
Application Ref: NP/14/0101

Application Type	Full
Grid Ref:	SN06164134
Applicant	Messrs JA, RN & GJ Sollis
Agent	Mr A Lawrence
Proposal	Cattle accommodation building
Site Location	Ffynnonddofn Farm, Newport, Pembrokeshire, SA42 ONT
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 which exceeds 1000 square metres.

Ffynnonddofn Farm is a well-established dairy unit extending to approximately 200ha located to the north east of the village of Newport with some 400 dairy cows. The site is located to the south west of the main farm complex and forms part of a field which the existing modern agricultural buildings extend into. Planning approval is sought for a new cattle building to be located to the south west of the existing agricultural buildings and adjacent to the farm slurry pit, the structure will provide cattle housing and also include loafing areas. The structure will measure approximately 43metres long by 36metres wide with an eaves height of 4.5metres and ridge heights of 6.3metres and 6.83metres. The proposed materials will include a mixture of precast concrete panels, Yorkshire boarding to the walls and fibre cement sheeting to the roof which also incorporates roof lights to provide natural daylight into the structures.

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

Nevern Community Council: Approve

Agricultural Advisor: No Response Received - at time of writing this report.

Natural Resources Wales: Request further information before making comment.

PCC - Transportation & Environment: No objection

Public Response

A site notice was posted in accordance with statutory requirements. 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 07 - Countryside

LDP Policy 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

LDP Policy 53 - Impacts on traffic

PPW6 Chapter 03 - Making and Enforcing Planning Decisions

PPW6 Chapter 04 - Planning for Sustainability

PPW6 Chapter 07 - Economic Development

PPW6 Chapter 08 - Transport

PPW6 Chapter 12 - Infrastructure and Services

PPW6 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

SPG05 - Sustainable Design

SPG06 - Landscape

SPG12 - Parking

SPG19 - Siting and Design of New Farm Buildings

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

Ffynnonddofn Farm is a well-established dairy unit extending to approximately 200ha located to the north east of the village of Newport with some 400 dairy cows. The site is located to the south west of the main farm complex and forms part of a field which the existing modern agricultural buildings extend into.

Several application have been received previously on this farm and these relate to silage and general purpose shed approved under reference

NP/214/89, farm building approved under reference NP/087/94, extension to cattle housing building approved under reference NP/383/94, agricultural building approved under reference NP/01/016/GDO6, a replacement agricultural shed (retrospective) approved under planning reference NP/05/218 and a recent scheme for an agricultural building approved under reference NP/13/0582/GDO6.

Constraints

Recreational character Areas

Current Proposal

Planning approval is sought for a new cattle building to be located to the south west of the existing agricultural buildings and adjacent to the farm slurry pit, the structure will provide cattle housing and also include loafing areas. The structure will measure approximately 43metres long by 36metres wide with an eaves height of 4.5metres and ridge heights of 6.3metres and 6.83metres. The proposed materials will include a mixture of precast concrete panels, Yorkshire boarding to the walls and 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
- Land Drainage

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 provide a new modern agricultural building 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 immediately to the south west of the existing farm complex and therefore the siting is considered to be

acceptable, given its close proximity to the existing built development and its siting within the landscape. The building is 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.

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 structure 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. Pembrokeshire County Council has been consulted as part of the application process and do not raise objections to the current proposal.

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.

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 a new infiltration trench to be located adjacent to the south east elevation of the proposed structure. Foul waste from the animals will be directed to the existing slurry lagoon which is located a short distance to the north of the proposed structure. Natural Resources Wales has been consulted as part of the current application process and required further information in respect of the available land bank for the spreading of slurry on the farm holding. This information has been requested and has not been received at the time of writing this report.

Conclusion

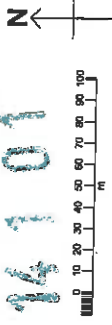
The proposed scheme is considered to have a scale, mass, form and detailed design which is considered to be acceptable in this instance. The design appearance and location of the building will ensure that the special qualities of the National Park are maintained when viewed from the immediate and wider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

Recommendation

That the application be delegated to the Head of Development Management to issue consent on receipt of satisfactory consultation responses. Any permission to be subject to conditions relating to time, compliance with plans, lighting and any others recommended by statutory consultees

MP 14 1 01



A	Redline amended	19/3/14
REV	REVISION	DATE

DRAWING TITLE

LOCATION PLAN

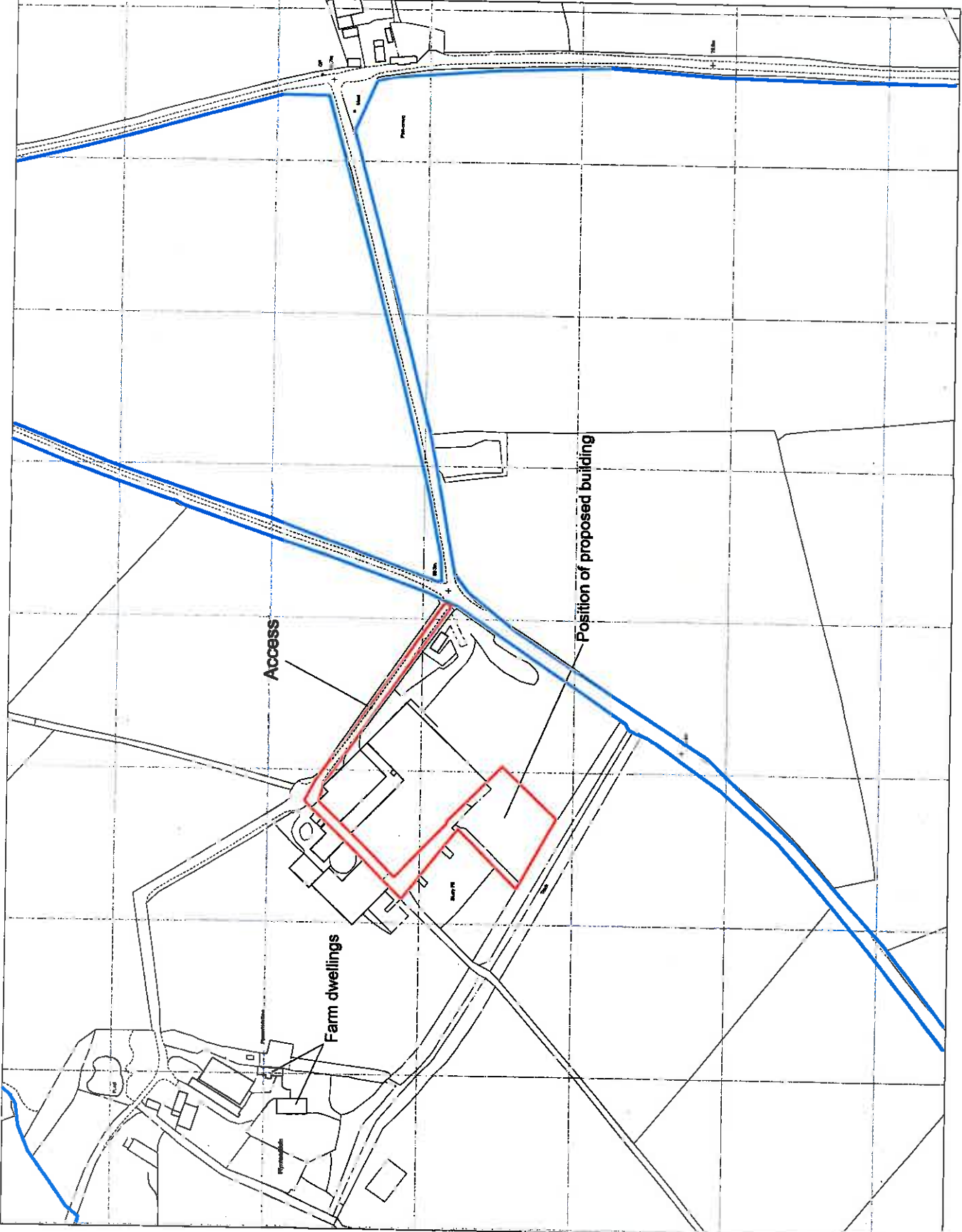
CONTRACT

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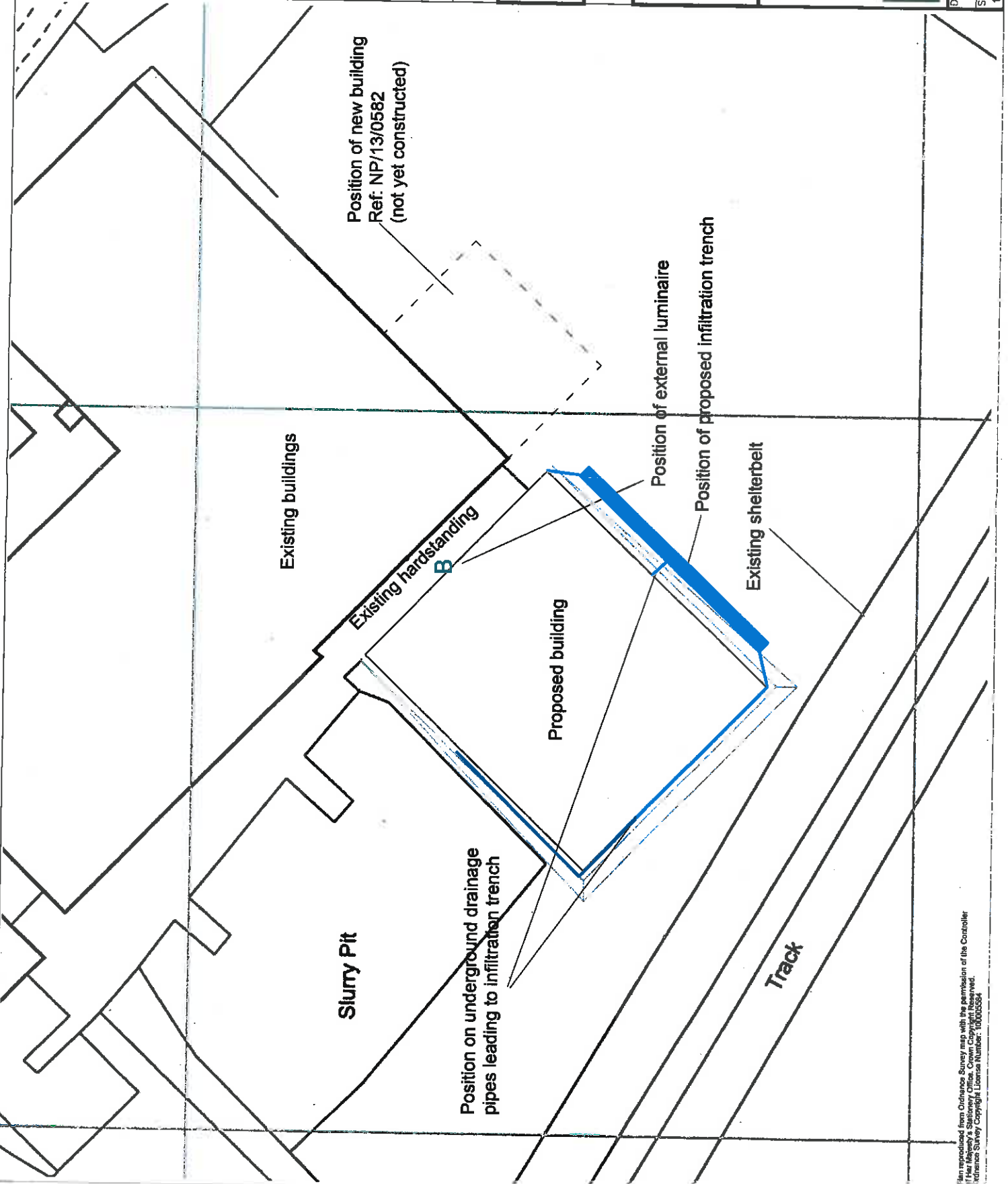
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Drawn	Ch Id.	Rev.
AL	PWD	A
Scales	Date	
1:2,500@A3	Jan 2014	



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NP 14101

DATE	REVISION	DESCRIPTION
19/3/14	A	Infiltration trench and drain information included

DRAWING TITLE
SITE PLAN

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