

Application Ref: NP/11/487 **Grid Ref:** SM81870852
Application Type: Full
Applicant: Mr Hugh Richards
Agent:
Proposal: Agricultural shed with solar panels for storage of animal feed and farm machinery
Site Location: Mullock Farm, Dale, Haverfordwest, Pembrokeshire, SA62 3QS
Case Officer: Ceri Porter

Summary

This application is before Development Management Committee for consideration as the applicant is related to a member of staff.

Planning permission is sought to construct a steel framed agricultural storage building on land at Mullock Farm. The proposed building would have a typical agricultural appearance and form part of the existing complex of buildings of Mullock Farm. As such the proposal is recommended for approval.

Consultee Response

St Ishmaels Community Council: No objection
PCC - Transportation & Environment: No Response Received
Commercial Pollution Section- PCC: No objection
Dyfed Archaeological Trust: No objection - or further action required
Dwr Cymru Welsh Water: No Response Received
Environment Agency Wales: Standard Advice - Planning Advice Note 3 - Agriculture

Public Response

The application has been appropriately advertised, and no responses have been received at the time of this report.

Policies considered

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 07 - Countryside
LDP Policy 08 - Special Qualities
LDP Policy 13 - Historic Landscapes Parks and Gardens
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
PPW4 Chapter 04 - Planning for Sustainability
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW4 Chapter 06 - Conserving the Historic Environment
TAN 04 - Retailing and Town Centres
TAN 12 - Design

Officer's Appraisal

Background

The application site is located to the south of the B4327 and to the north of the road between Dale and St Ishmaels. The farm complex sits to the east of the lane that runs north to south between these two roads. Public footpath 91/12 also runs along the length of this lane.

The farm comprises of a mix of traditional and modern agricultural buildings. An area of land to the west of the existing buildings is used as an informal external storage area.

Access to the site is possible via the existing farmyard and also from a field access from the road to the south.

History

There is no relevant planning history for the site.

Constraints

- Special Area of Conservation within 500m
- Biodiversity Issue
- Historic Landscape
- Rights of Way Inland – within 50m

Current Proposal

Planning permission is sought to construct a storage building for animal feed, implements and farm machinery on an area of land immediately adjacent to the eastern edge of the existing farm buildings that is currently used for external storage for implements/machinery.

The building is of a standard appearance for the building, atypical of modern agricultural buildings with grey fibre cement sheet roofing, concrete lock base walls with profile zinc cladding above. The building would have three solid sides with gated access within the northern elevation.

The proposal also seeks the inclusion of solar photovoltaic (PV) panels to the south facing slope.

Key Issues

The application raises the following planning matters:-

- Principle of Development
- Siting and Sustainable Design
- Amenity and Privacy

- Historic Landscape

Principle of Development:

Policy 7 of the adopted Pembrokeshire Coast National Park Local Development Plan (LDP) refers to land outside identified centres of the LDP area with criterion h) requiring new farm buildings to be justified for agricultural purposes.

The farm covers approximately 300 acres with the majority for grazing of beef cattle and sheep plus cereals, potatoes and fodder roots. The existing implement shed at the site does not meet the requirements for modern farming and cannot accommodate all the existing implements, machinery and feed that are currently stored outside.

The land on which the building is proposed is currently used for informal external storage therefore there will be no loss of land used for grazing or crops.

It is considered that the agricultural need of the building is reasonable for a farm of this size therefore the principle of the proposal is considered acceptable.

Siting and Sustainable Design:

Policy 15 of the Pembrokeshire Coast National Park Local Development Plan (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. 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').

The proposed outbuilding is of a standard agricultural appearance, finished in appropriate materials that match buildings within the existing adjacent complex. Following established good design guidelines, the building is sited parallel to existing buildings and would not conceal any features of interest.

Due to topography and landscape features, the existing farm is not prominent within the landscape and mostly visible when directly alongside on the roads to the north and south and from the lane / public footpath. Any possible longer range views of the proposed building would largely be seen against the context of the existing farm complex.

As set out within the submitted Design & Access Statement, the proposal has sought to maximise the usable floor area of the proposed building whilst minimising its height. This has been achieved by using a standard ridged shed with a lean-to element attached, thus avoiding the use of a far taller single span building.

With no space available within the existing yard area for storage, the use of the existing external storage area is considered to be the least visually prominent.

The proposal seeks to include solar panels to the south facing roof plane of the building to provide a renewable source of energy to facilitate the general running of the farm. No specification for these photovoltaic panels have been included in the application therefore to ensure the panels appear visually acceptable, it is recommended that such details are agreed via condition

Given the above, it is considered that in visual terms the proposed outbuilding represents an appropriate form of development.

Amenity and Privacy:

Policy 30 of the LDP refers to 'amenity' in general with criteria 'a' and 'b'; seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

The nearest neighbouring property to the site is 2 Mullock Farm, part of the group of buildings directly to the south of the application site. The single storey lean-to element of the proposed building would be within 50m of this dwelling however it should be noted that there are existing farm buildings closer to this dwelling. In view of this and the fact that the building is to store feed and implements rather than livestock, it is considered there would be no significant impact upon this neighbouring property.

Impact on Footpath:

Public Footpath 91/12 runs to the west of the application site. The site is well separated from this path by the existing farm buildings and it is considered that the proposal would not affect this right of way

Historic Landscape

The application site falls within an historic landscape area however Dyfed Archaeological Trust has no objection to the application and no further action is required in respect of protecting the historic environment in archaeological terms.

Conclusion

The proposed building will provide an important storage building on land directly adjacent to the existing farm complex and would not be considered to appear incongruous within the landscape. The materials and appearance of the building will match those existing and as such, the application is recommended for approval subject to appropriate conditions.

Recommendation

Approve

Conditions / Reasons / Informatives

Time limit

Compliance with plans

Details of solar panels to be agreed

NP 11 4 87

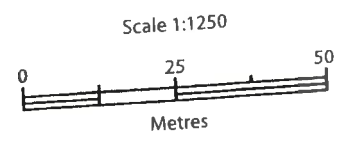


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HP 11 4 87

ROOF: GREY FIBRE CEMENT SHEETING

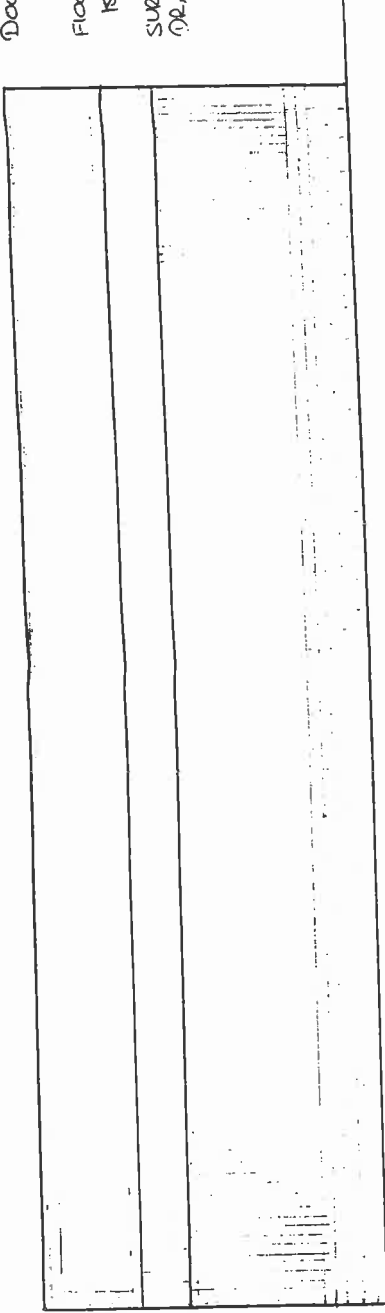
WALLS: BLOCK WALLING + CORRUGATED ZINC SHEETING

DOORS: STEEL ROLLER SHUTTER 12 (NORTH ELEVATION)

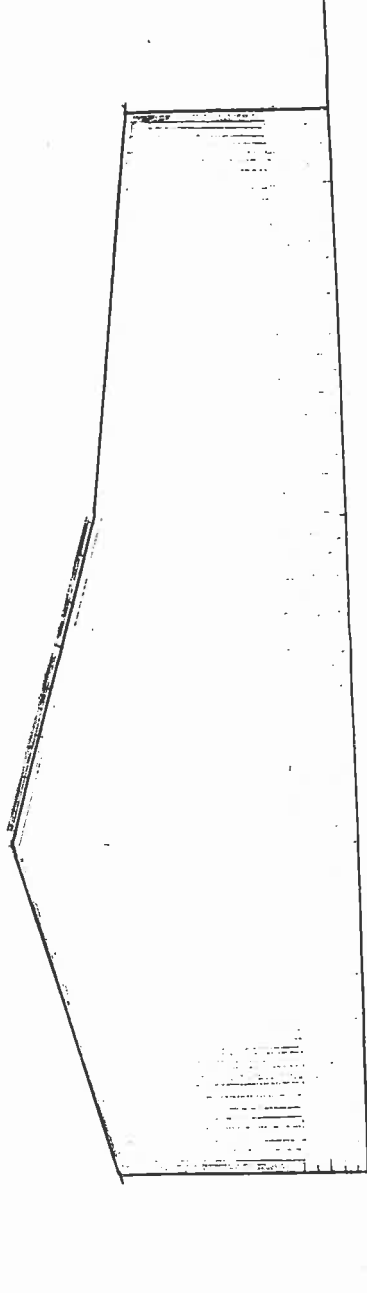
FLOOR: CONCRETE SLAB LAID 150MM ABOVE GROUND LEVEL

SURFACE WATER: NATURAL DRAINAGE SOAKWAYS

SOUTH ELEVATION



WEST ELEVATION



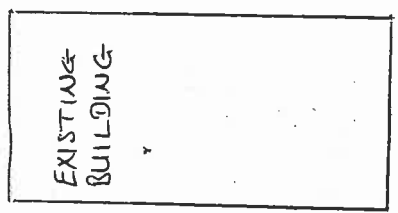
DRAW NO. 3

SCALE 1:100

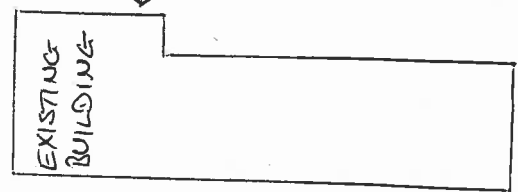
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BLOCK PLAN

EXISTING BUILDING

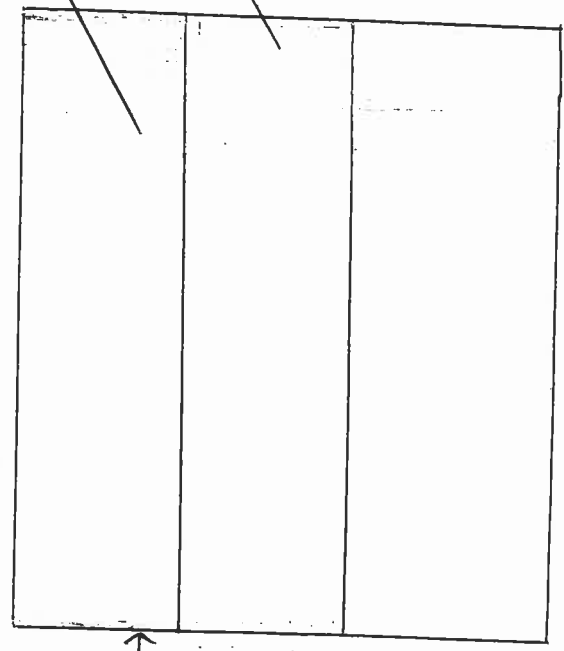


EXISTING UNMADE TRACK TO PROVIDE ACCESS



← 4m →

PROPOSED BUILDING



SOLAR PANELS

- ROOF: GREY FIBRE CEMENT SHEETING
- WALLS: BLOCK WALLING + CORRUGATED ZINC SHEETING
- DOORS: STEEL ROLLER SHUTTER 2.2
- FLOOR: CONCRETE SLAB LAD 150mm ABOVE GROUND LEVEL
- SURFACE WATER: NATURAL SOAKAWAYS DRAINAGE

Drawg No. 1
SCALE 1:200