

**Application Ref: NP/11/239**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SM79422545
<b>Applicant</b>	Mr HM Vaughan & Son
<b>Agent</b>	Mr M Goff, Agricultural Planning & Project Manageme
<b>Proposal</b>	New agricultural building for livestock housing
<b>Site Location</b>	Llanungar Fawr, Solva, Haverfordwest, Pembrokeshire, SA62 6UA

**Summary**

This application seeks planning permission for a new agricultural livestock shed. The main issues relate to the impact on the character and amenity of the area and the historic/archaeological interest of the site.

It is considered that the proposal, by virtue of its scale and design, will be out of character with the area and would be detrimental to the historic environment and be premature to approve without a full assessment. The application is therefore recommended for refusal.

**Consultee Response**

Environment Agency: No objection  
PCC - Head of Public Protection: Conditional Consent  
Dyfed Archaeological Trust: Conditional Consent  
Carmarthenshire County Council Estates: Approve - Site A is best suited to this development as it allows the applicant to harness the concrete pads already present

**Policies considered**

LDP Policy 01 - National Park purposes and duty  
LDP Policy 07 - Countryside  
LDP Policy 08 - Special Qualities  
LDP Policy 13 - Historic Landscapes Parks and Gardens  
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 53 - Impacts on traffic  
PPW4 Chapter 04 - Planning for Sustainability  
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast  
PPW4 Chapter 06 - Conserving the Historic Environment  
PPW4 Chapter 08 - Transport  
PPW4 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

SPG03 - Sustainable Design

SPG06 - Landscape Character Assessment Study, June 2009

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

TAN 18 - Transport

### **Officer's Appraisal**

This application is on the agenda as it involves a major development within the National Park as the shed exceeds 1000sq metres in area, however the nature of the proposal is not considered to be one that requires an environmental impact assessment.

### **Background & Description**

A previous application for an agricultural building on this site was withdrawn following concerns being raised by your officers on design and siting (NP/10/402).

### **Current Proposal**

The current application seeks planning permission for the construction of a new agricultural livestock building on an established farm holding at Whitchurch, Solva.

This application is on the agenda as it involves a major development within the National Park as the shed exceeds 1000sq metres in area, however the nature of the proposal is not considered to be one that requires an environmental impact assessment.

Llanungar Fawr is a family farm extending to some 178 hectares located at Whitchurch near Solva. The farm is run in conjunction with another family owned farm 20 miles away which is used for the milking herd of 450 head whilst the young stock associated with the dairy herd (500-550 head) are reared at Llanungar Fawr. The farmhouse and existing complex of farm buildings are located on the south side of the minor road which extends from Whitchurch to St Davids. These buildings are bisected by a lane which serves a caravan park further south. There are fields to either side of the farm and the former St Davids airfield lies immediately to the north on the opposite side of the public highway. The dwellings and other buildings associated with the settlement of Whitchurch lie further to the east mainly on the northern side of the road adjacent to the former airfield. A public right of way passes to the south west of the site.

The submitted Design and Access Statement (DAS) claims that presently there are not enough suitable buildings on this farm to provide winter housing for all the cattle and therefore an additional building is needed. It is proposed to erect a new livestock shed on part of the old airfield to the north of the existing farm complex on the opposite side of the road. It would be sited

adjacent to the old concrete runway and would measure 73.15 metres long by 30.80 metres wide by 7.55 metres to ridge, and the roof would have a shallow 10 degree pitch. The shed would have a footprint of 2253 sq metres which would be sufficient for 280 head of cattle. The external finishes would comprise dark grey fibre cement sheeting to the roof, interspersed with clear sheeting, whilst the gable ends would have natural timber boarding over pre-stressed concrete lower panels. The front and rear elevations would effectively remain open / unenclosed. No landscaping is proposed as the (low roof) design and nearby hedges are considered, by the agent, to minimise the impact of the siting and scale of the shed in the landscape.

The key issues for consideration are the impact of the proposal upon the character and amenity of the area, and the historic / archaeological value of the site.

Criterion h) of LDP policy 7 supports the principle of new agricultural buildings in the countryside where they can be justified. Your agricultural advisor agrees that there is a need for a further livestock shed on this farm and as such the principle of the development is supported. The siting and design are therefore of significance and these factors are covered by both local and national policies which seek to conserve or enhance the special landscape character of the National Park through sensitive siting and careful design that is responsive to context. Unfortunately the shed would be sited well away from the existing farm complex giving it a divorced location which runs contrary to the guidance as set out in TAN 6. It would also be significantly larger in scale in comparison with the current buildings on the holding. Furthermore it should be noted that, in recent years, the airfield has been successfully cleared of (old wartime) buildings and if approved the proposal would effectively reverse this trend by re-introducing a large building onto the old airfield. Dyfed Archaeological Trust have pointed out that their records show the application site lies within close proximity to the site of a prehistoric standing stone and is in an area that contains a significant amount of prehistoric sites and monuments. Consequently they cannot guarantee that important archaeological deposits will not be damaged or destroyed. They have strong reservations on the siting of this development as the location and scale will undoubtedly adversely affect and compromise the historic environment value of St David's Airfield which is currently subject to a detailed Cadw threat led assessment.

The DAS suggests the new shed would not be visible from a nearby public footpath or residential property further east due to the amount of intervening vegetation, unfortunately this is not so as there are several low points in the existing hedgerow which would offer public views of the shed on the airfield, and the building due to its scale would also be prominent in the landscape from long distance views.

The applicant has considered 3 N<sup>o</sup> alternative sites for the building, on the southern side of the public highway adjacent to the farmyard. These have been dismissed by the applicant for a variety of reasons including cost, sustainability, proximity to the farmhouse, planning limitation on further

expansion, proximity to caravan park and nearest watercourse, presence of overhead power lines (need for re-locating), necessity for new access to highway, visual impact and removal of hedgebank. The operational preference for the application site is supported by the Authority's agricultural advisor. However, having carefully considered the proposal in relation to the needs of modern farming it is considered that the proposed siting of the building would be likely to be so harmful to the character and amenity of the area as to outweigh other considerations, and as such should be refused planning permission. There is sufficient land available behind and alongside the existing farm complex on the south side of the public road where the new livestock housing could be accommodated in accordance with the guidance in TAN 6, and although perhaps not as convenient for the farm operation, it is considered that the difficulties given by the applicant in such alternative siting are not insurmountable.

The proposal would not create any highway or surface water problems and the design of the building generally reflects modern practice for livestock sheds, although the shallow roof pitch in relation to its span is uncharacteristic and not considered to be appropriate.

### **Conclusion**

In summary, it is recommended that the application be refused on grounds of siting and design, and its prematurity in relation to the historic environment assessment of St David's Airfield being carried out by CADW.

### **Recommendations:**

That planning permission be refused for the following reasons:

1. The siting of the proposed development would, by reason of its divorce of nature from the main farm complex, detract from the character and visual amenity of the area, contrary to the requirements of policies 1, 8, 15 and 30 of the Local Development Plan, Chapters 4 and 5 of Planning Policy Wales Edition 4 and the guidance set out in TAN 6 (Planning for Sustainable Rural Communities).
2. The design of the proposed development, by reason of its shallow roof pitch and wide span, would fail to meet the requirements of policies 8 and 29 of the Local Development Plan, Chapters 4 and 5 of Planning Policy Wales Edition 4 and the guidance set out in TAN 6 (Planning for Sustainable Rural Communities) and 12 (Design).
3. The siting of the proposed development is contrary to the Aims of Planning Policy Wales Edition 4 (Chapter 6), in seeking to preserve and enhance the historic environment and protect archaeological remains, and approval would be premature pending the completion of the on going, threat led, historic environment value assessment of St David's Airfield by Cadw.

**Additional Material**

- Drawing N° VAU/PLN/001 Block and Location Plans (Received 24<sup>th</sup> May 2011)
- Drawing N° VAU/PLN/002 Proposed Site Plan (Received 24<sup>th</sup> May 2011)
- Drawing N° VAU/PLN/003 Proposed Site Plan (Received 24<sup>th</sup> May 2011)
- Drawing N° VAU/PLN/004 Proposed Roof Plan (Received 24<sup>th</sup> May 2011)
- Drawing N° VAU/PLN/005 Building Elevations (Received 24<sup>th</sup> May 2011)
- Drawing N° VAU/PLN/006 Proposed Alternative Site Plan (Received 24<sup>th</sup> May 2011)



**Project**  
Air Extract Duct at The Old Chemist Inn  
The Strand, saundersfoot

<b>Title No.</b>	<b>Rev.</b>	<b>Scale</b>	<b>Date.</b>	<b>Drawn by.</b>
Location Plan		1: 2500	06.2011	SLH

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