

Application Ref: NP/14/0648

Case Officer	Andrew Richards		
Applicant	Mr J Lawrence		
Agent	Mr A Lawrence, Reading Agricultural Consultants		
Proposal	Dairy building (including milking parlour, collecting yard and handling facilities, associated earthworks (retrospective)		
Site Location	East Lake, Amroth, Narberth, Pembrokeshire, SA67 8PT		
Grid Ref	SN16920824		
Date Valid	05-Dec-2014	Target Date	29-Jan-2015

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.

East Lake farm is a well-established dairy unit extending to approximately 400ha, of which 180ha is owned and the remainder farmed on various tenancy agreements. The main unit based at Eastlake farm has a herd of 300 dairy cows. Trelessy Farm which is located approximately 500m east of Eastlake farm is also farmed by the applicant under a 15 year farm business tenancy, of which 11 years remain. Trelessy farm also has a dairy herd of approximately 300 cows and these two farms are broadly run as two separate units with each farm having its own dairy, feed storage, young stock accommodation etc. However, forage production, slurry spreading and various other operations are carried out across the whole of the holding. Planning approval is sought for a new dairy building at East Lake farm to include: milking parlour, collecting yard and handling facilities. The application also seeks retrospective approval for associated earthworks to create the space for the proposed building.

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 and the associated landscaping 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 supported by officers.

Consultee Response

Amroth Community Council: No objection, however concern is expressed regarding the care, discharge and monitoring of slurry and foul water and although the proposal contains provision for these matters to be dealt with, the National Park must be satisfied that there is no risk of pollution to neighbouring properties or to the nearby bathing area of Amroth.

Cadw: No adverse comments.

Carmarthenshire County Council Agricultural Advisor: Support, as this is a modern farm which like many others is being forced to modernise and keep up with the current dairy market. The new development will replace existing dated facilities which have come to the end of their useful life and to update and improve the exiting handling and animal welfare facilities bringing them up to modern standards.

Coal Authority: No objection subject to an informative added to any consent issued.

Natural Resources Wales: No objection.

PCC Planning Ecologist: Conditional consent to ensure appropriate lighting.

PCC Public Protection: No response received at time of report.

PCC Transportation and Environment: No objection.

PCNPA Access Manager: The proposed development affects a public right of way, and therefore will require a diversion.

PCNPA Park Direction: No prior extraction of mineral resource required.

PCNPA Tree and Landscape Officer: Conditional consent to secure tree protection and landscaping details.

Public Response

A site notice was posted and letters forwarded to the adjoining occupiers in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. No responses have been received from this consultation process.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

Circular 60/96 - Planning and the Historic Environment: Archaeology

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 21 - Minerals Safeguarding

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

PPW7 Chapter 03 - Making and Enforcing Planning Decisions

PPW7 Chapter 04 - Planning for Sustainability

PPW7 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

PPW7 Chapter 07 - Economic Development

PPW7 Chapter 08 - Transport

PPW7 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

SPG05 - Sustainable Design

SPG06 - Landscape

SPG10 - Safeguarding Mineral Zones

SPG11 - Coal Works - Instability

SPG13 - Archaeology

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

TAN 23 - Economic Development

Officer's Appraisal

Background and History

East Lake farm is a well-established dairy unit extending to approximately 400ha, of which 180ha is owned and the remainder farmed on various tenancy agreements. The main unit based at Eastlake farm has a herd of 300 dairy cows. Trelessy Farm which is located approximately 500m east of Eastlake farm is also farmed by the applicant under a 15 year farm business tenancy, of which 11 years remain. Trelessy farm also has a dairy herd of approximately 300 cows and these two farms are broadly run as two separate units with each farm having its own dairy, feed storage, young stock accommodation etc. However, forage production, slurry spreading and various other operations are carried out across the whole of the holding.

Eastlake farm's existing dairy parlour is approximately 30 years old and the parlour building and equipment is stated to have come to the end of its operational life and requires replacement.

- NP/07/351 – Cubicle housing with under shed slurry store – Approved – 21.08.2007
- NP/14/0287 – Proposed rural enterprise dwelling and garage including new access road – Approved – 25.07.2014

Constraints

- LDP Mineral Safeguard
- Biodiversity Issue
- Rights of Way Inland – within 50m
- Potential for Surface Water Flooding
- Recreational Character Areas
- Surface Coal
- Low Coal Risk
- High Coal Risk

Current Proposal

Planning permission is sought for a new dairy building (including milking parlour, collecting yard and handling facilities) and retrospective planning permission is sought for the associated proposed earthworks. The new structure will measure approximately 73.2metres long by 27.4metres wide with an eaves height of 4.2metres and ridge heights of 5.4 and 8.5metres. The proposed materials will be a mixture of precast concrete panels, open areas and profile steel sheet to the walls with fibre cement sheeting to the roof which also incorporates roof lights to provide natural daylight into the structures.

The applicant's agent has also confirmed that the existing milking parlour is proposed to be removed following the completion of the proposed works and that this will be carried out under a separate application.

The application has been screened for the need for an Environmental Impact Assessment (EIA). It was determined that no EIA was required in this instance as the proposal was not for intensive livestock use and the issues raised were only local in importance and could be properly considered under the normal requirements for a planning application.

Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Siting, Sustainable Design and Impact upon Special Qualities
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Stability
- Land Drainage
- Slurry Spreading, Water and Waste matters

Policy and Principle of Development

National Planning Policy in the form of Planning Policy Wales (PPW) (Edition 7, July 2014) and Technical Advice Note 6 acknowledge support for farming and particularly sustainable agriculture. PPW states (para.7.6.5) "Local Planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation". The site lies within the Countryside as defined by the Local Development Plan (LDP) and the provision of new modern agricultural buildings, which have no harmful impact upon the special qualities of the National Park can be supported. Policy 7 (criterion 'h') identifies that new farm buildings need to be justified for agricultural purposes and as such whilst the principle of development is acceptable a consideration of design, impact upon the Special Qualities of the National Park as well as other material planning considerations follows.

Siting, Sustainable Design and Impact upon Special Qualities

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 new building has been designed and positioned in line with the guidance provided in the Authority's Siting and Design of Farm Buildings Supplementary Planning Guidance, with the structure located adjacent to the existing farm stead buildings, and using similar materials to those already present on the existing buildings. These materials which include green profile sheeting, grey concrete panels and grey fibre cement sheeting are considered appropriate for agricultural buildings within the National Park. It is also noted that the proposed buildings footprint will be significantly larger than the existing milking parlour however, the current proposed building is considered to provide a suitable modern milking parlour building to serve the existing herd of 300 cows and will also ensure compliance with Health and Safety and welfare regulations.

The design also includes varying roof heights and spans to reduce the overall form and mass of the building where possible. The siting of the new building will be cut into the hill side which will limit its visibility within the surrounding landscape. Long distance views from the east, south and west into the site are almost completely restricted by the existing topography and mature landscaping with very limited views from the north as the new building will be obscured by the existing farm complex. One property is located some 240metres north of the new building and this property is owned by the parents of the applicant who are linked to the existing business.

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 raise no objections to the current proposal.

There is also a public footpath which presently dissects the farm yard and the registered route is affected by the northwest corner of the proposed dairy building. The proposed development would therefore obstruct the public right of way and a formal diversion would be required as a condition of any planning consent granted. Currently this footpath has been subject to a permissive diversion which runs around the eastern and southern sides of the cow sheds before re-joining the existing definitive route. It is proposed to permanently divert this footpath around the south of the proposed building for a distance of approximately 170metres. The new route will also use a new post and rail fence to prevent walkers from entering the loading area serving the new milking parlour.

It is noted by the Authority's Access Manager that the applicant has already been in discussion regarding the possibility of a formal diversion and a suitable alternative route has been identified as indicated above along which the public footpath could be diverted. The local Community Council supports the proposed alternative route as this route would segregate walkers from the existing busy farm yard.

Landscaping

A new hedge is proposed along the top of the remodelled bank to form a landscaped boundary to the site and the adjoining field. The proposal also seeks to retain several trees which are currently located adjacent to the site. No details of specific hedge planting or tree protection methods have been submitted to support the current application. Therefore, condition(s) will be imposed on any consent granted to ensure a tree protection plan and details of any landscaping and planting are agreed prior to further works commencing on site.

It is noted that the proposed dairy building location required a large section of existing sloping land to be removed and the applicant has already carried out

this excavation work on site. The excavated material has also been re-used within the site to improve levels and the surfaces of the existing farm yard. Whilst it is considered that these works are extensive in scale and mass, the intrinsic nature of the site and the impact on the wider landscape is considered to be limited in this instance given the sites topography, landscape screening and limited of nearby properties.

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. Both Natural Resources Wales and Pembrokeshire County Council Planning Ecologist has been consulted and do not object to the current proposal.

The application also states that the current proposal incorporates downward facing lights, located above eaves level to prevent spill or direct views of luminaires. It is noted that the level of lighting is also restricted to the minimum necessary for the operation of the proposed milking parlour. The proposal also includes two external lights with hoods to allow the safe loading of milk tankers and also over the entrance to the collecting yard. However, the ecologist has commented on the application stating that as there is evidence of bats foraging around the site, and any lighting scheme for the site will need to be sympathetic to foraging bats in the vicinity. In this regard condition(s) will be imposed to ensure that any lighting provided within the scheme is appropriate in this instance. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

Land Stability

The site lies in a High Coal Risk Area, whereby Planning Policy Wales confirms that the responsibility for determining the extent and effects of unstable ground remain with the developer, and that the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and / or landowner (paragraphs 13.9.1 and 13.9.2 respectively). The Coal Authority is a statutory consultee for development within defined coal mining areas, and there is a duty on the National Park Authority to consider ground stability issues when determining applications within these areas.

The application is supported with a Coal Mining Risk Assessment Desk Study Report and the Coal Authority has been consulted. After having considered the report they do not raise objections to the current proposal but do advise that an informative will need to be added to any consent issued by the Authority.

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 sustainable drainage system in the form of a surface water attenuation pond. All run-off from the roofs of the new building will be collected and discharged into the water attenuation pond located to the west of the proposed building on an area of unused land. The pond would have a capacity of approximately 100m³, whilst the long term storage capacity required for this development has been calculated to 61m³. Therefore, it is considered that the proposed pond would have more than adequate capacity to accommodate the surface water from this development.

The outfall from this pond would also be fitted with a hydraulic brake to slow the water discharge to no more than two litres per second. The new development would therefore mitigate the potential for increased flooding downstream from the site, and ensure that the application meets the requirements of policy 32 of the LDP.

Slurry Spreading, Water and Waste matters

The application advises in the supporting statement that the proposed building and dirty water/slurry channels would be constructed in line with the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (Wales) Regulations 2010, to ensure that the development meets the pollution standards required by Natural Resources Wales. This statement also confirms that there is no proposal to increase the size of the existing herd in this instance and therefore no additional slurry capacity is required. It is also noted that the collecting yard and handling facilities are both covered areas which will prevent rain water from entering these areas and thus increasing the quantity of dirty water from being directed to the existing slurry tank. The slurry from the new building will be directed via a slatted floor and channel into the existing underground slurry tank located a short distance to the north of the proposed building.

In response to the consultation with Natural Resources Wales, the relevant Authority for slurry storage and water management matters confirm no objection to the proposal provided that the new slurry is designed to meet the above mentioned Regulations. No concerns have been raised in relation to the proposed water management.

In view of the comments received from NRW there is no objection on impact to the water environment through the slurry from the existing site. As such, it is considered that the development is acceptable in relation to its impact in terms of water and drainage and accords with the aims of Policy 32. The orientation of the new dairy building also allows for easy access of tankers to

collect milk, maintaining clean and dirty areas of the farm to ensure bio-security.

Conclusion

The proposed scheme is considered to have a scale, mass, form and detailed design which is considered to be acceptable. The design appearance and location of the building and the associated landscaping 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.

Recommendation

That the application be delegated to the Head of Development Management to issue consent on receipt of satisfactory outstanding consultation responses.

Any permission to be subject to conditions relating to the following and any others recommended by Pembrokeshire County Council Public Protection section:

1. The development shall begin not later than five years from the date of this decision.
Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:
 - RAC/6430/1 (dated 12.11.2014)
 - RAC/6430/2/A (dated 04.12.2014)
 - RAC/6430/3/B (dated 07.01.2015)
 - RAC/6430/4 (dated 12.11.2014)
 - RAC/6430/5 (dated 10.02.2015)
 - RAC/6430/6 (dated 05.12.2014)**Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. Prior to the erection of the lighting shown on plan RAC/6430/3/B a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats shall be submitted to and approved in writing by the local planning authority and thereafter carried out as approved.
Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and

appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

4. No development shall commence on the construction of the collecting yard until such time as an Order under Section 257 of the Town and Country Planning Act 1990 (as amended) has been made, confirmed and brought into effect in relation to the diversion of Public Footpath 1/31.

Reason: To ensure that the public right of way is not obstructed by the approved development and that a suitable alternative route is provided. Policy: Local Development Plan – Policy 52 (Sustainable Transport).

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LOCATION PLAN

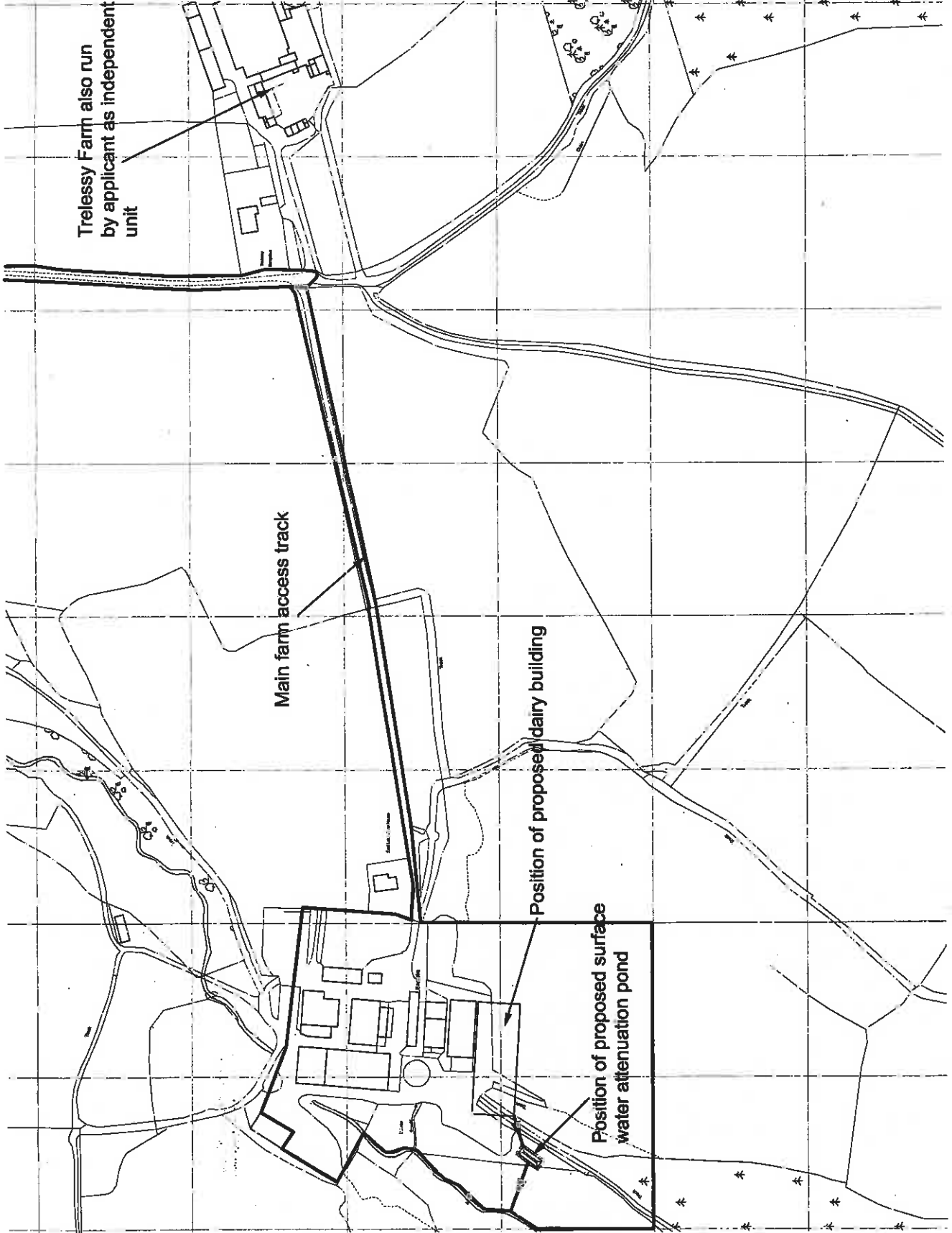
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EASTLAKE FARM
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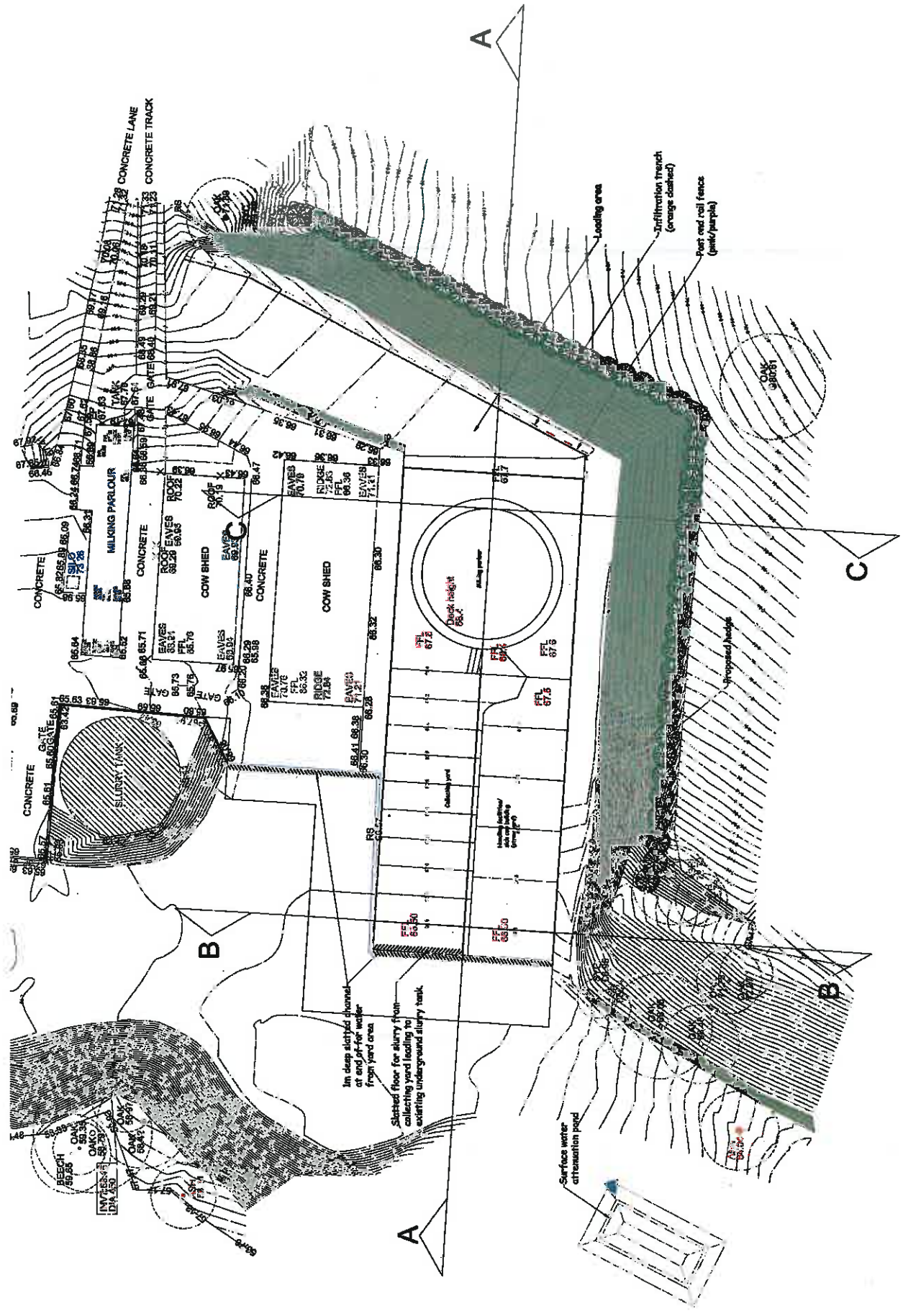


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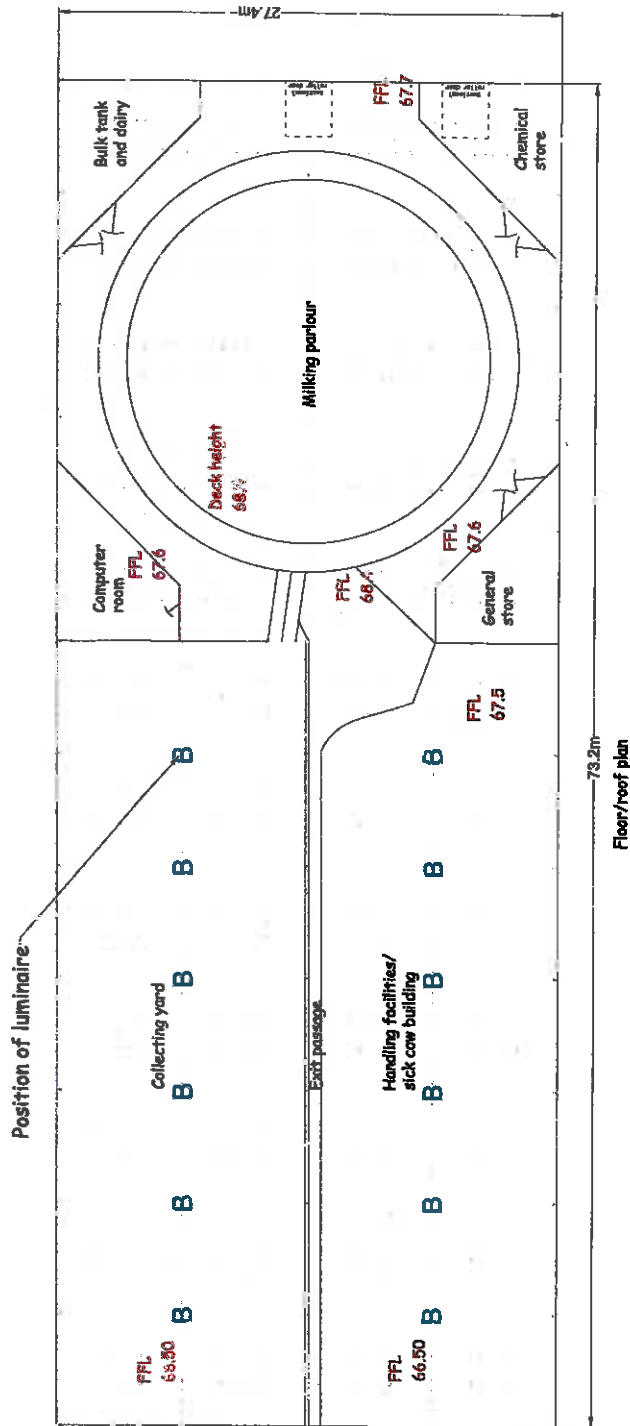
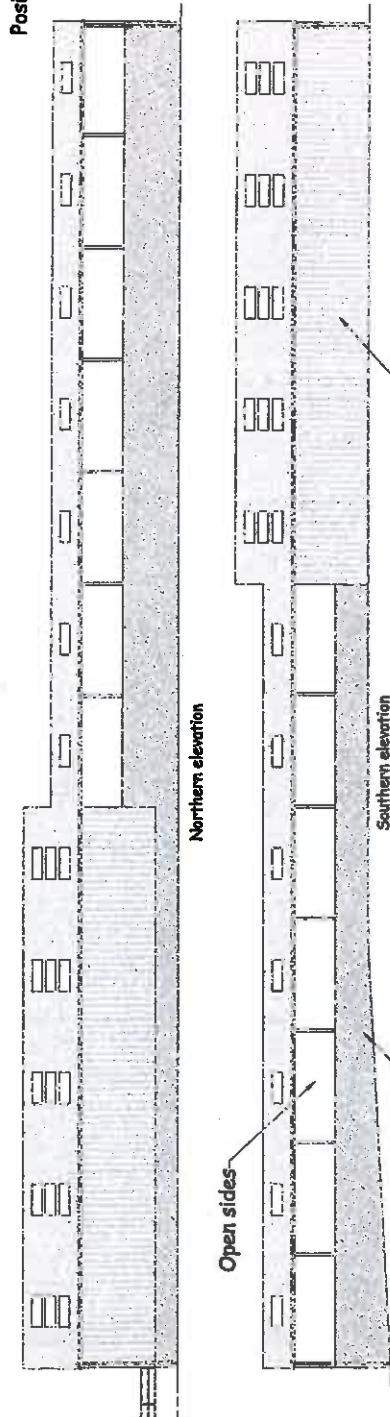
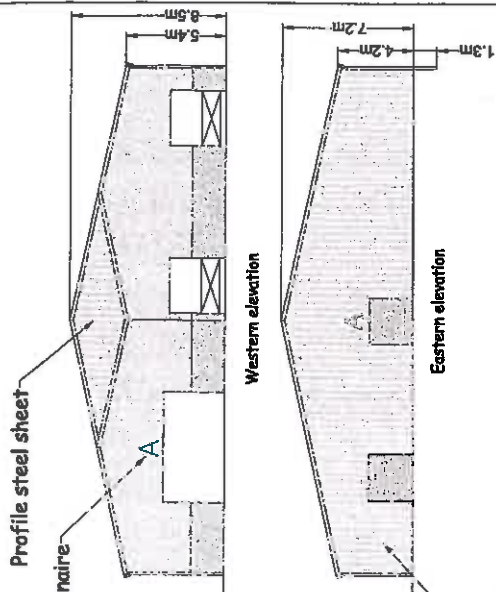
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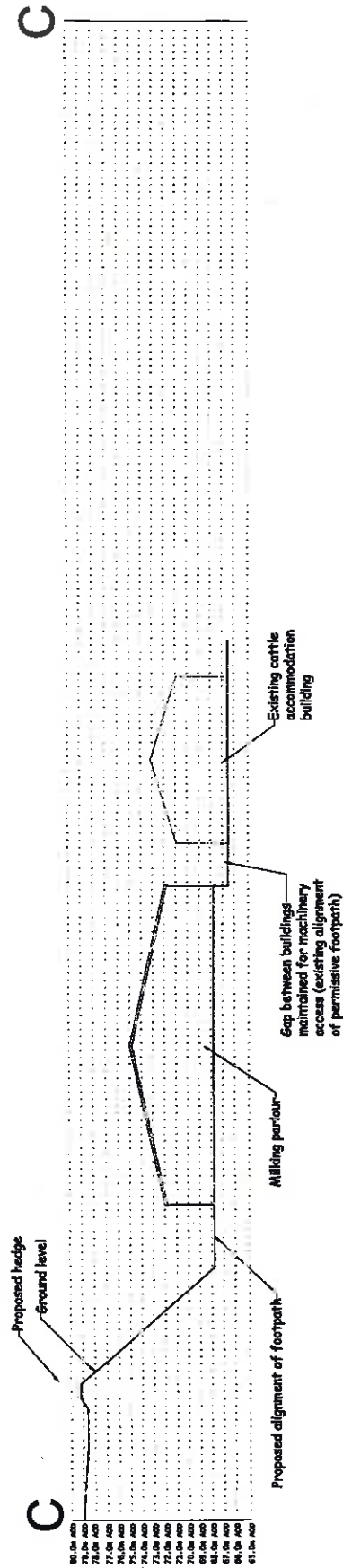
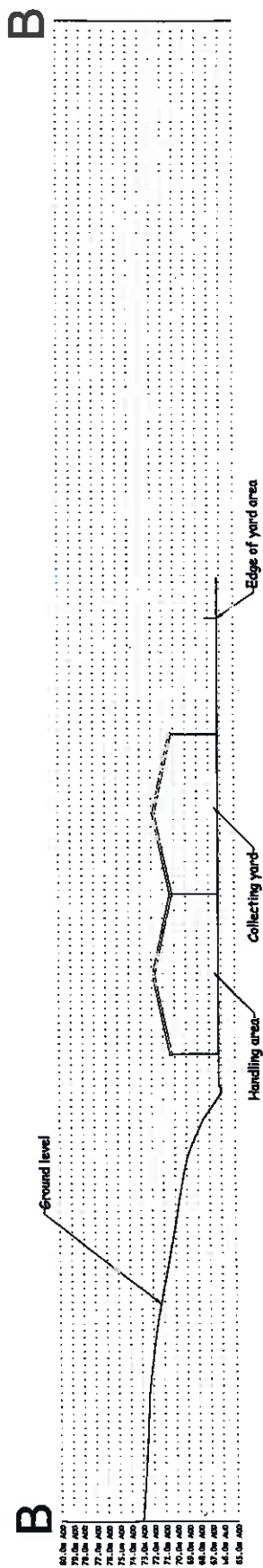
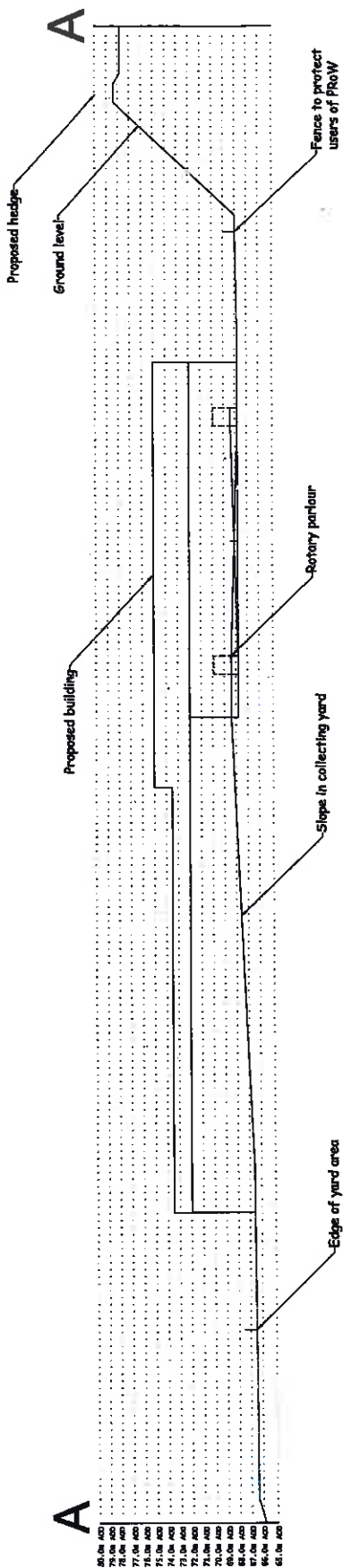
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B Other changed to computer room. A Finished floor levels, drainage and north arrow added.	REVISION DATE
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Reading Agricultural Consultants Ltd Gate House Beechwood Court Long Tal Ystradgynafon GSA 08R Tel: 01463 684233 Fax: 01463 680800 www.readingagricultural.co.uk	
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Approved by
 Amroth Parish Council
 Amroth Parish Authority
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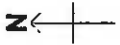
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Pembrokeshire Coast National Park Authority
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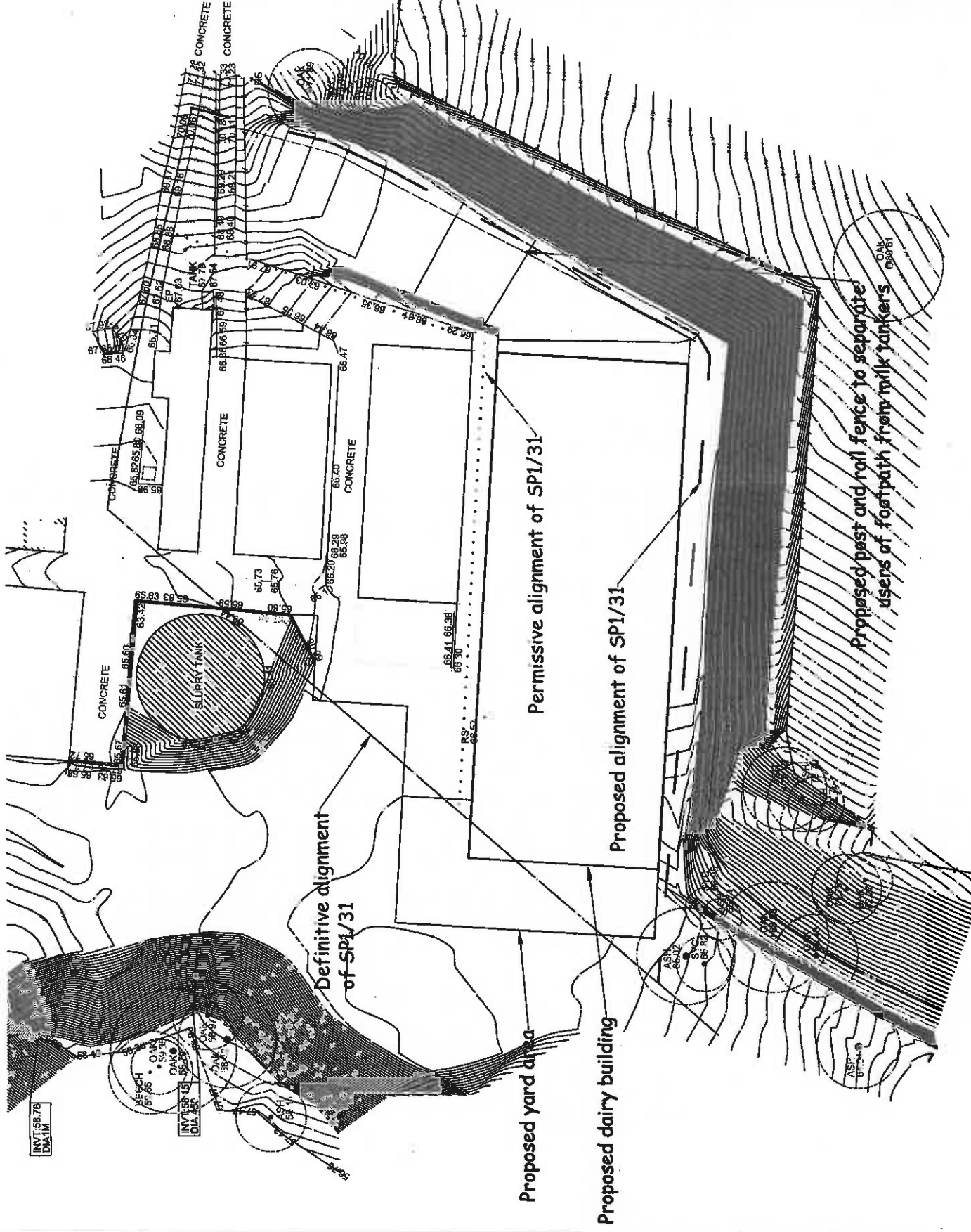
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EXISTING AND PROPOSED ALIGNMENT OF FOOTPATH SP1/31

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Definitive alignment
of SP1/31

Proposed yard area

Proposed dairy building

Permissive alignment of SP1/31

Proposed alignment of SP1/31

Proposed post and rail fence to separate
users of footpath from milk tankers

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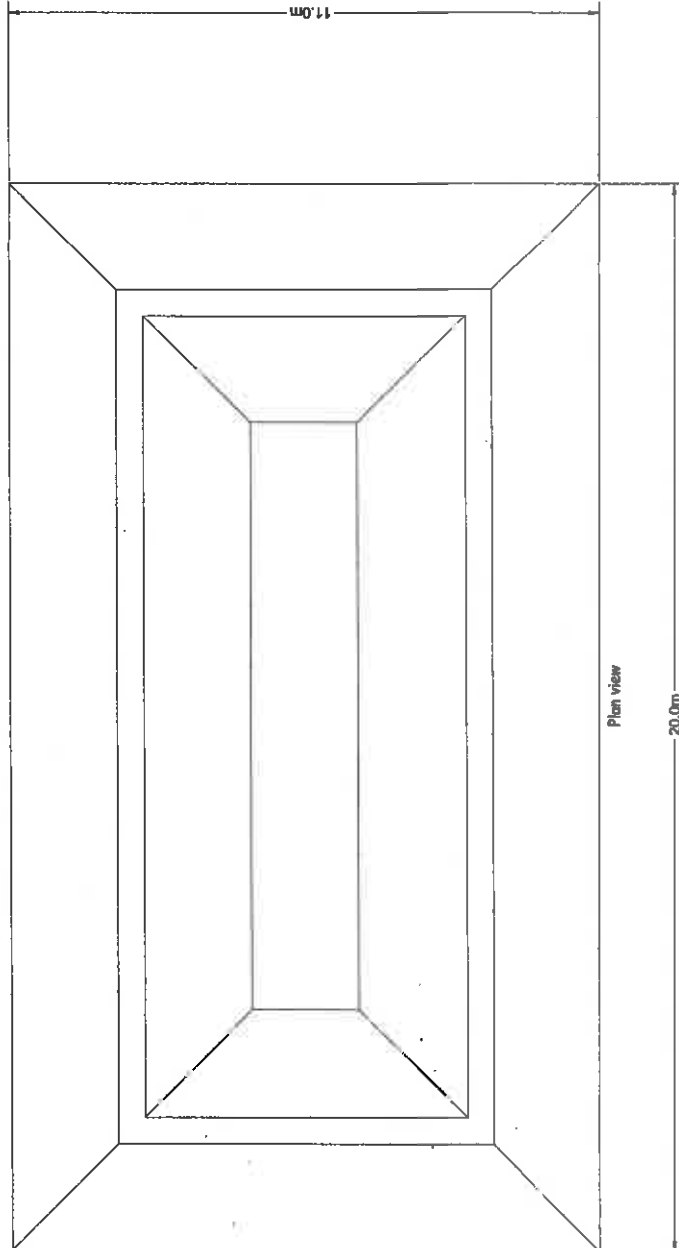
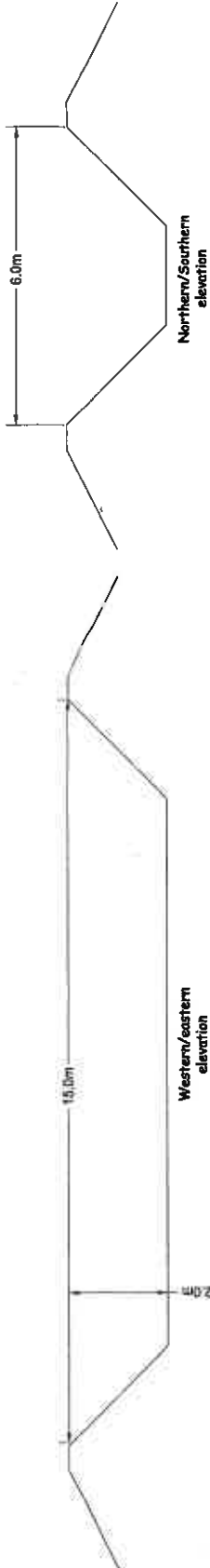
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Prepared by
 -5 DEC 2014
 National River Training Ltd

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**SURFACE WATER
ATTENUATION POND
ELEVATIONS**

CONTRACT

**EASTLAKE FARM
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		Rev: RAC/6430/6
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