

## Item 6 - Report on Planning Applications

**Application Ref: NP/13/0176**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SR99139632
<b>Applicant</b>	Mr C James, James Bros Enterprise Ltd
<b>Agent</b>	Mr H Tribe, H B Tribe Chartered Engineer
<b>Proposal</b>	Demolition of timber frame cow kennels & construction on site of portal frame cattle housing building
<b>Site Location</b>	Stackpole Quay Farm, Stackpole Quay Road, Stackpole, Pembroke, Pembrokeshire, SA71 5LS
<b>Case Officer</b>	Caroline Phillips Bowen

**Summary**

This planning application is reported to committee as it involves a major development (a building in excess of 1000 square metres) The nature of the proposal, however, would not require an Environmental Impact Assessment, as it does not comprise development falling within Schedules 1 or 2 of the Environmental Impact Assessment Regulations 1999.

Planning permission is sought for the demolition of existing agricultural sheds and cow kennels, and the construction of a new twin span agricultural building, to be sited on the same footprint. The dairy farm enterprise is divided between Stackpole Quay Farm and Stackpole Home Farm and has a stock level of 980 cattle. The existing cow kennels are used to house heifers and calves, but have reached the end of their life.

The buildings lie in an isolated setting on the western flank of the rural road leading to Stackpole Quay, and east of Stackpole village. The new building will be sited on the footprint of the existing cow kennels within a farmyard setting and will be accessed by the existing entrance to the site. The design is typically agricultural in appearance and form, and, whilst sizable in scale, the structure replaces existing buildings and is considered necessary for the purposes of that enterprise. A letter of objection has been received to the proposal, which, in summary, raises concerns in respect of the impact of the development on the geology and ground water at this location, concern at the treatment of slurry and where the slurry is to be disposed, and whether there would be an increase in stock level. No objections have been received from statutory consultees.

Whilst the farm enterprise is long –standing and the existing buildings are clearly in need of replacement (the original cow kennels were consented in 1965/6), the new building is longer and taller than the existing structures, therefore there is a balance to be considered between the provision of a replacement building on an existing agricultural site, and the visual impact of a taller building on the surrounding landscape setting. The application site falls to the east of the historic Stackpole Estate, with the main access to the site also the main access to Stackpole Quay and Barafundle. It is accepted that the application site is already developed for agricultural uses, and, whilst the

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new building would be taller in height, the overall appearance of the structure would be a visual improvement to that of the existing cow kennels and adjacent sheds. Visitors to Stackpole Quay to the south of the application site would inevitably see the building whilst travelling to and from the area, as it sits immediately adjacent to the road. It is also accepted that in this countryside landscape, the character is of open land interdispersed by small villages, hamlets, isolated dwellings and working farms.

It is considered that the building is necessary for modern management and welfare of the existing herd, and thus, the need is not in question. In visual terms, a taller building would certainly have more impact, but this impact is weighted against the existing agricultural character of the site, and the visual improvement by the removal of the deteriorating cow kennels and adjacent sheds. There are farm complexes with buildings of a similar scale in this southern part of Pembrokeshire, and such farms have to be viewed as part of the countryside setting and character.

On balance, it is considered that the replacement building can be supported as it would relate to an existing farm enterprise, and would lead to an improvement when compared to the state of the existing structures. The recommendation is, therefore, of approval.

### **Consultee Response**

**Stackpole and Castlemartin C.C.:** No objection

**PCC - Transportation & Environment:** No objection

**Natural Resources Wales:** Conditional Consent

**Ecologist - Pembrokeshire County Council:** No adverse comment

### **Public Response**

A site notice was posted in accordance with statutory consultation. A letter of objection has been received to the proposal, which raise the following issues;

- We object to the proposed building, it is not a replacement
- Any increase in the numbers of beasts unless strict environmental conditions are imposed will adversely affect the surrounding sensitive areas
- The potential impact on the geology of the site, whereby fractured limestone rock is freely water permeable.
- Imported feedstocks with high nitrogen and phosphate content fed to cattle unless carefully contained and disposed of off-site will cause increased pollution to the ground water which can disperse over a large area
- What provision is made for the containment of slurry
- Where will the slurry be disposed of on site or off site

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- Such large cattle operation, in the area with retrospective planning permission granted to unlawfully erected structures give us no confidence in PCNPA Planners and later enforcement of conditions.

### **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 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

PPW5 Chapter 03 - Making and Enforcing Planning Decisions

PPW5 Chapter 07 - Economic Development

SPG06 - Landscape

SPG19 - Siting and Design of New Farm Buildings

TAN 06 - Planning for Sustainable Rural Communities

### **Officer's Appraisal**

#### **Background and site description.**

The application site, which forms part of Stackpole Quay Farm, is located to the east of Stackpole and north of Stackpole Quay within a rural landscape setting. The proposed building will replace existing buildings on-site, and will use existing accesses to, from and within the site. The land is open in character, and whilst the site itself is level, it steps down from the farmyard to the north, following the prevailing ground levels which slope downward to the south. The site immediately abuts the road leading to Stackpole Quay which runs to the east of the site, with a further farmyard and silage store to the north, and open land to the west and south. There are existing hedgerows defining field and road boundaries, with trees to the south and west.

#### **Previous planning history.**

PR1808 – Agricultural buildings.

#### **Constraints.**

- Biodiversity
- Potential for surface water flooding
- National Trust Covenant

## Current proposal

Permission is sought for a new twin span agricultural building measuring 52 metres by 34 metres in foot print and 5.4 metres to the roof ridge; and constructed of Yorkshire boarding on a concrete block wall and a fibre cement sheet roof. The access to the building will be via the existing farmyard.

## Key issues

- Principle of development.
  - Siting, design and impact on landscape.
  - Amenity and privacy.
  - Access
  - Biodiversity
  - Potential for surface water flooding
  - Other material considerations
- Major development test.

### *Principle of development.*

Planning Policy Wales (Edition 5) 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. TAN 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.

Policy 7(h) permits new farm buildings where they are justified for agricultural purposes.

Policy 8 requires the special qualities of the National Park to be protected and enhanced with one of the priorities to protect and enhance the pattern and diversity of the landscape.

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 recognises 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, and that that a key requirement is to respect the character and Special Qualities of the National Park. Paragraph 5.3 advises that when

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planning a new building, landscape enhancement opportunities may arise through rationalization of the use of existing buildings on the farmstead or by removing buildings of particularly poor appearance or those in a poor state of repair.

In light of this, where a need for an agricultural building can be demonstrated, it is designed for farming purposes and improvement of the application site can be achieved, proposals for new buildings can be supported.

The replacement building is to be used as part of a larger agricultural business, and will house existing stock, thus is reasonably required for an existing farm enterprise. This structure is similar in footprint to the existing cow kennels, but will be taller in height, which will inevitably have a greater visual impact than already exists. However, the new building will replace existing structures of poor appearance, and the development will also result in the removal of two further sheds to the south of the application site, with an overall improvement to the site achieved by the consolidation of the existing structures into a new, modern building.

### *Siting, design and impact on landscape.*

Paragraph 5.8.5 of Technical Advice Note 12 – Design 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.

The new building is a replacement for existing structures, which have deteriorated in appearance, therefore, will be sited on the same footprint, and will be read against the existing agricultural yard and silage store, rather than on a new greenfield site. The structure is designed to be of standard appearance, namely, timber boarding walls on a concrete block wall base, and a dual pitch fibre cement roof.

The structure does not fall within a conventional farm setting, as the existing farm enterprise is divided across three sites (all within Stackpole). The application site is not a greenfield site, as the setting of the buildings is very much within an agricultural yard, but the wider landscape setting is of open countryside. There is some limited landscaping, with trees to the western and southern edges of the yard – these are to be retained. The main issue is considered to be the visual impact of a taller building in this setting, as the new structure would be approximately 3.4 metres taller to ridge to allow for access by modern farm machinery. The application site steps down from north to south, and whilst a taller structure would still appear to sit within the landscape when viewed from the north, it will break the skyline in views from the south until adjacent to the site itself. It is considered that the existing agricultural character of the site and the improvement in the appearance of the site by the replacement of the cow kennels would visually outweigh the impact of the additional height increase, with the height being average for a modern agricultural building.

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*Amenity and privacy.*

Due to the nature of development, and that there are no nearby residential properties, existing levels of privacy are not considered to be affected.

In respect of amenity, the use would not be inappropriate or incompatible to the agricultural and countryside setting. There will be an inevitable increase in scale arising from the minor increase in overall length and taller ridge height, however the development is for an acknowledged agricultural need on land that already houses agricultural buildings, thus would not be considered to be as visually intrusive as a new building on an undeveloped site.

Natural Resources Wales have been consulted and advise that there is no objection to the proposal, subject to the requirement for details of surface water drainage. Should Members be minded to approve this application, a detailed scheme for the treatment of surface water can be required by condition.

*Access.*

The new shed will be accessed via the existing farm yard and access off the unclassified road leading to Stackpole Quay, which will not be amended as a result of the proposal. The Highways Planning Liaison Officer was notified, and had no objections on highway grounds.

*Biodiversity*

The Authority's Ecologist was consulted and had no comment to make on the proposal.

**Other material considerations.**

The application is categorized as a major development, as the building measures over 1000 square metres in area. It is considered that there is no practical alternative for the development, as the building is to replace existing structures and house an existing herd on an established farm enterprise; and would be built on the footprint of the existing structure, as opposed to a greenfield site.

**Recommendation.**

That the application be approved, subject to standard conditions relating to time, compliance with submitted plans, landscaping and conditions recommended by statutory consultees.



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66.2m

BM 61.10m

56.8m

Sluice

Track

45.6m

BM 45.29m

Proposed Building

Dairy Farm

0530

13 1 76

38.1m

BM 29.51m

28.4m

19.1m

1900

2800

1000

1900

2800

**PROPOSED REPLACEMENT  
CATTLE HOUSING BUILDING AT  
TACKPOLE QUAY FARM,  
TACKPOLE, PEMBROKE.**

*Site Location Plan*

Scale 1:2500

Item 6g)

45.6

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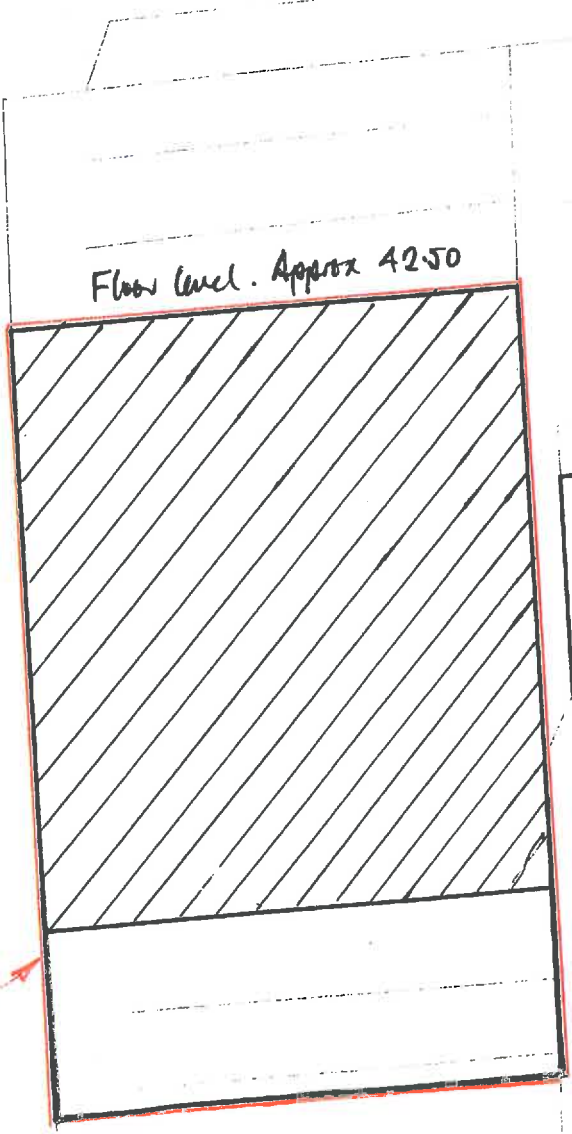
BM 45.29m

Floor level. Approx 42.50

42.70 +

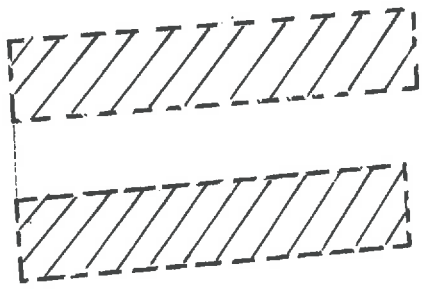
41.3 +

NP 13 1 76



Outline of new building shown in red.

Buildings to be demolished shown hatched

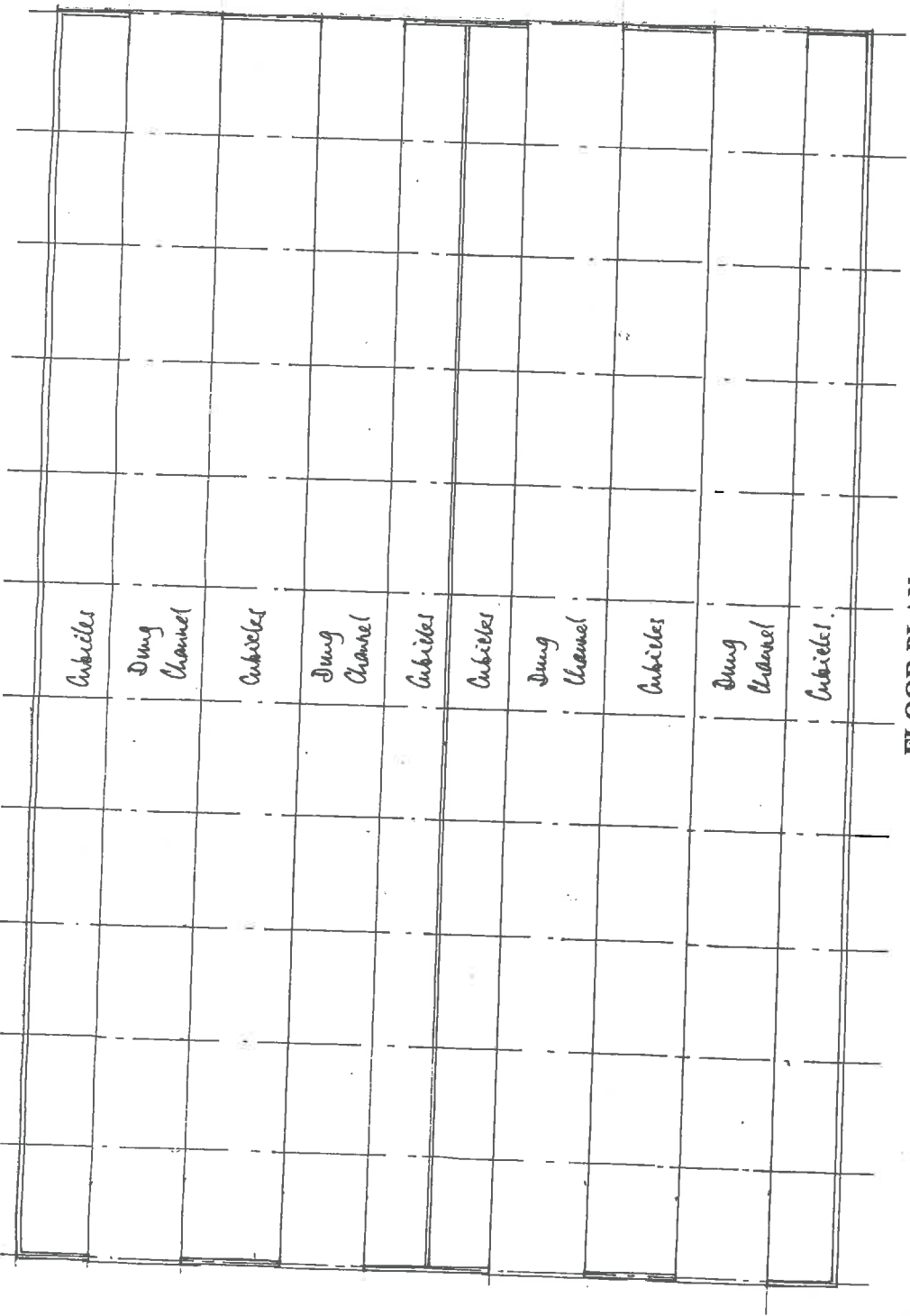


**PROPOSED REPLACEMENT  
CATTLE HOUSING BUILDING AT  
STACKPOLE QUAY FARM,  
STACKPOLE, PEMBROKE.**

**Block Plan**

**Scale 1:500**

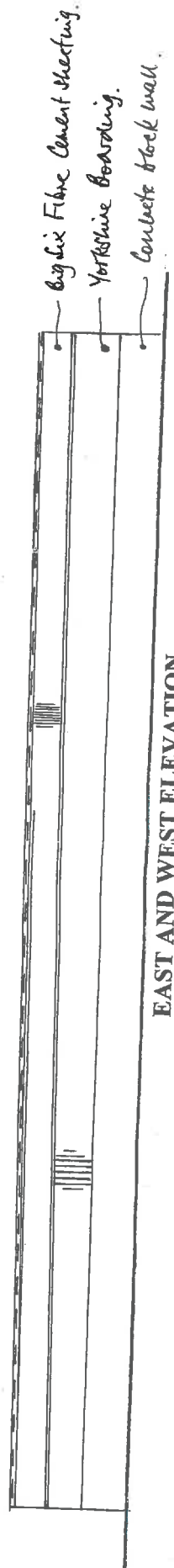




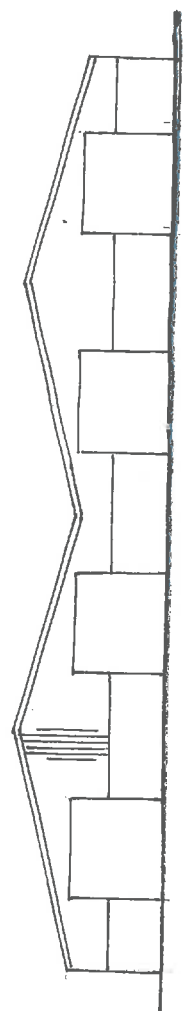
FLOOR PLAN

Roof to be of Big Six Fibre Cement sheeting.  
Walls to be of concrete block with Yorkshire boarding above

L. 13176



EAST AND WEST ELEVATION



NORTH AND SOUTH ELEVATION

PROPOSED REPLACEMENT  
CATTLE HOUSING BUILDING AT  
STACKPOLE QUAY FARM,  
STACKPOLE, PEMBROKE.  
*Elevations & Floor Plan*

Scale 1:200

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