

Application Ref: NP/13/0270

Application Type	Full
Grid Ref:	SM89373601
Applicant	Mr Daniel Harries
Agent	Mr Alex Lawrence
Proposal	Cattle Accommodation Building, Dairy Building, Access Track and Silage Storage Area (Retrospective)
Site Location	Velindre Farm, St Nicholas, Goodwick, Pembrokeshire, SA64 0LJ
Case Officer	Liam Jones

Summary

This planning application is reported to the Development Management Committee as it involves a major development (a building in excess of 1,000 square metres). The nature of the proposal, however, is not considered to require an Environmental Impact Assessment as defined in the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

Planning permission is sought for the retention of a cattle accommodation building, a dairy building for use as a milking parlour, an access track and silage storage areas. The works have been undertaken without the benefit of planning permission from the Authority and the application has been submitted as a result of an enforcement investigation.

The buildings are sited adjacent to the existing farm which is a long-standing enterprise and accessed off a new track leading from the corner of the existing field. The buildings are considered to be necessary for the purposes of the enterprise and whilst the structures are large they integrate with the existing farm and do not cause harmful effect on the special qualities of the National Park. Concerns regarding potential light pollution can be controlled via condition as well as the planting of landscaping surrounding the buildings to help integrate with the landscape surroundings.

The scheme complies with the aims of National Policy in the form of Planning Policy Wales (Edition 5, November 2012) which states in paragraph 7.6.5 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”*. As such the development complies with the aims of policies 1, 7, 8, 9, 11, 15, 29, 30, 31, 32 and 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010) and National Planning Policy and is recommended for approval.

Consultee Response

Natural Resources Wales: No objection - Standard Advice Note

PCC - Head of Public Protection: No objection

Rights of Way Officer: No adverse comments - Public Right of Way not affected

Pencaer Community Council: No adverse comment

Public Response

The application was advertised by a site notice displayed at the site on 3rd July 2013 and by letters sent to neighbouring occupiers on 3rd July 2013.

To date one email has been received from the occupiers of Treseissyllt Hafod. The email explains there is no objection to expanding the business and the building of new cattle barns although the lights are very obtrusive and ugly.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokehire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 31 - Minimising Waste

LDP Policy 32 - Surface Water Drainage

LDP Policy 34 - Flooding and Coastal Inundation

LDP Policy 53 - Impacts on traffic

PPW5 Chapter 03 - Making and Enforcing Planning Decisions

PPW5 Chapter 04 - Planning for Sustainability

PPW5 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

PPW5 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

SPG05 - Sustainable Design

SPG06 - Landscape

SPG19 - Siting and Design of New Farm Buildings

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

Officer's Appraisal

Background & Description

This application has been submitted as a result of an enforcement investigation carried out into new works taking place at the farm holding. Officers had received a complaint relating to the erection of a new building in March 2013. Officers became aware that works comprising the erection of a barn at the site were being undertaken without the necessary prior approval of the Authority. As a result the works were considered to be unauthorised and required the benefit of planning permission. As part of the investigation it also became apparent that an existing building at the site used for cattle accommodation had been erected in approximately 2010 without permission. The owner was invited to submit a planning application or remove the buildings from the site.

Velindre Farm is a large working farm located to the east of the Tregwynt to Strumble Head coastal road and is near the boundary of the National Park west of St Nicholas. The farm comprises of a number of existing buildings associated with agricultural use and two dwellings.

Environmental Impact Assessment Regulations

Environmental Impact Assessment (EIA) is a process and can be seen as a technique for the systematic compilation of expert quantitative analysis and qualitative assessment of a project's environmental effects, and the presentation of results and consideration of mitigation before a planning application decision is taken.

It derives from European Directive 85/337/EC with the fundamental purpose as expressed in Article 2(1) as those projects *'likely to have significant effects on the environment by virtue, inter alia, of their nature, size or location are made subject to a requirement for development consent and an assessment with regard to their effects'*.

The main vehicle for the implementation of the Directive in Wales is The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. The Regulations identify precisely which type of developments must be subject to EIA and also those which could be subject to the Regulations. The Regulations apply to two separate lists of projects:

- i. Schedule 1 projects where EIA is required as being mandatory;
- ii. Schedule 2 projects where EIA is required only if the particular project in question is judged to give rise to significant environmental effects on the environment .

In the Regulations the issue of 'significant environmental effects' is considered by reference to a list of criteria and thresholds. In respect of this application

for the retention of two large agricultural buildings the application was screened on submission and found that the project relates to an 'intensive livestock installation' as defined in Column 1, criterion (c) of Schedule 2 of the Regulations in that the floorspace exceeds 500 square metres. As the site lies within a 'Sensitive Area' i.e. National Park this project has been considered under the Regulations.

The requirement for an EIA has been measured against the three criteria noted in Welsh Office Circular 11/99 – Environmental Impact Assessment.

These are major developments which are of more than local significance, developments which are proposed for particularly environmentally sensitive or vulnerable locations and developments with unusually complex and potentially hazardous environmental effects.:-

1. Major developments which are of more than local significance.

Whilst the scheme is defined as a 'Major Development' under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 this does not naturally follow that the development is of any more than local significance. The scheme is for retention of existing agricultural farm buildings within the countryside at a long standing farm. It is located near the boundary of the National Park with the County Council area and apart from being within the National Park area the site area itself does not contain any further designations. Its form and scale is large although is not considered to be more than of local significance.

2. Developments which are proposed for particularly environmentally sensitive or vulnerable locations.

The Circular identifies that the relationship between a proposed development and its location is a crucial consideration. The more environmentally sensitive the location, the more likely it is that the effects will be significant and require EIA. Given that the site lies within a National Park (a sensitive area) then the thresholds/criteria listed within the second column of Schedule 2 do not apply and screening is mandatory. As such consideration must be given to whether the scheme would give rise to significant environmental effects.

Whilst the site is located within the National Park it is not known to be particularly environmentally sensitive or in an environmentally vulnerable location. Indeed Planning Policy Wales (Edition 5, November 2012) identifies that the fact that a development would affect a sensitive area would not, of itself, justify the requirement for EIA although it would increase the possibility of EIA being required. Paragraph 5.5.9 states that a judgement must be taken on the particular merits of each case.

Local planning authorities should consult CCW (now Natural Resources Wales) if uncertain about the significance of a project's likely effect on the environment.

Furthermore in relation to sensitive areas Circular 11/99, at paragraph 38, states that it does not follow that every Schedule 2 development in (or affecting) sensitive areas will automatically require EIA. Each case will be judged on its likely effects on the environment and also any views expressed by consultation bodies should be taken into account.

The site forms part of an existing farm and the development is closely connected to the existing farm buildings. In this instance the Authority has consulted Natural Resources Wales on the current scheme and no objections to the agricultural development on grounds of there being likely significant effects have been received.

3. Developments with unusually complex and potentially hazardous environmental effects.

Finally, the last consideration is whether it involves unusually complex and potentially hazardous environmental effects. The scheme involves agricultural development comprising accommodation for livestock, a milking parlour and slurry storage area. These are not considered to be unusually complex or with hazardous environmental effects such to require EIA. Advice received from Natural Resources Wales advises that the new slurry stores are regulated and required to meet The Water Resources (Control of Pollution) (Silage, Slurry and Agriculture Fuel Oil) (Wales) [SSAFO] Regulations 2010.

Circular 11/99 also advises that the significance or otherwise of the impacts of intensive livestock installations will often depend upon the level of odours, increased traffic and the arrangement for waste handling. It goes on to explain that EIA is more likely to be required for intensive livestock installations if they are designed to house more than 750 sows, 2,000 fattening pigs, 60,000 broilers or 50,000 layers, turkeys or other poultry. In this instance the buildings provide accommodation for up to 540 milking cows which results in an average milk yield of nearly 9,000 litres per cow per year. The cows are milked twice a day and the new milking parlour would increase a 32 point rotary parlour to 70 point rotary parlour. The scale of this operation is not considered to give rise to significant environmental effects such that it would require EIA.

The conclusion, in the light of the facts set out above and consideration of the legislation and guidance referred is that an Environmental Impact Assessment is not required for the proposed development.

History

- NP/05/564 – Velindre Farm, St Nicholas – Conversion of outbuilding to dwelling – Approved – 14 February 2006
- NP/01/543 – Velindre Farm, St Nicholas – Cattle Housing – Approved – 7 January 2002
- NP238/95 – Velindre Farm, St Nicholas – Agricultural Buildings – Approved – 25 July 1995
- NP/184/88 – Velindre Farm, St Nicholas – Extension – Approved – 20 May 1988
- NP/583/83 – Velindre Farm, St Nicholas – Cattle Feeding Area – Approved – 22 December 1983
- NP/137/82 – Velindre Farm, St Nicholas – Erection of Cattle Shed – Approved – 22 June 1982

Constraints

- Biodiversity Issue
- Safeguarding Zone
- Rights of Way Inland – within 50m
- Hazardous Zones
- ROW Coast Path – within 10m

Current Proposal

The application proposes the retention of a cattle accommodation building, a dairy building for use as a milking parlour, an access track and silage storage areas.

Cattle Accommodation

This building which is understood to have been completed in 2010 measures 66m long by 35.6m wide. It is 3.9m to eaves and 6.5m to ridge. The building has a floor area amounting to 2,335m² and is positioned to the south west of the main group of farm buildings at Velindre Farm. It is finished in 1.5m high precast panels with retractable gale-breaker curtain to eaves. The end panels are pre-cast concrete with dark green profile steel sheeting above. The roofing sheets are natural grey corrugated fibre cement with sky lights. The roof of the building has a step down to take into account differing internal floor levels.

Dairy Building

The new dairy building measures 66m long by 29m wide. It is 4.6m to eaves and 7.8m to ridge. At the time of visiting the site in July 2013 the building was partially completed with only the side walls of the structure to erect. The same materials as the cattle accommodation are proposed to be used in this building including concrete panels, corrugated fibre cement roofing and steel profile cladding.

Access Track

The access track constructed on site makes use of the existing farm access point to the west of Velindre Farm alongside the adjacent highway. It measures 5.5m wide by 120m in length. The track provides vehicular access for farm machinery which would include improved access for milk tankers to the farm unit. It runs on a slight gradient down towards the dairy building, fields and proposed silage areas and is proposed to be finished in type 1 scalpings.

Silage Storage

The scheme proposes the retention of two silage storage areas set out to the immediate east of the two buildings proposed as part of this application. These areas are finished in impermeable concrete floors to provide storage for baled silage and each measure approximately 30m by 7m up to a height of 3m. New earth bunds have been set out on site to screen the silage storage areas.

Landscaping

Due to the significant scale of buildings proposed the applicant has found it necessary to propose mitigation through use of soft landscaping measures. The proposed landscaping area would comprise one block of mixed trees and shrubs measuring approximately 1,680m² (Block A), a 60m line of standard trees (Block B) and an area of shrub planting measuring 250m² (Block C). In total 430 trees are proposed and 1875 plant species. Details of the plant species, planting and aftercare and maintenance have been provided. The planting comprises the following species;

Tree Species

Species	Number
Small Leaf Lime (<i>Tilia cordata</i>)	80
Field Maple (<i>Acer campestre</i>)	45
Sessile Oak (<i>Quercus petraea</i>)	130
Common alder (<i>Alnus glutinosa</i>)	130
Holly (<i>Ilex aquifolium</i>)	45

Shrubs

Species	Number
Hawthorn (<i>Crataegus monogyna</i>)	450
Blackthorn (<i>Prunus spinosa</i>)	450
Dog Rose (<i>Rosa canina</i>)	75
Field Rose (<i>Rosa arvensis</i>)	75
Wayfaring tree (<i>Viburnum lantana</i>)	150
Dogwood (<i>Cornus sanguine</i>)	150
Honeysuckle (<i>Lonicera nitida</i>)	75
Hazel (<i>Corylus avellana</i>)	450

The application has been supported with the following;

- Supporting Statement/Policy Appraisal
- Design and Access Statement
- Landscaping Scheme
- Lighting Scheme (Submitted during the course of the application on 19th August 2013)

Key Issues

The main issues to consider in this application are as follows:-

- Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Amenity and Privacy
- Highway Safety and Access
- Water and Drainage matters

Principle of Development

Planning Policy Wales (Edition 5, November 2012) states in paragraph 7.6.5 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*”. Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010) advises (in relation to design, appearance and siting) that new buildings should normally form part of a group rather than stand in isolation, and related to existing buildings in size and colour.

In regard to local planning policy, Policy 7 – Countryside identifies the types of development which may be acceptable in countryside locations and this includes new farm buildings. Criterion h) of Policy 7 explains that development will only be permitted where “*new farm buildings are justified for agricultural purposes*”. There is a need to therefore consider whether the cattle accommodation building and dairy building proposed as part of this application are justified for agricultural purposes having regard to the size and needs of the holding. Policy 15 of the Pembrokeshire Coast National Park

Local Development Plan is concerned with the conservation of the National Park landscape, and states (amongst other criteria) that development will not be permitted where it would cause significant visual intrusion or be insensitively or unsympathetically sited within the landscape.

The Authority's Supplementary Planning Guidance on the Siting and Design of Farm Buildings states in paragraph 1.3 that changes in farming practices and systems, and the requirements of new environmental, hygiene and animal welfare legislation have created a demand for new and larger buildings. Modern farm buildings are generally larger than traditional buildings, and of single span, shallow roof construction to achieve the best economic and practical solution. It goes on to state that a key requirement is to respect the character and Special Qualities of the National Park and to dovetail this with appropriate aspects of local design traditions to produce sustainable and suitable farm buildings.

In light of this, where a need for agricultural buildings can be demonstrated, proposals are designed for farming purposes and are located close to other existing farm buildings, there is generally no objection to their construction. The buildings proposed for retention as part of this application are significant in size as a result of having to comply with current welfare standards for the housing of cattle in buildings, however the siting is close to existing agricultural buildings on a low-lying site, and thus would not be considered incompatible with the existing agricultural character of the setting.

The Authority's Agricultural Advisor has been consulted and assessed the agricultural justification put forward. The holding comprises a dairy enterprise of approximately 700 acres split between 3 holdings. The majority of the land is owned by the applicant with 180 acres being rented. The 550 milking cows are held at Velindre farm with dry cows and followers being kept at the two remaining holdings.

Currently the cows are milked within a 32 point rotary parlour installed approximately 15 years ago with various livestock housing buildings leading from it. The existing buildings were constructed to accommodate a herd of approximately 250 cows, however, as the herd has naturally expanded over the years and the milk yields increased from 7000 litres per cow per annum to 9000 litres therefore the holding has outgrown the existing facilities. Milking times have become insufficient and some of the milking herd occupying housing that was originally designed to house the dry and young stock.

Due to the current layout of the animal housing and the topography of the site milking cows must negotiate steep slopes and tight corners in order to access the current parlour thus often causing them injury. The proposal for the construction of a new, larger parlour, new livestock housing, track and silage storage areas will allow efficiency savings at milking times but also allow the herd to access the parlour on a level surface. The existing buildings will be utilised for additional housing for dry cows and those under quarantine.

The Agricultural Advisor explains that with dairy farms being forced to become larger to accommodate the modern market the growth of the herd could be considered natural expansion and feels there is an agricultural justification for the proposals on the basis of providing improved animal welfare conditions and allowing a natural business expansion to meet market demands.

The buildings proposed are clearly agricultural buildings and designed for the purpose of providing cattle accommodation and a milking parlour. With the size of the holding and number of animals taken into account it is clear that the new buildings are justified for agricultural purposes and the principle therefore complies with National Policy set out in Planning Policy Wales and the aims of Policy 7 of the Adopted Local Development Plan.

Visual Amenity and Special Qualities of the National Park

The two buildings proposed for retention are of considerable mass and there is a need to consider their impact upon surrounding visual amenity and the special qualities of the National Park. Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) 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. Policy 15 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' resist 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.

In addition to these policies it can be noted that the site lies within Landscape Character Area 20 – Trefin as defined in the Authority's Adopted Supplementary Planning Guidance – Landscape Character Assessment. This forms a material consideration in relation to landscape and the impact of the development upon the landscape character of the surrounding area. As explained in earlier paragraphs best practice design advice on farm buildings is found in the Supplementary Planning Guidance – Siting and Design of Farm Buildings.

The buildings are positioned to the south west of the farm yard and due to their mass evidently increase the built up area of the farm on a whole by making use of part of an adjoining field. The cattle building is positioned nearer the yard and measures 66m long by 35.6m wide up to a ridge height of 6.5m. It lies adjacent to the milking parlour building which measures 66m long by 29m wide and up to 7.8m to ridge taking into account different levels across the site.

When viewed from the access into the site approaching from the west, due to the nature of the slope of the site from roadside to field, the buildings are set comfortably below the skyline. The only parts visible are the roof until access is made along the adjacent track within the field itself. The buildings are not visible from the adjacent highway due to the presence of mature hedgebanks

although views of the roof of the structure are apparent from higher ground near the property 'Velindre-West' to the west of the application site.

The development is largely screened from closer views along the surrounding highway network and is not visible from the land to the north due to the site topography; however, there are clear views from the access into the field to the south of the site alongside the road. This view shows the large span of the south elevation of the structure across the site although the scheme proposes a block of mixed species planting along this elevation.

There are views of the development and the two new buildings at points along the highway which runs through St Nicholas to the North. Whilst the bulk of the buildings can be seen the buildings do lie considerably below the skyline, some views are obscured by existing buildings and the new buildings read as part of the existing farm complex and enterprise. It is not considered that the development changes the character of the landscape, which remains as agricultural, to any harmful degree. The blocks of landscaping proposed in this scheme including a number of mature trees will help integrate the development comfortably within its setting at the farm holding.

With regard to the access track this is considered to be necessary for suitable access to the milking parlour and is not prominent when viewed from outside of the site. The silage storage areas are screened by large bunds surrounding them and have no harm on the wider character of the area.

Whilst it is regrettable that the works have been undertaken without the benefit of planning permission of the Authority the works are considered to be acceptable in that the development will not cause significant visual intrusion, will not be insensitively sited and will harmonise with the existing farm setting in compliance with the requirements of Policy 15 of the LDP.

Amenity and Privacy

The nearest occupiers to the site are at Velindre-West which is a dwellinghouse positioned approximately 200m to the north east of the proposed buildings. Whilst there may be additional use of the access point near the highway junction it is not considered that the development itself would harm the amenity of the occupiers. The buildings proposed for retention are part of a working farm which will not give rise to any additional noise, odour or disturbance not already encountered from a working farm. The proposed silage storage areas are positioned behind the buildings and nearer the main farm complex. As such it is unlikely that these areas would give rise to unacceptable odour. The County Council's Environmental Health Section has been consulted on the details of the scheme and raises no objection on any matters of amenity.

Although no objections to the scheme have been received from local residents the Authority has received one email of concern from the occupiers of 'Treseissyllt Hafod' which is a residential property located to the south west of the site. The email advises that whilst they have no objection to proposals

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to expand the business by building new cattle barns, they do find the lights which seem to be on most of the night very obtrusive and ugly and can be seen from a distance.

The applicant has supplied a Lighting Scheme which identifies the lighting proposed as part of the development. This explains that the cattle and accommodation buildings would be internally lit throughout the night in order to comply with animal welfare regulations. The scheme explains that all internal luminaires would be situated well above eaves height to ensure the only light escaping from the open sides of the buildings would be reflected off the internal surfaces. Internal luminaires near the open ends of the accommodation buildings would be fitted with barn door hoods to prevent sideways spill that might be directly visible from surrounding areas. The lighting scheme proposed is as follows;

Site Area	Luminaire Type	Description	Lamp	Maximum task lighting level (lux)
Cattle accommodation lighting	Mounted under ridge at approximately 5.6m	Horizontal, downward facing Seattle Floodlight http://www.holophane.co.uk/downloads/Seattle)Medium_UK.pdf	150W clear CDM-T 3000k metal halide	50
Milking parlour lighting	Post mounted under eaves at 3.7m	Horizontal, downward facing LED floodlight	30W LED High Power Commercial Outdoor Wall IP65 Floodlight	150
External yard and lighting	Wall mounted at 4.2	Horizontal, downward facing LED floodlight	30W LED High Power Commercial Outdoor Wall IP65 Floodlight	150

The plan provided as part of the Lighting Scheme identifies the areas of light which is mainly internal lighting associated with the cattle building and milking parlour. These lighting points are located at the ridge and under the eaves of the buildings.

External lighting is proposed along the east facing elevation of the buildings near the slurry stores and bunds (noted incorrectly as south elevation on plan). Whilst the plan and details provided shows that the lighting is downward facing further clarification on the precise siting and number of lamps is considered necessary in this instance given that this elevation is the most visible part of the scheme from the land to the east. As such, whilst the principle of the lighting is considered acceptable, due to the potential for spill of light, a further scheme is considered necessary and this could be secured via a suitable planning condition.

In view of the above and subject to further clarification of lighting it is considered that the scheme meets the aims of Policies 9 (Light Pollution) and Policy 30 (Amenity) of the Adopted Local Development Plan.

Highway Safety and Access

The development makes use of an existing access onto the junction of the highway and the proposals include a new access track to provide access to the buildings, silage areas and surrounding farmland. The Highway Authority raise no objections on the basis of this being an existing access and the new track is not considered to cause a road safety problem even though it connects close to the junction. The track is linked well with the buildings and the development therefore complies with the aims of Policy 53 (Impacts of Traffic) of the Adopted Local Development Plan.

Water management

The construction of large areas of impermeable surfaces does have the potential to raise flood risk elsewhere through increased run-off. The applicant has calculated the run-off from the roofs of the new building which has been found to be negligible after taking into account the use of an existing irrigation reservoir to the south of the site along with a hydraulic brake to be fitted to the outfall of the reservoir to ensure that run-off from the development will not increase the risk of flooding. Natural Resources Wales (NRW) has been consulted and raise no objection to this arrangement, as such the scheme complies with the aims of Policy 32 (Surface Water Drainage) of the Adopted Local Development Plan.

Conclusion

Whilst it is regrettable that this application results from an enforcement investigation the buildings proposed for retention are sited adjacent to the existing farm which is a long-standing enterprise and accessed off a new track leading from the corner of the existing field. It is accepted that these buildings are required for the purposes of the enterprise and the structures, although large, integrate with the existing farm and do not cause harmful effect of the special qualities of the National Park.

The access track and silage storage areas are considered to be acceptable in the wider interests of access and storage at the farm.

Concerns regarding light pollution can be controlled via condition as well as the implementation of landscaping to surround the buildings to help integrate the buildings into the landscape comfortably.

Accordingly, the development complies with the aims of policies 1, 7, 8, 9, 11, 15, 29, 30, 31, 32 and 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010) and National Planning Policy and is recommended for approval.

Recommendation

The application be approved subject to suitable conditions to require the following;

Conditions

1. Development completed in accordance with approved plans
2. Landscaping to be completed in accordance with approved plans and scheme
3. Revised lighting details to be approved within 3 months



NO.	REVISION	DATE

DRAWING TITLE

LANDSCAPING PLAN

CONTRACT

**M/R D HARRIES
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 Drawn: AL
 Checked: FWD
 Scale: 1:500 @ A2
 Date: May 2013
 Rev: RAC/588514



		MK REVISION DATE	
DRAWING TITLE			
LIGHTING PLAN			
CONTRACT			
MR D HARRIES VELINDRE FARM ST NICHOLAS PEMBROKESHIRE SA64 0LJ			
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Drawn AL	PWD	Date Aug 2013	Rev. RAC/5865/6



150W clear CDM-T 3000K metal halide

30W LED High Power Commercial Outdoor Wall IP65 Floodlight

150W clear CDM-T 3000K metal halide or LED equivalent

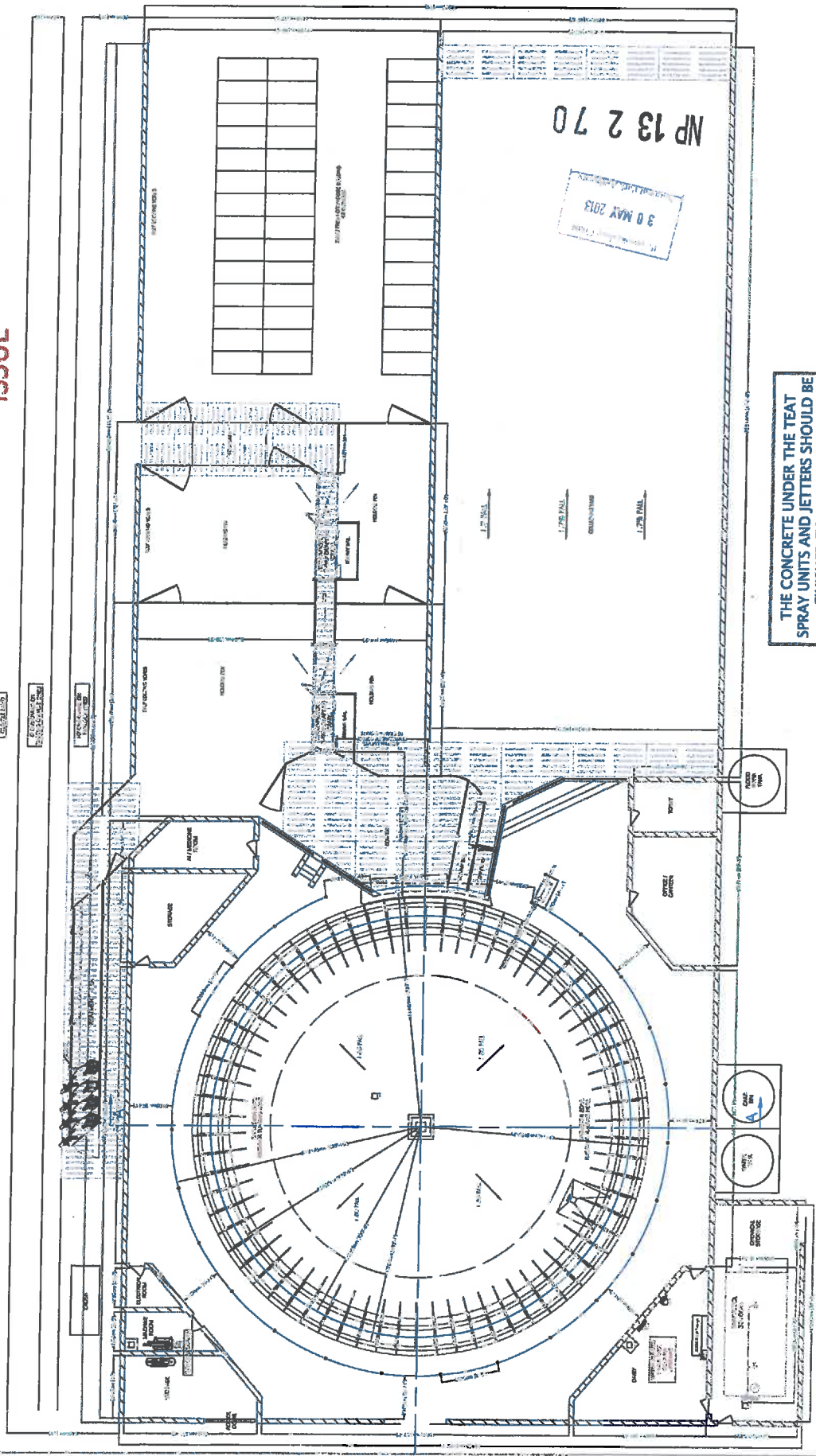
South elevation (not to scale): to show position of luminaires only.

Drawing No.
9719 - 5 - 1

**PRODUCTION OF PARLOUR CAN
ONLY BE STARTED AFTER
CONFIRMATION OF DRAWING**

Parlour Type
70 unit Swiftflo Revolver

**PRELIMINARY
ISSUE**



IMPORTANT

These plans and constructed facility are subject to various building codes, standards, ordinances and regulations. Compliance with such codes, standards, ordinances and regulations is your sole and exclusive responsibility. Prior to beginning any construction all dimensions and specifications should be examined and approved by a locally registered engineer and architect.

These plans are furnished as one example of a milking system. The system depicted may not be the most efficient or economical for you. Dairymaster makes no representation of or warranties, expressed or implied as to the efficiency of the system depicted in these plans or its appropriateness for use in your dairy business.

It is your responsibility to conduct a safety risk assessment & ensure safe systems of work on this facility both during construction & operation. These drawings may be only used for locating equipment for installation, all structural design and other functional requirements shall be the responsibility of the client.

Dairymaster accepts no responsibility for errors and omissions.



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Revision History

Rev No	Rev Note	Rev Date

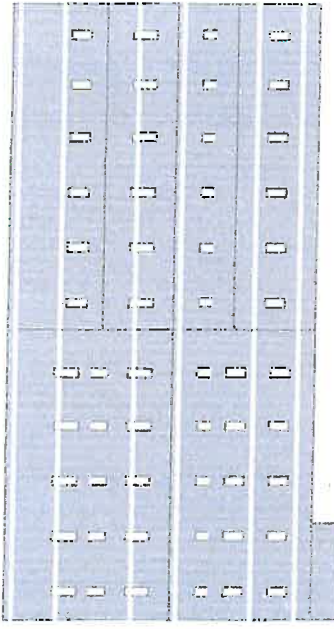


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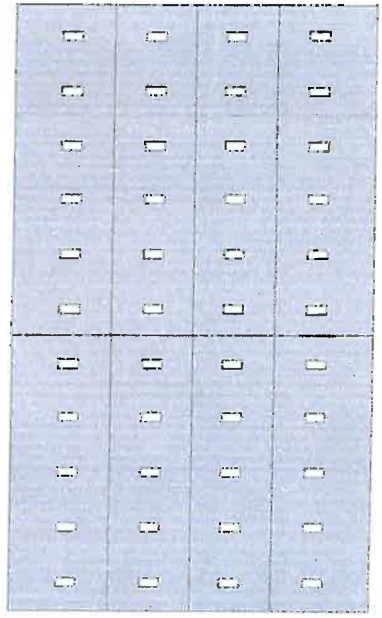
OWNER TITLE	
SITE PLAN	
CONTRACT	
M/R D HARRIS VELINDRE FARM ST NICHOLAS PEMBROKESHIRE SA84 0LJ	
Reading Agricultural Consultants Ltd 100, The Old Rectory 1, Long Hill Rushmore Reading RG6 2AA Tel: 01493 843333 Fax: 01493 843334 www.readagricult.com	
Scale	1:1000
Drawn	AL
Checked	AL
Project	RAC60682
Date	14/05/12



Dairy building floor plan (plan no. 0718-6-1)



Cattle accommodation building floor plan



Cattle accommodation building floor plan



Dairy building northern elevation



Cattle accommodation building northern elevation



Dairy building western elevation



Dairy building eastern elevation



Eastern elevation

Western elevation

DRAWING NO. 0718-6-1
 SHEET NO. 1 OF 1
 PROJECT NO. NP 13 2 7 U
 DATE 10/10/07
 DRAWN BY [Signature]
 CHECKED BY [Signature]
 APPROVED BY [Signature]

CATTLE ACCOMMODATION AND DAIRY BUILDING ELEVATIONS
 PROJECT NO. NP 13 2 7 U

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