

Item 6 - Report on Planning Applications

Application Ref: NP/12/0592

Application Type	Full
Grid Ref:	SM82211196
Applicant	Mr Darren Callan
Agent	Mr Keith Owen
Proposal	Cow cubicle accommodation with nutrient storage facility below
Site Location	Lower Broadmoor, Talbenny, Haverfordwest, Pembrokeshire, SA62 3XD
Case Officer	Caroline Phillips Bowen

Summary

This planning application is reported to committee as it involves a major development (a building in excess of 1,000 square metres). The nature of the proposal, however, would not require an Environmental Impact Assessment, and it does not comprise development falling within Schedules 1 or 2 of the Environmental Impact Assessment Regulations (1999).

Planning permission is sought for an agricultural building, to be sited adjacent to existing buildings at a large 800 acre dairy farm on the western outskirts of Talbenny. The farm has a stock level of 400 cattle and 150 calves, and a new building is required for the farm to comply with current agricultural welfare standards, which cannot be adequately met within the existing farm buildings.

The farm lies on the northern flank of the rural unclassified road running west from Talbenny, which is a 'no through road'. The new shed is sited immediately north of the existing buildings and will be accessed by the existing access and farm tracks within the site. The design mirrors the neighbouring buildings, and the siting ensures that, whilst sizable in scale, the new structure is read against the mass of existing farm structures. The farm is a long-standing farm enterprise, and the proposal is considered necessary for the purposes of that enterprise, therefore, the new building is acceptable, and officers would recommend approval.

Consultee Response

The Havens Community Council: Supporting

Countryside Council for Wales: No objection

Environment Agency Wales: No objection

PCC - Head of Public Protection: No adverse comments

PCC - Transportation & Environment: No objection

Public Response

A site notice and press notice have been displayed in accordance with statutory requirements. At the time of writing this report, the proposal was still in its consultation period, with no adverse comments have been received to

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date. As the consultation period will expire on the 27th March 2013, a further verbal report will be made at committee on any further comments that are received.

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 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 53 - Impacts on traffic

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

Lower Broadmoor Farm is an established dairy unit located to the west of Talbenny, within a rural agricultural landscape. The site is accessed by a single track lane which serves several farms in this locality, but is an unclassified 'no through road' The proposed building will sit adjacent to existing buildings to the northern side of the farm, and will use existing accesses to and within the site. The land is open in character, and slopes downward to the north and west, with the buildings set low in the wider landscape. There are existing hedgerows defining field and road boundaries.

Previous planning history

NP/12/0309 - Proposed agricultural buildings (2 no) for cattle housing & ancillary slurry lagoon - Withdrawn.

Current proposal

Permission is sought for a new agricultural building measuring 44.4 metres by 90 metres, and constructed of pre-cast concrete infill panels with timber spaced boarded walls and grey fibre cement sheeting to match the adjacent structure. The access to the shed will be via an existing farm access to the east side of the farm complex. The building will contain cow cubicles with

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integral feed passages, which are required to comply with current agricultural welfare standards, and will enable the existing dairy herd and young stock to be housed at Lower Broadmoor throughout the winter housing period.

The proposed building will also incorporate a below ground nutrient management store, which will collect all slurry produced by the stock housed above. Excavated material arising from the development will be used to level the site for the new building, and to create landscape bunds to the west and north of the structure.

Key issues

- Principle of development.
- Siting and design.
- Amenity and privacy.
- Access
- Impact on landscape.

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 new buildings should normally form part of a group rather than stand in isolation, and related to existing buildings in size and colour.

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. This building is significant in size as a result of having to comply with current

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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. At the time of writing this report, the Authority's agricultural advisor has been consulted in respect of the proposal, and any comments received will be reported at committee.

Siting and design

The new building is large, but is clearly designed for agricultural purposes, and is sited immediately adjacent to a structure of similar size and design. The external finishes match those of existing buildings at the farm complex. Discussion was held as to creating a double pitch to the roof profile, to further reduce the appearance of the scale and mass, however, the additional stanchions required to support a double pitch roof would interfere with the layout of the cubicles and access passages internally, which would compromise the efficiency of the building.

The nutrient store will be screened under the existing building, therefore will not be visible. The Pembrokeshire Good Practice Guidance on Slurry Stores advises that the planning process exists to make sure that proposed development is suitable in terms of land use, scale and impact of development. It is recommended that where an increase in slurry production is proposed, the applicant submit a whole farm plan, and, in accordance with this, a Whole Farm Plan dated 30 November 2012 was prepared by ADAS Cymru Wales for the applicant, and submitted with the application. No objection was received from the Environment Agency Wales subject to the store being compliant with the SSAFO Regulations 2010 and to the Agency being notified prior to the slurry store being brought into use.

Amenity and privacy

Due to the nature of development, and that there are no near neighbours, existing levels of privacy are not considered to be affected. In respect of amenity, the use is not inappropriate to the agricultural setting and the scale can be adequately mitigated by being sited on land that is low lying and adjacent to existing agricultural development. The resultant development would not then be considered incompatible to the existing landscape setting.

In respect of the nutrient store, the Countryside Council for Wales, Environment Agency Wales and Pollution Control in Pembrokeshire County Council have been consulted, and have no objection to the proposal, subject, in the case of the Environment Agency, to the developers notifying the EA of when the new store is brought into use.

Access

The new shed will be accessed via an existing farm access off the unclassified road, which will not be amended as a result of the proposal. The

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Highways Planning Liaison Officer was notified, and had no objections on highway grounds.

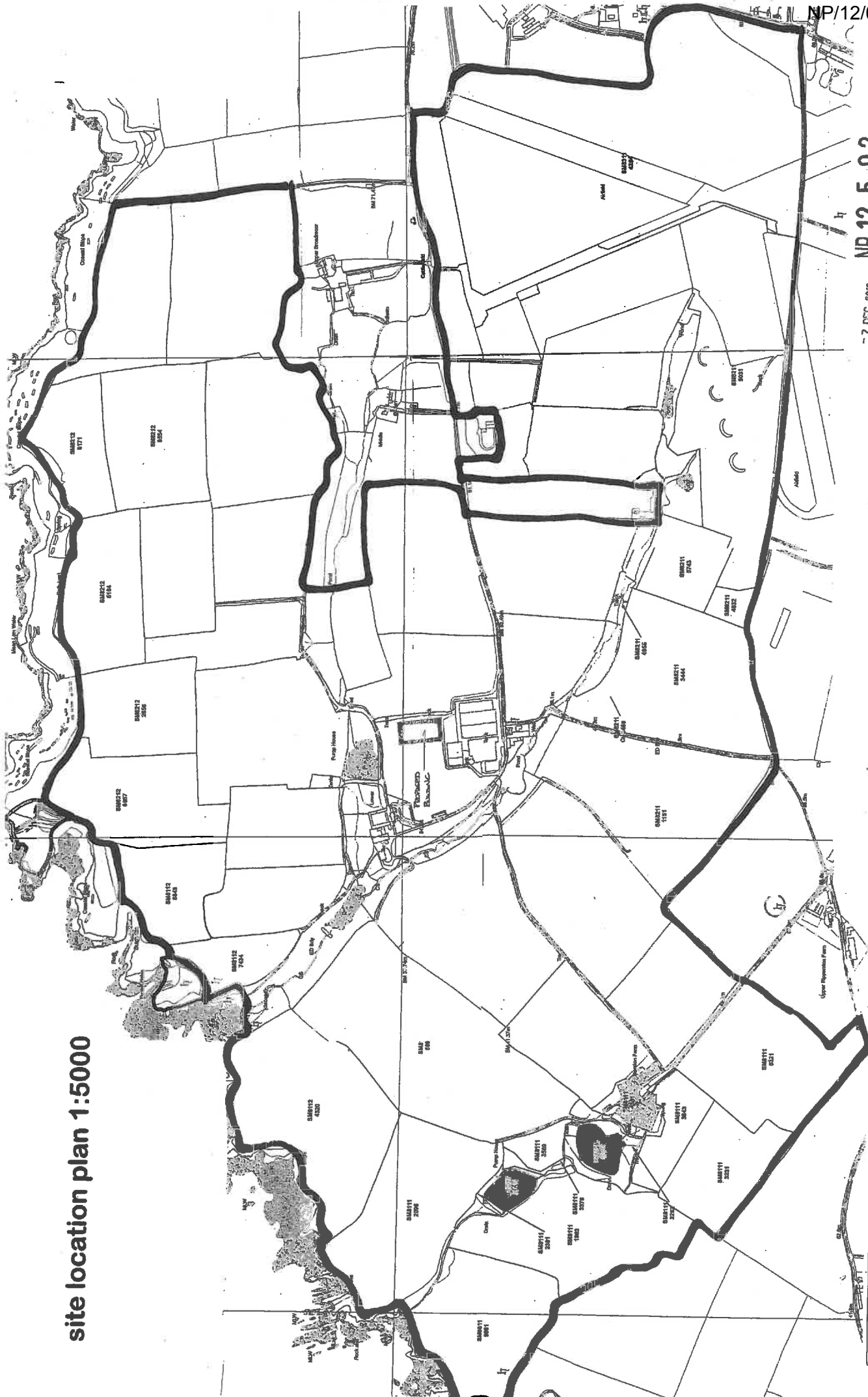
Impact on landscape

The new building would be visible in the wider landscape from the unclassified road, and there is a footpath which runs to the west of the site, however, the new building would be read as part of the existing farm complex and enterprise, and is within an agricultural setting. The shed is necessary in order for the farm to comply with animal welfare regulations, and the chosen setting, adjacent to existing structures, is acceptable.

Recommendation

That the application be delegated to the Head of Development Management to issue planning permission, subject to no adverse comments being received during the statutory consultation period, and subject to standard conditions relating to time, accordance with plans, a lighting scheme, and a detailed landscaping scheme.

site location plan 1:5000



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7 DEC 2012

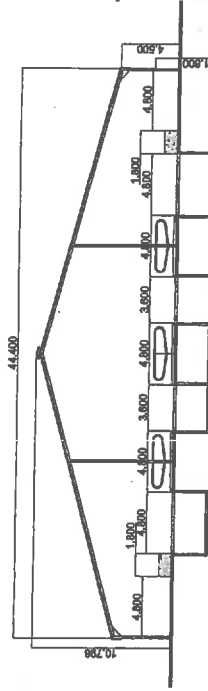
DRAWING TITLE Site Location Plan	
DATE DGG12	DRAWING No.
ISSUED	SCALE 1:5000
FILE REF.	P103

JOB TITLE Frederick Ham Ltd. Lower Broadmoor Farm Talbenney Haverfordwest SA62 8XD	CLIENT
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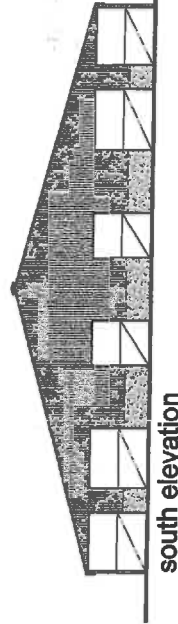
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2. DO NOT SCALE. USE WRITTEN DIMENSIONS ONLY.
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NOTES
 LOWER WALLS TO BE PRE CAST SHUTTERED CONCRETE PANELS
 UPPER WALLS TO BE TIMBER SPACED BOARDING TO MATCH EXISTING BUILDINGS
 ROOF TO BE TIMBER TRUSS WITH GABLE END ROOF TO MATCH EXISTING
 OPENINGS TO BE SHEETED WITH CORRUGATED METAL SHEETS TO MATCH EXISTING
 ALL EXCAVATED MATERIAL TO BE REUSED TO LEVEL SITE AND FORM BUND
 ALL DOWNPIPES TO BE CONNECTED TO EXISTING CLEAN WATER DISPOSAL SYSTEM

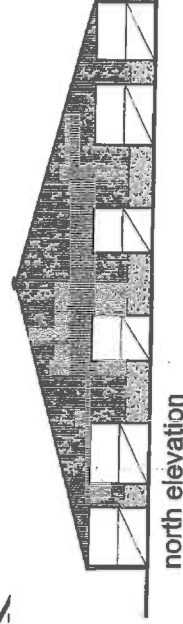
SECTION LINE INDICATING
 A EXISTING GROUND LEVEL
 ON EAST ELEVATION



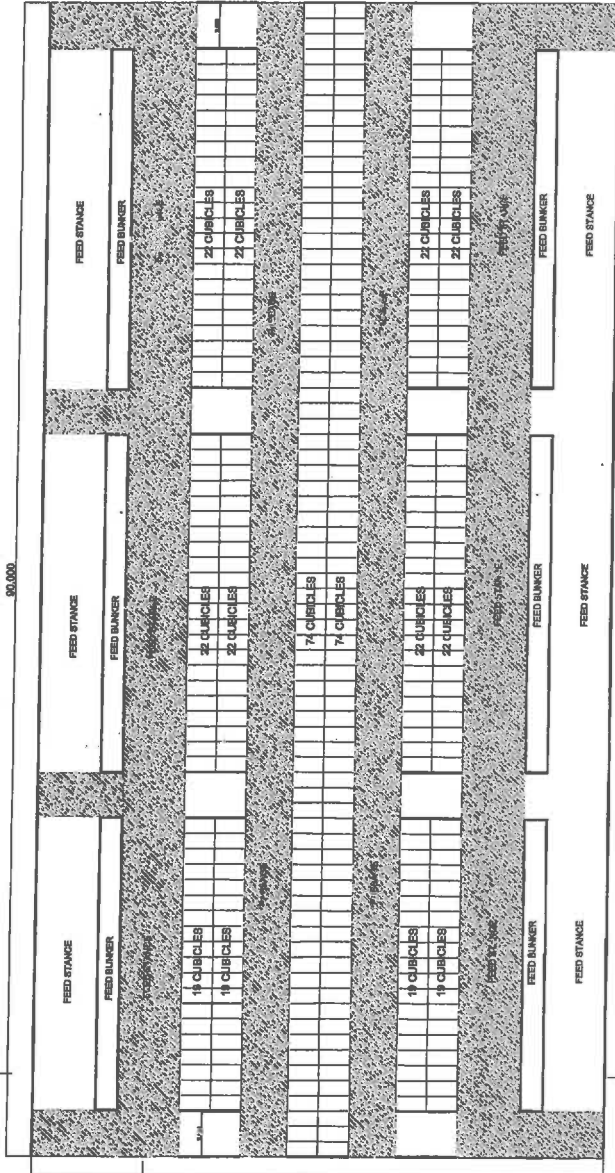
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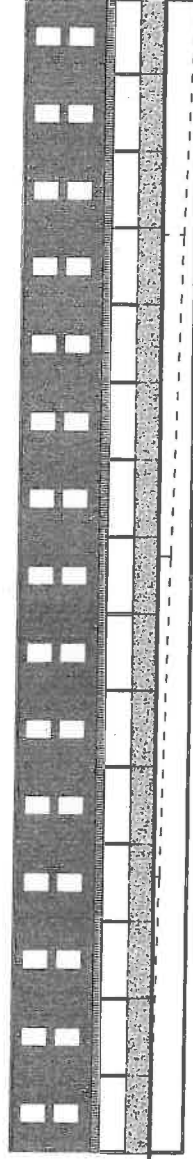
south elevation



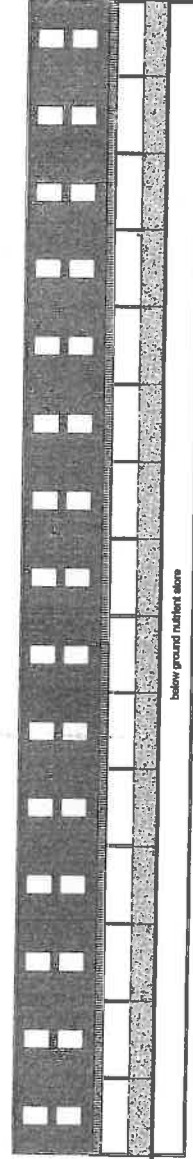
north elevation



plan



east elevation



west elevation

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REVISIONS		DATE		BY		DESCRIPTION	
No.	Date	No.	Date	No.	Date	No.	Description

PROJECT NO.	1200
DATE	08/12/12
SCALE	1:100
PROJECT NAME	Lower Block Farm
CLIENT	Lower Block Farm
DESIGNER	ADAS
DRAWN BY	ADAS
CHECKED BY	ADAS
APPROVED BY	ADAS

NOTES

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