

**Application Ref: NP/17/0548/FUL**

<b>Case Officer</b>	Caroline Bowen		
<b>Applicant</b>	Hean Castle Estate		
<b>Agent</b>	Acanthus Holden Ltd		
<b>Proposal</b>	Extension of cattle shed for beef herd & associated deposit of excavated material		
<b>Site Location</b>	Land north of Hean Castle, Saundersfoot, Pembrokeshire, SA69 9AL		
<b>Grid Ref</b>			
<b>Date Valid</b>	06-Sep-2017	<b>Target Date</b>	31-Oct-2017

The application is referred to the Development Management Committee as it is classed as a major development .

**Consultee Response**

**PCNPA - Tree and Landscape Officer:** Further information required - conditions to be applied if planning permission granted.

**PCNPA - Park Direction - Minerals:** Land sterilised by neighbour - sensitive development.

**PCNPA - Access Manager:** No PROW affected

**Natural Resources Wales:** No objection to the application but ask that conditions be included on any planning consent

**Coal Authority:** Material Consideration

**Dyfed Archaeological Trust:** No objection

**PCC - Transportation & Environment:** Conditional Consent

**PCNPA - Ecologist:** Conditional Consent - Lighting condition to be included should permission be granted.

**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 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

LDP Policy 53 - Impacts on traffic  
PPW9 Chapter 03 - Making and Enforcing Planning Decisions  
SPG19 - Siting and Design of New Farm Buildings  
TAN 06 - Planning for Sustainable Rural Communities

### **Constraints**

Special Area of Conservation - within 500m  
LDP Mineral Safeguard  
Rights of Way Inland - within 50m  
Recreation Character Areas  
Low Coal Risk  
Surface Coal  
High Coal Risk  
Landscape Character Assessment  
Seascape Character Assessment

### **Officer's Appraisal**

#### **Background and site description.**

The application site is on land forming part of an established 288 hectare farm enterprise operated by the Hean Castle Estate, located to the north of Saundersfoot, and south of the small village of Sardis in South Pembrokeshire.

There is an existing cattle shed and farmyard on the site, accessed by a lane which runs to the west of the land. To the north, east and west lie agricultural fields, and to the south is dense woodland. The ground level slopes gently downward from north to south.

#### **Previous planning history.**

- NP/17/0498/SCR - Extension to beef shed including the deposit of excavated material (EIA Screening Opinion: not required).

#### **Current proposal.**

Planning permission is sought for an extension to the existing cattle shed, which will be sited to the north of the building. The roof of the extension will be 'split' to give the appearance of two contrasting ridges – the first will mirror the ridge of the existing shed, the other will have a ridge running north-south. Overall, the extension will measure 32 metres by 54 metres, and constructed of pre-cast concrete infill panels with timber spaced boarded walls and grey fibre cement sheeting adjacent to the adjacent structure, and open sided to the remainder of the extension. The access to the shed will be via the existing farm access to the south west corner of the site

The building will contain cow accommodation with integral feed passages and holding areas, which are required to comply with current agricultural welfare standards for a herd of 130 suckler beef cattle.

The proposed building will also incorporate a below ground nutrient management store, which will collect all slurry produced by the stock housed above. In order to minimise the height of the building in the landscape (as was done with the original structure), the ground level for the extension will be lowered, and the excavated material arising from the development will be used to level out and create new grassland to the east of the site.

### **Key issues.**

Paragraph 3.1.3 of Planning Policy Wales (currently Edition 9 – November 2016) advises that applications for planning permission should be determined in accordance with the approved or adopted development plan for the area, unless material conditions indicate otherwise. This application raises the following planning matters, which are to be considered against the policies of the Pembrokeshire Coast National Park Local Development Plan;

- Principle of development.
- Siting and design.
- Amenity and privacy.
- Access
- Impact on landscape.

#### *Principle of development.*

Planning Policy Wales (Edition 9) states in paragraph 7.6.5 that local planning authorities should adopt a constructive approach toward 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. TAN 6 advises (in relation to design, appearance and siting) that new buildings should normally form part of a group rather than stand in isolation, and related to existing buildings in size and colour.

Policy 7(h) – Countryside, permits new farm buildings where they are justified for agricultural purposes.

The Authority's Supplementary Planning Guidance on the Siting and Design of Farm Buildings states in paragraph 1.3 that changes in farming practices and systems, and the requirements of new environmental, hygiene and animal welfare legislation have created a demand for new and larger buildings. It goes on to state that a key requirement is to respect the character and Special Qualities of the National Park and to dovetail this with appropriate aspects of local design traditions to produce sustainable and suitable farm buildings.

In light of this, where a need for agricultural buildings can be demonstrated, proposals are designed for farming purposes and are located close to other existing farm buildings, there is generally no objection to their construction. This building is significant in size as a result of having to comply with current welfare standards for the housing of beef cattle in buildings, however the siting is close to an existing agricultural building and is designed to sit low in the wider landscape. The extension would not, therefore, be considered incompatible with the existing agricultural character of the setting.

*Siting and design.*

Policy 8 requires the special qualities of the National Park to be protected and enhanced with one of the priorities to protect and enhance the pattern and diversity of the landscape.

Policy 15 of the Pembrokeshire Coast National Park Local Development Plan is concerned with the conservation of the National Park landscape, and states (amongst other criteria) that development will not be permitted where it would cause significant visual intrusion or be insensitively or unsympathetically sited within the landscape.

In general, proposals for new agricultural buildings can be supported where a need for an agricultural building can be demonstrated, the development is designed for farming purposes and there is no significant harm to the character of the landscape setting. The new extension is large in scale as the floorspace is designed to accommodate a herd of 130 cattle who are required to be bedded during the calving season and in winter in a space of between 3.2 to 9.9 metres<sup>2</sup> per cow, (dependent on whether they are housed with calves or not). The design is clearly agricultural in nature, and whilst there will be an inevitable increase in scale, the development is for an acknowledged agricultural need on land that already houses an agricultural building, thus would not be considered to be visually intrusive. There is mature landscaping and trees surrounding the site which will balance out the visual appearance so that the structure is not read as a single structure in the landscape unrelieved by any other landscape features.

*Amenity and privacy.*

Due to the nature of development, and that there are no near neighbours, existing levels of privacy are not considered to be affected. In respect of amenity, the use is appropriate to the agricultural setting and the scale can be adequately mitigated by being set down in level into the site and adjacent to existing agricultural development. The resultant development would not then be considered incompatible to the existing landscape setting.

In respect of slurry and waste, the cattle will be bedded on a deep litter straw system, which minimises waste, and liquid effluent is to be drained into an underground effluent tank on the eastern side of the extension, and surface water will be captured into rainwater harvesting apparatus, with any overflow running to existing surface water drains on site.

Natural Resources Wales have advised that they have no objection to the proposal, subject to the development meeting the SSAFO Regulations 2010 (which require a minimum of four months slurry storage capacity for all slurry stores built or substantially altered after September 1991). The applicant should ensure that the existing store is sufficient to accommodate the increased waste produced. This advice will form an advisory note to the permission, should be application be approved by members at committee.

#### *Access.*

The new extension will be accessed via the existing access point, which will not be amended as a result of the proposal. The Highways Planning Liaison Officer was notified, and has no objections on highway grounds, subject to the excavated material being moved on farm tracks within the site and not via the public highway. Should permission be granted, this can be addressed by planning condition as part of a construction method statement.

#### *Impact on landscape.*

The new building would be visible in the wider landscape from Sardis and the unclassified road to the west of the site. However, the new building would be read as part of the existing farm enterprise, and is within an agricultural setting. The shed is necessary in order for the farm to comply with animal welfare regulations, and the chosen setting, adjacent to existing structures, is acceptable.

#### *Other matters.*

The application site falls within a Development High Risk Area for coal, and the application was supported by a Coal Mining Risk Assessment Report which identifies that the application site has been subject to past coal mining activity. Following consultation, the Coal Authority has recommended conditional consent, requiring investigative works to be undertaken prior to the commencement of development.

#### **Recommendation.**

That the application be approved, 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:  
Proposed new cattle building & area for spreading excavated material – received 5<sup>th</sup> September 2017  
Existing Site Plan – received 5<sup>th</sup> September 2017  
Site level survey – received 5<sup>th</sup> September 2017

Proposed Site Plan – received 5<sup>th</sup> September 2017

Existing topographical levels – received 5<sup>th</sup> September 2017

Proposed topographical levels – received 5<sup>th</sup> September 2017

Floor Plans & Elevations – received 5<sup>th</sup> September 2017

**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. The landscaping works shall be carried out in accordance with the approved details during the first planting season immediately following completion of the development. The completed landscaping shall be thereafter maintained in accordance with the approved scheme.

**Reason:** In the interest of protecting visual amenity and the 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).

4. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) wheel washing facilities;
- v) measures to control the emission of dust and dirt during demolition and construction; and
- vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

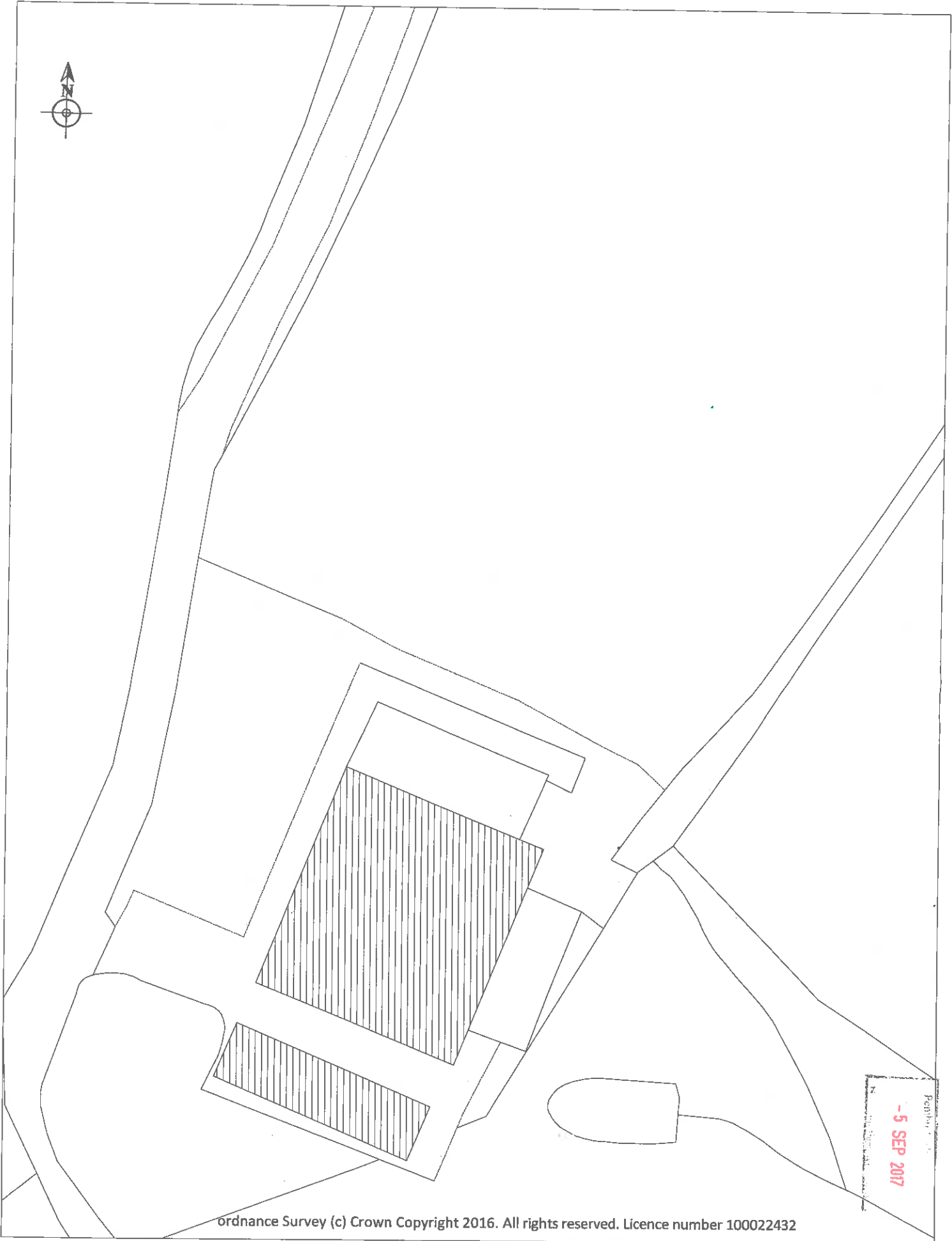
All excavated material being moved as a result of this permission, shall be transported on the existing farm tracks within the site and not via the public highway.

**Reason:** To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 53 (Impacts of Traffic).

5. Prior to the commencement of development on the application site, the following details are to be submitted to and approved in writing by the Coal Authority to establish the exact situation in respect of coal mining legacy issues on the site;

- i) The submission of a scheme of intrusive site investigations.
- ii) The carrying out of the approved scheme of intrusive site investigations.
- iii) The submission of a report of findings arising from the intrusive site investigations, including the results of any gas monitoring,
- iv) the submission of a scheme of remedial works for approval, and
- v) The implementation of those remedial works.

**Reason:** To ensure that the application site is safe and stable for the proposed development. Pembrokeshire Coast National Park Local Development Plan Policy -30 (Amenity)



Part of  
- 5 SEP 2017

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**PROPOSED CATTLE BUILDINGS**

Drawing 2

22nd March 2017

Scale 1:500 on A3

**EXISTING SITE PLAN**

The Hean Castle Estate,  
Saundersfoot,  
Pembrokeshire,  
SA69 9AL





- 5 SEP 2017

NP 115 47

End Cottage

Excavated material to be laid in this area

Ground Level to be reduced in this area

New Cattle Building

White

East Lodge

# The Hean Castle Estate

The Estate Office, Saundersfoot  
Pembrokeshire, SA69 9AL

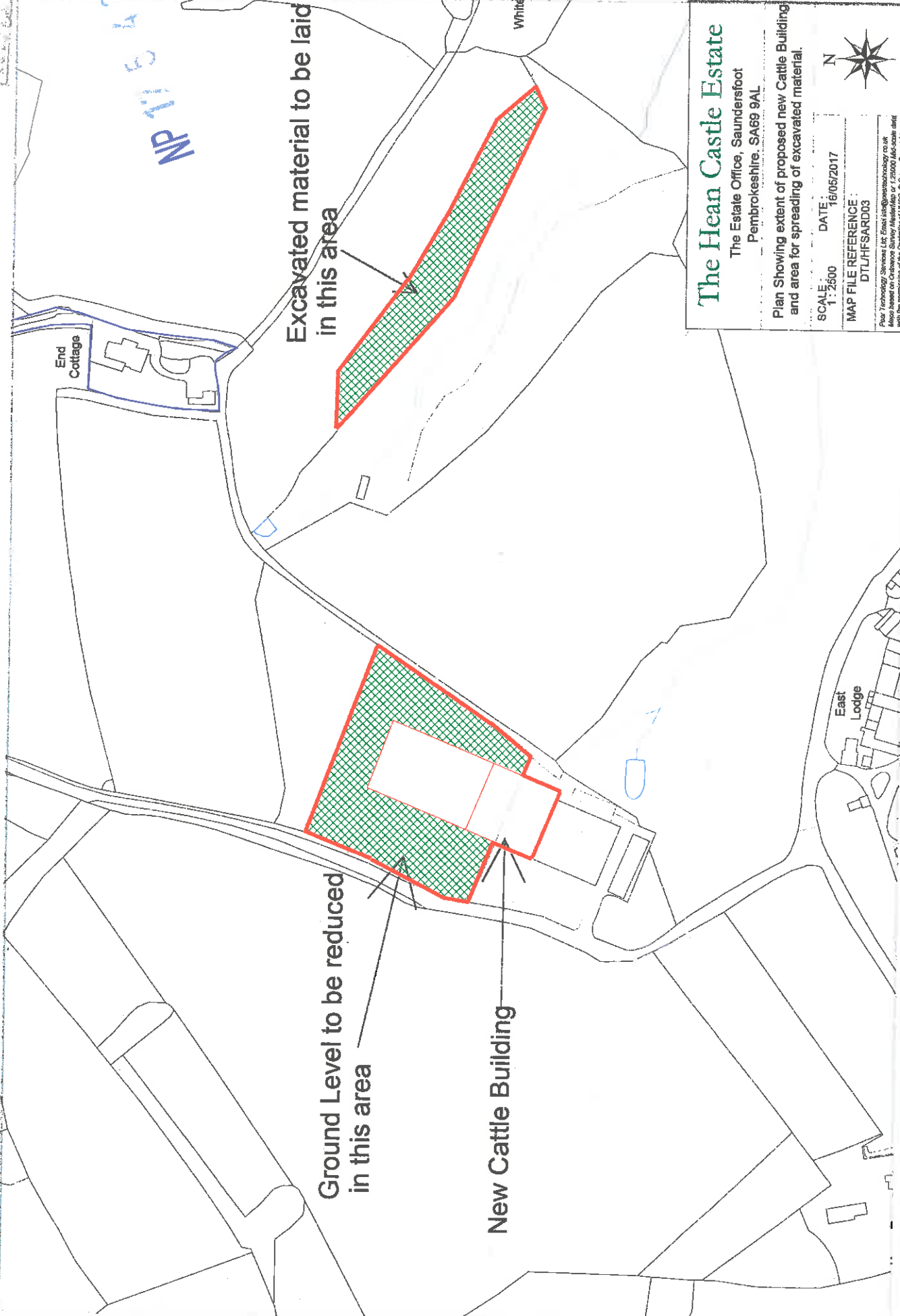
Plan Showing extent of proposed new Cattle Building and area for spreading of excavated material.

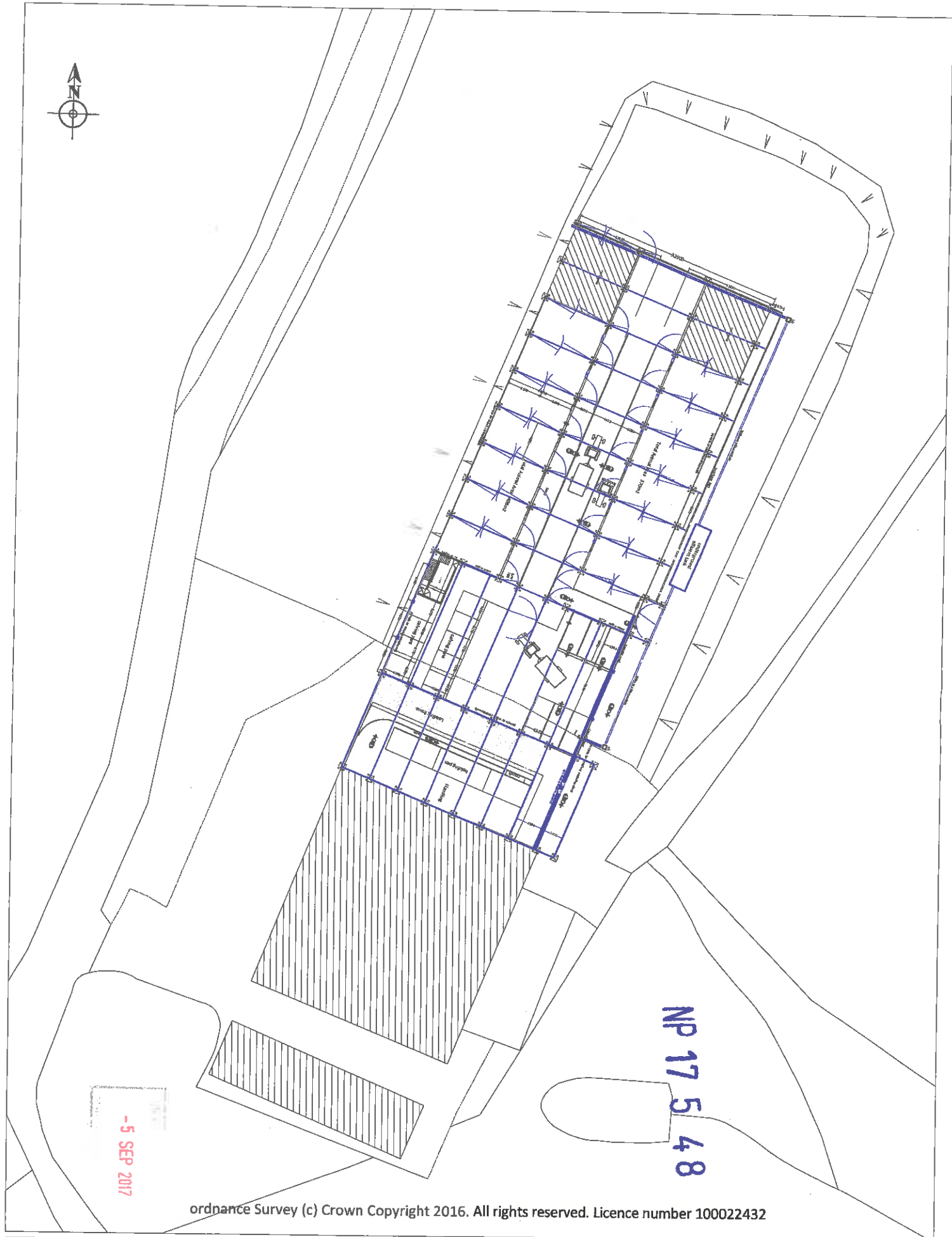
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**PROPOSED CATTLE BUILDINGS**

Drawing 3

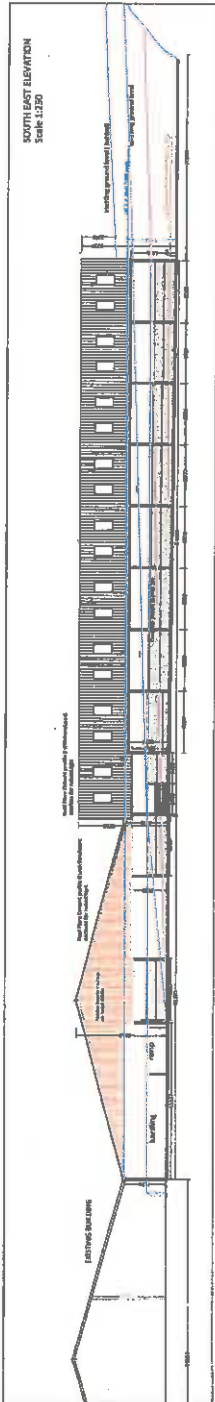
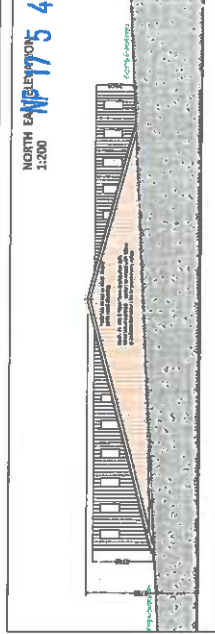
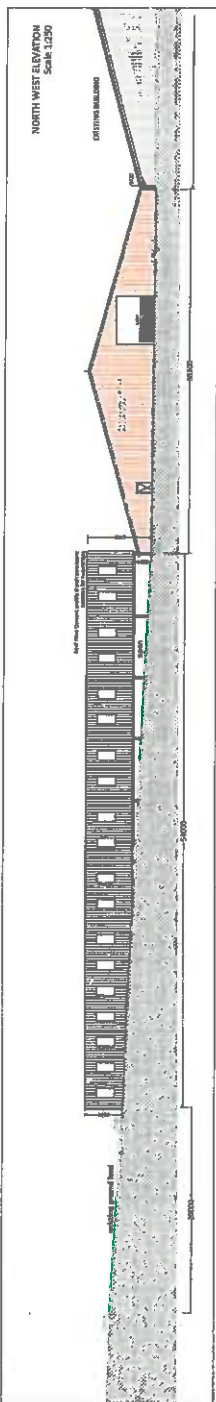
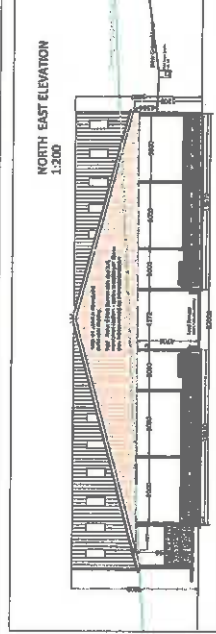
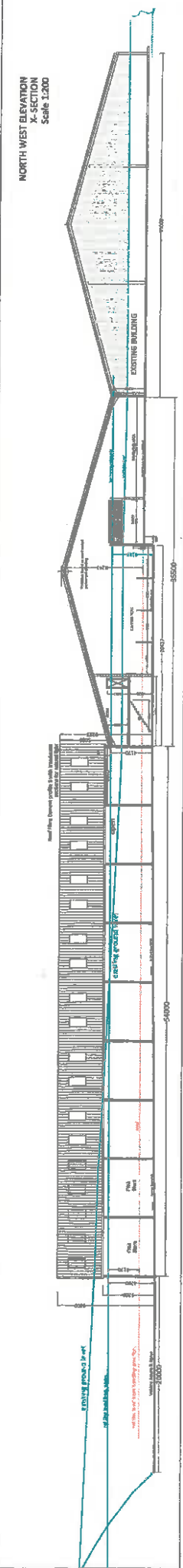
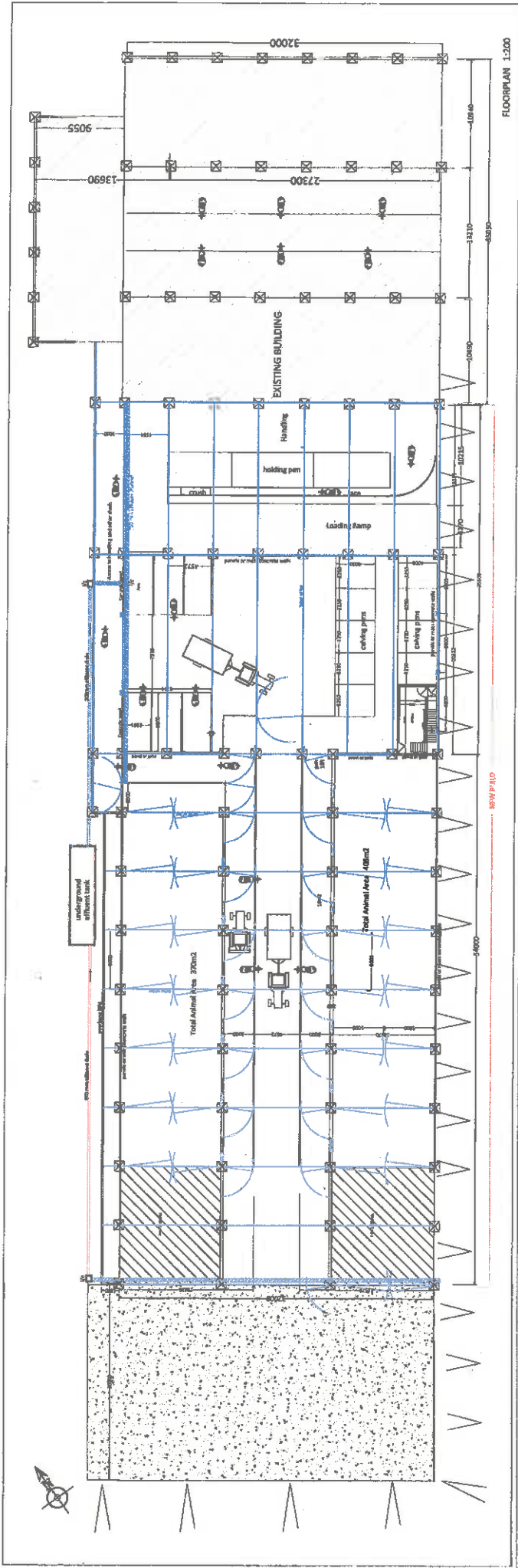
22nd March 2017

Scale 1:500 on A3

**PROPOSED SITE PLAN**

The Hean Castle Estate,  
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SA69 9AL





<p>With thanks to:          F&amp;L AgriConsulting Ltd          Alington          Newcastle, NSW 2333          02953 88023          09538 474638</p>	<p><b>PROPOSED CATTLE BUILDINGS</b>          Drawing 4          22nd March 2017          Scale 1:200 on A1 OR AS INDICATED</p>	<p><b>FLOOR PLAN &amp; ELEVATIONS</b>          The Hean Castle Estate,          Stainforth,          Pentreoth, Salford,          Wigan, Lancashire,          WN4 9SL</p>
<p><b>NP</b>          These plans are          submitted for planning          application purposes          only. Drawings must be          checked &amp; approved          from F&amp;L AgriConsulting Ltd.</p>	<p>© F&amp;L AgriConsulting Ltd 2017</p>	