

Item 5 - Report on Planning Applications

Application Ref: NP/14/0293

Application Type	Full
Grid Ref:	SN01830815
Applicant	Mr R Morris
Agent	Mr C Richards, Agri Angels
Proposal	Agricultural building
Site Location	Southern Pits Farm, Lawrenny, Kilgetty, Pembrokeshire, SA68 0PY
Case Officer	Matt Dash

Summary

This application seeks approval for the erection of an agricultural shed to house cattle at Southern Pits Farm, to the North of Lawrenny, on the Eastern side of the Cleddau estuary. Subject to satisfactory comments from Natural Resources Wales in respect of slurry disposal, the proposed agricultural building is considered to be acceptable and will not have an adverse impact upon the special qualities of the National Park or neighbouring amenity. The proposal therefore complies with the relevant policies of the LDP and is recommended for approval subject to conditions.

This application is reported to the Development Management Committee as it is a major application.

Consultee Response

Martletwy Community Council: No objection

CADW - Protection & Policy: No adverse comments - The impact on the overall registered historic landscape will be slight.

Natural Resources Wales: No objection - Dirty water and parlour washings must not be allowed to enter surface water drains. Soakaways are an acceptable method of surface water drainage, should ground conditions prove suitable. Details of the surface water system should be submitted and approved to the satisfaction of the Local Authority to ensure there is no increased flood risk elsewhere. If there is any channel or pipe work to convey slurry to the existing system on the farm it will have to comply with the requirements of the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (Wales) Regulations 2010 (SAFFO). We should be notified in writing about the new structure(s) i.e. any channels/pipes at least 14 days before its used. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or ground waters.

PCC - Ecologist: No adverse comments

Dyfed Archaeological Trust: No adverse comments

PCC - Head of Public Protection: No Response Received - at time of writing this report.

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PCNPA - Tree and Landscape Officer: No Response Received - Awaiting comments on recently submitted landscaping schem

Public Response

A site notice was erected on site on the 20th June 2014. No objections have been 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 09 - Light Pollution
 LDP Policy 13 - Historic Landscapes Parks and Gardens
 LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
 LDP Policy 29 - Sustainable Design
 LDP Policy 30 - Amenity
 LDP Policy 32 - Surface Water Drainage
 PPW6 Chapter 04 - Planning for Sustainability
 SPG05 - Sustainable Design
 TAN 12 - Design

Officer's Appraisal

Background and Description

The proposal site at Southern Pits Farm is located within open countryside to the North of Lawrenny, on the Eastern side of the Cleddau estuary. The site is located near the crest of a hill, with the ridge being in proximity to the north, just beyond the single lane highway bordered by mature native trees and hedging. The land to the south is more open and slopes down, between small woodlands on either side consisting of native trees, towards a tributary of the Cleddau, before sloping up again towards Lawrenny to the South which is located over the crest of another ridgeline.

The site itself consists of an existing farm yard adjacent to the highway to the north. The farm yard has a common agricultural appearance, being laid to concrete with two portal framed buildings and two silage storage clamps together with two slurry beds. There is an open field adjacent to the farm yard to the east and south, with a residential bungalow within the same ownership located approximately 65m to the east of the farm yard.

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The site of the proposed agricultural building is to the south east of the existing farm yard, orientated east to west, extending out into the open field. Southern Pits Farm is a well established farm comprising 140ha, 110ha of which is grazing land for cattle and 30ha is down to spring sown cereals.

This application is further to the pre-application (PA/14/0023) for the same proposal.

Constraints

- Biodiversity Issue
- Special Area of Conservation – within 500m
- LDP Mineral Safeguard
- Historic Landscape
- National Trust Covenants
- Recreation Character Areas
- Low Coal Risk

Planning History

No Relevant Planning History

Current Proposal

The proposal is to erect a very large agricultural building measuring 61m x 22.3m with an area of 1360square metres, to house cattle. The height is to measure 7.8m at the ridge, and 4.27m to the eaves on the southern elevation and 3.66m to the eaves on the northern elevation. The building is to be situated 73m into the field to the south of the highway adjacent to the farm yard, and will be 65m to the south west of the residential property which is within the farm's ownership, at its closest point. It is to be of a standard portal framed shed design, with a 12.5 degree fibre cement roof, and slate grey coloured side cladding (ventilated box profile) on the southern, south east and south west elevations. The side cladding on the eastern and southern elevations will extend down to within 1.5m of the ground, with the bottom section of the elevation to be concrete block or panel. The northern and most of the western elevation is to be open to allow easy access by cattle and farm vehicles via the existing farm yard. The application has been screened under the Environmental Impact Regulations 1999 as it exceeds 500 square metres in floorspace. However, as it is not to be used for intensive livestock purposes and its impacts will not be more than local it does not meet the criteria for requiring an Environmental Impact Assessment.

The application is required to be determined by members as it is a major development.

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Key Issues

- Siting and Design
- Amenity and Privacy
- Light Pollution
- Slurry Management

Siting and Design

The proposed agricultural building will be sited in an agricultural field adjacent to the existing farm yard, which has a number of existing agricultural buildings and structures. Although the building is large, and extends beyond the current limit of the existing farmyard, it will relate well to it, maintaining its agricultural appearance. The view of the building from the wider landscape will be limited due to the topography of the land, the range of native woods and tree lined highway boundaries. The building will only be visible from the north by the public using the highway, passing the occasional field gate which breaks the hedge and tree screening. Further to the north is a crest of a hill, over which members of the public cannot view the site. To the south, although appearing very open when viewed from the site, as it slopes down towards the tributary of the Cleddau, there are in fact very few vantage points open to members of the public in which they may view the site. Directly to the south, is one of the few locations the site can be viewed from, consisting of a public footpath which skirts the southern bank of the tributary flowing into the Cleddau. From a certain point the site can be viewed through a relatively small gap between two areas of trees. This view can be mitigated by the suitable introduction of a scheme of native planting to provide additional screening along the southern elevation of the building, details of which have now been received and have been forwarded to the PCNPA Tree and Landscape Officer for consideration.

The proposal will therefore not have an adverse impact upon the character of the National Park or the Historic Landscape, subject to an appropriate condition to ensure that the landscaping is provided and as such complies with Policy 8, 13 and 15 of the LDP.

Amenity and Privacy

There is one residential dwelling house in proximity to the proposed building, which is within the same ownership as the farm. The distance between the proposed building and the dwelling is approximately the same as the distance from the dwelling and the existing farm yard (65m). As detailed within the submitted slurry storage report, it is proposed to continue using the existing slurry lagoon to store the slurry generated on site. The proposals for slurry storage have been forwarded to NRW and PCC's Pollution Control Officer and their comments are awaited; however, subject to no objections being raised it is not considered that there will be any additional impacts on nearby residents as the proposed means of storing slurry will not represent a change from the existing use of the farm yard. As such, it is your officers view that the

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proposal will have no greater impact upon the neighbouring properties amenity or privacy and as such, complies with Policy 30 of the LDP.

Lighting

This form of agricultural development would often require external and internal lighting, details of which have not been included with this application. Lighting could potentially impact upon the rural character of the area, local residents, vehicle users, pedestrians and the visibility of the night sky. It is therefore necessary to control the use of lighting via condition in order to ensure the application complies with policy 9 and 30 of the LDP.

Slurry Management

As part of the application further details were requested regarding the safe storage and management of the slurry created on site. Details of this has now been received and forwarded to NRW for consideration. A further verbal report on their response will be given at the meeting.

Other Considerations

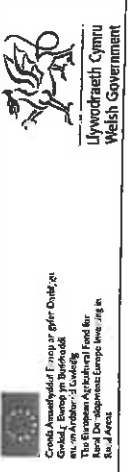
The site is subject to National Trust Covenants however these are private covenants and are not material to the planning considerations.

Conclusion

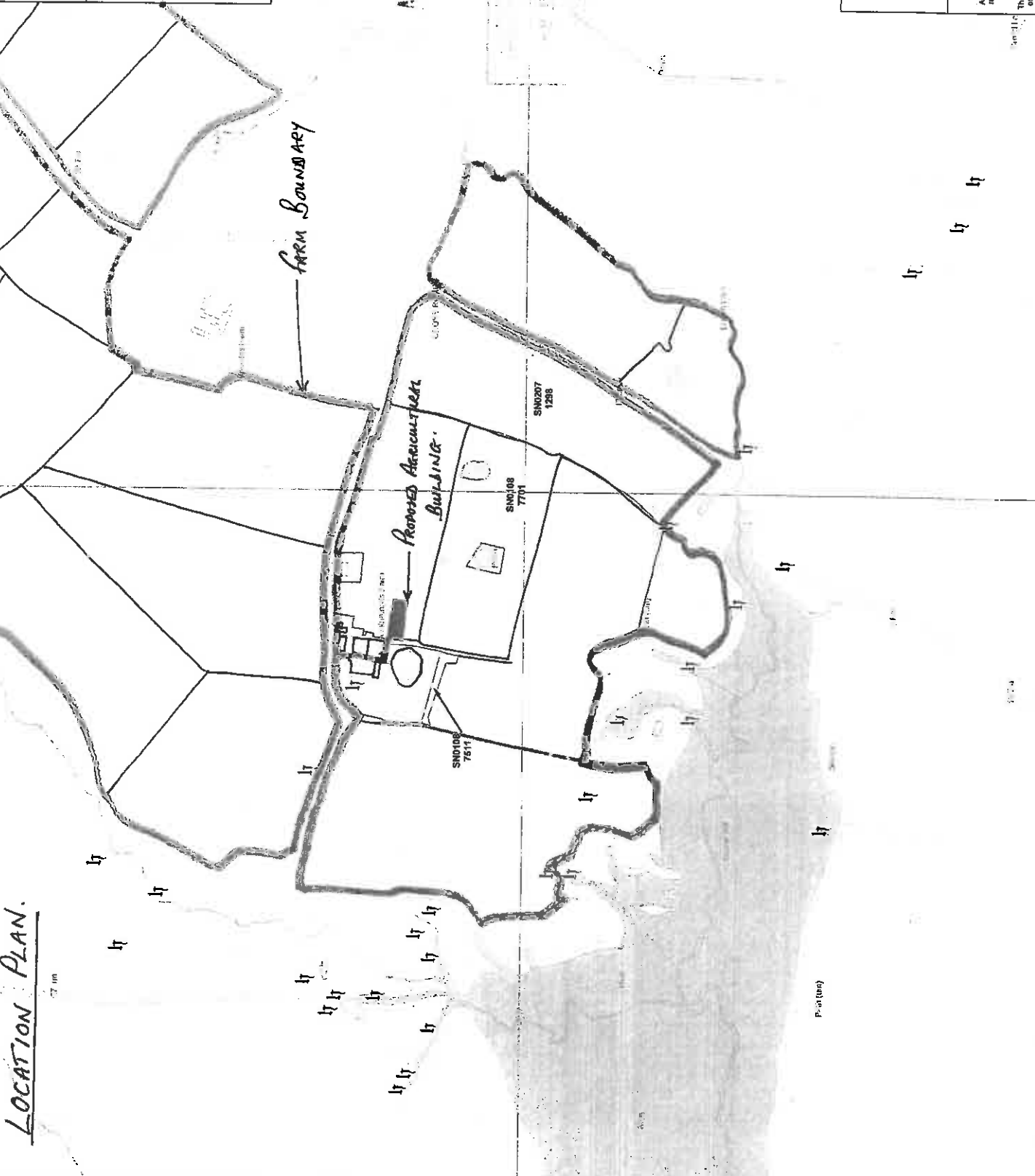
Subject to satisfactory comments from NRW and PCC's Pollution Control Officer it is considered that the proposed agricultural building is acceptable and will not have an adverse impact upon the special qualities of the National Park or neighbouring amenity. The proposal therefore complies with the relevant policies of the LDP and is recommended for approval subject to conditions.

Recommendation

Subject to satisfactory comments from NRW and PCC's Pollution Control Officer that the application be approved subject to conditions relating to time for implementation, compliance with plans, landscaping, control of lighting and any others recommended by statutory consultees.



Ffurflen Cais Sengl
Single Application Form
 Mapiau 2014 Maps
 Marc Diogelwch GWARCHOD / Security Marking PROTECT
 Cyfeirnod y Cwsmer / Customer Reference Number
A0031495
 Dalen / Sheet : 3 / 6



AD 76 2 93

LOCATION PLAN.

Graddfa Fras / Approx. Scale 1:5,000

Dyddiad Creu / Date Created : 13/02/2014

Item 1

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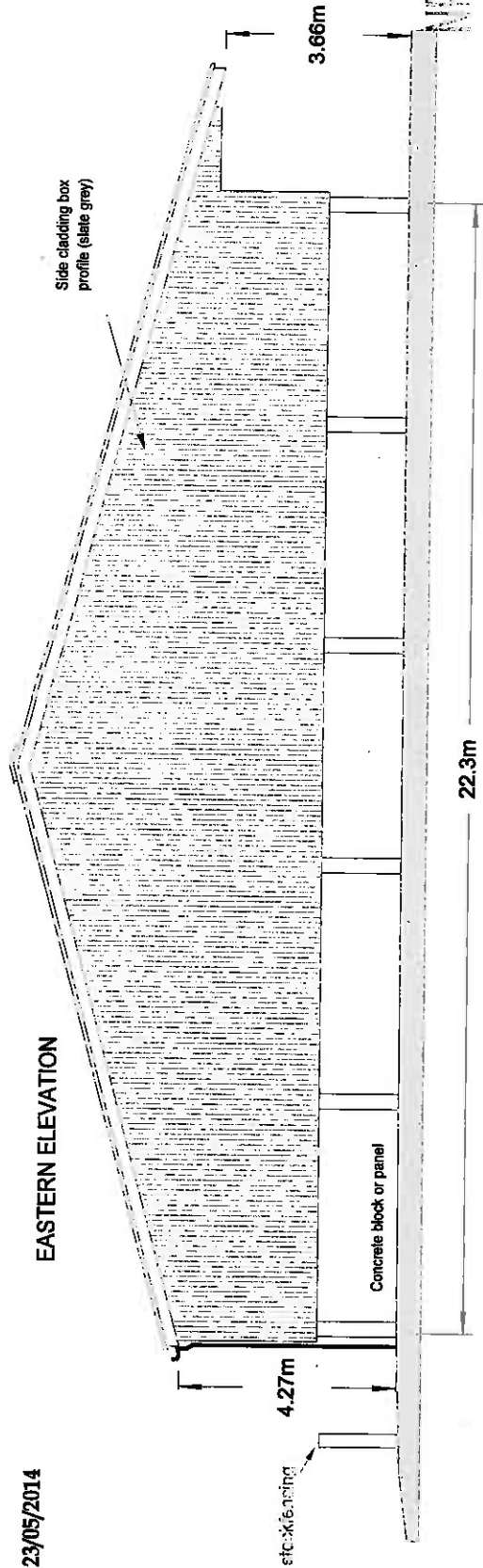
Mae'r wybodaeth hon i'w defnyddio ar gyfer pwrpasau IACS yn unig. This information can only be used for IACS purposes. Ailwybodaeth y map hon o ddiwyd ym 13/02/2014. This map is reproduced from Ordnance Survey data under a licence granted on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright and Geographical Information Institute. Welsh Government, Licence Number GD 100017916, 2014.

FARM NAME: Southern Pitts Farm, Lawrenny.

SCALE: 1:100

DATE: 23/05/2014

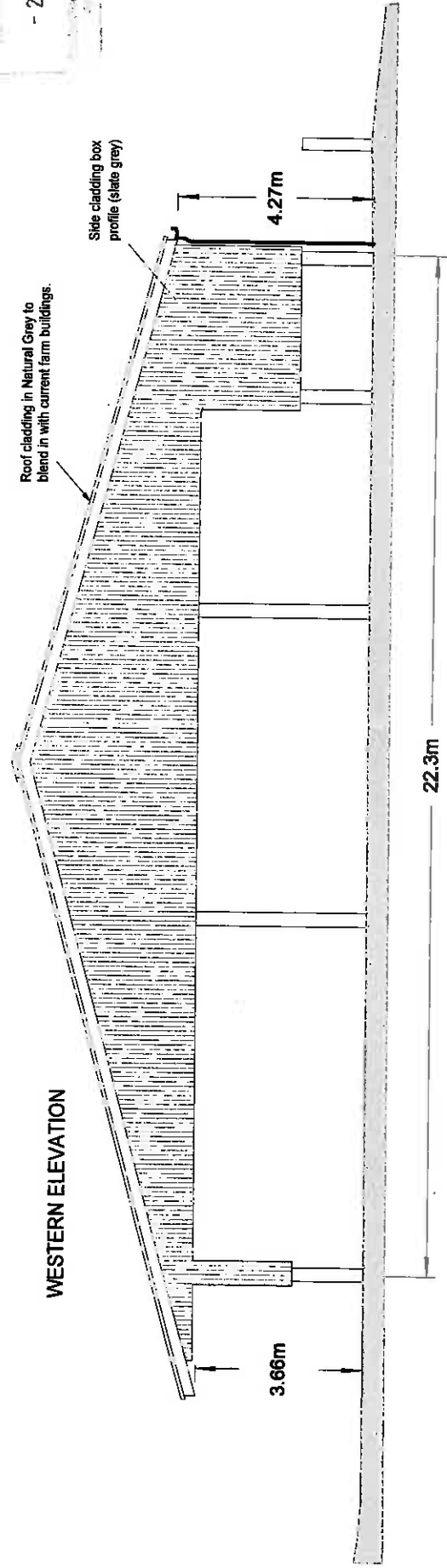
EASTERN ELEVATION



14 9 9 3

Project: Southern Pitts Farm, Lawrenny
- 2 JUN 2014
Drawing: Elevation & Section

WESTERN ELEVATION



Item h)

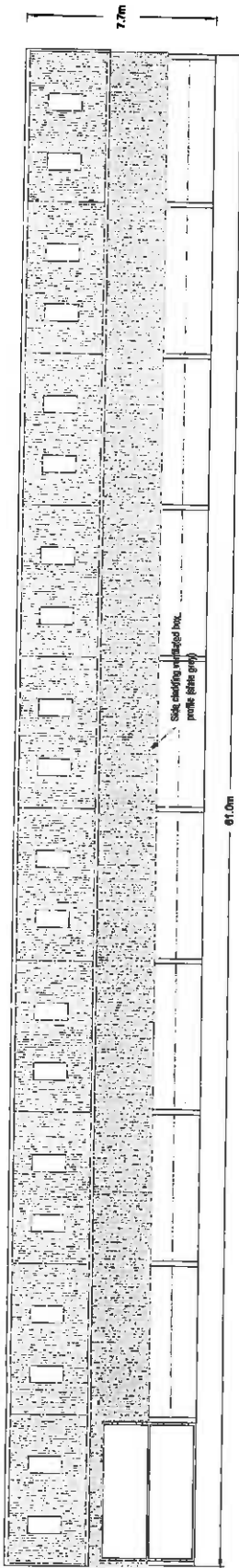
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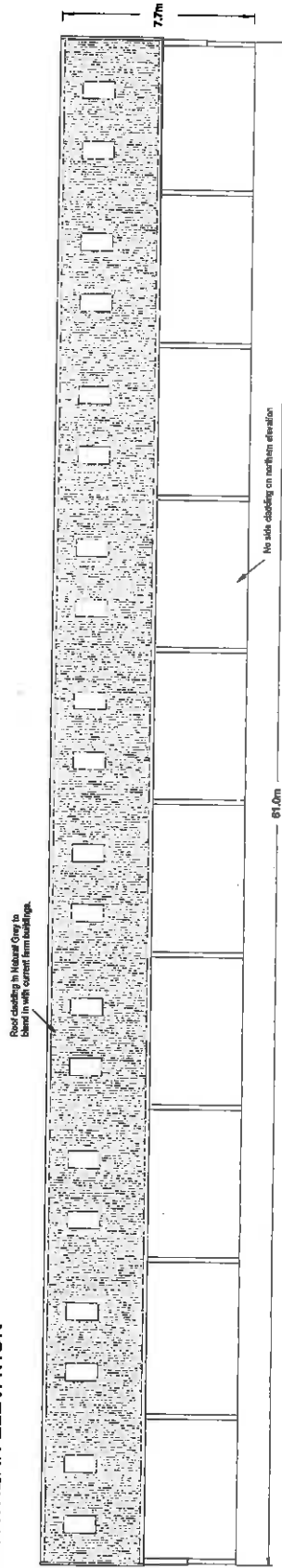
DATE: 23/05/2014

NP 14 2 93

SOUTHERN ELEVATION



NORTHERN ELEVATION



- 2 JUN 2014

Item h)

FARM NAME: Southern Pitts, Lawcenny.

SCALE: 1:500

DATE: 23rd of May 2014

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NP 14 2 93

Southern Pitts Farm

Site of historic agricultural building

Proposed Agricultural Building

22.3m

61m

Agri Angels Ltd
- 2 JUN 2014

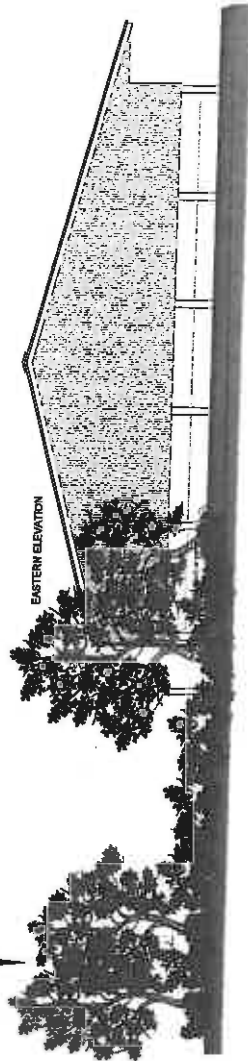
Item h)

BUSINESS NAME: Southern Pitts , Lawrenny.

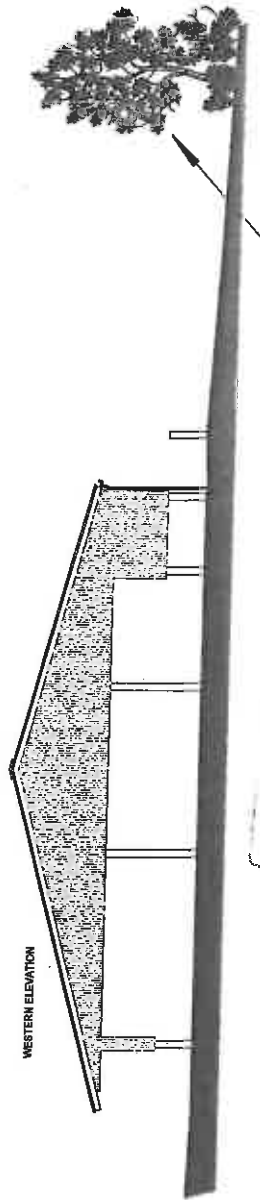
Ref: SP Elevations Gable End Screening SCALE: 1:200

DATE: 07/07/2014

Additional trees will be placed around the proposed building on the eastern elevation.
This will reduce the visual impact on part of this elevation, trees will not be planted across the whole elevation..
Trees will be planted adjacent to the South East corner, these trees will be predominantly Hazel, Willow and Birch.



NP 14 2 9 3



Trees will be planted on the Southern elevation.
These trees will be as outlined above, but will also include Oak, Ash and Beech.

10/07/2014
 10/07/2014
 10/07/2014
 10/07/2014