

Application Ref: NP/18/0497/FUL

Case Officer	Kate Attrill		
Applicant	Mr R Vaughan		
Agent	Mr R Bell, Bell Designs		
Proposal	Agricultural building (retrospective)		
Site Location	Penrhiw Farm, Cilgwyn, Newport, Pembrokeshire, SA42 0QH		
Grid Ref	SN06013589		
Date Valid	16-Aug-2018	Target Date	10-Oct-2018

The application is being reported to Development Management Committee due to the applicant being related to a member of staff of the National Park Authority.

Consultee Response

Newport Town Council: Concerns regarding structure built in a sensitive area without planning permission but approve subject to a condition attached regarding screening the development with native trees and or shrubs.

PCC - Transportation & Environment: No objection

PCNPA Tree and Landscape Officer: No adverse comments

Public Response

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of either neighbour letters or a site notice.

No third party representations have been received.

Policies considered

Please note that these policies can be viewed on the Policies page of 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 29 - Sustainable Design

LDP Policy 30 - Amenity

PPW9 Chapter 04 - Planning for Sustainability

SPG05 - Sustainable Design

SPG06 - Landscape

SPG19 - Siting and Design of New Farm Buildings

Pembrokeshire Coast National Park Authority
Development Management Committee –17th October 2018

TAN 12 - Design

Constraints

Ancient and Semi Natural Woodland - within 25m
Special Area of Conservation - within 500m
Site of Special Scientific Interest - within 50m
LDP Mineral Safeguard
Biodiversity Issue
Historic Landscape
Rights of Way Inland - within 50m
Recreation Character Areas
Landscape Character Assessment

Officer's Appraisal

Site and Context

The proposed barn is located on a smallholding to the south of Newport, in a prominent location within the landscape adjacent to Mynydd Carn Ingli. The site is accessed from Fordd Cilgwyn along the track which goes past the National Park Authority's Carn Ingli car park.

Relevant Planning History

The application is made in retrospect; it was built in 1997 by the applicant in the belief that the replacement of a number of smaller buildings on the same footprint would not require planning permission. A lean-to was added to the north western side of the building in 2000.

99/0541 Agricultural dwelling (outline) – Approved

00/0207 Mobile Home – Approved

01/0135 Reserved Matters for Agricultural dwelling – Approved

The agricultural dwelling was granted on the basis that an additional 350 acres in family ownership were also being farmed in addition to the 90 acre holding in 1999. The agricultural holding comprised cattle and sheep.

Description of Proposal

The building is of standard agricultural appearance with concrete base walls, timber boarding and corrugated roof sheets and measures 7 metres high, 21 metres across and 30.5 metres long.

The barn lies to the south west of the agricultural dwelling and is surrounded on the lower level by mature trees and hedges. The current land-holding comprises 53 acres.

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park

Policy:

The site is located in the open countryside and Policy 7 of the Local Development Plan is key to the determination of this application.

Policy 7 h) allows for new farm buildings which are justified for agricultural purposes.

Siting, Design and Impact upon the Special Qualities of the National Park

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 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. 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 fails 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)).

The building is located to the south-west of the existing single storey dwelling, on land slightly lower than the house and due to the passing of time since its construction, is screened from the lower landscape by a line of mature trees.

The scale, size and design of the building are not considered to be out of scale for a farming enterprise, and it does not adversely affect its surroundings or the wider landscape and special qualities of the National Park. The building is sufficiently screened by existing planting and these are not proposed to be altered. As such the development is considered to comply with Policies 8, 15 and 29 of the LDP.

This area is recognised as being a highly sensitive location as habitat for bats. This includes the surround woodland and the building's green screening. To protect this foraging habitat and to ensure permanent screening of the building in this sensitive landscape it is proposed that planning conditions eliminating any external lighting on the building and the maintenance of the screening is imposed on any planning permission.

Conclusion

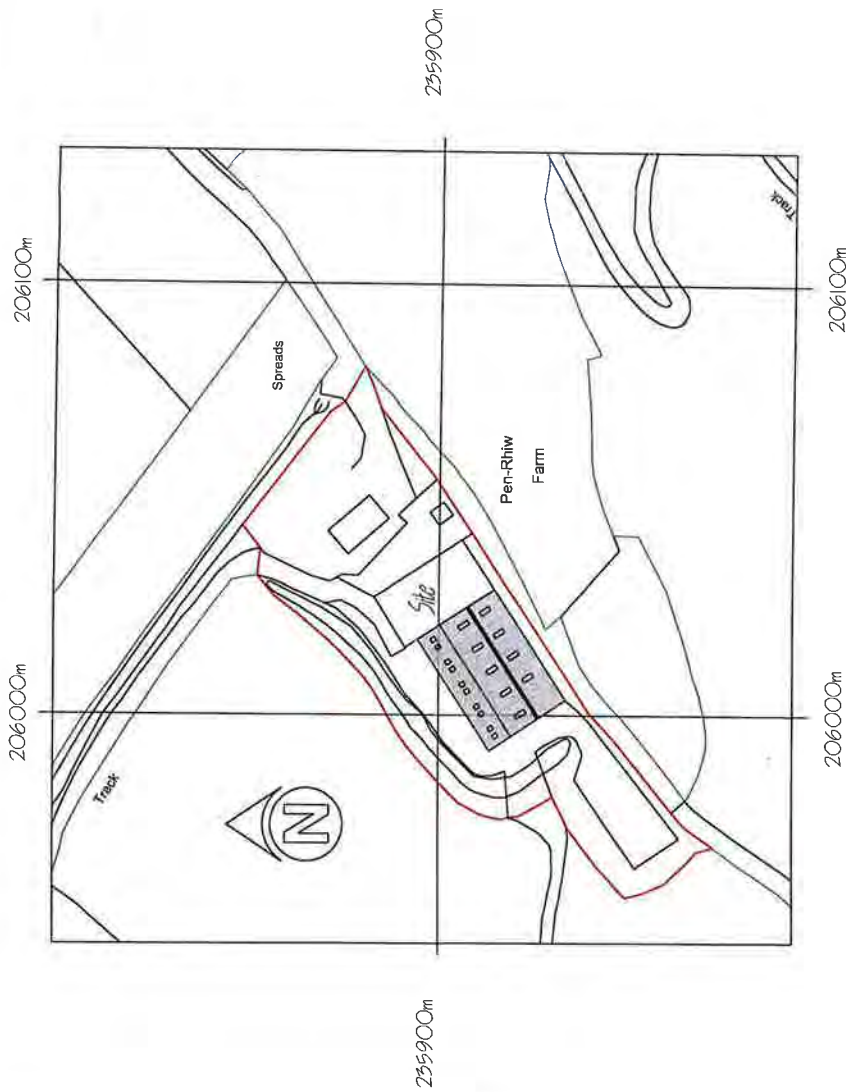
The building is considered to be acceptable within adopted LDP policies and is therefore recommended for approval subject to appropriate conditions.

Recommendation

APPROVE, subject to the following conditions:

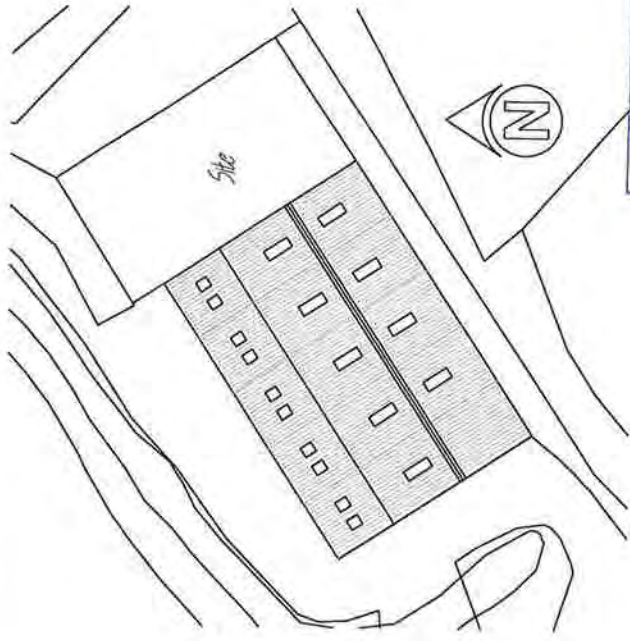
1. The development shall be retained as approved and carried out in accordance with the following approved plans and documents:
Location and Site Plan Drawing No: BD1946/Layout 01
Existing Elevations and Floor Plan Drawing No: BD1946/Layout 02
received 2nd July 2018
Reason: In order to be clear on the 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. No external lighting is permitted on the approved building, given the location of site and the high potential for bats to be present in the surrounding woodland together with the potential for light pollution in this sensitive location.
Reason: To ensure that animal and plant species which within the terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan - Policy 11 - Protection of Biodiversity Policy 9 - Light Pollution.
3. The landscape screening existing on the north west and south east sides of the building will be maintained to a minimum width of 5 m in perpetuity for the purposes of reducing the impact of this building on the sensitively landscape of the National Park
Reason: To ensure that animal and plant species which within the terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan - Policy 11 - Protection of Biodiversity

Drawing No. BD1946/Layout 01



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Location Plan scale 1/1250



Site Plan scale 1/500

Pembrokeshire Coast
National Park Authority
-2 JUL 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro

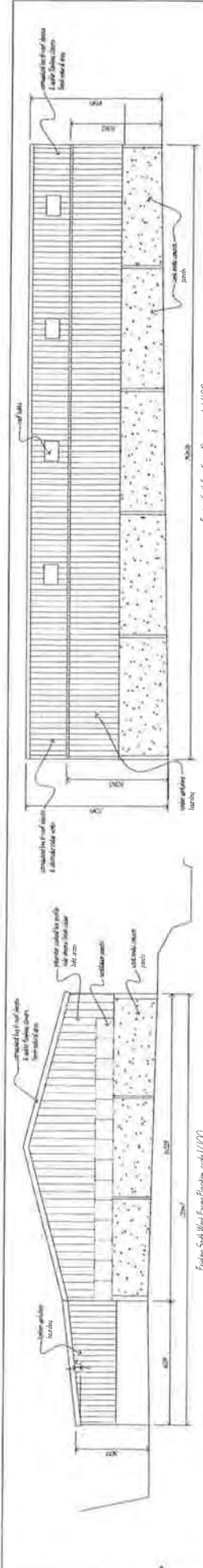
Agricultural Shed Location & Site Plan ©

Penrhif Farm, Cilwun, Newport,
Pembrokeshire, SA42 0QH N 10 4 9 /
for Mr Robert Vaughan

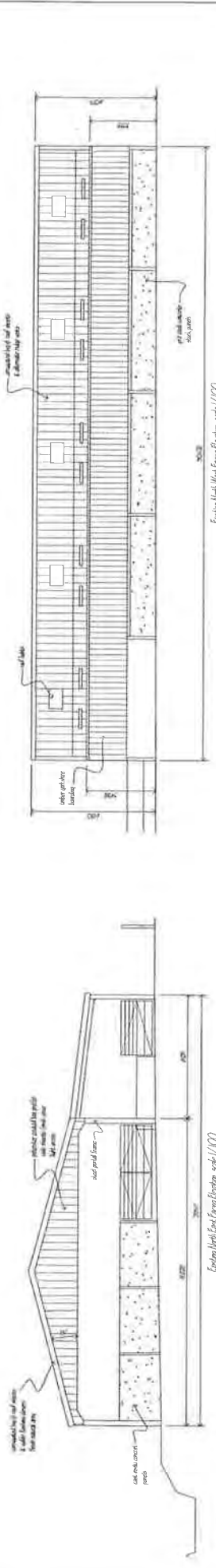
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Scale - 1/500: 1/1250.
Drawn- June 2018 by CW

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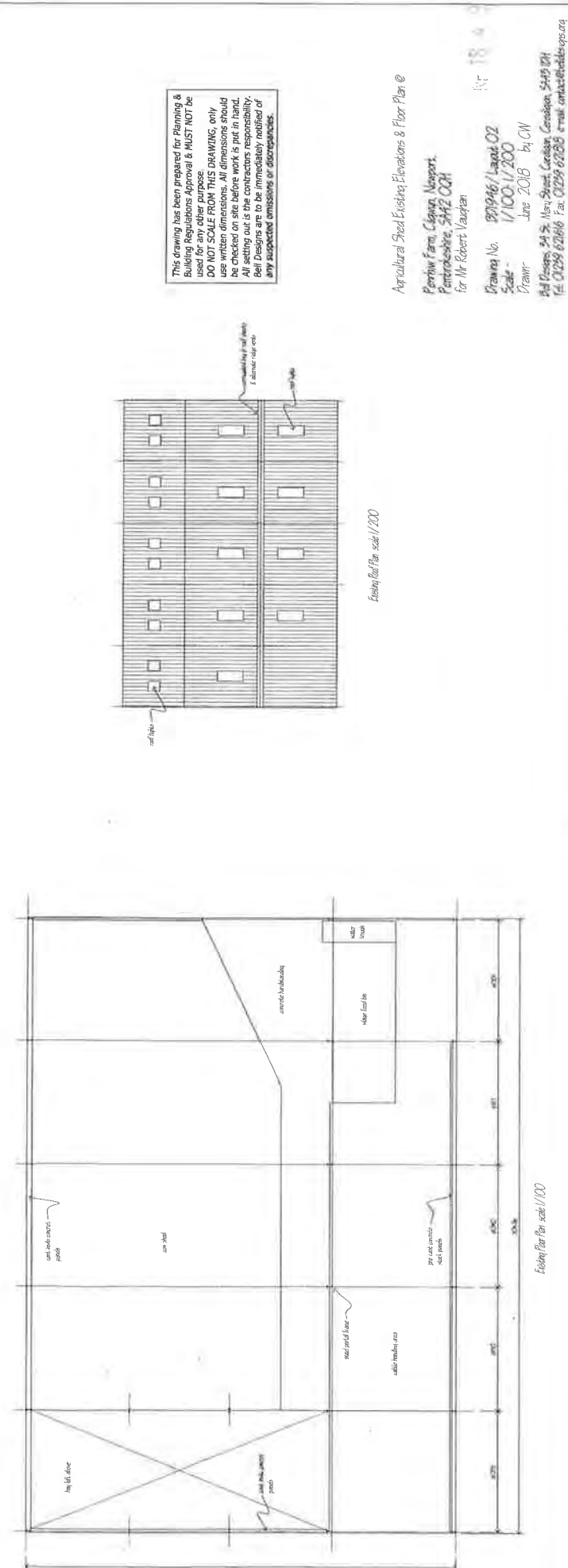
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East Farm Shed Elevation scale 1/100



West Farm Shed Elevation scale 1/100



Shed Floor Plan scale 1/100

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DO NOT SCALE FROM THIS DRAWING; only use written dimensions. All dimensions should be checked on site before work is put in hand. All settings out to be the contractors responsibility. Best Designs are to be immediately notified of any suspected omissions or discrepancies.

Shed Floor Plan scale 1/100

Agricultural Shed Elevation, Elevation & Floor Plan ©
Perrin Farm, Cloghan, Moyart,
Perrinshill, SH4E CQH
for Mr Robert Vaughtan
Drawing No. B09046 / Layout 02
Scale - 1/100 - 1/200
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