
Application Ref: NP/14/0029

Application Type	Full
Grid Ref:	SR90779859
Applicant Agent	Mr T Bullock, Pembrokeshire County Council - Property Agent
Proposal	Replacement of existing dilapidated agricultural animal housing shed with a new cubicle shed & loose housing shed
Site Location	Chapel Farm, Castlemartin, Pembroke, Pembrokeshire, SA71 5HW
Case Officer	Andrew Richards

Summary

The application is reported to the Development Management Committee as it is a major application due to the total new floor space created.

Chapel Farm is a working 131 Acre dairy holding on the outskirts of the village of Castlemartin. The holding is a mix of traditional brick, concrete block and portal steel framed buildings which are dated with the main cubicle building structure in a very poor condition and in need of urgent replacement to ensure compliance with Health and Safety and welfare regulations. The farm is accessed off the B4319 which leads from Castlemartin to Freshwater West. Planning approval is sought for demolition of the existing two dilapidated structures and the proposed replacement with a new cubicle shed and loose housing shed.

The proposed scheme is considered to have a scale, mass, form and detailed design which is considered to be acceptable in this instance. The design appearance and location of the building will ensure that the special qualities of the National Park are maintained when viewed from the immediate and wider landscape. The proposal also ensures that the existing farming enterprises are retained and structures within the site ensure compliance with Health and Safety and welfare regulations. As such the proposal is considered to be acceptable in principle.

Consultee Response

Stackpole and Castlemartin C.C.: No Response Received at time of writing this report.

Ecologist - Pembrokeshire County Council: No Response Received at time of writing his report.

National Trust: No Response Received at time of writing this report.

Natural Resources Wales: No Response Received at time of writing this report.

Dyfed Archaeological Trust: No Response Received at time of writing this report

Public Response

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

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 10 - Local Sites of Nature Conservation or Geological Interest

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 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 07 - Economic Development

PPW5 Chapter 08 - Transport

PPW5 Chapter 12 - Infrastructure and Services

PPW5 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

SPG05 - Sustainable Design

SPG06 - Landscape

SPG19 - Siting and Design of New Farm Buildings

TAN 05 - Nature Conservation and Planning

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

TAN 15 - Development and Flood Risk

TAN 18 - Transport

Officer's Appraisal

Background and History

Chapel Farm is a working 131 Acre dairy holding on the outskirts of the village of Castlemartin. The holding is a mix of traditional brick, concrete block and portal steel framed buildings which are dated with the main cubicle building structure in a very poor condition and in need of urgent replacement to ensure compliance with Health and Safety and welfare regulations. The farm is accessed off the B4319 which leads from Castlemartin to Freshwater West.

No recent planning history has been identified for this site.

Constraints

Special Area of Conservation – within 500m
Special Protection Area – within 500m
Biodiversity Issue
National Trust Covenants
Recreational character Areas

Current Proposal

Planning approval is sought for demolition of the existing two dilapidated structures and the proposed replacement with a new cubicle shed and loose housing shed. The new cubicle structure measures approximately 55metres long by 21metres wide with an eaves height of 3.6metres and a ridge height of 6.2metres. The new loose housing structure measures approximately 55metres long by 14metres wide with an eaves height of 3.6metres and a ridge height of 5.2metres. The proposed materials will include a mixture of precast concrete panels, box profile cladding and Yorkshire boarding to the walls and a fibre cement sheeting to the roof which also incorporates roof lights to provide natural daylight into the structures.

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Drainage
- Other Material Considerations

Policy, Principle of Development and Impact on National Park:

The site lies within the Countryside as defined by the Local Development Plan (LDP) and the proposal to replace existing dilapidated sheds with two new

modern agricultural buildings is considered to be acceptable in principle and will not have an adverse impact on this area of the National Park. The proposal is also considered to meet the policies set out in the Local Development Plan.

Siting and Sustainable Design:

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', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a').

The proposed new structures will be located over the same site occupied by the current structures and therefore the siting is considered to be acceptable, given its close proximity to the existing farm complex and its siting within the landscape. The buildings are designed to maximise the use of the structures without being excessive in scale, the mass and form of the buildings is reduced through the proposed shape of the building together with the mix of external materials proposed which are considered appropriate for agricultural buildings within the National Park Authority. It is also noted that the proposed structures footprint will double that currently provided on the site, however the proposed height will be reduced by 1.6metres from the existing buildings and therefore will be less visible on the skyline within this landscape.

Amenity and Privacy:

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity. The proposed structures and associated works are located in close proximity to the existing farm complex and there are no near neighbours. As such, it is considered that the proposal will not have an adverse impact on privacy or amenity of neighbours or have an adverse impact on the character and amenity of the immediate and wider landscape.

Access and Parking:

The existing access to the site will be maintained as part of the current proposal, and there are also large areas for parking and turning within the existing farm yard area. Therefore no further consideration is required in this instance.

Landscaping:

No additional landscaping is proposed as part of the current scheme of works and the existing boundary treatments to the farm yard will be maintained and ensure that the new structures will be partly screened from the immediate and wider landscape.

Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

The site lies within 500 meters of the Limestone Coast of South West Wales Special Area of Conservation and the Castlemartin Coast Special Protection Area. A report has been submitted in support of the current proposal which concludes that the development would not have likely significant effects on, nor would it adversely affect the integrity of these statutory designated sites. Pembrokeshire County Council Planning Ecologist and Natural Resources Wales have been consulted as part of the current application process and no formal response has been received at the time of writing this report. The recommendation of approval is made subject to receipt of consultation responses indicating that the development is not likely to have significant effects on the statutory designated sites from the County ecologist and Natural Resources Wales, given the proximity of the site to an SAC and SPA.

Land Drainage:

Policy 29 of the LDP requires all development proposals to be well designed in terms of water and drainage (criterion 'h') of policy 32 requires development proposals to incorporate sustainable drainage systems for the disposal of surface water on site. The proposal will increase the extent of roof areas within the site and the surface water runoff from these roof areas will be directed to an existing watercourse. Natural Resources Wales has been consulted as part of the current application process and no formal response has been received at the time of writing this report.

Other Material Considerations:

Based on the livestock numbers together with size of farm the proposal is not considered to constitute an intensive livestock installation in this instance.

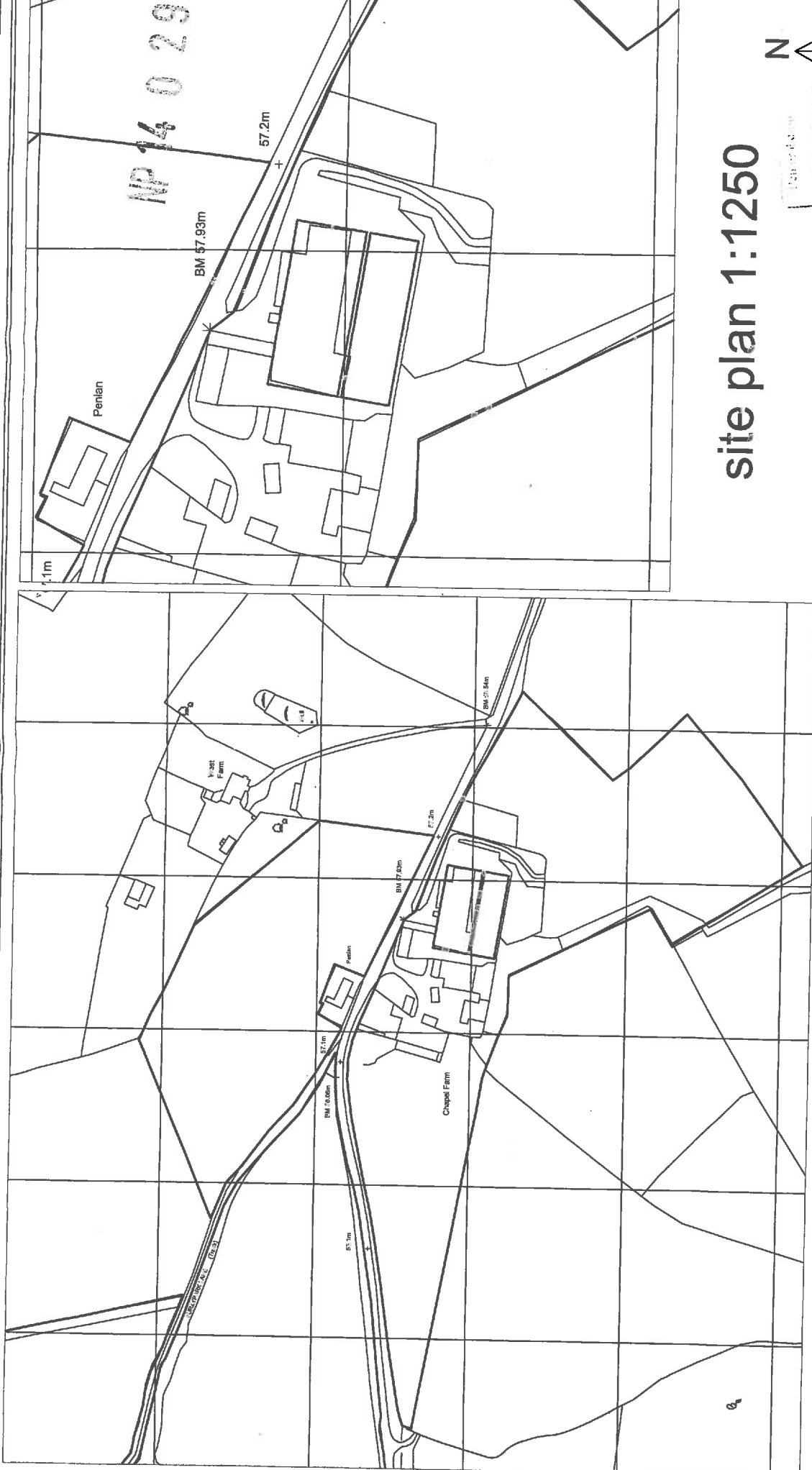
Conclusion

The proposed scheme is considered to have a scale, mass, form and detailed design which is considered to be acceptable in this instance. The design appearance and location of the building will ensure that the special qualities of the National Park are maintained when viewed from the immediate and wider

landscape. The proposal also ensures that the existing farming enterprises are retained and structures within the site ensure compliance with Health and Safety and welfare regulations. Subject to confirmation from the County ecologist and Natural Resources Wales, the site will not have any adverse impact on the integrity of the nearby SAC and SPA. As such, the proposal is considered to be acceptable in principle

Recommendation

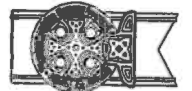
That the application be delegated to officers to issue consent on receipt of satisfactory consultation responses.



site plan 1:2500

location plan 1:2500

Item 6e)



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DRAWING TITLE
 Proposed Animal Housing
 Location

PROJECT TITLE
 Chapel Farm
 Castlemartin
 Pembroke

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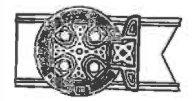
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PROJECT PHASE	PROJ. PH	REV.

17 JAN 2008



Pembrokeshire County Council
 30 JAN 2011
 National Park Authority



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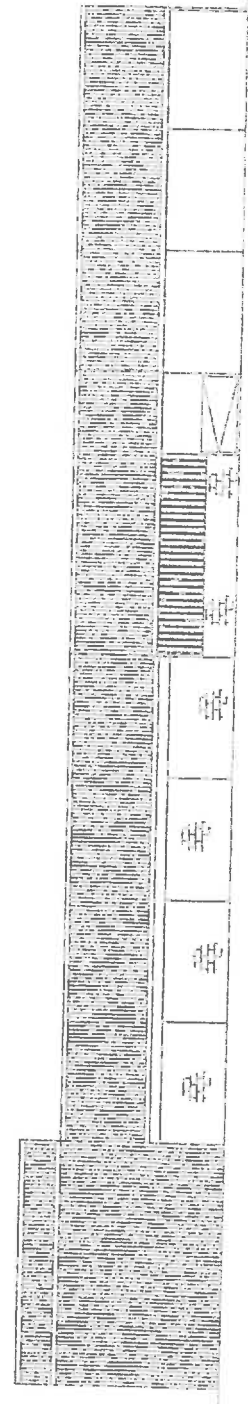
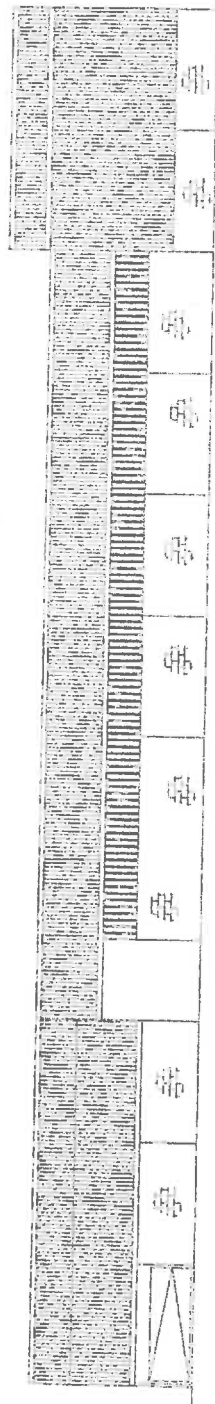
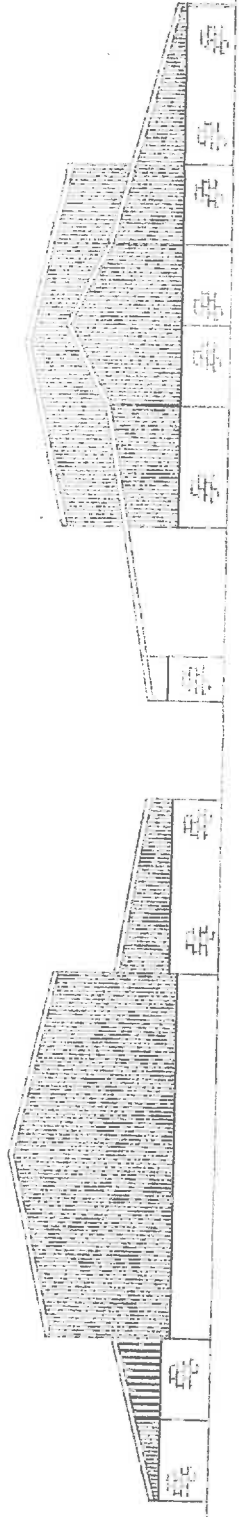
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DRAWING TITLE
 Proposed Animal Housing
 Existing floor plan

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PROJECT TITLE
 Chapel Farm
 Castlemartin
 Pembroke

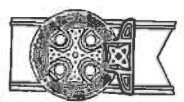
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17 JAN 2016

Coast National Park Authority



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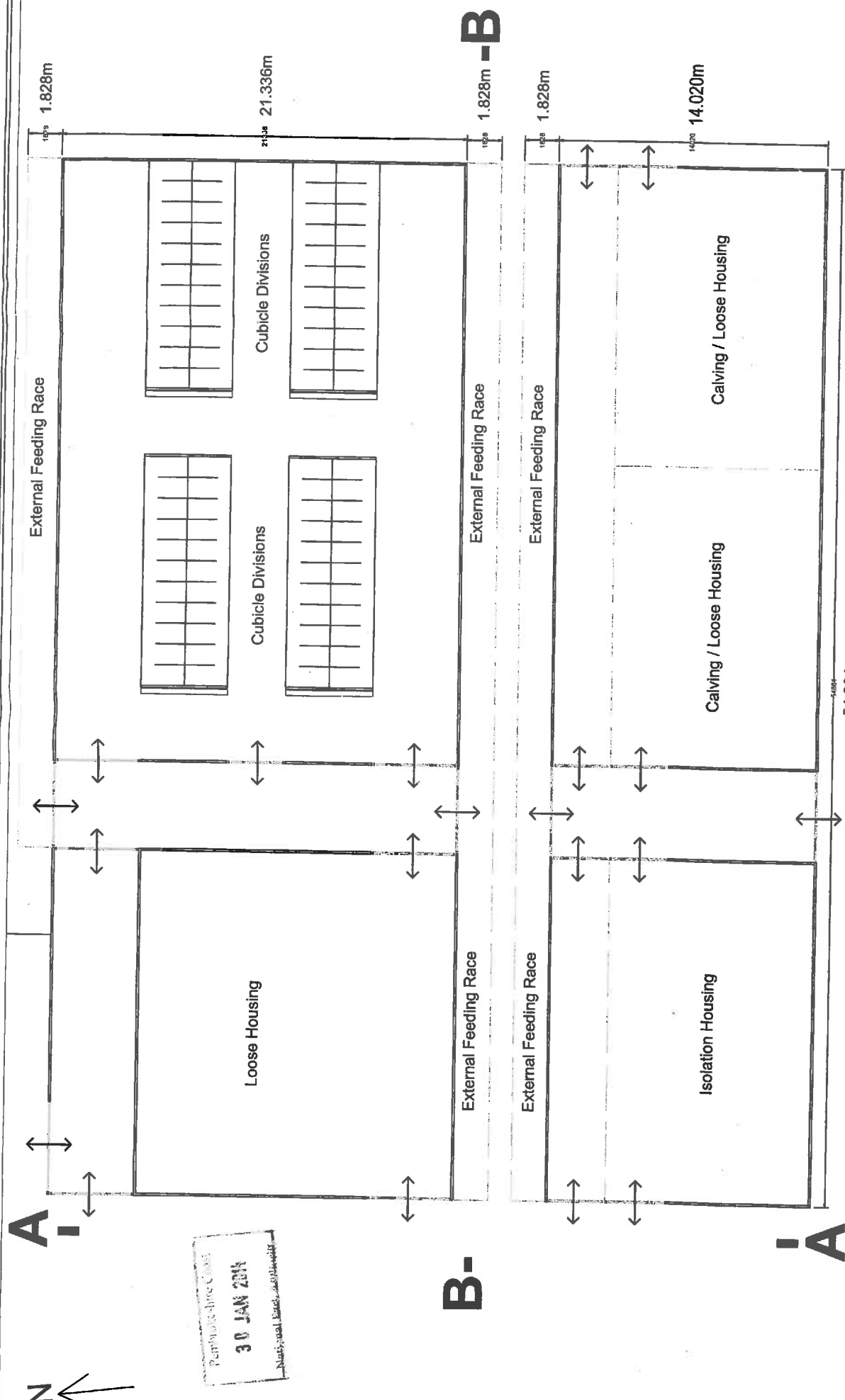
**Proposed Animal Housing
 Existing elevations**

PROJECT TITLE

**Chapel Farm
 Castlemartin
 Pembroke**

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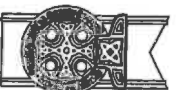
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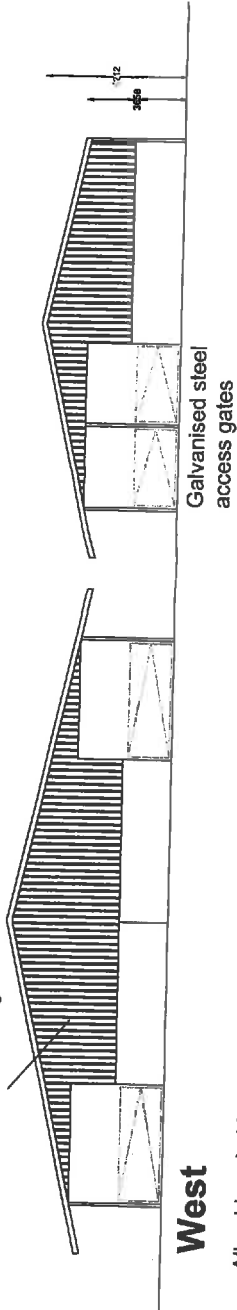
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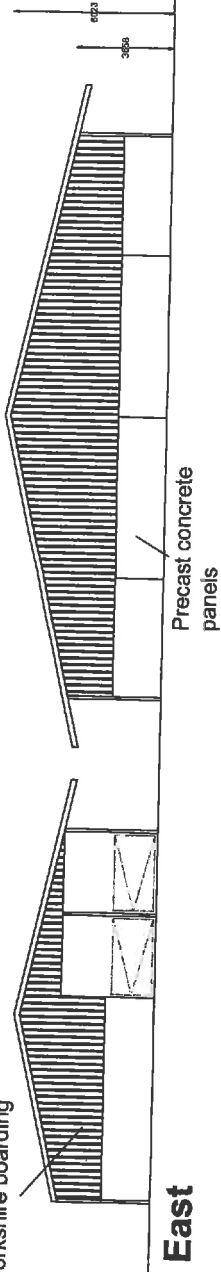
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All gables clad in yorkshire boarding



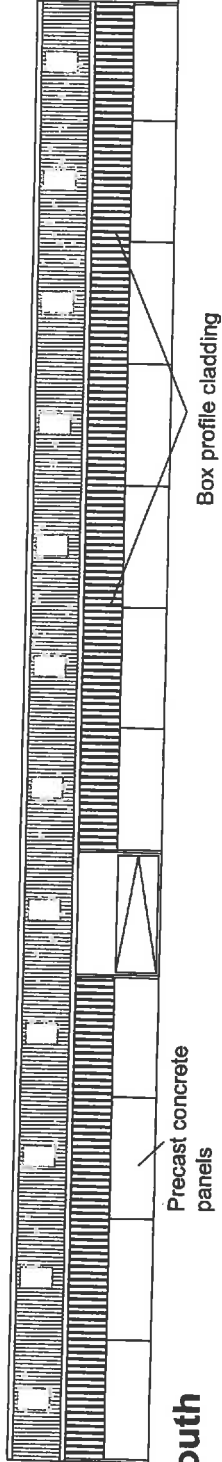
West

All gables clad in yorkshire boarding



East

South



Precast concrete panels

Box profile cladding

Rooves to be clad in fibre cement sheeting, incorporating roof lights at one per bay per side.

Feeding rail under 6' cantilever.

Yorkshire board cladding above feeding rail

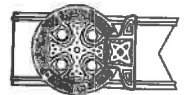
Precast concrete panels

Galvanised steel access gates

17 JAN 2014

Chapel Farm
Castlemartin
Pembroke

Item 6e)



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DRAWING TITLE

Proposed Animal Housing
Proposed Elevations

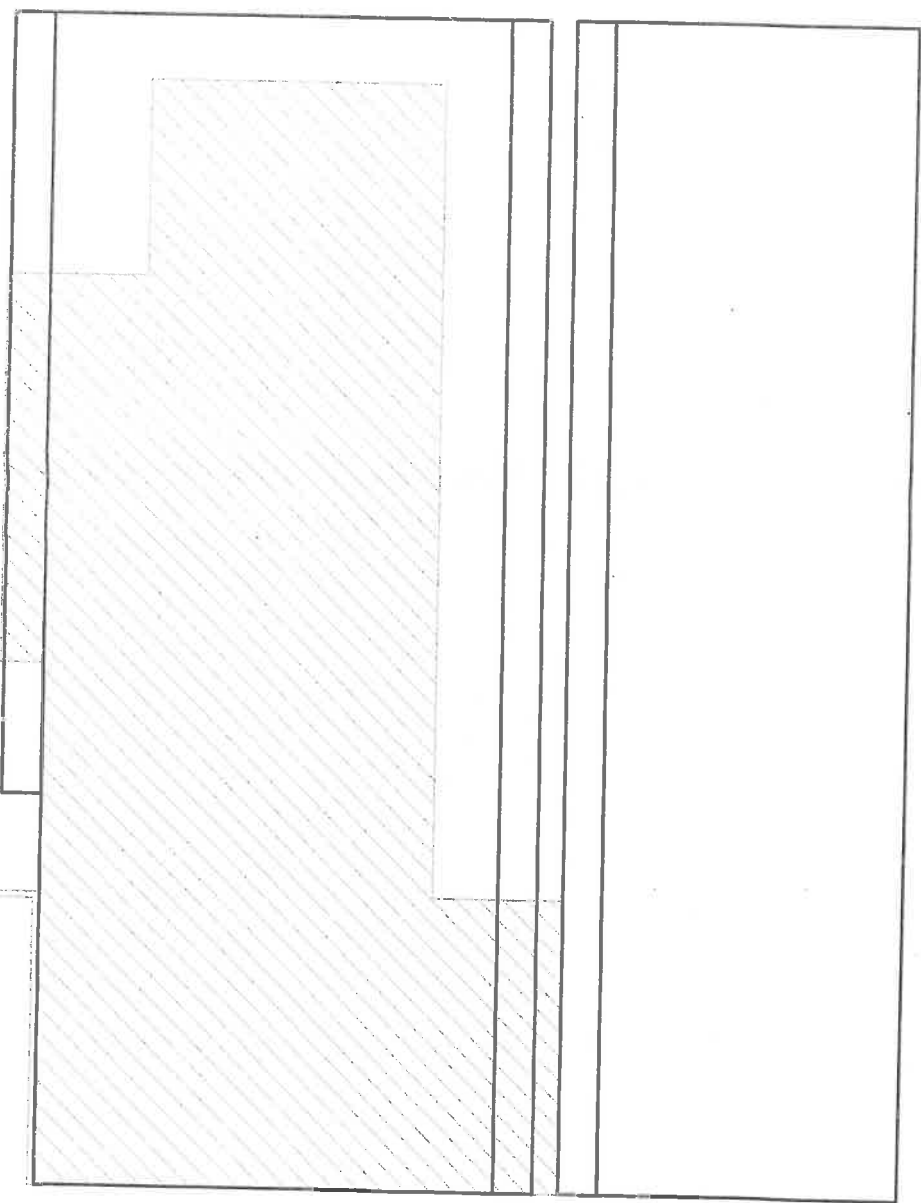
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Existing Footprint
 Proposed Footprint



Pembrokeshire Council
 30 JAN 2014
 National Park Authority



Pembrokeshire Coast National Park Authority

PROJECT TITLE Chapel Farm Castlemartin Pembroke		DRAWING NO.	DRG NO.
CAD/REF.	CAD REF.	PROJECT PHASE	REX
		PROJ PH	

DRAWING TITLE Proposed Animal Housing Footprint		CHECKED	CHECK	SCALE
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