

Application Ref: NP/19/0663/FUL

Case Officer Kate Attrill
Applicant Mr & Mrs Hughes
Agent
Proposal Proposed Livestock Building, Slurry Pit, Silage Clamp and Farm Access Track
Site Location Nolton Croft, Houghton, Milford Haven, Pembrokeshire, SA73 1NJ
Grid Ref
Date Valid 17-Dec-2019 **Target Date** 20-Mar-2020

This application is being brought to the Development Management Committee as it is classified as a 'Major'.

Consultee Response

Natural Resources Wales: Conditional consent
Agricultural Advisor Carmarthen CC: No objection
PCNPA Planning Ecologist: Conditional Consent
PCNPA Tree and Landscape Officer: Conditional Consent
PCC - Drainage Engineers: Conditional Consent
PCC - Transportation & Environment: Conditional Consent - and an Informative to be attached to any permission granted.
PCC - Public Protection: No adverse comments
Dyfed Archaeological Trust: 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. In this case, both site notice and neighbour letters were sent.

No third party objections have been received.

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

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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
LDP Policy 32 - Surface Water Drainage
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW10
SPG06 - Landscape
TAN 12 - Design
TAN 23 - Economic Development

Constraints

LDP Mineral Safeguard
Biodiversity Issue
Historic Landscape
Hazardous Zones
Potential for surface water flooding
Recreation Character Areas
Affordable Housing Submarkets

Officer's Appraisal

Site and Context

Nolton Croft Farm is located off the Hill Mountain to Houghton road via an existing access track which also serves two residential dwellings. Historically the existing farm has been used for arable farming and is now being used for dairy and beef livestock farming in conjunction with a new dwelling which was approved in 2014. The holding extends to 642 acres 47 of which is owned with the benefit of freehold possession, the remainder is occupied under a range of tenancy agreements.

Relevant Planning History

NP/14/0186 - Demolition of several existing structures and proposed restoration of dwelling and associated works, together with new farm access track. Convert agricultural building to milking parlour and provision of a silo, concrete yard/turning area and slurry pit. – Approved.

NP/14/0636 – Discharge of Conditions 8 & 9 – Approved

NP/14/0639 – Non Material Amendment to NP/14/0186 for demolition of rear annex of old farmhouse & rebuilding to same footprint & height in cavity wall construction – Approved.

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NP/19/0306/PNA – Creation of cow tracks -Withdrawn.

Description of Proposal

The application comprises a proposed livestock building with perimeter concrete yarding and enclosed silage clamp to the East of the proposed building. Excavation of a new slurry pit to the South East of the livestock building and new farm access track to the South.

The application is partially retrospective; the livestock barn has already been partially constructed.

A new access road has previously been approved in 2014 but a new route has been applied for within this application.

Key Issues

The application raises the following planning matters:

Policy and Principle of Development

Agricultural Justification

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

Access and Parking

Landscaping

Biodiversity

Land Drainage

Policy

The site is located in open countryside as defined within the Local Development Plan (LDP). Policy 7 relates to development outside the identified Centres of the Local Development Plan area and supports appropriate new farm buildings.

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

Agricultural Justification:

To assess whether the application can be considered appropriate an independent Agricultural Assessor has been consulted, his comments are included below.

“The applicants advised us that the farm had historically been used for potato growing and that over the last 5+ years they have converted to Dairy Farming. Starting with a herd of 110 cows they are now milking up to 330.

As such there is an urgent need for improved animal housing. The ranges of farm buildings currently available on site are generally basic and not suitable for housing dairy cows.

Whilst a total of 260ha (642 Acres) is farmed by the business currently, the majority of this is rented. A small block of circa 47 acres including the farm house, farm buildings and land immediately surrounding has just been purchased by the applicants. The remainder is rented nearby on a number of agreements. The documents received confirm that circa 70 Acres remains rented at Nolton Croft under a 20 year Farm Business Tenancy dated 1.1.2014. This agreement contains an option for a 5 year extension. A number of other agreements are held, some with other land owners. We understand that these are of 5 year duration but have not had sight of these agreements.

Although there is a risk that some land could be lost under short term tenancies there remains a useful holding size between the land owned and that rented long term. The scale of the proposed development does reflect the extensive holding size at present. A significant loss of rented land would have a direct effect on the business and herd size that could be sustained. However, the current proposal is not considered of excessive size for a growing operation and taking into account the considerable age and poor condition of the existing buildings. Valuable livestock welfare improvements should be achieved.

Current Scheme

- Livestock Shed – This is of a suitable size and type for the proposed use and allows for a small expansion of the herd provided dry cows remain housed elsewhere as they are currently. This is subject to tenancies being held as above.
- Silage Clamp – The previous clamp has been removed to allow the construction of the shed. Provided the new one is built in compliance with the SSAFO regulations this is acceptable.
- Slurry Lagoon – Capacity appears adequate. Again, provided this is built in compliance with SSAFO regulations and NRW guidelines we have no objection to this.
- New Roadway – This is considered to be primarily a siting and highways matter and we have no comments to make in relation to this.

It may be prudent for the Authority to request that more of the rented land be held on tenancies of a minimum 15 years duration, for example up to 50% of the current total farmed area. However this is not considered essential.

Due to the size of the shed a separate SABs / SuDS application will be needed.

We confirm that we have no objections to the proposal as submitted. If you have any queries please let me know”.

The application is considered to be reasonable and in-line with the agricultural requirements of the holding.

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

The partially constructed livestock barn has been constructed as Proposed Block Plan A ref 1581 – 08 received 17 December 2019, and, Proposed Plans & Elevations Ref 1581 – 03 received 10 December 2019. The new building has been sited over an existing silage clamp, adjacent to the Old Farmhouse and to the North of the Existing general purpose agricultural buildings. The building is not visible from the highway and relates well to the existing farm yard. The building is constructed of steel portal frame design with concrete block walls to a height of 1.8 meters and Green profile sheet cladding covering the roof and remaining walls. The building is considered to be appropriately sited and will not increase the impact of the farm on the special qualities of the national park.

To the East of the new building a proposed silage clamp is sited to service the external feeding line of the building. The clamp will have a concrete floor with heavy duty drains draining into an underground tank. The earth bank surrounding the clamp will rise from existing ground levels circa 1.5 meters and the clamp will be excavated into the ground circa 2.0 meters at its deepest point. The silage pit will not be visible from the highway and is appropriately sited in relation to the livestock building.

A proposed slurry pit is located to the south of the proposed silage clamp and South East of the livestock building. The pit will be excavated into the ground to a maximum depth of 5 meters from existing ground levels. Although the slurry pit is proposed on previously undeveloped land the proposed site makes the best use of a slight depression in the land reducing the visual impact of the slurry pit. The earth bank perimeter walls will rise to 2 metres at the highest point from existing ground levels. A concrete apron will be constructed to allow access to the pit and to stop erosion. The proposed slurry pit is considered to be appropriately designed and sited; the application will not impact the special qualities of the national park and will replace an existing slurry pit sited on the farm yard.

The new farm access road is proposed from Rhoose Ferry Road to the South of the site. A previously approved road was granted permission ref

NP/14/0186 and the new application is considered appropriate providing a landscaping condition is used to control the design of the access onto Rhoose Ferry Road.

Access and Parking

The Highways Department have made the following comments:

There was no in-principle objection to this proposal, when a similar Planning Application was made in 2014. This included the new access onto Rhoose Ferry Road (Unclassified No-Through Road), as now. The proposed point of access is moved to the west of the water reservoir and spring/sinks, and will be between the woodland at the reservoir and a telegraph pole, so not using the cattle tracks. It will be a surfaced Farm Access Road with passing places.

The proposal includes the setting back of the frontage hedgebank to create 25 metre visibility, which were the splays which were agreed to with the earlier application. The latest proposal will be at a fairly visible location, away from the junction used to get to the Nursing Home, and much closer to the junction with the C3007 (at approx. 300 metres rather than 500 metres) which in itself is located in the middle of the 30MPH speed zone within Houghton village, with good visibility.

There is no objections provided appropriate conditions are imposed relating to a tarmacadam surface is installed 20 meters back from the access point to Rhoose Ferry Road. The proposed development is therefore considered to comply with Policy 53 of the LDP.

Landscaping:

The site itself is well located within a 'dip' in the landscape, and there are very limited visual impacts as a result of the proposals. A condition to ensure that the new buildings and access are adequately integrated into the landscape has been suggested.

Biodiversity:

The proposal is within 1200m of the Pembrokeshire Marine (SAC) and the Milford Haven Waterway Site of Special Scientific Interest (SSSI). As a competent authority under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 the Council has to consider the impact of development on the features for which the aforementioned sites are designated. A Test of Likely Significant Effect (TLSE) has been done for the site; this has been sent to and signed by NRW.

Natural Resources Wales requested a Construction Environmental Management Plan (CEMP) which has been submitted by the applicants during the course of the application and deemed sufficient to ensure protection of the environment during construction.

Land Drainage

PCC Drainage Engineers have confirmed that SAB approval will be required and have provided an informative comment to be included prior to the commencement of works on site.

Conclusion

The proposed development is considered to comply with all relevant LDP policies and is therefore recommended for approval subject to appropriate conditions.

Recommendation

APPROVE, subject to the following conditions:

1. The development is hereby approved under Section 73A of the Town and Country Planning Act 1990 (as amended) which allows for retrospective consent.
2. The development hereby permitted shall be carried out, and thereafter retained, strictly in accordance with drawing refs:
Site Location Plan /Proposed Access Track Plans 1581-01 received 17th December 2019
Proposed Location Plan 1581-04 received 10th December 2019
Proposed Block Plan A 1581-08 received 17th December 2019
Proposed Block Plan B 1581-07 received 17th December 2019
Proposed Shed Plans and Elevations 1581-03 received 10th December 2019
Engineering Site Plan (surface water drainage) received 10th December 2019
Proposed Site Access Road 20563-04 received 19th December 2019
Proposed Access Road (long section) 20563-05 received 10th December 2019
Silage Clamp & Slurry Pit drawing number 002 A received 10th December 2019
Silage clamp & slurry pit layout plan & sections drawing 001A received 10th December 2019
Biodiversity Enhancement Scheme received 22/01/2020
Construction & Environmental Management Plan received 9th January 2020
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Local Development Plan - Policies 1 - National Park Purposes and Duty, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park, 29 - Sustainable Design and 30 - Amenity.
3. A schedule of external colours & materials for the barn shall be submitted to the National Park Authority for approval, in writing, prior to

their first use in operation The development thereafter shall be carried out and retained in accordance with the approved plans. **Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Local Development Plan, Policies 1 - National Park Purposes and Duty, 15 - Conservation of the Pembrokeshire Coast National Park and 29 - Sustainable Design.

4. The area of the Access Road shall be surfaced in bituminous macadam, concrete or paving for a minimum distance of 20 metres behind the County Road before the access road is brought into operational development

Reason: In the interests of road safety. Local Development Plan - Policy 53 - Impacts on Traffic.

5. No further development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the landscape. The approved scheme shall include the following details:

- a) Initial tree, hedge and hedgebank Information;
- b) Proposed site specific tree, hedge and hedgebank work;
- c) Tree, Hedge and Hedgebank Protection;
- d) Arboricultural Method Statement (AMS);
- e) Any foundation design within RPA of any retained trees;
- f) Pembrokeshire hedgebank implementation detail; and
- g) Proposed landscaping details.

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).

6. Works must be undertaken in strict accordance with the following submitted documents and the recommendations within them:
 - Biodiversity Enhancement Scheme Plans 1, 2 & 3
 - Biodiversity Enhancement scheme Version 1 dated Jan 2020
 - Site Run Off Assessment and Management Version 1 dated Jan 2020
 - Construction Environmental Management Plan
 - Pollution incident response plan (PIRP)
 - The recommendations made within Sections 4 and 7 of the Site Investigation and assessment for slurry pit and silage clamp by D A Barratt

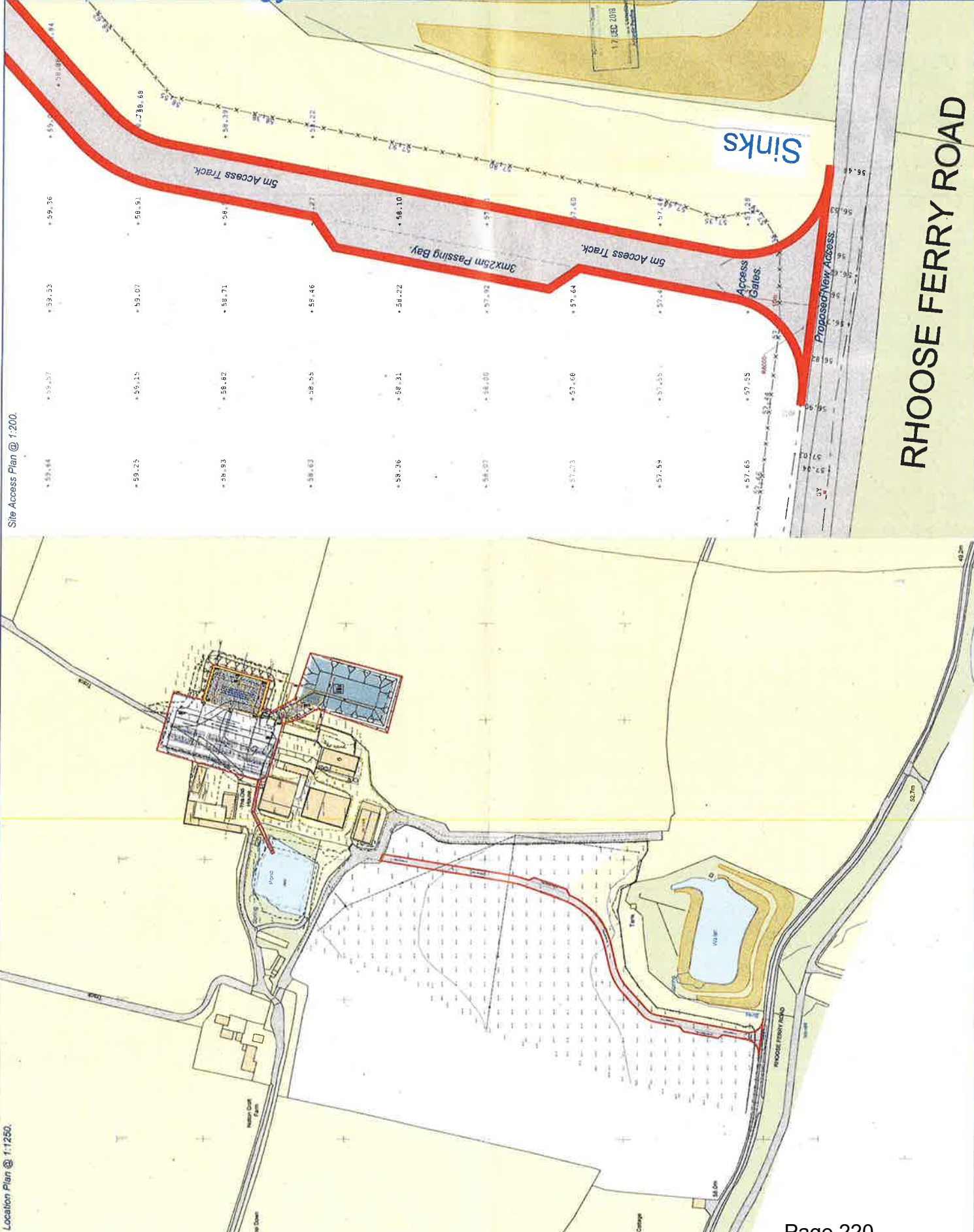
Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016 and Policy 11 of the Pembrokeshire Coast National Park Local Development Plan.

Note

The attention of the applicant is drawn to the attached Dwr Cymru Welsh Water guidance notes:

The attention of the applicant is drawn to the attached Natural Resources Wales guidance in respect of Slurry Pits, Pollution Prevention, Foul Drainage, Surface Water, Ordinary Water Courses, Waste Management, Sustainable Drainage, Habitats and Species

The crossing of the Highway verge/footway requires further consent from the Highway Authority under Section 184 of the Highways Act 1980, and that working in the Highway must be done by an approved contractor. the attached letter produced by the Highways Authority includes the application form, contractors list and explanatory notes.



DO NOT SCALE FROM THIS DRAWING.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE
 DOCUMENTATION PROVIDED.
 IT IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR TO
 VERIFY THE ACCURACY OF THE INFORMATION PROVIDED
 AND TO OBTAIN ALL NECESSARY PERMISSIONS AND
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DR
Design
 Architectural Services
 Davies Richards Design Ltd.
 Llanidloes - 01598 963351
 Mumbles - 01792 547692
 EMAIL: info@daviesrichardsdesign.co.uk
 WEBSITE: www.daviesrichardsdesign.co.uk

CLIENT Cleddau Farming Ltd.
 JOB TITLE
 Proposed Agricultural Building
 & Slag Storage area at:
 The Old House,
 Nollon Croft,
 Houghton,
 SA73 1NU.

DRAWING TITLE
 Proposed Access Track Plans.
 DRAWING STATUS
 Planning.

SCALE
 1:200 & 1:1250.

DATE BY
 17.08.2018 G.R.R.

DATE BY
 17.08.2018 G.R.R.

DATE BY
 17.08.2018 G.R.R.

DATE BY
 17.08.2018 G.R.R.

RHOOSE FERRY ROAD

- Notes**
- 1 All dimensions in mm unless otherwise stated
 - 2 Do not scale off this drawing
 - 3 All dimensions to be checked on site prior to construction
 - 4 Min. allowable ground bearing pressure to be 100 kN/m²
 - 5 Refer any discrepancies to engineer.
 - 6 Engineer to be notified of any changes

NP 19 6 6 3

Penrtheshire Coast National Park Authority
10 DEC 2019
Awdurdod Parc Cenedlaethol Arfordir Penrth

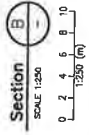
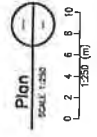
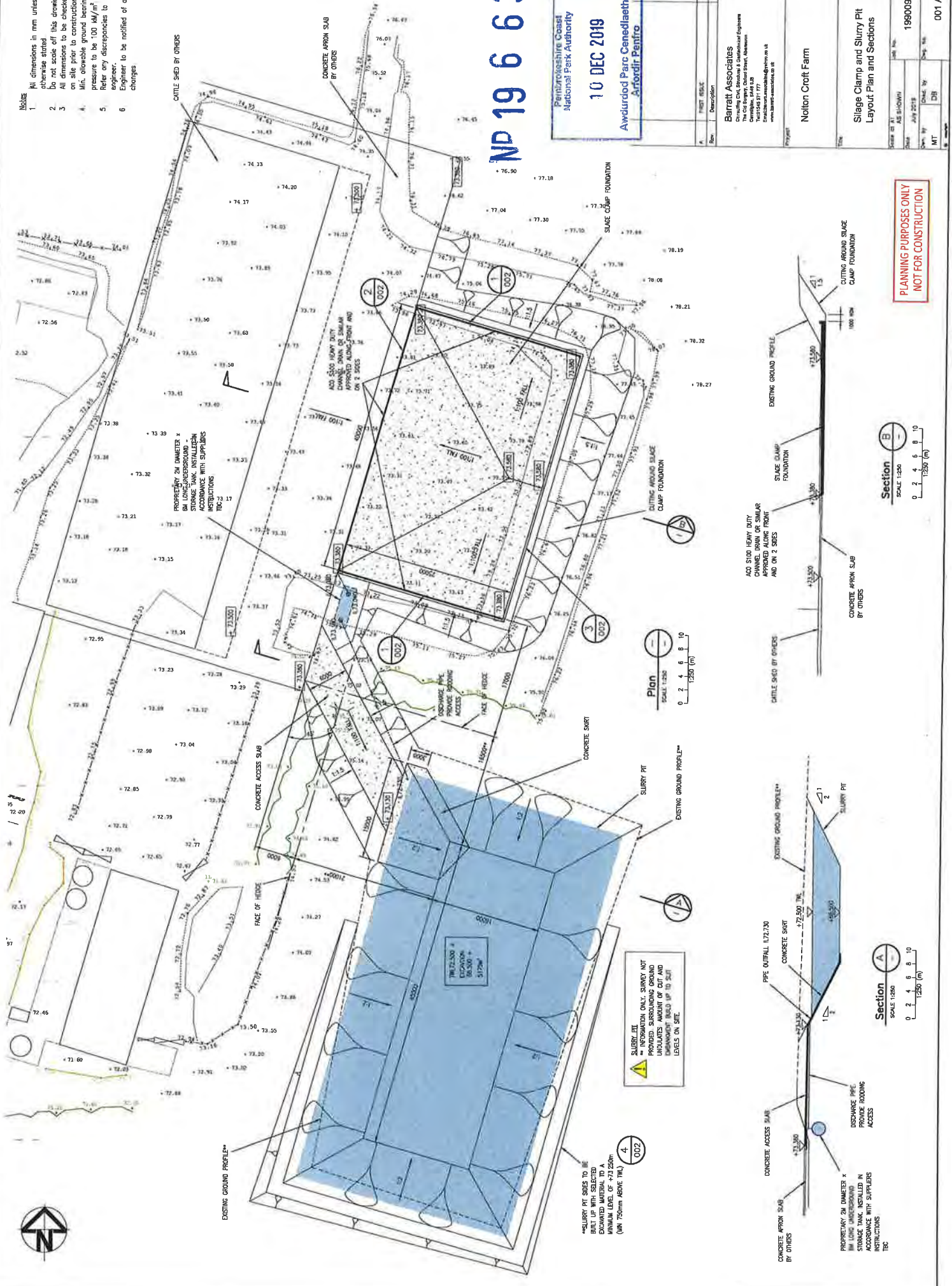
Rev	Description	By	Date
A	PRINT SCALE	SA/PA/PA	

Barrett Associates
 Consulting Civil, Structural & Geotechnical Engineers
 100, The Quadrant, Penrth, Cumbria, LA5 7JH
 Tel: 01524 971177
 www.barrett-associates.co.uk

Project: **Netton Croft Farm**

Drawn: **AS SHOWN** Date: **JULY 2019** Scale: **190009**

Checked: **DB** Date: **001 A**



**PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION**

DO NOT SCALE FROM THE DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.

THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY.
IT IS THE RESPONSIBILITY OF THE ARCHITECTURE TO VERIFY THE ACCURACY OF ALL INFORMATION AND DATA PROVIDED BY THE CLIENT.
THE ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORKS OR FOR THE SAFETY OF THE CLIENTS EMPLOYEES OR THE PUBLIC.
CONTRACTORS SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY.
THE ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORKS OR FOR THE SAFETY OF THE CLIENTS EMPLOYEES OR THE PUBLIC.

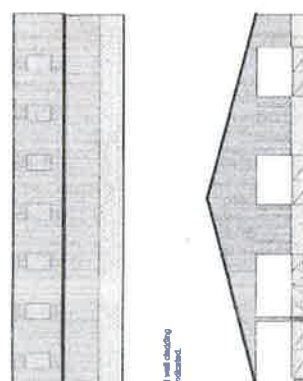
REV	DESCRIPTION	DATE
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DR Design
Architectural Services
Davies Richards Design Ltd.
Llandelo - 01553 823351
Mumbles - 01792 347892
EMAIL - info@drdesign.co.uk
WEB - www.drdesign.co.uk

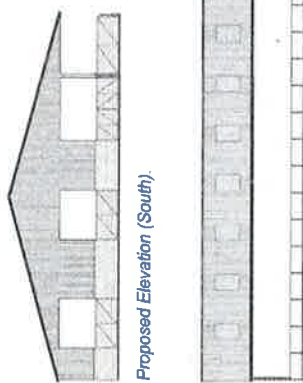
CLIENT: Cleddau Farming Ltd.
JOB TITLE: Proposed Agricultural Building & Silage Storage area at The Old House, Notton Croft, Houghton, SA73 1NT 19 6 63

DRAWING TITLE: Proposed Plans & Elevations.
DRAWING STATUS: Proposed Plans & Elevations
Planning 10 DEC 2008
SCALE: 1:200
DRAWN BY: G.R.R. DATE: Aug '19.
PLAN No: 1581-03

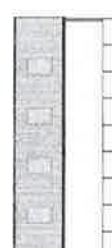
REVISION



Proposed Elevation (West).



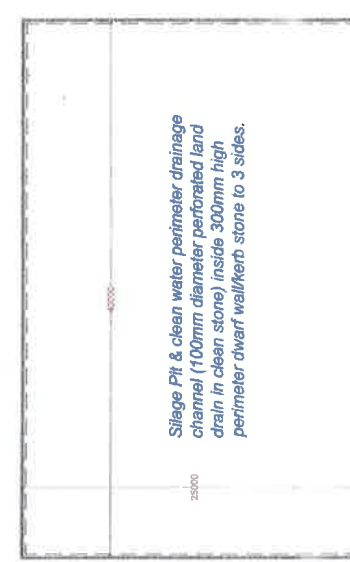
Proposed Elevation (South).



Proposed Elevation (East).



Proposed Elevation (North).



Concrete access/vehicle pad.

External Feeding Lane.



Proposed Ground Floor Plans.