

Item 5 - Report on Planning Applications

Application Ref: NP/15/0548/FUL

Case Officer	Kate Attrill		
Applicant	Mr P Stoddart		
Agent	Mr H Tribe, H B Tribe Chartered Engineer		
Proposal	Construction of suckler cow calving & housing shed, straw storage shed & haylage clamp		
Site Location	Monkshill Farm, St Ishmaels, Haverfordwest, Pembrokeshire, SA62 3TD		
Grid Ref	SM83510680		
Date Valid	23-Oct-2015	Target Date	04-Mar-2016

Summary

This application is being brought to Committee because of the Community Council Objection.

The application comprises a calving shed for suckler cows and machinery storage building adjacent to another livestock building and a haylage clamp to the southern boundary of the farm complex. The building is proposed to be constructed of concrete panels with Yorkshire boarding and roofed in cement sheeting.

The building will adjoin the southern end of the most recently built building on site and measures 32 by 16.8 metres. The building is to be divided internally for storage and livestock.

The haylage clamp, which is located to the south east of the farm complex, measures 34 metres by 38 metres and is bunded to a height of 3 metres.

The farm building and haylage clamp are not considered to be out of keeping with the immediate environment and they are therefore supported, subject to appropriate conditions.

Consultee Response

St Ishmaels Community Council: Objecting

PCC - Ecologist: No objection - Provided there is no external lighting

Natural Resources Wales: No objection - but wish to make comments in relation to slurry storage and spreading, dirty water and parlour washings and issues regarding contaminated water entering or polluting surface or underground waters.

Dyfed Archaeological Trust: No objection

Carmarthenshire County Council: No objection

PCC - Drainage Engineers: No adverse comments

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Public Response

The application was initially advertised by a site notice and neighbour notification in accordance with the requirements of the Town and Country Planning (Development Management Procedure Order) (Wales) 2012.

One neighbouring property has registered an objection to the proposals on the basis of increased traffic to the residential lane, degradation of the road surface due to the number of agricultural vehicles, and the risks of pollution from liquid and solid manure.

The Community Council objected to the scheme on the basis of:

- Lack of construction details and elevations (since submitted)
- No provision for drainage of liquid or solid waste
- Flooding of Lindsway Road due to poor drainage

On the basis of the above comments, Natural Resources Wales and the Environmental Health department, and County Highways at Pembrokeshire County Council have been re-consulted as a result of the Community Council comments and the third party objection, but there is no objection to the proposals from the statutory consultees.

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>

LDP Policy 01 - National Park Purposes and Duty
 LDP Policy 07 - Countryside
 LDP Policy 08 - Special Qualities
 LDP Policy 09 - Light Pollution
 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
 PPW8 Chapter 04 - Planning for Sustainability
 PPW8 Chapter 07 - Economic Development
 PPW8 Chapter 08 - Transport
 SPG06 - Landscape

Constraints

Special Area of Conservation - within 500m
 Biodiversity Issue
 Historic Landscape
 Recreation Character Areas

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Officer's Appraisal

Site and Context

The site is located to the south of St Ishmaels, off Linsway Villas Road. The site access passes along the outer edge of built development for St Ishmaels, with the nearest houses being located approximately sixty metres to the north east of the farm complex entrance. The site is surrounded by farmland to the south and west and is characterised by relatively open landscape with hedgerows on the surrounding lanes.

There is also a static caravan on site which has been in place (according to the applicant) since 2013. It is stated by the applicant to be used for welfare of staff during lambing and is located to the rear of the traditionally built barn approved in 2014.

Relevant Planning History

NP/13/0387 Demolition of existing grain store & erection of portal frame
Approved October 2013

NP/13/0345 Agricultural building – Withdrawn

NP/14/0282 Construction of portal frame building for housing of sheep during lambing season – Approved July 2014

Description of Proposal

The application comprises a calving shed for suckler cows and machinery storage building adjacent to another livestock building and a haylage clamp to the southern boundary of the farm complex. The building is proposed to be constructed of concrete panels with Yorkshire boarding and roofed in cement sheeting.

The building will adjoin the southern end of the most recently built building on site and measures 32 by 16.8 metres.

The haylage clamp, which is located to the south east of the farm complex measures 34 metres by 38 metres and is bunded to a height of 3 metres.

There has been a significant increase in the developed area of the site and a number of new buildings approved since 2013.

Key Issues

The application raises the following planning matters:

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 for a new agricultural barn is considered to be acceptable in principle and will not have an adverse impact on this area of the

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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 strategy 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 building is considered to be suitably sited within the landscape given its siting on an agricultural field immediately adjacent to the existing small farm complex. The proposed scale, form and design of the building is also considered to be appropriate in this instance and follow other examples of agricultural buildings within the National Park. The mix of materials proposed are in keeping with the adjacent building and are therefore considered to be acceptable.

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 building and structure is not located in close proximity to the residential dwellings. The received objection relates to highways and pollution concerns and these have been additionally consulted on as part of the planning process.

Environmental Health further comments:

"My comments would be the same as NRW - that the manure run off, dirty water and any parlour washings should be dealt in accordance with the manure management plan and not enter the surface water system".

Pembrokeshire County Highways 07/01/2016:

Water falling on the new yard and roof areas associated with this consent should be trapped and collected before it reaches the Highway. Parts of the fields on the coast side of the Highway, including where the sheds will be built, fall towards the road, and I would have recommended a Planning Condition as follows (and it will be up to you if you feel it is possible to include it under current Planning legislation):- Condition: All surface water shall be trapped and disposed of so as not to flow onto any part of the public highway. Reason: In the interests of road safety.

The Unclassified Road/Lane (U6042), known as Soldier's Rocks Road, officially extends to 35 metres beyond the track down to the Manure Store, up

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to where the Public Footpath starts. It starts at Trewarren Road (C3051) by the community playing fields. The lane extends for approximately 350 metres beyond the last house that has been built (Ogilvie). All of the fields to the east of Monk's Haven, and to the south of Monk Haven Manor, appear to be farmed by Monk Hill Farm and there does not appear to be any other significant current user of this Lane beyond Ogilvie. I cannot find any evidence that will lead me to believe that these modern farm buildings will significantly increase farm traffic on the Lane, beyond what can be normally expected. I do not have any information regarding existing maintenance issues along this lane.

In respect of the above consultation responses, the issues are not seen to constitute a reason for refusal and the surface water drainage impact as a result of this new proposal can be adequately conditioned.

It is not considered that the proposal will 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.

Conclusion

Although the farm has grown significantly over the last few years, the proposed developments are not out of character with the surrounding farmland. A landscaping condition has been recommended to ensure that the hedge boundaries of the site are adequately protected.

Recommendation

APPROVE, subject to the following conditions:

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: Site location plan and Block plan received 30th September 2015 and Proposed Elevations/Sections and Proposed Haylage Clamp Elevations received 23rd October 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)
3. No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

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Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

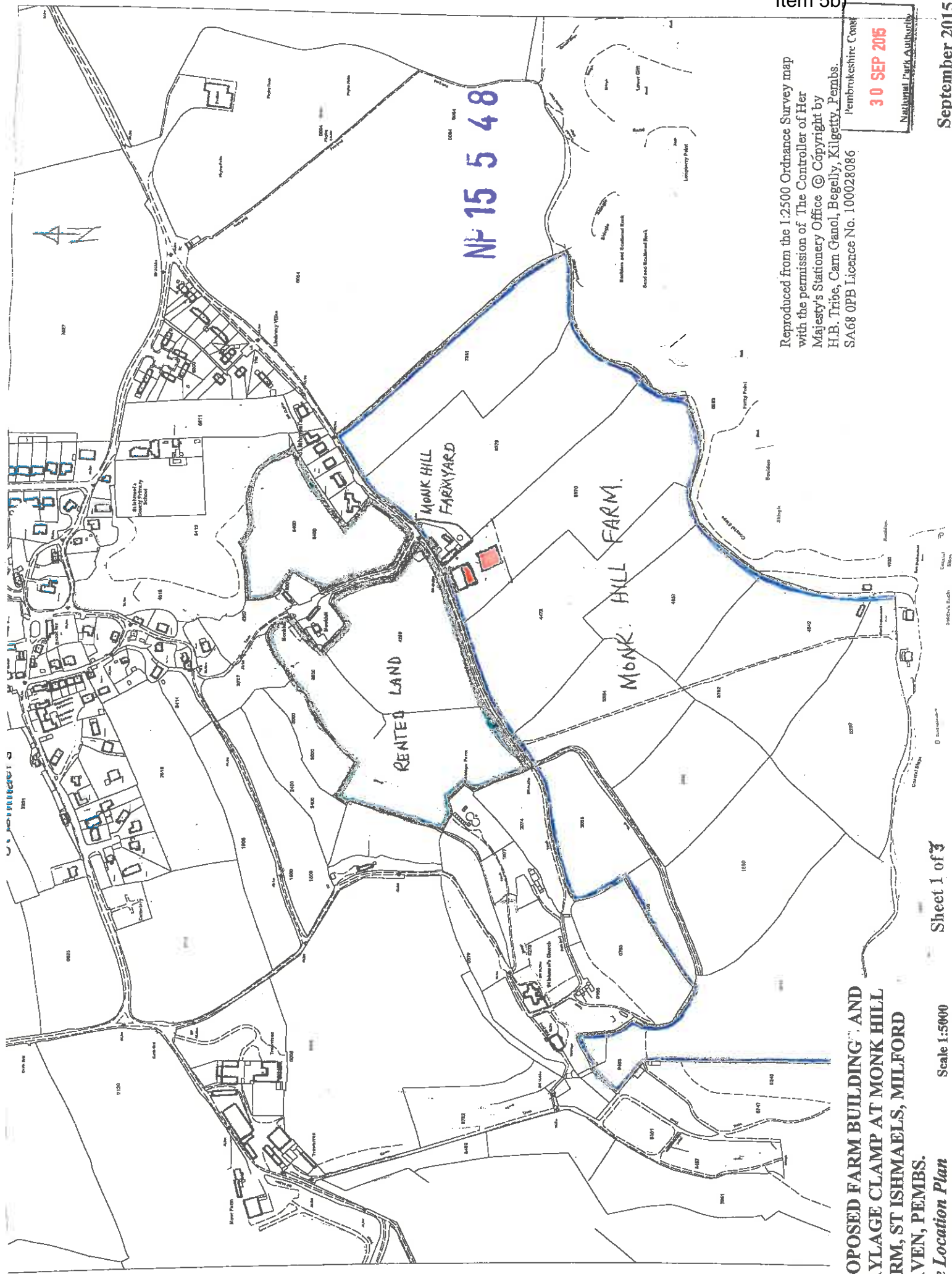
Reason: In the interests of protecting the visual amenity and special qualities of the area. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

5. A scheme for disposal of surface water shall be submitted and approved in writing by the Local Planning Authority before commencement of construction of the building and clamp hereby approved. The scheme shall ensure that surface water is trapped and disposed of so as not to flow onto any part of the public highway.

Reason: In the interests of road safety and pollution prevention.

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Pembrokeshire County
30 SEP 2015
Natural Park Authority



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RENTED LAND

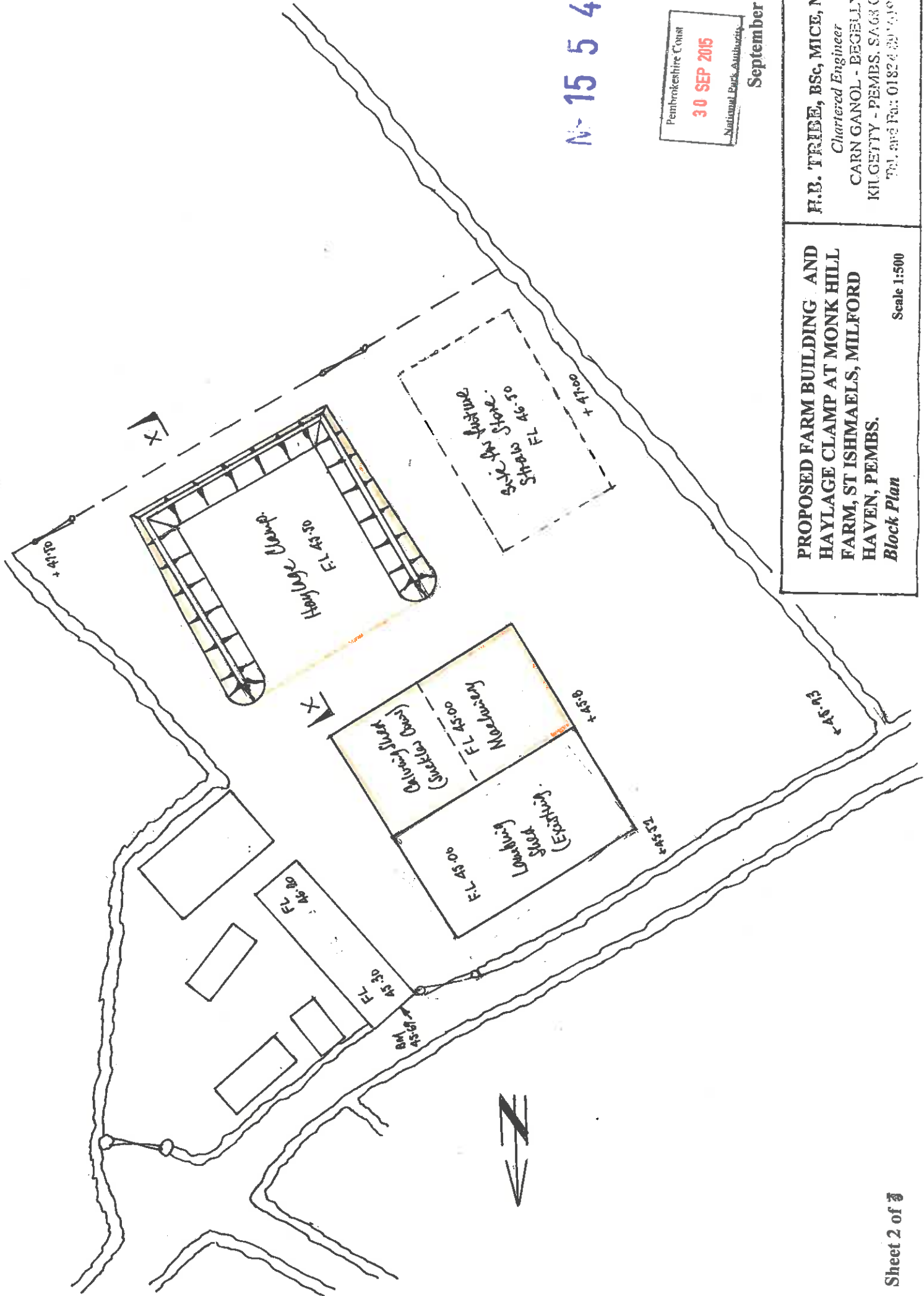
MONK HILL FARMYARD

MONK HILL FARM

**PROPOSED FARM BUILDING AND
HAYLAGE CLAMP AT MONK HILL
FARM, ST ISHMAELS, MILFORD
HAVEN, PEMBS.**
Site Location Plan

Scale 1:5000

Sheet 1 of 3



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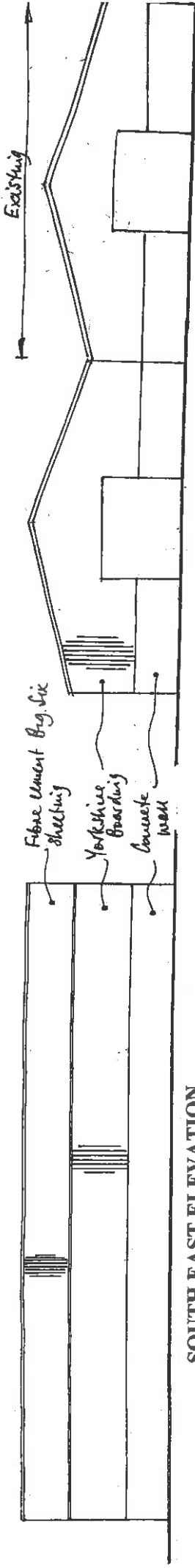
Pembrokeshire Coast
30 SEP 2015
 National Park Authority

September 2015

Item 5b

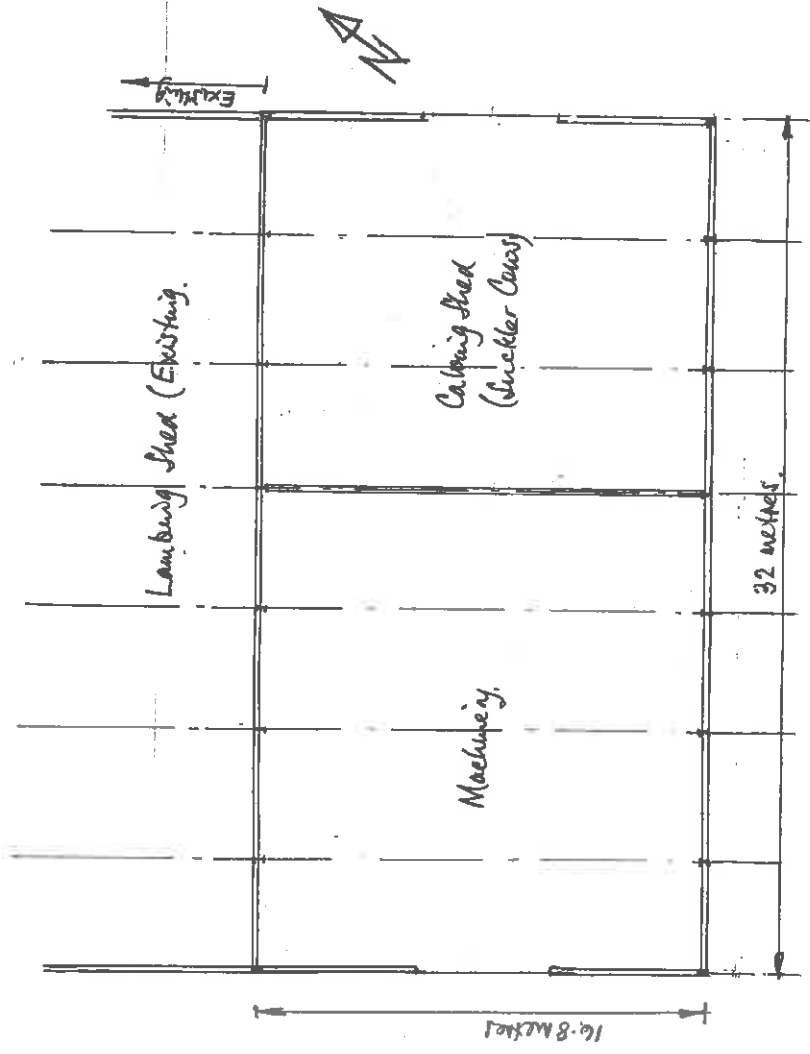
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**PROPOSED FARM BUILDING AND
 HAYLAGE CLAMP AT MONK HILL
 FARM, ST ISHMAELS, MILFORD
 HAVEN, PEMBS.**
 Block Plan
 Scale 1:500

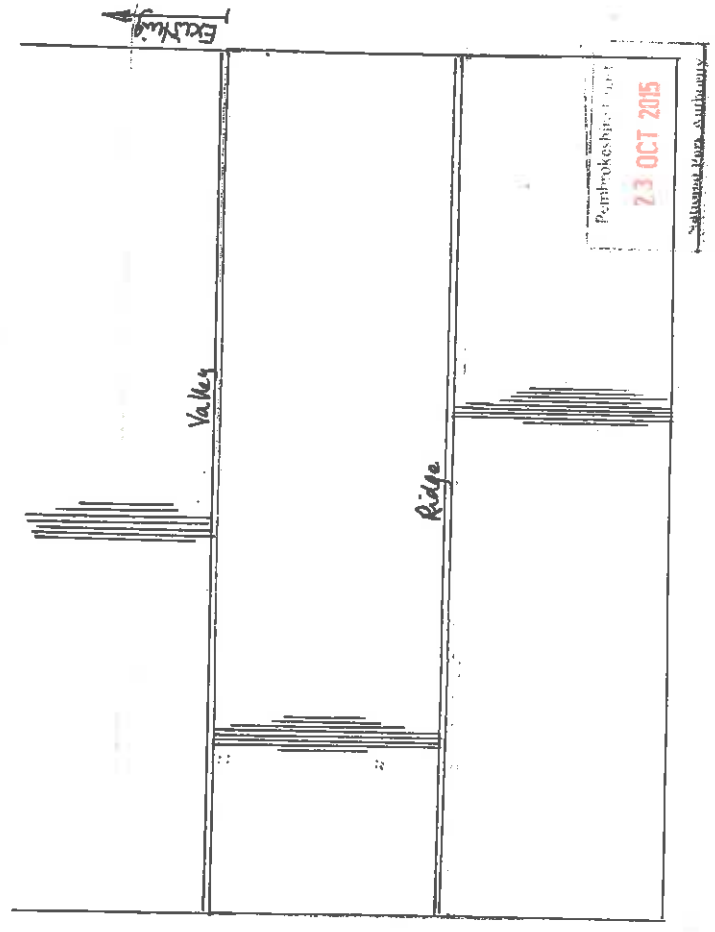


SOUTH EAST ELEVATION

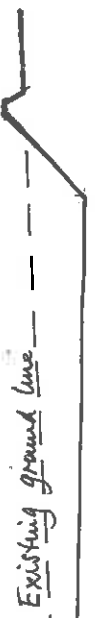
**NORTH EAST ELEVATION
(also SOUTH WEST ELEVATION)**



FLOOR PLAN



ROOF PLAN

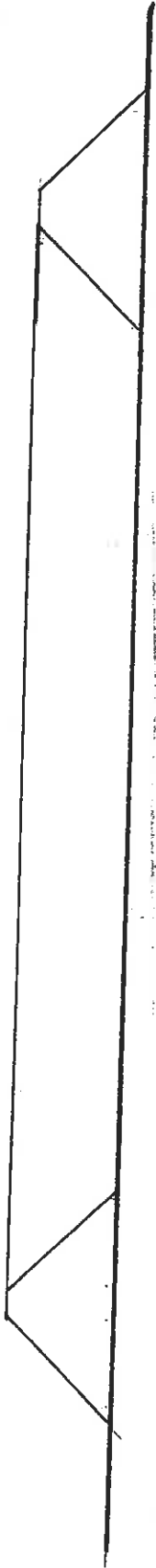


SECTION X - X

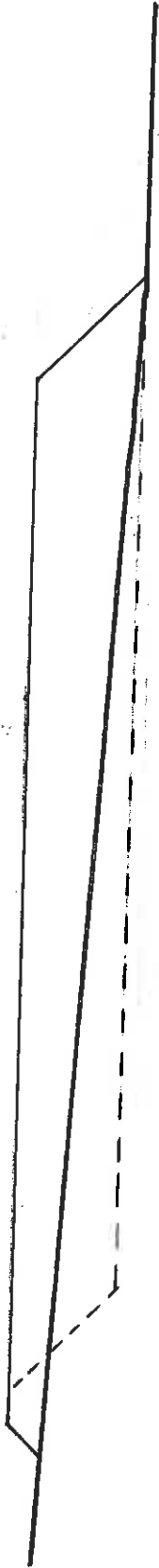
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**PROPOSED FARM BUILDING AND
HAYLAGE CLAMP AT MONK HILL
FARM, ST ISHMAELS, MILFORD
HAVEN, PEMBS.**
Elevations/Plans/Section Sht. 1 Scale 1:200

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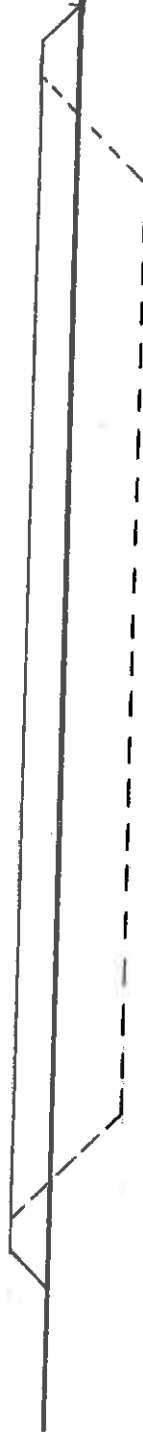
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

23 OCT 2015

**PROPOSED FARM BUILDING AND
HAYLAGE CLAMP AT MONK HILL
FARM, ST ISHMAELS, MILFORD
HAVEN, PEMBS.**

Haylage Clamp Elevations

Scale 1:200

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