
Application Ref: NP/15/0246/FUL

Case Officer	Andrew Richards		
Applicant	Mr D Weston Arnold		
Agent	Mr H Tribe, H B Tribe Chartered Engineer		
Proposal	Construction of cattle feeding yard, slurry lagoon & earth bund wind screens		
Site Location	Haroldston Farm, Haroldston Hill, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3NB		
Grid Ref	SM86411551		
Date Valid	30-Apr-2015	Target Date	24-Jun-2015

Summary

The application is reported to the Development Management Committee as it is a Major Development application. The application is retrospective and proposes the retention of the cattle feeding yard, slurry lagoon and earth bunds acting as wind screens.

The application site forms part of Haroldston Farm which is located a short distance directly north of Broad Haven at Haroldston West and accessed off Haroldston Hill and the C3042 road. The farm operates as a dairy farm and the holding totals 650 acres with increased facilities for the external feeding of the dairy herd along with increased capacity for slurry storage proposed to be regularised. The current application proposes the retention of the cattle feeding yard, slurry lagoon and earth bunds sited to the west and south of the existing farm complex.

Following careful consideration of the application and its merits it is concluded that the development represents an appropriate form of agricultural development in this location. The development by reason of its siting, form, design, and mitigation will preserve and not harm the special qualities of the National Park and will be compatible with the strategic aims of conserving or enhancing the natural beauty, wildlife and cultural heritage of the Park, and the public understanding and enjoyment of those qualities. Whilst the development expands the farm complex further to the west of the existing farm buildings this will not result in the loss of a sense of remoteness and tranquillity or result in adverse harm that would affect the qualities of the National Park.

In summary it is concluded that, on balance, the development complies with the requirements of policies 1, 7, 8, 9, 10, 11, 15, 21, 29, 30, 31, 32 and 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010) and National Policy in the form of Planning Policy Wales (Edition 7, July 2014) and is recommended for approval.

Consultee Response

The Havens Community Council: Supporting

PCNPA - Park Direction - Minerals: No prior extraction required

Natural Resources Wales: No objection subject to informative added to any consent granted.

PCC - Transportation & Environment: No objection

Coal Authority: No objection.

PCC – Environmental Health: No formal response at time of writing report

PCC - Ecologist: No adverse comments

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.

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 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 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
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 21 - Waste
TAN 23 - Economic Development

Constraints

Special Area of Conservation - within 500m
LDP Mineral Safeguard
Biodiversity Issue
Safeguarding Zone
Hazardous Zones
Recreation Character Areas
Low Coal Risk
Surface Coal
High Coal Risk

Officer's Appraisal

Site and Context

The application site forms part of Haroldston Farm which is located a short distance directly north of Broad Haven at Haroldston West and accessed off Haroldston Hill and the C3042 road. The farm operates as a dairy farm and the holding totals 650 acres with increased facilities for the external feeding of the dairy herd along with increased capacity for slurry storage. The farm's herd is not increasing, however the cows are mainly kept outdoors throughout the year and the farm is located on an exposed coastal slope which results in the herd being exposed to adverse weather without shelter. This has resulted in the loss of cows through over exposure. This application seeks to provide shelter for the cows through using the associated excavated material from the slurry lagoon to create shelter areas and also enclosing an existing external feeding yard area.

- NP/15/0028/FUL - Construction of cattle feeding yard, slurry lagoon & earth bund wind screens (Part Retrospective) – Withdrawn – March 2015

Constraints

Special Area of Conservation – within 500m

LDP Mineral Safeguard
Biodiversity Issue
Safeguarding Zone
Hazardous Zones
Recreational Character Areas
Surface Coal
Low Coal Risk
High Coal Risk

Current Proposal

The application proposes the retention of the cattle feeding yard, slurry lagoon and earth bunds sited to the west and south of the existing farm complex.

The cattle feeding yard measures approximately 37m long by 36m wide with the slurry lagoon measuring 83m long by 56m wide and 3.75m deep which also includes a 0.75m freeboard. The earth bunds extend approximately 515m around the above development and have a maximum height of 4m and are constructed using the excavated material from the slurry lagoon.

Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Highway Safety, Access and Parking
- Neighbouring Amenity and Privacy
- Slurry Spreading, Water and Waste matters
- Impact upon Ecology
- Land Stability
- Lighting Impacts

Policy, Principle of Development and Impact on National Park:

The general thrust of National Policy in the form of Planning Policy Wales (PPW) (Edition 7, July 2014) and Technical Advice Note 6 acknowledges 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 needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation*".

Whilst a general support for farming is evident in policy terms what needs to be considered in this particular case is whether the expansion proposed for this farm is an appropriate development within the National Park having particular regard to the special qualities of the National Park and policies set out in the LDP.

Policy 1 – National Park Purposes and Duty (Strategy Policy) advises that development must be compatible with (a) the conservation or enhancement of the natural beauty, wildlife and cultural heritage of the Park, and, (b) the public understanding and enjoyment of those qualities. Particular reference is made to the need to have regard to fostering the economic and social well-being of local communities provided this is compatible with the statutory purposes of the National Park.

In terms of countryside protection policies, Policy 7 – Countryside, sets out the types of developments that will be permitted in countryside locations (i.e. outside of a recognised Centre). This includes, within criterion (h), farm buildings justified for agricultural purposes. The supporting text to this policy, at paragraph 4.43 of the LDP advises “The National Park countryside is an important contributor to tourism, farming, conservation etc. Issues for the Park include finding the right approach to the amount of development to be permitted, taking account of accessibility issues, the need to sustain local communities and the need to protect the National Park landscape.”

Having regard to the above it can be accepted that the principle of agricultural development is acceptable subject to the development integrating successfully with the landscape and special qualities of the National Park as well as consideration and compliance with policy in relation to all other relevant material considerations including matters such as highway safety, neighbouring amenity, slurry storage and management, ecology, land stability and lighting impact.

Visual Amenity and Special Qualities of the National Park:

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’ and ‘b’ resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criterion ‘c’ resists development that would introduce or intensify a use which is incompatible with its location. Criteria ‘d’ and ‘e’ resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park, and/or fail to incorporate important traditional features. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion ‘a’). Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion ‘b’) or is visually intrusive (criterion ‘d’).

The application site is positioned near the coastal slope to the west of Haroldston West and is near a key tourist route from Broad Haven to Newgale, the site also lies in proximity to a public right of way giving access along the coast path. There is also an inland footpath which runs alongside the coast path but is currently not in use. The Authority has produced a Landscape Character Assessment of the National Park as Supplementary

Planning Guidance and the application site is placed within Local character Area (LCA) 12 – St Bride’s Bay. The area is defined as being a very large expanse or rolling lowland and associated coastal cliffs and beaches providing a strong sense of place. Visually the area consists of an agricultural landscape overlying a gentle undulating landform on the coastal hinterland of this area. It has scattered small villages and farm steads, some with tourism developments, including caravan parks. The strong coastal character arises from a repeated pattern of shallow indentations of small rocky headlands and inlets, interspersed with a number of broad sandy beaches. There are extensive views along the coastline and across St Bride’s from the coastal villages and many of the local roads and footpaths. In classification against LANDMAP criteria the area is defined as containing outstanding and high visual and sensory aspect areas along with outstanding, high and moderate historic and cultural landscape aspect areas.

The current development is considered to change the scale of the dairy farming enterprise taking place on the site through the additional facilities in the form of new slurry storage, sheltered external feeding yard and sheltered paddock areas. The new shelter bunds which surround the paddock areas and feeding yard not only create the required shelter for the dairy herd but also offer screening of the farm from the immediate and wider landscape.

Therefore the key question in dealing with this application is whether the development will conserve or enhance the character and appearance of the National Park. The development covers a large area of land to the immediate west of the existing farm complex and whilst the land coverage is large, the scale of the development is low with the maximum height being 4 metres. The form of the proposed banks is similar to other landforms found within other areas of the National Park with landscaping to screen developments. The siting has been chosen as this was considered to be the most logical solution to providing the necessary shelter for the herd and also the siting of the slurry lagoon. The application also includes proposed soft landscaping of the constructed earth banks to assist with their integration with the surrounding landscape and to help soften the visual impact of the existing farm buildings beyond when view from certain viewpoints along the coast path. The proposed soft landscaping to the bund walls will include grass seeding initially and then over time revert to a mix of native vegetation compatible to the area.

The landscaping of the bund is considered to assist in helping to conserve and improve the visual amenity of the area through the total screening of the proposed development but it also assists in screening a large proportion of the existing agricultural building from the adjacent coast path. With regard to the special qualities, the development of existing improved agricultural land is not considered to have an adverse impact on the special qualities of this area of the National Park with the existing strong relationship to the coast retained along the adjacent public footpaths and local roads. It is also noted that existing topography and agricultural buildings on the farm stead also assist in screening the development to the north, east and south.

Highway Safety, Access and Parking:

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development requiring that new development has no adverse impact upon traffic safety. The application has not been supported with a detailed Transport Assessment. However, Pembrokeshire County Council Transportation has been consulted and does not object to the current proposal as the application states that there will be no extra traffic associated with the slurry lagoon and that the lagoon itself would not impact or cause a danger of any major spill of slurry reaching the highway.

Neighbouring Amenity and Privacy:

Policies 29 and 30 of the Local Development Plan seek to protect community cohesion and health and to avoid incompatible development that would lead to a significant adverse impact upon amenity. The supporting text at paragraph 4.136 explains that the policy aims "to protect the amenity enjoyed by people in their residences, workspaces and recreational areas. Amenity is defined as those elements in the appearance and layout of town and countryside which makes for pleasant life rather than mere existence. Anything ugly, dirty, noisy, crowded, intrusive or uncomfortable is likely to adversely affect amenity".

Policy 30 is criteria based and seeks to ensure that development will not be permitted where it has an unacceptable impact on amenity, particularly where (a) the development is for a use inappropriate for where people live or visit and/or (b) the development is of a scale incompatible with its surroundings; and/or (c) the development leads to an increase in traffic or noise or odour or light which has a significant adverse impact; and/or (d) the development is visually intrusive.

The potential impacts from the development relate to potential odour and noise from the new building and associated yard area as well as disturbance from the increased activity. No objections have been received as part of the consultation process in respect of any potential impact on amenity and privacy. Natural Resources Wales has also raised no objection. The nearest receptors to the development are Maes-y-Castel which is approximately 146m to the north east of the lagoon, Pant-y-Carreg which is approximately 164m east of the lagoon and Haroldston Glebe which is 202m east of the lagoon. Other dwellings are located further to the south and east of the site but these are in excess of than 250m.

It is not expected that noise from cows would be a significant issue. It is considered unlikely that the new development will bring about an increase in associated noise.

In relation to Policy 30 it can be noted that the site lies within the countryside and is part of an active rural farming enterprise which is currently going through change and expansion. Given this and the siting of the new development, together with new screening available, the development is

considered to be an appropriate form of development in compliance with criterion (a). The development is also of a scale that is compatible with the scale of the existing farm in compliance with criterion (b). In relation to criterion (c) it is evident that there will be odour from the new areas, however, this will not be adverse or cause detriment to neighbouring occupiers. Finally in relation to criterion (d) it is not considered that the development is visually intrusive in relation to impact upon amenity.

Having regard to the distances of the neighbouring dwellings from the building and the fact that this is an existing working farm to which the building is adjoined it cannot be maintained that there would be an adverse impact upon amenity. Subject to the imposition of appropriate conditions, including the provision of a Slurry and Waste Management Plan the scheme complies with the requirements of Policy 30.

Slurry Spreading, Water and Waste matters:

Natural Resources Wales, has no objection to the proposal although provides general comments on the need to notify NRW in relation to slurry matters. In view of the comments received from NRW there is no objection to raise upon impact to the water environment as a result of the new development. As such the scheme is considered to be acceptable in compliance with the requirements of LDP Policy 32.

Impact Upon Ecology:

The site has not been identified as one which contains any protected species that could be harmed as a result of the development. The Authority's Ecologist advises that given the retrospective nature of the application there are no adverse comments raised.

With regard to potential impacts upon protected areas it can be noted that the nearest ecologically designated sites to the farm unit are the Pembrokeshire Marine SAC approximately 250 west of the farm. Natural Resources Wales and the Authority's Ecologist consider that there will be no likely significant effect upon protected areas.

As a result the scheme complies with the aims of 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 development. As a result it is considered that there are no material ground stability issues.

Lighting Impacts:

The applicant advises that the development will require some floodlighting to the development and this will be provided in the form of low energy LED floodlights. It is considered that lighting could have impact on amenity through light spillage to the surrounding areas and also the wider landscape given the siting of the farm and its elevated position. To address concerns regarding the potential for any external lighting it is considered that a suitable condition be attached to limit the provision of external lighting until. Full details of all lighting associated within this development will be required through a planning condition.

Conclusion

Following careful consideration of the application and its merits it is concluded that the development represents an appropriate form of agricultural development in this location. The development by reason of its siting, form, design, and screening mitigation will preserve and not harm the special qualities of the National Park and will be compatible with the strategic aims of conserving or enhancing the natural beauty, wildlife and cultural heritage of the Park, and the public understanding and enjoyment of those qualities. Whilst the development expands the farm complex further to the west of the existing farm buildings this will not result in the loss of a sense of remoteness and tranquillity or result in harm such to represent adverse harm that would affect the qualities of the National Park.

In summary it is concluded that, on balance, the development complies with the requirements of policies 1, 7, 8, 9, 10, 11, 15, 21, 29, 30, 31, 32 and 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010) and National Policy in the form of Planning Policy Wales (Edition 7, July 2014) and is recommended for approval.

Recommendation

Approve subject to the following conditions:-

Conditions

1. The development shall be completed in accordance with the following approved plans and documents:
 - Site Location Plan (Received 30 April 2015)
 - Sectional Details (Received 30 April 2015)
 - Layout Plan Sheet 1 (Received 30 April 2015)
 - Layout Plan Sheet 2 (Received 30 April 2015)
 - Design and Access Statement (Received 30 April 2015)

Coal Mining Risk Assessment (Received 30 April 2015)

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).

2. Notwithstanding the submitted details, and within 3 months of the date of this decision, a full lighting scheme shall be submitted to and approved in writing by the local planning authority. The lighting scheme shall include details of all lighting associated with this development including measures to reduce light pollution and photomontages to illustrate lighting impact. All lighting associated with the development shall thereafter be operated wholly in accordance with the approved scheme.
Reason: To ensure that the development will not have an adverse effect on the character of the area and the visibility of the night sky. Policy: Local Development Plan - Policy 9 (Light Pollution).
3. Within 3 months of the date of this decision a Landscaping Scheme with accompanying Landscaping Management Plan shall be submitted to and approved in writing by the local planning authority. The scheme shall be provided in accordance with the Pembrokeshire Coast National Park advice note relating to grass and wildflower seed mixes unless otherwise agreed in writing with the Authority.
Reason: In order to provide appropriate landscaping to assist assimilate the development into the wider setting within the National Park and its future management to protect visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park).
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within 3 months of the date of approval of the Landscaping Scheme. The landscaping approved shall be managed in accordance with the approved Landscaping Management Plan thereafter to serve the development.
Reason: In order to provide appropriate landscaping to assist assimilate the development into the wider setting within the National Park and its future management to protect visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park).
5. Within 3 months of the date of this decision a Slurry Spreading and Water Pollution Management Plan shall be submitted to and approved in writing by the local planning authority. Development shall thereafter take place in accordance with the approved details.

Reason: In the interests of amenity. Local Development Plan - Policy 30 (Amenity).

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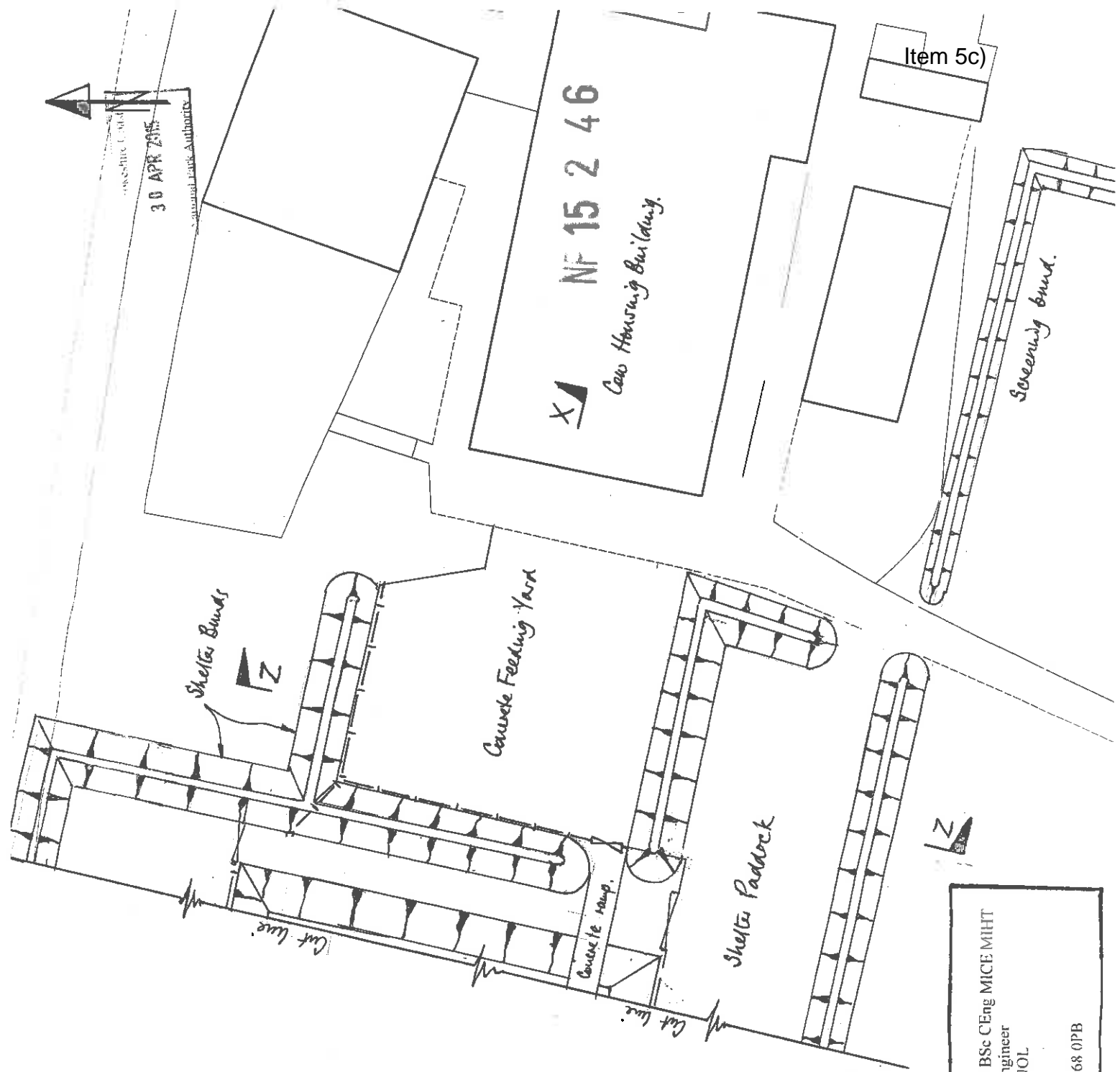


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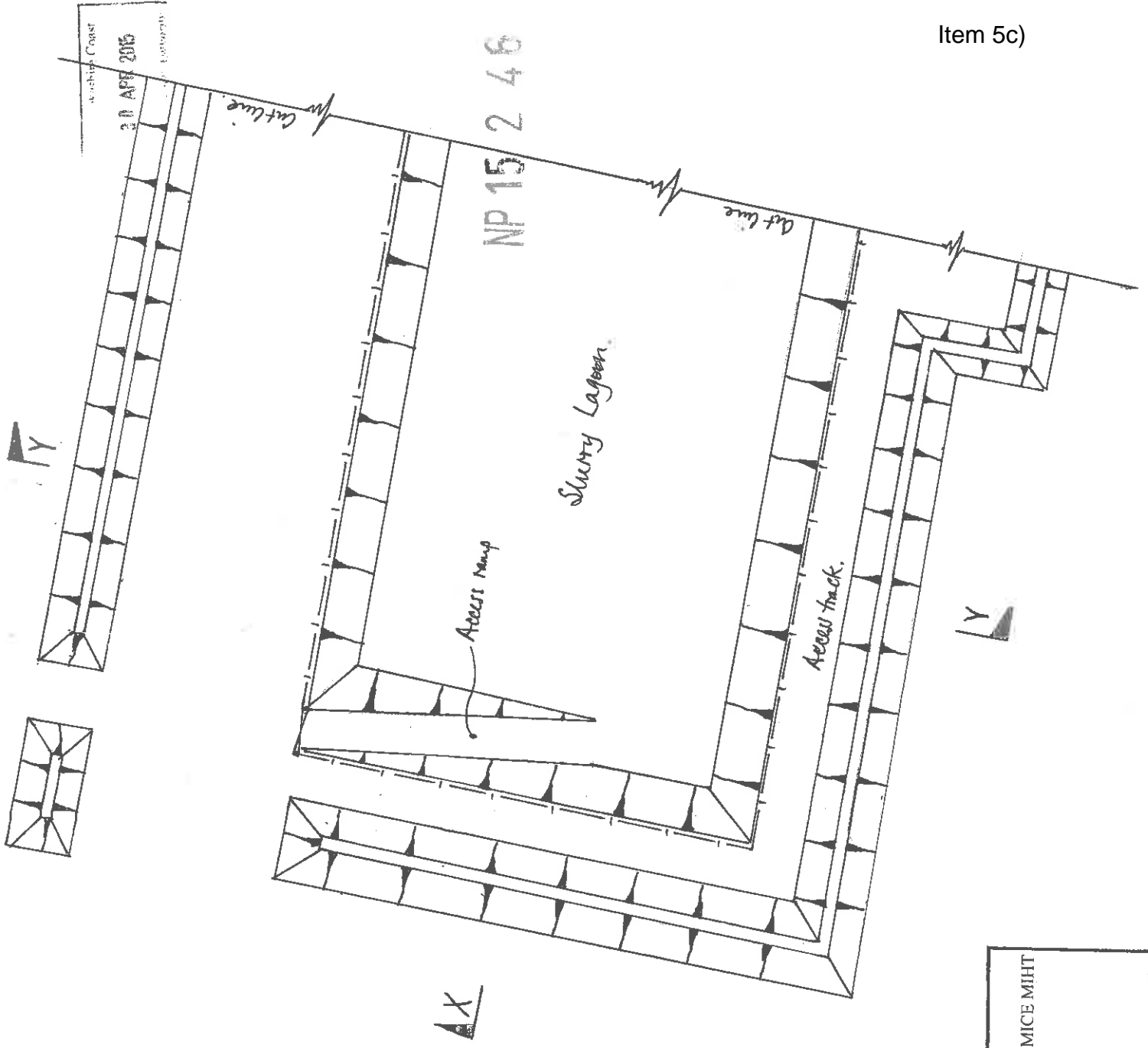
Area of proposed
works outlined in
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**PROPOSED SLURRY LAGOON,
EARTH SHELTER BUNDS, ETC. AT
HAROLDSTON FARM, BROAD
HAVEN, HAVERFORDWEST.**
Site Location Plan Scale 1:2500



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 Chartered Engineer
 CARN GANOL
 BEGELLY
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**PROPOSED SLURRY LAGOON,
 EARTH SHELTER BUNDS, ETC. AT
 HAROLDSTON FARM, BROAD
 HAVEN, HAVERFORDWEST.**
Layout Plan - Sheet 1 Scale 1:500



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<p>H.B. TRIBE BSc CEng MICE MIHT Chartered Engineer CARN GANOL BEGELLY KILGETTY PEMBS. SA68 0PB</p>	<p>PROPOSED SLURRY LAGOON, EARTH SHELTER BUNDS, ETC. AT HAROLDSTON FARM, BROAD HAVEN, HAVERFORDWEST. <i>Layout Plan - Sheet 2</i></p> <p>Scale 1:500</p>
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Shire Council
 30 APR 2015
 National Park Authority
SECTION X -
 Scale 1:500

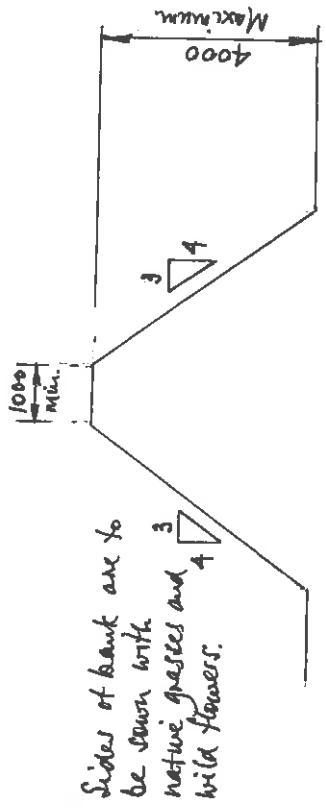


SECTION Y - Y
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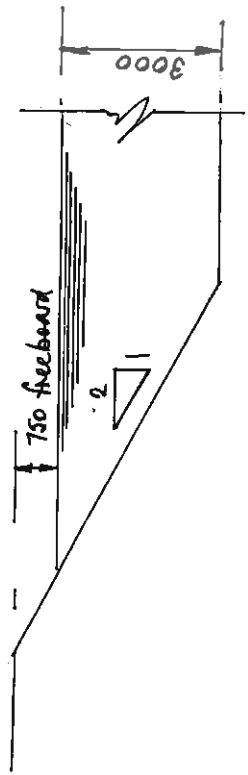


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SECTION Z - Z
 Scale 1:500



TYPICAL DETAIL OF SLURRY LAGOON
 Scale 1:10



TYPICAL DETAILS OF EARTH BUND SHELTER WALL
 Scale 1:10

PROPOSED SLURRY LAGOON, EARTH SHELTER BUNDS, ETC. AT HAROLDSTON FARM, BROAD HAVEN, HAVERFORDWEST, Sectional Details
 Scale as shown

Item 5c
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