
Application Ref: NP/13/0315

Application Type	Full
Grid Ref:	SN02320352
Applicant	Mr DG Brace
Agent	Mr Ashley Rees
Proposal	Agricultural building for storage of tools and machinery for the day to day operation of Paskeston Lodge, Cosheston (Retrospective)
Site Location	Paskeston Lodge, Cosheston, Pembroke Dock, Pembrokeshire, SA72 4SF
Case Officer	Liam Jones

Summary

This application has been reported to the Development Management Committee as the recommendation is contrary to recommendation of Cosheston Community Council.

This application proposes the retention and completion of an agricultural building erected on land at Paskeston Lodge in Cosheston. It was noted following the initial submission that a lack of information had been supplied to demonstrate that the building was reasonably necessary for the purposes of agriculture. The applicant has since supplied information to confirm that he owns and farms 92 acres of surrounding farm land which previously formed part of Paskeston Farm which he sold in May 2013. The building is considered to be reasonably necessary for the purposes of agricultural and complies with the aims of Policy 7 of the Local Development Plan.

With regard to visual amenity and special qualities the land is surrounded by a Woodland TPO and the building does sit comfortably alongside and below the ridge height of Paskeston Lodge. Although large the building is of a typical agricultural construction and subject to completion, rendering and painting the lower level walls of the building and providing for enhanced landscaping the development is considered to be acceptable and is in line with the aims of policies 1, 7, 8, 9, 15, 29, 30 and 53 of the Adopted Pembrokeshire Coast National Park Local Development Plan.

Consultee Response

PCC - Transportation & Environment: No objection

Cosheston Community Council: Recommend Refusal

Public Response

The application was advertised by display of a site notice at the access to the site on 28th August 2013. Following the consultation period one letter of objection has been received from the occupier of Greystones, Paskeston on 4th October 2013.

The letter received advises of no objection to the large shed for farming requirements, however, it strongly objects to its position. The letter advises that trees were cut to accommodate it and had it been positioned some 15-20 ft further off the road, more out of sight, then there would be no objection. The letter advises that it is a monstrosity, obvious and hideous.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrookshire 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 Pembrookshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 53 - Impacts on traffic
PPW5 Chapter 03 - Making and Enforcing Planning Decisions
PPW5 Chapter 04 - Planning for Sustainability
SPG05 - Sustainable Design
SPG06 - Landscape
SPG12 - Parking
SPG19 - Siting and Design of New Farm Buildings
TAN 06 - Planning for Sustainable Rural Communities
TAN 10 - Tree Preservation Orders
TAN 12 - Design

Officer's Appraisal

Background

Pre-application advice was sought by the applicant in February 2013 concerning the proposed erection of an agricultural storage building (PA/13/0050). Officers advised in a response of 3rd April 2013 that the proposal would either be subject to the prior notification procedure under the Town and Country Planning (General Permitted Development) Order 1995 or subject to a full application for planning permission should the scheme not meet the selected criteria within the Order.

Following this advice the owner began construction on the building in May 2013. In view of this the application did not qualify for consideration under the prior notification procedure and full planning permission was required. An

application was submitted initially in July 2013 on the wrong forms and was lacking further detail. The forms and additional detail was received in August 2013 to the register the application as valid.

Constraints

- Biodiversity Issue
- Rights of Way Inland – within 50m
- Tree Preservation Orders – within 10m

Relevant Planning History

No planning history

Current Proposal

The application proposes the retention and completion of an agricultural building for the storage of tools and machinery for the day to day operation of Paskeston Lodge, Coshaston.

The building is a typical agricultural type construction which measures 7.4m across by 18.2m in depth. The building measures 5.5m to ridge height with a pitched roof and is proposed to include a double gated access on the front elevation in addition to a doorway. A lean-to construction measuring 3.6m away from the main building is proposed along the west facing elevation. This lies at a lower level to the main building and is proposed to provide three separate storage areas.

The building has been constructed in concrete block wall upto a height of 1.5m and is clad with green plastic coated box profile cladding. The roof is clad with green fibre cement panels with vented ridges and contains 8 No. integral rooflights. The main entrance is proposed to accommodate a 4m wide steel exterior door in addition to the existing 1m wide steel entrance door. The lean to extension to the side of the building is proposed to be externally clad in timber vertical Yorkshire boarding and accommodate three timber door entrances.

Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities
- Amenity and Privacy
- Access and Parking

Policy and Principle of Development

The site lies in an area of countryside and as such the key consideration is Policy 7 – Countryside of the Local Development Plan. This policy sets out the circumstances under which development will be allowed in countryside

locations and relevant in this instance is criterion (h) which advises that new farm buildings will only be permitted where they are justified for agricultural purposes.

The application initially submitted showed that the building proposed, which is adjacent to the residential dwellinghouse 'Paskeston Lodge', was to be served only by the land immediately surrounding the building to the south. The agricultural holding to be served was not clearly identified and as a result Cosheston Community Council recommended refusal of the application on a lack of evident agricultural need.

In view of these concerns the applicant was contacted and clarification sought as to the agricultural need for the proposals. On 9th September 2013 additional information was received including a revised 'Design and Access Statement' and copies of a plan identifying 92 acres of surrounding agricultural land that is owned and operated by the applicant of Paskeston Lodge.

The submitted statement advises that the farm accommodates the summer grazing of sheep as well as the keeping of in excess of two hundred tack sheep during winter. During the summer the applicant cuts hay and silage as well as carrying out frequent maintenance of the surrounding fields and hedgerows. The building proposed for retention is to provide storage for the tools and machinery that they use to maintain the functionality of the farm. The internals of the building would provide storage for two tractors, fertilizer spreader, land roller, quad bike, chain harrows, two mowers and a wide assortment of tools, workbench and hedge maintenance equipment.

The applicant advises that in May of this year he and his daughter sold Paskeston Farm which comprised of the farmhouse, buildings and majority of land. However, they retained 92 acres which is close to Paskeston Lodge and is to be farmed using the house as the farmstead. They have retained the machinery and tools that they used to run Paskeston Farm.

In view of the nature of land associated with the building proposed for retention and the level of equipment required to manage that the land it can be considered that the building is reasonably necessary for the purposes of agriculture and the principle of its retention is acceptable in compliance with criterion (h) of Policy 7.

Visual Amenity and Special Qualities

Policy 8 of the Local Development Plan (LDP) is a strategic 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 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 fail 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'). Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

In terms of design the building proposed for retention and completion is a typical agricultural building. It has been constructed with an internal steel frame and clad with green plastic coated box profile cladding. The building, although appearing large if judged in isolation due to its long profile is actually positioned lower in height than the adjoining bungalow. As such the building forms a subservient structure to the street scene. The building is largely screened on entry to the site from the main highway partly due to its position behind Paskeston Lodge and the presence of a good level of mature screening from the surrounding protected trees. Notwithstanding this the applicant proposes to retain the lower portion of the building in unfinished block work. Whilst this is not present throughout the whole building it is nonetheless at odds with the character of the building and special qualities of the National Park. A suitable finish to overcome the harm would be to render and paint the lower block work and this could be achieved through a planning condition.

In addition to the above the applicant has submitted a Tree Survey which identifies that there is a beech tree (T1) which is located to the rear of the building which is required to be removed from the site. The Authority's Tree and Landscape Officer has assessed the tree and noted that T1 forms part of the existing Tree Preservation Order 12 (Woodland 14) but is posing an unacceptable risk to the general public. This is due to the asymmetrical shape of the crown and several branch fractures within the crown. The wounds to the tree are within the upper canopy which would suggest that they have not been damaged mechanically during the development as it is unlikely that standard plant machinery would reach the crown which begins at approximately 12m upto 25m. It was reasonable to suggest that damage may have been caused by natural phenomena such as failure of an adjacent tree or by cumulative storm damage. Given that the tree lies within a Woodland TPO the removal of the tree under the Dead, Dying and Dangerous exemption would not require a replacement and there would be no condition to grind the stump out. As such the loss of the tree needs to be considered in relation to visual amenity and the benefits it would have to screening for the building proposed for retention.

In order to ensure that the development is suitably screened to enhance landscape of the adjoining TPO with the loss of a mature tree from the site further planting is considered to be necessary along the north and east boundaries of the site. A scheme of landscaping to provide for new suitable native species can be secured through condition to require screening of the development from its surroundings.

Subject to conditions as suggested it is considered that the building will fit comfortably within the setting and will meet the aims of policies 8 and 15 of the Local Development Plan.

Amenity and Privacy

The building is positioned alongside Paskeston Lodge which is resided in by the applicant and proposed to be utilised as the dwelling in connection with the farm land. There are no near neighbours which are or would be affected by completion of the building such that the development complies with the aims of Policy 30 - Amenity.

The concerns of the occupier of Greystones are noted, however, for the reasons set out in earlier paragraphs it is not considered that an objection to the siting of the building could be sustained. The building although apparent on entry reads as a subservient addition to the site, is surrounded by tree cover and can be further supplemented by planting and finishing thus reducing its prominence.

Access and Parking

The building accommodates an access to its front and provides internal space for parking farm machinery. In responding to this application the Highway Authority at Pembrokeshire County Council note that the existing access is 9 metres which is sufficient for agricultural machinery on the private road. Also the building is set back level with the Paskeston Lodge and will not therefore block visibility sight lines. There are no objections to raise on highway grounds and the development is considered to be acceptable having regard to Policy 53 – Impacts of Traffic.

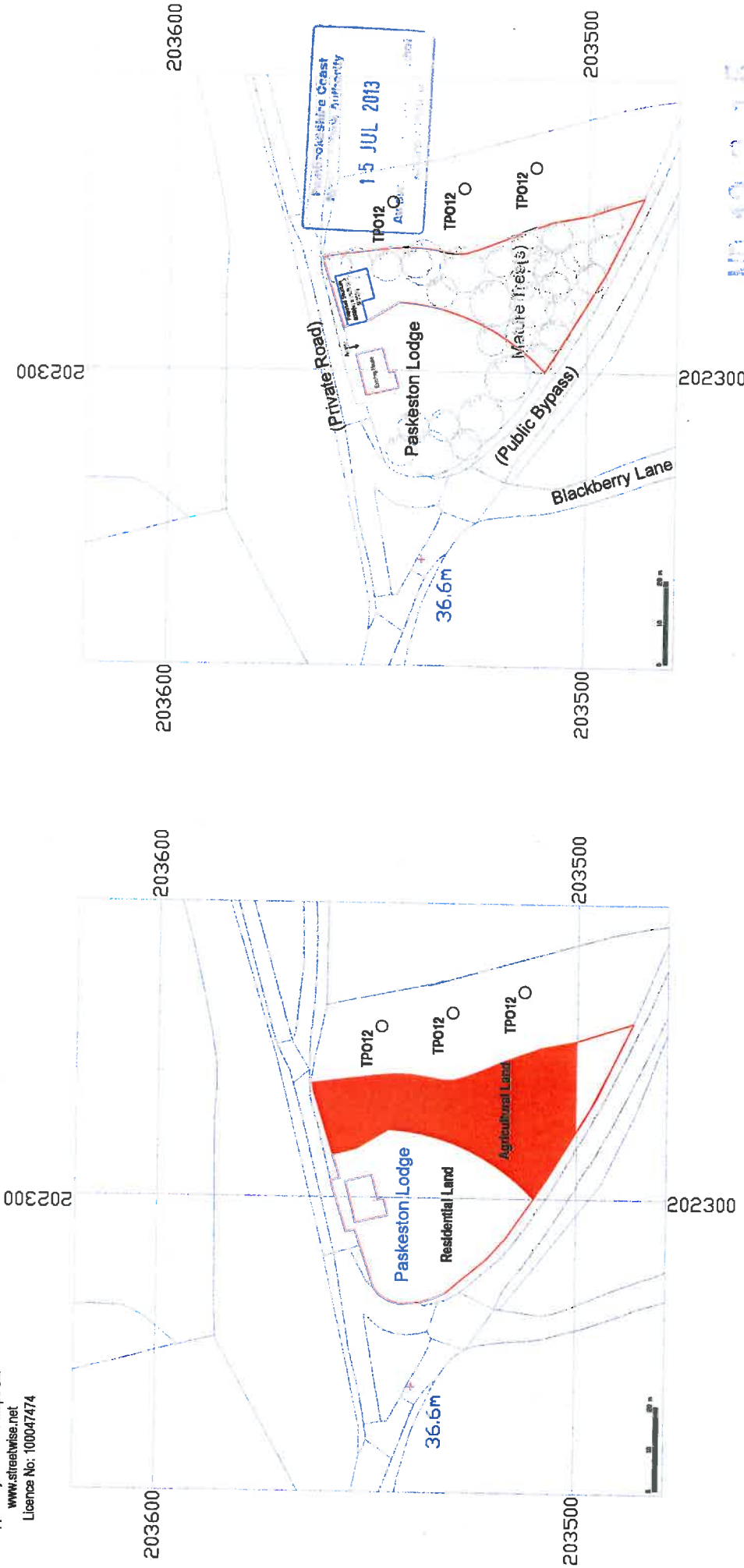
Conclusion

Having regard to the planning merits of the development it can be concluded that the principle of the building is acceptable having regard to its use for storage purposes in connection with the surrounding farmland owned by the applicant. Although large the building is of a typical agricultural construction and subject to completion, rendering and painting the lower level walls of the building and providing for enhanced landscaping the development is considered to be acceptable and is in line with the aims of policies 1, 7, 8, 9, 15, 29, 30 and 53 of the Adopted Pembrokeshire Coast National Park Local Development Plan.

Recommendation

Approve subject to conditions requiring the following;

- Completion in accordance with approved plans and Tree Survey
- Rendering and painting block wall within 3 months of decision.
- Scheme of landscaping to be agreed and implemented within 3 months of decision.



Existing Block Plan Scale 1:2500
Paskeston Farm Lodge
Coshston
Pembroke Dock
SA72 4SF.

Proposed Block Plan Scale 1:2500
Paskeston Farm Lodge
Coshston
Pembroke Dock
SA72 4SF.

Proposed Agricultural Holding
8000mm Width x 18000mm Length x 5000mm Height
(Set 9000mm away from Existing House on Agricultural linc
Access via Private Road

AP 19375

Note.

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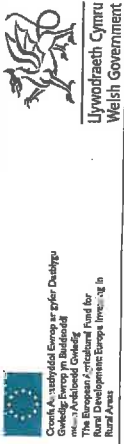
Drawings should not be used to scale from and all dimensions are to be checked on site by the contractor prior to any works commencing.

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Item 6e)

Title:	Block Plan Scale: 1:2500
Date Drawn:	01/07/2013
Size:	A3
Page:	1/7
Project:	Proposed Agricultural Holding Paskeston Farm Lodge, Coshston, Pemb.Dock. SA75 6.
Client:	Mr DG Brace
Drawn by:	AR
Ret:	A3-GB-01
Stage:	PLANNING

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Cwmwl a'r Wyddfa Eiddoedd a'r Gwladwriaeth
Welsh Government
Llywodraeth Cymru
Welsh Government

Ffurflen Cais Sengl

Single Application Form

Mapiau 2013 Maps

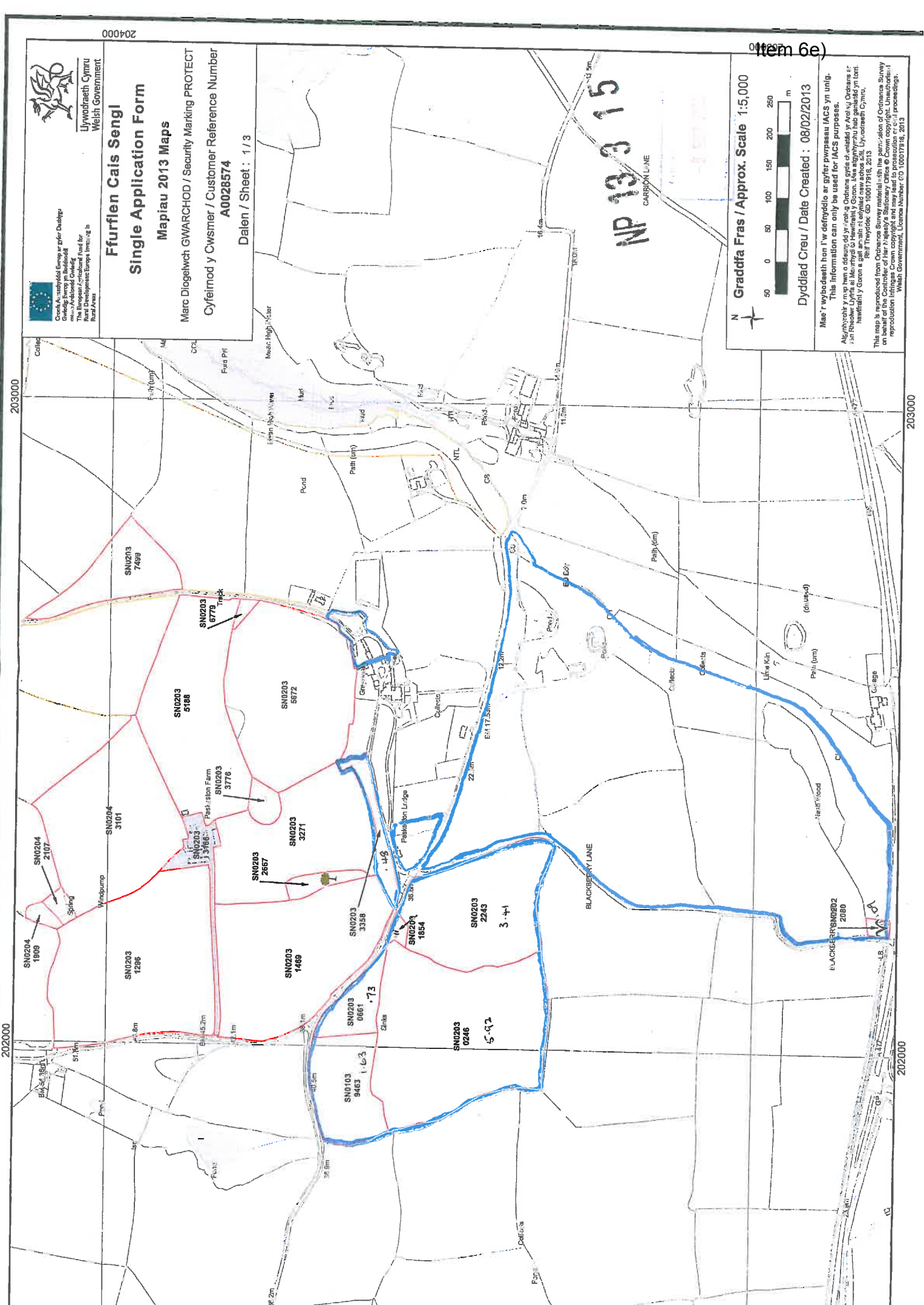
Marc Ddiogelwch GWARCHOD / Security Marking PROTECT
Cyfeirnod y Cwsmer / Customer Reference Number
A0028574

Dalen / Sheet : 1 / 3

Graddfa Fras / Approx. Scale 1:5,000

Dyddiad Creu / Date Created : 08/02/2013

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Item 6e)

NP 13 3 15

(Private Road)

Site Block Plan NOT TO SCALE
Paskeston Farm Lodge
Cosheston
Pembroke Dock
SA72 4SF.

Proposed Structure:
8000mm Width x 18000mm Length x 5000mm Height

Walls:
100mm Single Skin Blockwork (1500mm Height)
Plastic Coated Green Box Profile Side Cladding
Rear Cladding Yorkshire Boarding
Concrete Cast Floor

Frame:
Legs to be 8" RSJ Galvanised
Rafters to be 7" RSJ Galvanised
Purlins to be 7" x 3" Treated Timber

Roof:
15 degree pitch
Green Fibre Cement Roof With Vented Ridges
6" Grey plastic Guttering
100x1000 Plastic Roof glazing (Non-opening) (8.no)

15 JUL 2013

NB.
Height of proposed structure not to exceed the height of neighbourin property. Structure to be located on agricultural land adjacent to the garden of Paskeston Lodge.
Additional screen planting to the South of Paskeston Lodge garden at to the East of proposed structure to limit screen the view of the structure from Blackberry Lane (public bypass). Additional planting can be implemented at National Trust wishes at North Boundary on entrance to Paskeston Hall (private road).

Additional Screen Planting

Additional Screen Planting
Proposed Structure
8000(w) x 18000(l) x
5000(h)

Access
9m

Existing House

Paskeston Lodge

Boundary of Paskeston Farm Lodge Garden

Mature Tree(s)

Additional Screen Planting

(Public Byr)

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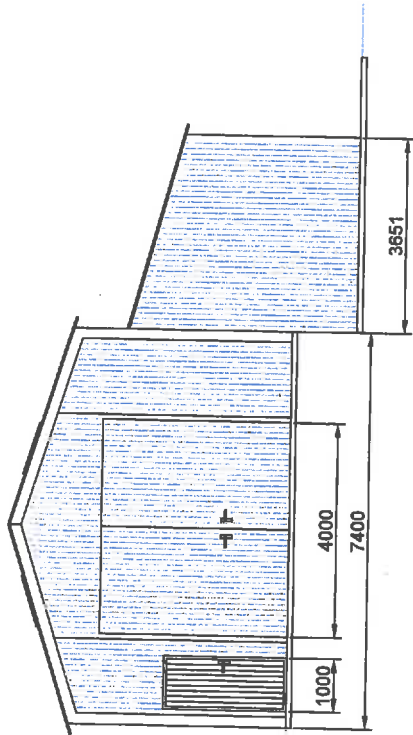
Item 5e)

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Scale:	NOT TO SCALE
Date Drawn:	01/07/2013
Size:	A3
Page:	2/7
Drawn by:	AR
Ref:	A3-GB-02
Stage:	PLANNING

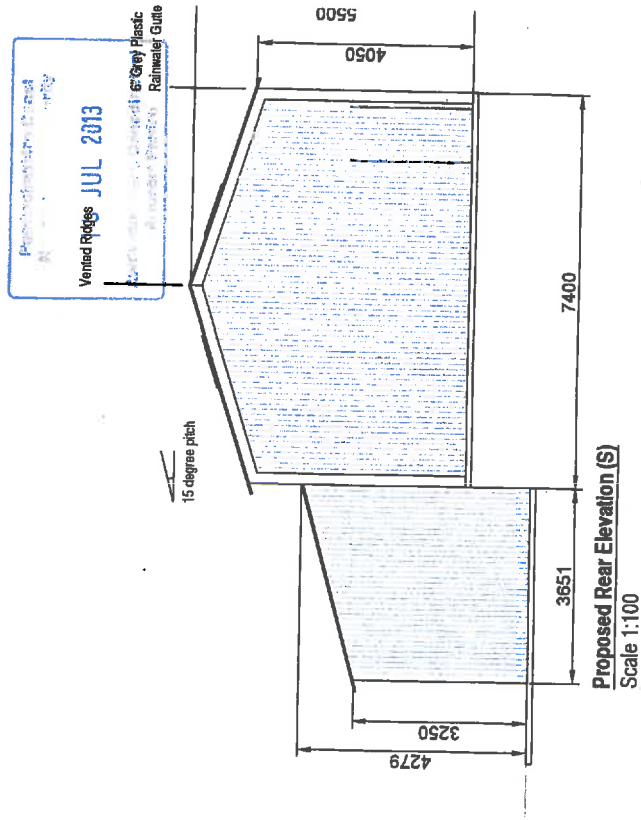
Project: Proposed Agricultural Holding
Paskeston Farm Lodge, Cosheston, Pemb.Dock. SA75 4SF.

Client: Mr DG Brace





Proposed Front Elevation (N)
Scale 1:100



Proposed Rear Elevation (S)
Scale 1:100

Proposed Front Elevation
 Vented Roofing
JUL 2013
 6" Grey Plastic Rainwater Gutter

NP 13.015

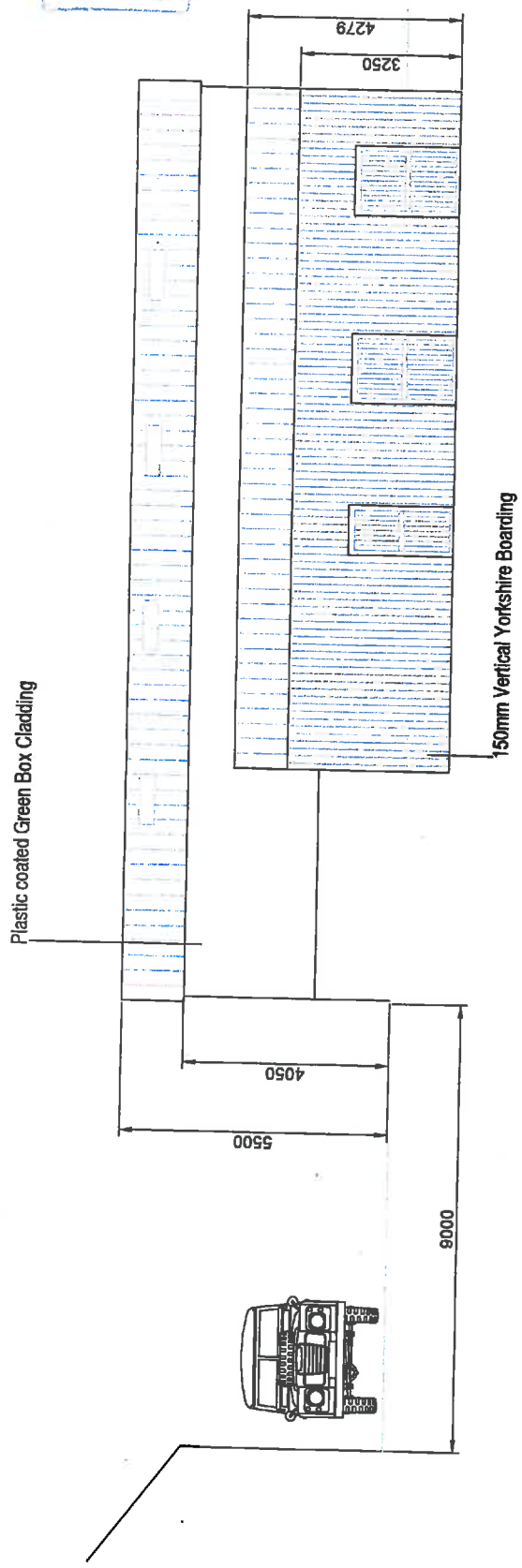
Note.
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Item (e)

Title: Proposed Agricultural Holding FRONT & REAR ELEVATIONS Scale: 1:100	Project: Proposed Agricultural Holding Paskerton Farm Lodge, Coshleston, Pembroke Dock, SA02 8SF.
Date Drawn: 01/07/2013	Client: Mr DG Brace
Size: A3	Drawn by: AR
Page: 3/7	Ref: A3-GB-03
	Stage: PLANNING

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Proposed Agricultural Holding
 Paskeston Farm Lodge, Cosheton, Pembroke Dock, SW20SF.
 15 JUL 2013
 Ashley Rees Architectural Services



Proposed Side Elevation (W) View from Public Road
 Scale 1:100

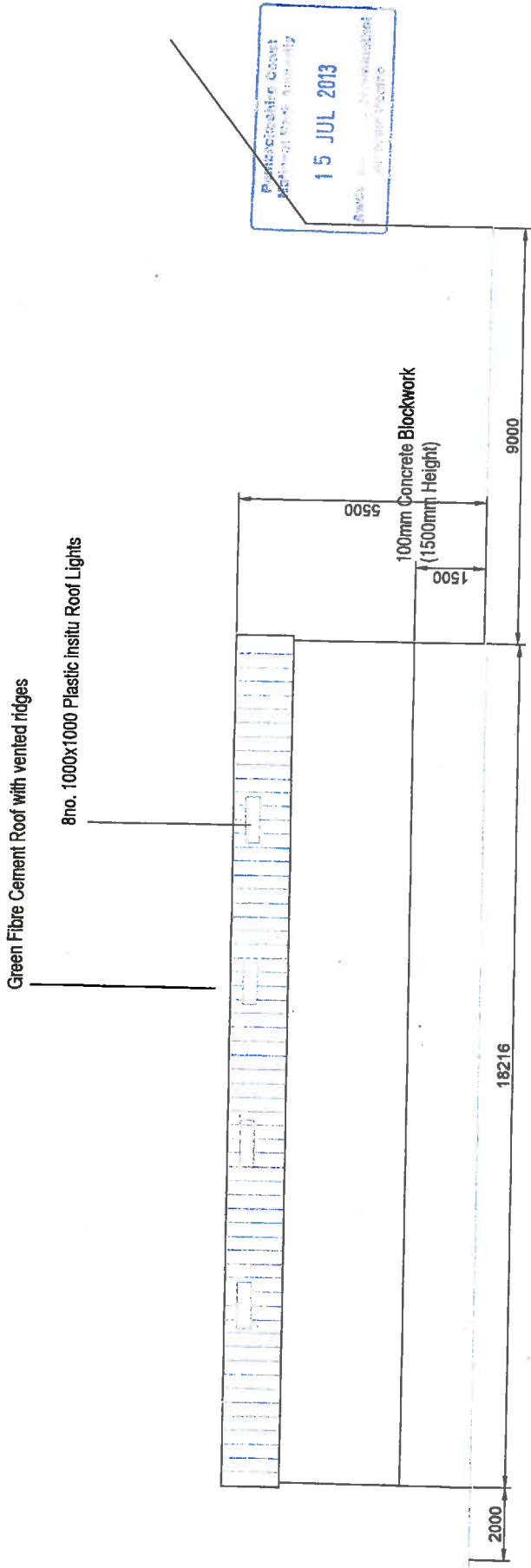
NP 13 3 15

Note.
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Item No. 05

Title:	Proposed Agricultural Holding ELEVATIONS (Side/West) Scale: 1:100
Date Drawn:	01/02/2013
Size:	A3
Page:	4/7
Drawn by:	AR
Ref:	A3-GB-04
Stage:	PLANNING
Project:	Proposed Agricultural Holding Paskeston Farm Lodge, Cosheton, Pembroke Dock, SW20SF.
Client:	Mr. DG Brace

Ashley Rees
 Architectural Services



Pembroke Park
 15 JUL 2013

AP 13 3 15

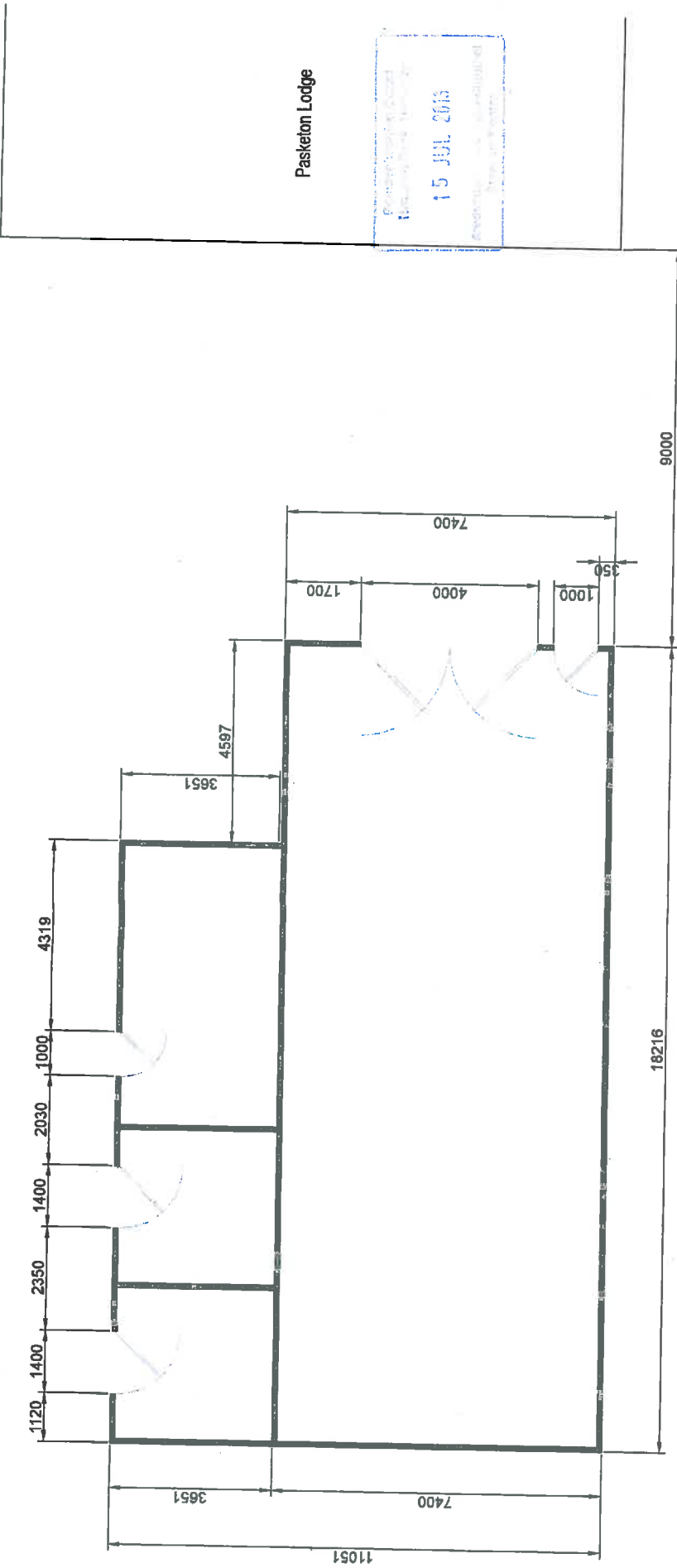
Proposed Side Elevation (E) View from Private Road
 Scale 1:100

Note.
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Item (e)

Title: Proposed Agricultural Holding ELEVATIONS (Side/East) Scale 1:100	Project: Proposed Agricultural Holding Paskeston Farm Lodge, Cosherton, Pembroke Dock, St. David's.
Date Drawn: 01/07/2013	Client: Mr DG Brace
Size: A3	Drawn by: AR
Page: 5/7	Ref: A3-GB-05
	Stages: PLANNING

Ashley Rees
Architectural Services
 Ashley Rees Architects Ltd
 Tel: 01753 781792
 Cosherton, Pembroke Dock, Pembrokeshire, SA72 8JG




Proposed Floor Plan
Scale 1:100

NP 13 3 15

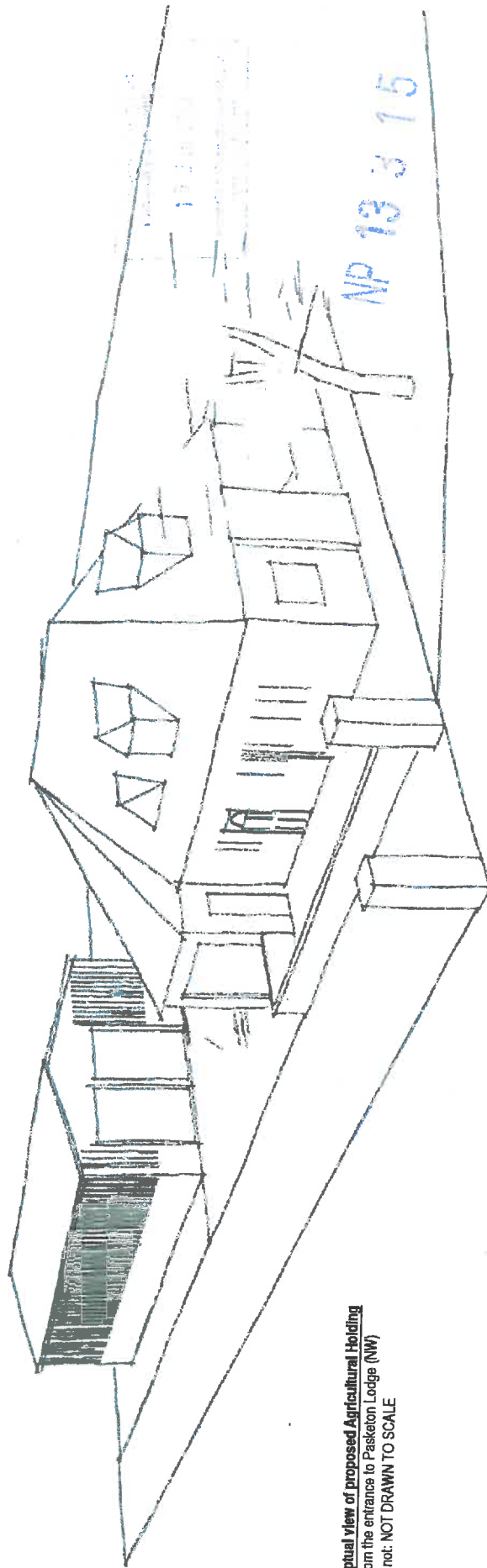
Pasketon Lodge
15 JUL 2013

Note.
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Title:	Proposed Agricultural Holding FLOOR PLAN Scale 1:100	Drawn by:	AR
Date Drawn:	01/07/2013	Ref:	A3-GB-06
Size:	A3	Page:	6/7
Project:	Proposed Agricultural Holding Pasketon Farm Lodge, Coshaston, Pembrok Dock, SA20 9SF.	Client:	Mr DG Braca


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Item 5e)



Conceptual view of proposed Agricultural Holding
 View from the entrance to Pasketon Lodge (NW)
 Please not: NOT DRAWN TO SCALE

Note.

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Ashley Rees Architectural Services is not responsible for any building works carried out on site.

Item 6e)

Project: Proposed Agricultural Holding
 Pasketon Farm Lodge, Coshaston, Pembroke Dock, SA70 6SF.
Client: Mr DG Brace



Title: Proposed Agricultural Holding Proposed Site Scale: NOT TO SCALE ILLUSTRATION ONLY	Drawn by: AR
Date Drawn: 01/07/2013	Size: A3
Page: 7/7	Ref: A3-GB-07
	Stage: PLANNING