farm with 304 hectares located on two separate parcels of land, one at Trewern with the remainder being at Penpedwast, adjacent to Castell Henllys. The farm has a dairy herd of 950 cows. Trewern Farm has expanded significantly over recent years with many of the buildings and structures on site having been erected without the prior benefit of planning permission.

A slurry lagoon, silage clamps and 10 of the newer agricultural buildings are now lawful as Certificates of Lawfulness were granted for these.

However, there are 3 outstanding agricultural buildings which are not lawful, and an enforcement notice was served in May 2018 requiring their removal. This notice was appealed in November 2019 and is currently being held in abeyance by the Planning Inspectorate, initially for an Environmental Statement to be submitted, but latterly due to delays at PEDW and with NRW.

One of the unauthorised buildings which had been described as a foot trimming area and workshop, and a feed and mineral store in a 2015 application is now described within this application as being a storage and maintenance building with which it is not intended to increase the size of the herd.

Relevant Planning History

NP/91/006 Outline permission for an agricultural dwelling at Trewern – Approved
NP/91/0454 – Agricultural dwelling – Approved
Pre-app PA/15/0201 Proposed anaerobic digestion plant - cancelled
NP/15/0582/SCR Request for an EIA Screening Opinion for a proposed 0.5MW Anaerobic Digestion Plant - EIA required
NP/15/0417 – Retrospective agri. buildings, slurry lagoon etc. – currently undetermined (description changed in 2020)
NP/15/0624 - Retrospective consent for a 2 storey extension and office to the agricultural dwelling – Approved
NP/16/0603/CLE - November 2016 – a Lawful Development Certificate application was submitted to regularise the slurry store and silage clamps. This application was allowed on appeal in February 2018 (ref: 3174868).
NP/17/0533/FUL – Rural Enterprise workers dwelling – Refused 24/11/2017
May 2018 – Enforcement Notices issued re 3 unauthorised structures (above) – Appeal submitted to PEDW - currently being held in abeyance by PEDW pending resolution of mitigation/HRA issues
NP/18/0320/CLE – Certificate of Lawfulness for 10 agricultural buildings – Approved 17th July 2018
NP/18/0507/OUT - Outline application for the erection of permanent agricultural workers accommodation - Approved 21/08/2019
NP/19/0694/RES Detailed design, layout and access of the proposed agricultural dwelling. Approved

Description of Proposal

The agricultural building being applied for retrospectively is described as 'Structure 2' and as a foot trimming area and workshop, and a feed and mineral store in the still undetermined 2015 application and is located to the west of the main group of buildings at Trewern Farm.

The building is of steel-portal design and is aligned on a north-south axis. The building measures approximately 15.8m by 10.4m with a floor area of 164 square metres. It is approximately 4.2m to eaves and 5.3m to the ridge, with the western wall clad with slate grey/blue profile sheeting and the roof with natural coloured profile fibre cement sheets with skylights.

The northern end of the building is open with the eastern and southern side abutting existing buildings.

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
- Landscaping & Biodiversity

Policy and Principle of Development:

Future Wales – The National Plan 2040 (FW), was adopted on 24th February 2021 and is the National Development Framework for Wales, and the national tier of the Development Plan. Policy 4 Supporting Rural Communities states that Strategic and Local Development Plans must identify their rural communities, assess their needs and set out policies to support them. On page 104, Future Wales states that: National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas...and that Future Wales policies respect the functions of National Parks in terms of their statutory purposes...

Policy 01 of the Pembrokeshire Coast National Park Local Development Plan (LDP) sets out the National Park's purposes and duty, in order to ensure that development within the Park is compatible with these.

Policy 07 of the Local Development Plan 2 sets out the types of development that may be acceptable, in principle, in the countryside.

The proposal is considered to be appropriate in terms of design and scale given its setting within a large agricultural complex. As such, the principle of the development complies with the relevant policies of the adopted Local development Plan (LDP) and can be supported.

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

Policy 08, Special Qualities, of the Pembrokeshire Coast National Park Local Development Plan, is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced. These qualities are characteristics and features which individually or in combination contribute to making the National Park unique.

Policy 14, Conservation and Enhancement of the Pembrokeshire Coast National Park, states that development will not be permitted where this would have an unacceptable adverse effect on the qualities and special landscape and seascape character of the Pembrokeshire Coast National Park including locally distinctive characteristics. Criterion b) of the policy restricts development that would introduce or intensify a use which is incompatible with its location.

The siting and design of the proposed building are contained within built elements of the complex to all sides that have been determined lawful, and as such there is no significant visual impact from this building.

Potential impacts on the landscape from lighting can be controlled via planning condition.

It is considered that overall the development will not cause an unacceptable detrimental impact to the special qualities of the National Park. As such, subject to the imposition of a condition regarding control of external lighting, the development complies with policies 8 and 14 of the LDP and can be supported.

Amenity:

Amenity is protected by Policy 30 which states that development will not be permitted if:

- 'b) the development is of a scale incompatible with its surroundings; and/or
- c) the development leads to an increase in traffic or noise or odour or light which has a significant adverse impact; and/or
- d) the development is visually intrusive.

The building is contained within the existing confines of the complex, and as it is surrounded by buildings which have been granted Certificates of Lawfulness, it is not, in itself considered to be significantly detrimental to the landscape of the National Park.

Biodiversity & Landscaping:

Policy 11 of the Local Development Plan requires that any development which may disturb or harm protected species will only be allowed where the effects will be acceptable minimised or mitigated through careful design, work scheduling or other measures.

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To comply with Planning Policy Wales (2021) and the Environment (Wales) Act 2016 planning authorities are expected to ensure every development positively contributes to biodiversity.

The PCNPA Ecologist has no objection to this application based on the building being used for an agricultural workshop and equipment store and not being used to house livestock. This can be controlled by condition.

Natural Resources Wales have been consulted and have not expressed objection.

There is a SAC (North Pembrokeshire Woodland) to the south of the site. The primary reason for the designation of this site is that it is an example of old sessile oak wood. The woods have an exceptional diversity of epiphytic lichens. These can be sensitive to and impacted by ammonia. To protect this area from any potential increase in ammonia a condition to restrict the building from being used to house livestock (thereby ensuring there is no overall increase in livestock numbers and potential additional ammonia on the holding resulting from this permission) is considered appropriate.

As such, the development can be considered to comply with national and local development plan policies and can be supported.

Conclusion

The proposed development is considered to comply with all relevant National and Local planning policies and the application is therefore recommended for approval subject to appropriate conditions.

Recommendation

APPROVE, subject to the following conditions:

1. This application is approved under Section 73A of the Town and Country Planning Act which relates to works already carried out.
2. The biodiversity enhancements proposed shall be installed within 3 months of the date of this decision.
Reason: To comply with Planning Policy Wales (2021) and the Environment (Wales) Act 2016
3. The building hereby approved shall only be used as an agricultural workshop and equipment store ancillary to Trewern Farm and shall not be used for any form of livestock housing or handling.
Reason: In order to ensure that there are no negative impacts on the SAC (North Pembrokeshire Woodland) and to comply with the Environment (Wales) Act 2016.
4. Notwithstanding that there may be existing lighting, this has not been shown on the plans, and is not authorised by this permission. Any external lighting shall first be agreed in writing through the submission of a scheme to the

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Local Planning Authority.

Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016 and Policies 9 and 11 of the Pembrokeshire Coast National Park Local Development Plan.

THIS DRAWING WILL BE AT SCALE SHOWN BELOW AT A1

GENERAL NOTES

1. THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES PLANNING DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES PLANNING DESIGN & MANAGEMENT.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HDPM AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTINGS OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.

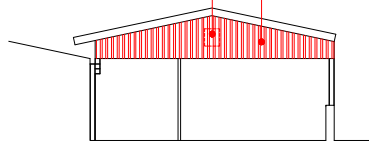


BEUMARIS BAT BOX
SEE ELEVATIONS FOR LOCATION

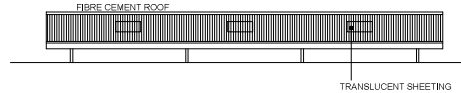


SWALLOW NEST BOX
POSITIONED INSIDE BUILDING

PROPOSED OWL BOX BEHIND GABLE
PROPOSED VERTICAL TIMBER BOARDED GABLE

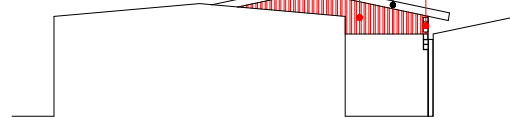


NORTH ELEVATION
EXISTING / PROPOSED ELEVATIONS
SCALE 1:100

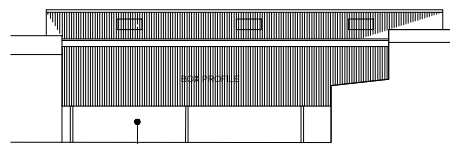


EAST ELEVATION
SCALE 1:100

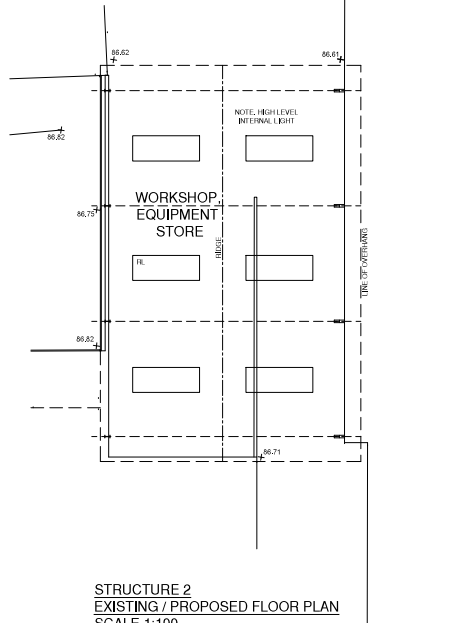
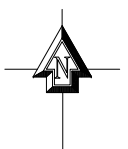
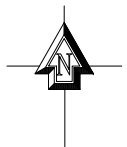
PROPOSED SWALLOW NEST BOX BEHIND VERGE
PROPOSED VERTICAL TIMBER BOARDED GABLE
SUBSTRUCTURE 2 BEYOND
PROPOSED BEUMARIS BOX



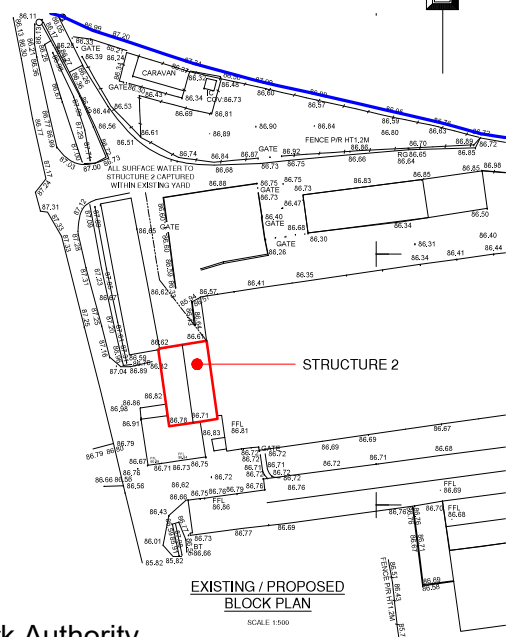
SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



STRUCTURE 2
EXISTING / PROPOSED FLOOR PLAN
SCALE 1:100



EXISTING / PROPOSED
BLOCK PLAN
SCALE 1:500



LOCATION PLAN
LICENCE NUMBER - 180192867
SCALE 1:2500

Rev.	Comments	Date
Status: PLANNING APPLICATION		
Client: Trewern Farms Ltd		
HARRIES		
PLANNING DESIGN MANAGEMENT		
Henllan, Eghwysrwr, Pembrokeshire, SA41 3UP, Wales. T: 01239 891 499 F: 01239 891 455 www.hpdm.co.uk		
Project: Trewern Farm, Felindre Farchog, Cymych, Pembrokeshire, SA41 3XE		
Drawing Title: Plans and Elevations as Existing/Proposed		
Scale: -	Drawn By: DJH	Checked: WTH
Date: 21.08.23		
Job No: 1506	Drawing No: 40	Rev: -

Pembrokeshire Coast National Park Authority
Development Management Committee - 31 January 2024