

## Item 5 - Report on Planning Applications

**Application Ref: NP/15/0086/FUL**

<b>Case Officer</b>	Andrew Richards		
<b>Applicant</b>	Mr D Harries		
<b>Agent</b>	Mr A Lawrence, Reading Agricultural Consultants		
<b>Proposal</b>	Cattle accommodation building and open yard area (Retrospective)		
<b>Site Location</b>	Velindre, St Nicholas, Goodwick, Pembrokeshire, SA64 0LJ		
<b>Grid Ref</b>	SM89343606		
<b>Date Valid</b>	19-Feb-2015	<b>Target Date</b>	15-Apr-2015

**Summary**

This application is reported to the Development Management Committee as it is a Major Development application.

The application is retrospective and proposes the retention of a cattle accommodation building with associated external yard. The development is part of a farm expansion plan for its milking operation from 540 up to 860 milking cows.

Members will note that this application is made following refusal of a scheme proposing a slurry lagoon as well as a building in January 2015 under reference NP/14/0311. The proposed slurry lagoon has since been omitted in this revised scheme and the applicant sought planning permission for an alternative slurry lagoon proposal on land within Pembrokeshire County Council's jurisdiction. That application was approved by Pembrokeshire County Council on 26<sup>th</sup> May 2015.

Following careful consideration of the application and its merits it can be determined that the development represents an appropriate form of agricultural development in this location. The development by reason of its siting, form, design, and screening mitigation will preserve and not harm the special qualities of the National Park and will be compatible with the strategic aims of conserving or enhancing the natural beauty, wildlife and cultural heritage of the Park, and the public understanding and enjoyment of those qualities. Whilst the building expands the existing block of farm buildings this will not result in the loss of a sense of remoteness and tranquility or result in harm such to represent adverse harm that would affect the qualities of the National Park. The information received concludes that there is sufficient land on which to spread slurry in line with agricultural good practice, there would be fewer traffic movements and slurry storage requirements would be suitably managed through the grant of planning permission for a slurry lagoon. The proposal also offers the economic benefit of one additional full time role for the farm.

In summary it is concluded that, on balance, the development complies with the requirements of policies 1, 7, 8, 9, 11, 15, 29, 30, 31, 32, 34, 52 and 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted

## Item 5 - Report on Planning Applications

---

September 2010) and National Policy in the form of Planning Policy Wales (Edition 7, July 2014) and is recommended for approval.

### Consultee Response

**Pencaer Community Council:** No response received at time of writing report.

**Natural Resources Wales:** No objections to the proposed development, subject to informatives

**PCC - Ecologist:** No adverse comments

**PCC - Transportation & Environment:** No objection - subject to conditions.

**PCNPA - Access Manager:** No objection - subject to informatives.

**PCC - Head of Public Protection:** No adverse comments

**Dyfed Archaeological Trust:** No adverse comments

**National Trust:** No response received at time of writing this report.

**PCNPA - Park Direction (Minerals):** No adverse comments

**CADW - Protection & Policy:** No adverse comments

### Public Response

The application was advertised in accordance with The Town and Country Planning (Development Management Procedure) Order 2012 by display of site notices on 6th March 2015. Further to this the application was advertised in the local press on 20<sup>th</sup> June 2014 and letters of notification were sent to neighbouring occupiers on 19<sup>th</sup> and 24<sup>th</sup> February 2015.

Up until production of this report on 19<sup>th</sup> June 2015 109 No. letters of support and 94 No. letters of objection have been received. Full copies are available for inspection on the planning application file. Comments received are as follows:

### Supporting

- Well screened
- Set down within landscape
- Do not exceed height of adjacent buildings
- Virtually no visual impact
- Development is an infill with the complex in a sheltered hollow & will not have a major visual impact
- Farm is well run & animals are kept to the highest welfare standards
- No greater transport impact
- Farms support a myriad of local businesses who in turn employ/support local people
- Local job creation
- Local farms support food production

## Item 5 - Report on Planning Applications

---

- Support expansion of the existing business to enable it to remain viable
  - If the area's economic decline is to be halted there needs to be recognition that the countryside is & always has been a working environment
  - Confident that the utmost care will be taken to protect the environment & minimize any impact on neighbours & the area in general
  - The planned set-up provides safe & environmentally secure slurry storage & provides the opportunity to promote excellent practice in dairy farming
  - Development is to a very high standard with the comfort of the cow at the forefront of everything that seems to happen
  - Velindre provides a good base for local workers, seasonal & full-time in an economy where work is harder to find
  - Local family which has worked & supported the local community for many decades
  - Exceptional farmer who farms to the highest standard & is a great promotor of the dairy industry in both Pembrokeshire & Wales
  - Refreshing to see a young farmer looking to invest in his and his young family's future by building housing & storage for his herd
  - Results & performance Velindre is obtaining in fertility is with the best of the UK
  - The layout of the farm results in the accommodation not being seen from any roads
  - The Harries family are responsible farmers
  - Without further agricultural investment other farms will become unsustainable
  - Ultimately without this type of development supporting young people there is a danger that the area will become a retirement backwater
  - Agriculture brings a massive amount of money into the county & this proposal would have no effect on tourism
  - The cattle accommodation at Velindre is superior to most accommodation in the UK that was built in the 1970's & 1980's
  - An efficient cowshed is an integral part not only of the business but of the environment & welfare of each animal on the farm which is always paramount to any farmer
  - The shed footprint is appropriate
  - All forage eaten by the cattle is locally grown
  - Whilst small farmsteads with traditional buildings may look nice, most of these buildings are completed inappropriate for housing cattle on any commercial level
  - Food security is a key concern
  - The investment in modern & state of the art dairy unit which encompasses innovation & technology whilst ensuring the highest standards of animal welfare are maintained
  - Development will support the increase of milk production
  - Proposal offers dynamic approach to the future of dairying
-

## Item 5 - Report on Planning Applications

---

- Respects the environment
- Well designed
- The farm has helped create the beautiful & scenic countryside around St Nicholas.

### Concerns/Objections

- Setting precedent/step too far and inappropriate within PCNP
- Light Pollution
- Visual intrusion
- Additional transport & noise pollution
- Loss of views
- Excessive scale & out of character
- Local road unsuitable for extra heavy traffic
- Eyesore on an area of outstanding beauty
- Impact on tourism
- Pollution of land, water & air
- Building visible from highway & public footpath
- Out of scale with the locality & visually intrusive
- No economic sense
- Impact on nearby beaches & streams
- Traditional farming methods more suitable for a National Park
- Not an area which can support factory farming on this industrial scale
- Farm buildings dominate the landscape around St Nicholas
- Impact on national cycle network
- Animal welfare is paramount
- Impact on adjacent footpath & bridleway
- Loss of special qualities
- Does not conserve or enhance the natural beauty, wildlife & cultural heritage
- Does not ensure the sense of remoteness & tranquillity is lost
- Loss of property values
- Health hazards to people
- Nitrate pollution
- Intensive farming on this scale will have adverse impacts on area in respect of health of individuals, local communities, wildlife & the fisheries with all associated economic consequences
- Impact on Lower Aberbach Valley & a number of small scale eco-friendly sustainable businesses which contribute to the Pembrokeshire economy
- The accommodation building is linked to the Pembrokeshire County Council slurry lagoon application
- Adverse impact on existing residents & holiday makers
- Increasing cumulative impact on the Park of 'industrial scale' farm buildings
- Loss of amenity for local people & visitors

## Item 5 - Report on Planning Applications

---

- Balance between modest employment benefits of the proposal against impact on tourist industry
- Impacts on traffic flow
- Effect on local landscape
- Loss of value of property
- Dangerous road conditions
- Excessive & unacceptable levels of slurry
- No information to indicate soil profiling across all farmland involved
- Herd & followers need to be restricted
- Impact on setting of Grade II\* listed Tregwynt Mansion (located some 0.9 miles away)
- Verges & hedges have already been damaged by large vehicles within the village.

### **Policies considered**

Please note that these policies can be viewed on the Policies page Pembrokehire 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

LDP Policy 31 - Minimising Waste

LDP Policy 32 - Surface Water Drainage

LDP Policy 34 - Flooding and Coastal Inundation

LDP Policy 35 - Visitor Economy

LDP Policy 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

PPW7 Chapter 04 - Planning for Sustainability

PPW7 Chapter 08 - Transport

SPG05 - Sustainable Design

SPG06 - Landscape

SPG20 - Accessibility

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

TAN 15 - Development and Flood Risk

TAN 18 - Transport

---

## Item 5 - Report on Planning Applications

---

### TAN 23 - Economic Development

#### **Constraints**

Technical Advice Note 15  
LDP Mineral Safeguard  
Biodiversity Issue  
Safeguarding Zone  
Rights of Way Inland - within 50m  
Hazardous Zones  
Potential for surface water flooding  
Recreation Character Areas

#### **Officer's Appraisal**

##### **Site and Context**

The farm holding extends to approximately 319ha, comprising of 142ha at Velindre Farm, and a further 74ha at Woodlands Farm at Tregwynt. The holding also rents 103ha of land at Penysgwarnne Farm which is approximately 3km to the north east of the site. In addition to land within the holding, the farm also spreads slurry on 92ha on land at Caersegan, Pen-y-groes and Llanferran via spreading agreements.

The holding currently has a milking herd of 540 cows which are housed indoors for the majority of the year and grazed outdoors when weather and soil conditions permit. The applicant explains in the supporting information that there has been significant investment in buildings and infrastructure at the farm which has included a new accommodation building, cattle handling facilities and dairy including a 70-point rotary parlour. Furthermore it is advised that these investments have improved cow welfare, with a resulting fall in culling rates and increased productivity, with the unit achieving yields in excess of 10,000 litres per cow per year.

The farm itself is within 2km of the Coast and is in proximity to two protected sites which include the St Davids Special Area of Conservation (SAC) and the Strumble Head-Llechdarad Cliffs Site of Special Scientific Interest (SSSI). The wider area is mainly agricultural, with dairy and some arable farming along with tourism.

With regard to background members will note that this application is made following refusal of a scheme proposing a slurry lagoon as well as a building in January 2015 under reference NP/14/0311. The proposed slurry lagoon has since been omitted in this revised scheme and the applicant sought planning permission for an alternative slurry lagoon proposal on land within Pembrokeshire County Council's jurisdiction. That application was approved by Pembrokeshire County Council on 26<sup>th</sup> May 2015.

## Item 5 - Report on Planning Applications

---

### Relevant Planning History

- An application for the associated slurry lagoon was approved by Pembrokeshire County Council under 14/1071/PA on 26 May 2015 (a copy is enclosed for information in Appendix 1). [Note: this application is NOT within Pembrokeshire Coast National Park boundary].
- NP/14/0311 - Proposed cattle accommodation building (part retrospective), associated yard area & slurry lagoon - Refused - 21 January 2015
- NP/13/0270 – Velindre Farm, St Nicholas – Cattle Accommodation Building, Dairy Building, Access Track and Silage Storage Area (Retrospective) – Approved – 25 September 2014
- NP/05/564 – Velindre Farm, St Nicholas – Conversion of outbuilding to dwelling – Approved – 14 February 2006
- NP/01/543 – Velindre Farm, St Nicholas – Cattle Housing – Approved – 7 January 2002
- NP/238/95 – Velindre Farm, St Nicholas – Agricultural Buildings – Approved – 25 July 1995
- NP/184/88 – Velindre Farm, St Nicholas – Extension – Approved - 20 May 1988
- NP/583/83 – Velindre Farm, St Nicholas – Cattle Feeding Area – Approved – 22 December 1983
- NP/137/82 – Velindre Farm, St Nicholas – Erection of Cattle Shed – Approved – 22 June 1982

### Description of Proposal

The application proposes the retention of a cattle accommodation building with associated external yard

The building measures 55m long by 46.6m wide and up to a ridge height of 6.6m with eaves level at 4.9m with three separate roof spans. The building is sited in an existing gap between the road hedge bank and farm track which forms part of the main access into Velindre Farm and an existing complex of buildings. It has a floor area of 2,552m<sup>2</sup> which is sufficient to accommodate approximately 320 dairy cows. In addition, the building plans show the area between the building to the south and the building proposed, for use as an open yard area.

## Item 5 - Report on Planning Applications

---

Three side walls are constructed with climate control retractable screens and one open end with gated access. The gable ends are finished in dark green profile steel sheeting from eaves height to the roof and the roofing sheets are natural grey corrugated fibre cement with skylights.

The farm currently employs ten full-time staff and two part-time staff and it is expected, after expansion, that the farm would employ eleven full-time staff and two part-time workers.

The application has been supported with the following information:

- Design & Access Statement (February 2015)
- Supporting Statement/Policy Appraisal (February 2015)
- Slurry Spreading and water Pollution Management Plan (February 2015)

### Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Highway Safety, Access and Parking
- Neighbouring Amenity and Privacy
- Slurry Spreading, Water and Waste matters
- Impact upon Ecology
- Lighting Impacts
- Economic Benefits

### *Policy and Principle of Development*

The general thrust of National Policy in the form of Planning Policy Wales (PPW) (Edition 7, July 2014) and Technical Advice Note 6 acknowledges support for farming and particularly sustainable agriculture. PPW states (para.7.6.5) *“Local planning authorities should adopt a constructive approach towards 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”*.

Whilst a general support for farming is evident in policy terms what needs to be considered in this particular case is whether the expansion proposed for this farm is an appropriate development within the National Park having particular regard to the special qualities of the National Park and policies set out in the LDP.

Policy 1 – National Park Purposes and Duty (Strategy Policy) advises that development must be compatible with (a) the conservation or enhancement of the natural beauty, wildlife and cultural heritage of the Park, and, (b) the public understanding and enjoyment of those qualities. Particular reference is made to the need to have regard to fostering the economic and social well-being of



## Item 5 - Report on Planning Applications

---

local communities provided this is compatible with the statutory purposes of the National Park.

In terms of countryside protection policies, Policy 7 – Countryside, sets out the types of developments that will be permitted in countryside locations (i.e. outside of a recognised Centre). This includes, within criterion (h), farm buildings justified for agricultural purposes. The supporting text to this policy, at paragraph 4.43 of the LDP advises *“The National Park countryside is an important contributor to tourism, farming, conservation etc. Issues for the Park include finding the right approach to the amount of development to be permitted, taking account of accessibility issues, the need to sustain local communities and the need to protect the National Park landscape.”*

Having regard to the above it can be accepted that the principle of agricultural development is acceptable subject to the development integrating successfully with the landscape and special qualities of the National Park as well as consideration and compliance with policy in relation to all other relevant material considerations including matters such as highway safety, neighbouring amenity, slurry storage and management, ecology, lighting impacts and economic benefits.

### *Impact upon special qualities of the National Park*

Policy 8 of the Pembrokeshire Coast National Park 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 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. Criterion ‘c’ resists development that would introduce or intensify a use which is incompatible with its location. 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’).

The application site is positioned along the boundary of the National Park and near a key tourist route from St Nicholas through to Strumble Head. The site also lies in proximity to a public right of way giving access to the coast path. The Authority has produced a Landscape Character Assessment of the National Park as Supplementary Planning Guidance and the application site is placed within Local Character Area (LCA) 20 - Trefin. This area is defined as being a large linear coastal area running southwards from the prominent rocky hill of Garn Fawr south westwards to the eastern end of the Carn Llidi hills up to but excluding Carn Penberry. Visually this area consists of a series of tall indented cliffs and steep slopes with occasional jagged rocky outcrops contrasting with more sheltered inlets set between. The hinterland, within which the application site falls, is defined as being gently undulating agricultural landscape of medium sized fields with close visual relationship

## Item 5 - Report on Planning Applications

---

with the adjacent coast. The area is interspersed with regular scattered farmsteads and occasional hamlets and small villages. In classification against LANDMAP criteria the area is defined as containing high, outstanding and moderate visual and sensory aspect areas along with high and outstanding historic and cultural landscape aspect areas.

The building, proposed for retention, would provide additional accommodation for 320 cows expanding from a current total herd from 540 cows to 860 cows. It is material to the consideration of this application that planning permission has recently been granted by Pembrokeshire County Council for a new slurry lagoon to serve the farm. The approved slurry lagoon is situated on land within Pembrokeshire County Council's jurisdiction located to the north east of the application site. Pembrokeshire County Council considered that its siting would not harm the surrounding character and appearance of the area and that of views in and out of the National Park.

One of the key considerations for the Authority in this revised planning application is whether the building proposed for retention conserves or enhances the character and appearance of the National Park and the reasons for the refusal of part retrospective application (NP/14/0311) for a building and slurry lagoon.

In terms of form the building now proposed for retention does not differ to that refused as part of the former planning application. The key difference in terms of impact is the removal of the slurry lagoon from the proposal and its re-siting to land outside the National Park. In dealing with the former application officers had regard to the character of the building proposed as well as the character of the lagoon and its appearance in the landscape when forming a judgement and recommendation to members on that scheme.

The Authority determined that the development of the slurry lagoon and building proposed in planning application NP/14/0311 would result in unacceptable development by virtue of the development eroding the special qualities of the National Park.

### **Assessment of impact upon special qualities:**

The building measures 55m long by 46.6m wide and up to a ridge height of 6.6m. It is positioned alongside two existing agricultural buildings thereby creating a close knit block of four buildings. The applicant suggests that it is of a similar scale to the adjacent farm buildings and of a typical construction on modern dairy units. The building is located near to the site access and whilst set against the backdrop of the existing structures the new roof area will add to the bulkiness of the built environment as it extends to an area of 2563m<sup>2</sup>. Public views of the building would be apparent along the site access and immediate surroundings with these views mainly confined to the roof profile of the buildings.

In terms of the concerns raised by officers in the former application (NP/14/0311) it should be noted that these concerns related to the combined

## Item 5 - Report on Planning Applications

---

impact of the slurry lagoon proposal and building. It was considered by officers that views from the east would place further emphasis on the farm complex as a whole and that this, due to the siting of a slurry lagoon in the context of the wider landscape, would have a detrimental impact upon the landscape character of the National Park. Further concerns related to the public view at the site access being one of an industrial nature due to the sheer number and form of buildings that would result from the additional structure. It was also noted that the roof of the building would be visible from the public footpath near Velindre West.

Having regard to the former reasons for the refusal of the former application it is necessary in determining this application to consider the building on its own merits by assessing its impact upon the surroundings, the site access and general character of the area having regard to the relevant policies within the LDP.

### Views from surroundings

The applicant has supplied some further photographs in the submitted supporting statement showing the site and development viewed from locations around the farm complex. These locations include from St Nicholas Cross crossroads, highway north of St Nicholas, view from footpath to the south and view from farm entrance. It can be noted from these photographs that the new roof of the building forms part of the overall complex and whilst an observer may note that the farm has expanded these views are fixed on the buildings.

There are views of the surrounding land and the observer will note the coastal location of the site, however, unlike the former application the scheme does not include proposals for a slurry lagoon in the same context. The former slurry lagoon proposal heightened the impact of the existing buildings by expanding views of the farm developments towards the coast. The proposed siting of the slurry lagoon in a new location to the east of the farm complex, and outside the National Park, results in there being no adverse impact upon the wider qualities of the National Park.

Views mainly of the roof of the building from the public footpath will remain. However, the building will be positioned alongside the existing built development and the applicant has suggested that further planting along the access road into the site is being provided to assist in screening the development.

### Views from Site Access

It is clear that the view from the site access is of an expanse of roofs and that this view could remain to be of an industrial nature, however, as discussed above the applicant has advised that plans include the planting of trees alongside the access to form a manageable hedge. This proposal for further planting did not feature in the former scheme and would have the positive effect of screening the expanse of roofing from views near the site access.

---

## Item 5 - Report on Planning Applications

---

Subject to further details of the landscaping itself and subject to a management plan to secure the maintenance of the landscaping into the future it is considered that the development from this viewpoint will be compatible with the special qualities of the National Park.

### **Assessment impact on special qualities - Policy:**

In relation to potential landscape impact the key policies to consider are policies 8 and 15. These directly relate to potential impact upon the National Park's special qualities and are designed to protect these qualities from adverse forms of development.

### **Policy 8 (Special Qualities)**

The proposed building for retention, subject to additional planting along the access, will not harm the remoteness and tranquillity of the area a requirement of criterion (a). This is on the basis of the building remaining closely linked to the farm complex and harming the visual character of the surrounding land.

### **Policy 15 (Conservation of the Pembrokeshire Coast National Park)**

#### *a) causing significant visual intrusion*

It is accepted that the building has formed an expansion of the built form at Velindre, however, it remains part of a block of buildings associated with the site. The roof has expanded and views from the east will place emphasis on the fact that the farm has expanded, however, these views will not be associated with the formerly proposed slurry lagoon proposal to the west. It cannot therefore be considered that the addition of this building introduces a 'significant visual intrusion'.

#### *b) being insensitively and unsympathetically sited within the landscape*

The form of the building closely follows existing buildings and is integrated with them in a closed block. The building also follows guidance within the Authority's SPG 'Siting and Design of New Farm Buildings' (Adopted 13<sup>th</sup> June 2012) in that the building will sit within and be well related to the existing building complexes (para 5.2). Consequently, it cannot be maintained that the building is insensitive or unsympathetically sited in this instance.

#### *c) introducing or intensifying a use which is incompatible with its location*

The use of the building will be for agricultural purposes and agricultural uses are compatible with countryside locations. It cannot therefore be held that the development would introduce or intensify a use which is incompatible with its location.

#### *d) failing to harmonise with, or enhance the landform and landscape character of the National Park*

---

## Item 5 - Report on Planning Applications

---

Whilst the building may not 'enhance' the landform and landscape character of the National Park given that it is built development in the countryside it will nevertheless 'harmonise' with the existing farmstead and group of buildings due to its siting.

### *e) losing or failing to incorporate important traditional features*

The building to be retained is of agricultural design and form and would not cause a loss of any important traditional features in this location. In particular, the important hedge banks around the site are to be retained and new planting is to take place along the site access.

### **Policy 29 (Sustainable Design)**

Proposals are expected to demonstrate an integrated approach to design and construction and will be required to be well designed in terms of (a) place and distinctiveness, (b) environment and biodiversity, (c) community and cohesion and health, (d) accessibility, (e) energy use, (f) energy generation, (g) materials and resources, (h) water and drainage, (i) waste and (j) resilience to climate change. The building is a purposely constructed agricultural building specific to the needs of the farm. It is considered to be well integrated with the complex and is well designed.

In summary, therefore, whilst the building is large and it formed part of a scheme previously refused by the Authority the concerns raised by officers focused on the harm of the impact of both the building and slurry lagoon. The submission with this application of full details for native tree planting along the west of the building adjoining the access track will assist in reducing the extent of views of the block of buildings and their roof span from the highway. This coupled with the integration with the farming unit and the re-location of the slurry lagoon proposal to an acceptable location renders the scheme one that will not harm the special qualities of the National Park. As such the scheme complies with policies 8,15 and 29.

### *Highway Safety, Access and Parking*

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development requiring that new development has no adverse impact upon traffic safety. The application has not been supported with a detailed Transport Assessment; however, the applicant has provided information on the type and number of journeys associated with the existing and proposed farm as a result of expansion. This information is included within the 'Supporting Statement/Policy Appraisal' document (February 2015) and the below tables have been copied from Appendix 2: Traffic Forecast.

## Item 5 - Report on Planning Applications

## Appendix 2: Traffic Forecast

## Existing

## Total Annual Traffic Movements at Velindre Farm (Existing)

1 vehicle movement is a movement either onto or off the site

Requirement type	Movement	Vehicle	Movements/year	Movements/day (peak)	Movements/hour (peak)
Forage <sup>13</sup>	29 /Month	Tractor & Trailer	350	35	2.9
Blend feed	60 /Year	29t HGV	60		
Straw (feed)	34 /Year	11.5t Tractor & Trailer	34		
Parlour cake	29 /Year	29t HGV	29		
Sawdust (bedding)	18 /Year	20t HGV	18		
Milk tankers	56 /Month	29,000 Litre HGV	672		
On-site staff (6)	24 /Week	Car/LGV	1,248		
Off-site staff (4) <sup>14</sup>	30 /Week	Car/LGV	1,560		
Foot trimming	4 /Month	Car/LGV	104		
Vet	2 /Month	Car/LGV	24		
Livestock Transfers (beef calves)	4 /Month	Car/LGV	48		
Livestock Transfers (fallen stock)	4 /Month	Car/LGV	48		
Minerals, dairy chemicals etc	12 /year	15t HGV	12		
AI	2 /Year	Car/LGV	2		
Post	12 /Week	Car/LGV	624		
Contractors (slurry) <sup>15</sup>	1,515 /Year	Tractor & Trailer (2,300 gallon)	1,515	75.8	7.2
<b>Total HGV</b>			<b>791</b>		
<b>Total Tractor &amp; Trailer</b>			<b>1,899</b>		
<b>Total Car/LGV</b>			<b>3,658</b>		
<b>Total</b>			<b>6,348</b>		

## Proposed

## Total Annual Traffic Movements at Velindre Farm (Proposed)

1 vehicle movement is a movement either onto or off the site

Requirement type	Movement	Vehicle	Movements/year	Movements/day (peak)	Movements/hour (peak)
Forage <sup>13</sup>	46 /Month	Tractor & Trailer	557	55.7	4.6
Blend feed	95 /Year	29t HGV	95		
Straw (feed)	53 /Year	11.5t Tractor & Trailer	53		
Parlour cake	46 /Year	29t HGV	46		
Sawdust (bedding)	28 /Year	20t HGV	28		
Milk tankers	56 /Month	29,000 Litre HGV	672		
On-site staff (3)	24 /Week	Car/LGV	1,248		
Off-site staff (7) <sup>16</sup>	40 /Week	Car/LGV	2,080		
Foot trimming	4 /Month	Car/LGV	104		
Vet	2 /Month	Car/LGV	24		
Livestock Transfers (beef calves)	4 /Month	Car/LGV	48		
Livestock Transfers (fallen stock)	4 /Month	Car/LGV	48		
Minerals, dairy chemicals etc	12 /year	15t HGV	12		
AI	2 /Year	Car/LGV	2		
Post	12 /Week	Car/LGV	624		
Contractors (slurry)	1,230 /Year	Tractor & Trailer (3,000 gallon)	1,230	61.5	5.9
<b>Total HGV</b>			<b>853</b>		
<b>Total Tractor &amp; Trailer</b>			<b>1,840</b>		
<b>Total Car/LGV</b>			<b>4,178</b>		
<b>Total</b>			<b>6,871</b>		

## Item 5 - Report on Planning Applications

---

### Summary

Summary Table – Movements/year

	Existing	Proposed	Difference/year	Difference/week
Total HGV	791	853	62	1.2
Total Tractor & Trailer	1,899	1,840	-59	-1.1
Total Car/LGV	3,658	4,178	520	10.0
Total	6,348	6,871	523	10.1

The supporting information provided states that this application would allow an increase in herd size by approximately 320 cows. The calculations put forward by the applicant appear to demonstrate that there would be an overall increase in movements at the farm of 551 per year or 1.2 movements per day. However, the applicant advises that of these the majority would be car related movements for workers. The information specifies that HGV movements would increase by 62 movements a year or approximately 1 additional movement a week. HGV movements are related to feed and bedding whilst the number of milk tankers visiting the site will remain unchanged as the herd would not exceed the capacity of the current collection vehicle (29,000 litre HGV). In terms of the impact of these movements on the local traffic the applicant advises this is minimal and in any event the journeys of milk tankers are regularly during night time hours. It is also inferred that HGV's access the national road network by driving north to the crossroads at Trefasser, before heading south on the C3019 St Nicholas Road to the A487, minimising the use of narrow lanes.

It is further explained in the supporting information that traffic movements relating to tractors and trailers collecting forage and spreading slurry would be expected to decrease by approximately 59 movements overall when compared to the existing situation. Currently the farm has a small slurry store on-site, with the majority of slurry being regularly transported by road for storage at Penysgwarne and Woodlands Farms to the north and south. The applicant advises that construction of the new lagoon would allow for the majority of slurry arising from the farm to be stored onsite and would avoid the need for these traffic movements. It is also explained that issues surrounding spreading campaigns would be reduced as the 6 month storage period would allow slurry to be spread at a much reduced intensity which would also significantly reduce the effect on other road users and local residents. The impact of farm movements on local residents would be further minimised as approximately half of these movements are south towards Woodlands Farm and half towards Penysgwarne Farm.

The Highway Authority supports the current proposal subject to conditions relating to the improvement of the farm access to ensure adequate capacity on these routes minor widening and passing places will be required. In addition, details of a traffic management plan will also need to be approved to ensure traffic levels from the proposal are managed to avoid excessive demand on the highway in the interests of highway safety.

## Item 5 - Report on Planning Applications

---

Whilst there is clear concern from objectors that the development proposed will result in additional harm upon the highway network of the area the advice of the Highway Authority in conjunction with the information provided in relation to vehicle movements leads to the conclusion that the development will not have an adverse impact upon the traffic safety in the area. This is an existing working farm and there are existing narrow lanes in the vicinity. Based on the traffic movement information provided by the applicant, the development would not conflict with the requirements of Policy 53 and suitable conditions could be attached requiring improvements to access arrangement and management of timing of deliveries.

### *Neighbouring Amenity and Privacy*

Policies 29 and 30 of the Local Development Plan seek to protect community cohesion and health and to avoid incompatible development that would lead to a significant adverse impact upon amenity. The supporting text at paragraph 4.136 explains that the policy aims *“to protect the amenity enjoyed in people in their residences, workspaces and recreational areas. Amenity is defined as those elements in the appearance and layout of town and countryside which makes for pleasant life rather than mere existence. Anything ugly, dirty, noisy, crowded, intrusive or uncomfortable is likely to adversely affect amenity”*.

Policy 30 is criteria based and seeks to ensure that development will not be permitted where it has an unacceptable impact on amenity, particularly where (a) the development is for a use inappropriate for where people live or visit and/or (b) the development is of a scale incompatible with its surroundings; and/or (c) the development leads to an increase in traffic or noise or odour or light which has a significant adverse impact; and/or (d) the development is visually intrusive.

The potential impacts from the proposal relate to potential odour and noise from the new building and associated yard area as well as disturbance from the increased activity. A number of objections to the application have been received which have been summarised in an earlier paragraph. Many objections received focus on the potential harm of the development upon amenity in the area through odour, harm to amenity of the National Park and visitors to the National Park in general as well as harm to public health. Others raise concern about the intensive nature of farming being undertaken.

The Environmental Health section of Pembrokeshire County Council has raised no objection to the application. Furthermore Natural Resources Wales has also raised no objection.

In relation to impacts the applicant advises that the nearest receptor to the development is Velindre West which is approximately 110m north-west of the building, Pwll-crochan which is 440m to the west and Tresissillt which is 510m to the south. Other dwellings are located further than 700m from the site.



## Item 5 - Report on Planning Applications

---

The applicant advises that it is not expected that noise from cows would be a significant issue, as the levels of noise arising from animals relates to welfare, with noise arising from distressed animals. The applicant advises that as the new accommodation building provides high welfare facilities for the herd it is unlikely that the new building will bring about an increase in associated noise.

In relation to potential impact from slurry odour the applicant advises that although the application to the land of slurry has the potential to give rise to loss of amenity, the umbilical-fed and tanker mounted training shoe spreading equipment ensures that odours are kept to a minimum. In addition the applicant advises that heaps of solid material are not located within 200m of any potentially affected property. As already noted in relation to highways issues consideration, issues surrounding spreading campaigns would be reduced as the 6 month storage period in the lagoon would allow slurry to be spread at a much reduced intensity

In relation to Policy 30 it can be noted that the site lies within the countryside and is part of an active rural farming enterprise which is currently going through change and expansion. Given this and the siting of the new building, together with screening available, the development is considered to be an appropriate form of development in compliance with criterion (a). The development is also of a scale that is compatible with the scale of the existing farm in compliance with criterion (b). In relation to criterion (c) it is evident that there will be odour from the building, however, this will not be adverse or cause detriment to neighbouring occupiers. The response from Environmental Health supports this conclusion. Finally in relation to criterion (d) it is not considered that the development is visually intrusive in relation to impact upon amenity.

Having regard to the distances of the neighbouring dwellings from the building and the fact that this is an existing working farm to which the building is adjoined it cannot be maintained that there would be an adverse impact upon amenity. Furthermore the potential impact of slurry spreading can be managed in accordance with the submitted Slurry Spreading Management Plan in order to further protect amenity. As such the scheme complies with the requirements of Policy 30.

### *Slurry Spreading, Water and Waste matters*

The applicant advises in the supporting statement that the farm currently has land suitable for slurry spreading of 403ha which exceeds the recommended minimum area of 394ha required for the proposed size of the herd at the holding. A plan has been provided (RAC/6199/6) which identifies the extent and location of the slurry spreading areas which is on land parcels surrounding Velindre, Woodlands and Penysgwarn together with land on Caerseган, Pen-y-groes and Llanferran via spreading agreements.

The information submitted advises that the majority of spreading (up to 57%) is carried out within the land block adjacent to Velindre Farm which can be spread using umbilical equipment. It is also noted that a new slurry lagoon

## Item 5 - Report on Planning Applications

---

has been recently approved to ensure that there is sufficient slurry storage for this development.

In terms of water management the applicant acknowledges that the construction of large areas of impermeable surfaces has the potential to raise flood risk elsewhere through increased run-off. Due to the large surface area of the proposed roof of the new building this has the potential to increase run off. Information received confirms that all run-off from the roofs of the new building will be collected and discharged into an existing irrigation reservoir with a unused volume of approximately 3,400m<sup>3</sup> located to the south of the site. The outfall of this reservoir is fitted with a hydraulic brake to ensure that water discharges are minimised. (no more than 2 litres per second). As this reservoir is no longer used for its original purpose (potato crop irrigation) it is left with ample spare capacity for accommodating run-off from extreme events.

Natural Resources Wales, has no objection to the proposal although provides general comments on the need to notify NRW in relation to slurry matters. In view of the comments received from NRW there is no objection to raise upon impact to the water environment as a result of the new development. As such and subject to the applicant carrying out the farming operations in accordance with the submitted Slurry Spreading and Water Pollution Management Plan the scheme is considered to be acceptable in compliance with the requirements of LDP Policy 32.

### *Impact upon Ecology*

The site has not been identified as one which contains any protected species that could be harmed as a result of the development. The Authority's Ecologist advises that given the retrospective nature of the application there are no adverse comments raised.

With regard to potential impacts upon protected areas it can be noted that the nearest ecologically designated sites to the farm unit are the St David's SAC and Strumble Head-Llechdafad Cliffs SSSI approximately 800m west of the farm.

The supporting information advises that the farm follows a manure management plan which ensures that the areas adjacent to the SAC/SSSI and watercourses are avoided Based on the responses of Natural Resources Wales and the Authority's Ecologist there will be no harm upon protected species or areas. As a result the scheme complies with the aims of LDP Policy 11.

### *Lighting Impact*

The applicant advises that the building would be unlit during daylight hours but in winter it would be lit during those hours of darkness which fall between 05:00 and 23:00 to improve milk output and feed intake. During the night (23:00 to 05:00) lighting in the building would switch to low intensity red

## Item 5 - Report on Planning Applications

---

coloured light which allows farm workers to view the herd whilst providing a dark period for the cattle.

The submitted information advises that luminaires within the cattle building would comprise fluorescent lighting units suspended close to the roof ridge on approximately 1m chains and approximately 15m spacing. Due to their positioning the internal luminaires will not be directly visible from outside the building. There are no proposals put forward for outdoor lighting as part of this application. In view of the fact that lighting will remain inside the building, controlled on timers and of a scale suitable for the needs of the herd it is not considered to result in adverse harm to the area. To address concerns regarding the potential for any external lighting it is considered that a suitable condition be attached to limit the provision of external lighting unless otherwise agreed by the Authority.

### *Economic Benefits*

Consideration needs to be given to any economic benefit the scheme may have upon this area in general and the National Park itself. Planning Policy Wales (Edition 7, July 2014) Chapter 7 advises at paragraph 7.6.5 that “Local planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices”. In terms of the information provided the applicant specifies that there are currently 10 full time and 2 part time staff employed. The proposed application would result in a net gain of 1 full time member of staff taking the total employed to 11 staff. The creation of this benefit, although not significant, is a benefit which weighs in favour of support of the application.

### **Conclusion**

Following careful consideration of the application and its merits it is concluded that the development represents an appropriate form of agricultural development in this location. The development by reason of its siting, form, design, and screening mitigation will preserve and not harm the special qualities of the National Park and will be compatible with the strategic aims of conserving or enhancing the natural beauty, wildlife and cultural heritage of the Park, and the public understanding and enjoyment of those qualities. Whilst the building expands the existing block of farm buildings this will not result in the loss of a sense of remoteness and tranquillity or result in harm such to represent adverse harm that would affect the qualities of the National Park. The information received supports a conclusion that there is sufficient land on which to spread slurry in line with agricultural good practice, there would be fewer traffic movements and slurry storage requirements would be suitably managed through the grant of planning permission for a slurry lagoon. The proposal also offers the economic benefit of one additional full time role for the farm.

In summary it is concluded that, on balance, the development complies with the requirements of policies 1, 7, 8, 9, 11, 15, 29, 30, 31, 32, 34, 52 and 53 of

## Item 5 - Report on Planning Applications

---

the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010) and National Policy in the form of Planning Policy Wales (Edition 7, July 2014) and is recommended for approval.

### **Recommendation**

Approve subject to the following conditions:

1. The development shall be completed in accordance with the following approved plans and documents:
  - RAC/6199/1B – Location Plan (Received 19 February 2015)
  - RAC/6199/2 – Existing and Proposed Site Plan (Received 13 February 2015)
  - RAC/6199/3 – Proposed Elevations (Received 13 February 2015)
  - RAC/6199/6/A - Holding Plan (Received 13 February 2015)
  - Design and Access Statement (February 2015) (Received 13 February 2015)
  - Supporting Statement/Policy Appraisal (February 2015) (Received 13 February 2015)
  - Slurry Spreading and Water Pollution Management Plan (February 2015) (Received 13 February 2015)

**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. The agricultural building hereby approved shall not be occupied until such a time that the associated slurry lagoon approved under planning permission 14/1071/PA by Pembrokeshire County Council on 26 May 2015 is completed and operational.
 

**Reason:** To ensure that there is adequate slurry capacity in place to accommodate the use of the new agricultural building as cattle accommodation. Policy: Technical Advice Note 6 (Planning for Sustainable Rural Communities)
  
3. Within 3 months of the date of this decision a Traffic Management Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall be fully implemented and operated thereafter to serve the approved development.
 

**Reason:** To ensure traffic levels from the proposal are managed to avoid excessive demand on the highway in the interests of highway safety. Policy: Local Development Plan - Policy 53 (Impacts of Traffic).

## Item 5 - Report on Planning Applications

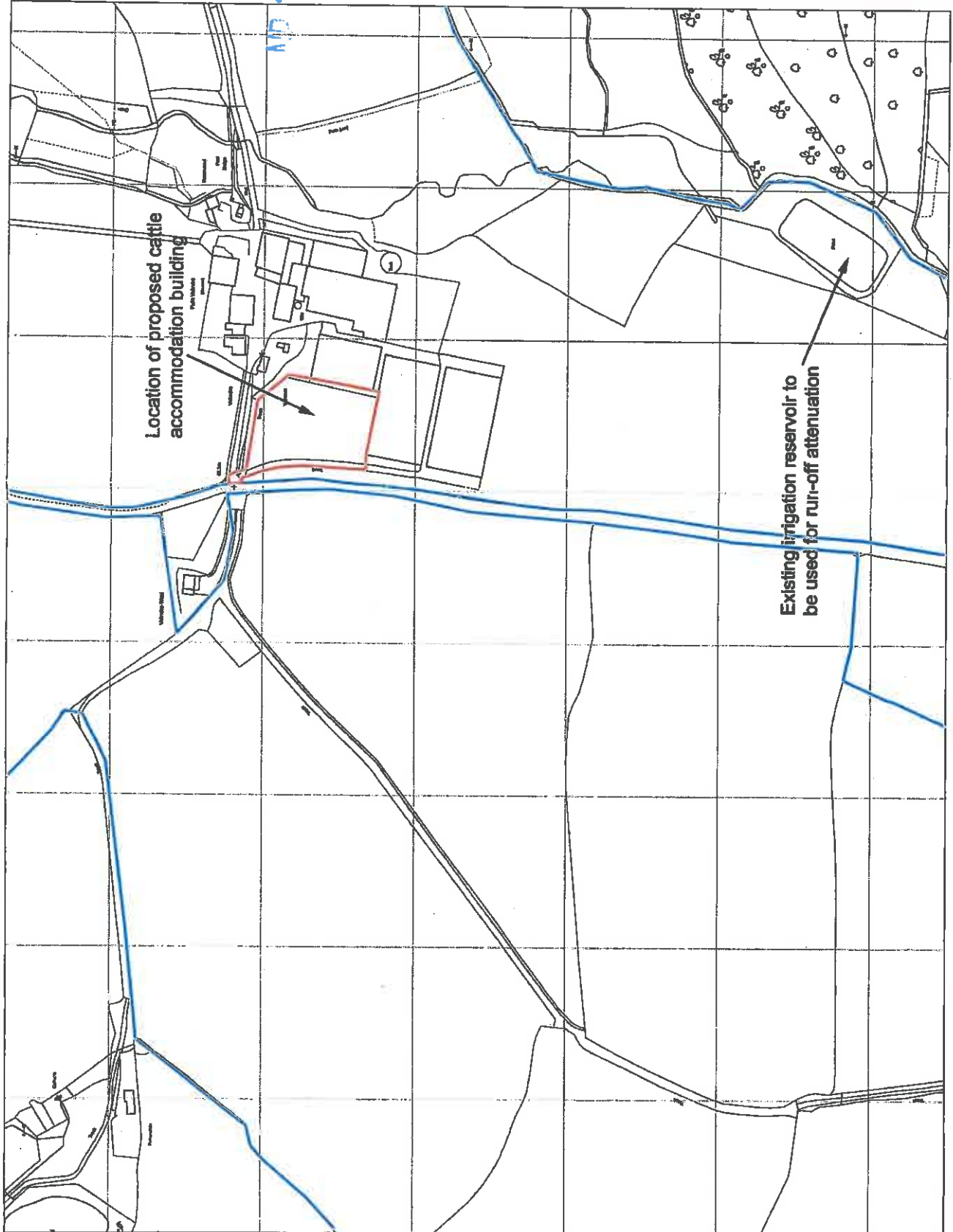
---

4. Within 3 months of the date of this decision details of minor road widening and passing places shall be submitted to and approved in writing by the local planning authority. Within 3 months of the date of agreement the works shall be carried out in accordance with the approved details and retained thereafter to serve the development.  
**Reason:** To allow additional opportunities for vehicles to pass so reducing the need for reversing onto the highway safely. Local Development Plan Policy 53 (Impacts of Traffic).
  
5. Within 3 months of the date of this decision a Landscaping Scheme with accompanying Landscaping Management Plan shall be submitted to and approved in writing by the local planning authority. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land to be retained as part of the development, provide for landscape screening along the site access with native planting and details of the future maintenance of all planting.  
**Reason:** In order to provide appropriate landscaping to assist assimilate the development into the wider setting within the National Park and its future management to protect visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park).
  
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within 3 months of the date of approval of the Landscaping Scheme; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The landscaping approved shall be managed in accordance with the approved Landscaping Management Plan thereafter to serve the development.  
**Reason:** In order to provide appropriate landscaping to assist assimilate the development into the wider setting within the National Park and its future management to protect visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park).
  
7. Prior to the erection of external lighting on the new structure a light mitigation strategy, including measures to reduce light spillage shall be submitted to and approved in writing by the local planning authority.  
**Reason:** To ensure that the development will not have an adverse effect on the character of the area and the visibility of the night sky. Policy: Local Development Plan - Policy 9 (Light Pollution).

Item 5 - Report on Planning Applications

---

8. All slurry spreading and water pollution shall be managed and carried out in accordance with the submitted Slurry Spreading and Water Pollution Management Plan dated February 2015 unless otherwise agreed in writing by the local planning authority.  
**Reason:** In the interests of amenity. Local Development Plan - Policy 30 (Amenity).
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development conferred by Part 6 of the Second Schedule (Agricultural Buildings and Operations) of that Order shall be erected or constructed at Velindre Farm without the prior written agreement of the local planning authority.  
**Reason:** In order to control the impact of built development upon the character and special qualities of the National Park having regard to the scale of the farm upon completion of the development approved as part of this application. Local Development Plan - Policy 1 (National Park Purposes and Duty), Policy 8 (Special Qualities), Policy 15 (Conservation of the Pembrokeshire Coast National Park), Policy 29 (Sustainable Design) and Policy 30 (Amenity).



Pembrokeshire Coast  
National Park Authority  
19 FEB 2015  
Architect: [illegible]  
Landscape Planning



15086

MK	REVISION	DATE
B	Red line amended	19/02/15
A	Slurry lagoon removed from application	08/02/15

DRAWING TITLE

LOCATION PLAN

CONTRACT

MR D HARRIES  
VELINDRE FARM  
ST NICHOLAS  
PEMBROKESHIRE SA64 0LJ

Reading Agricultural Consultants Ltd  
Gate House  
Beechwood Court  
Long Tail  
Woodcote  
RGG ORR  
Tel: 01491 684233 Fax: 01491 880000  
www.readingagricultural.co.uk



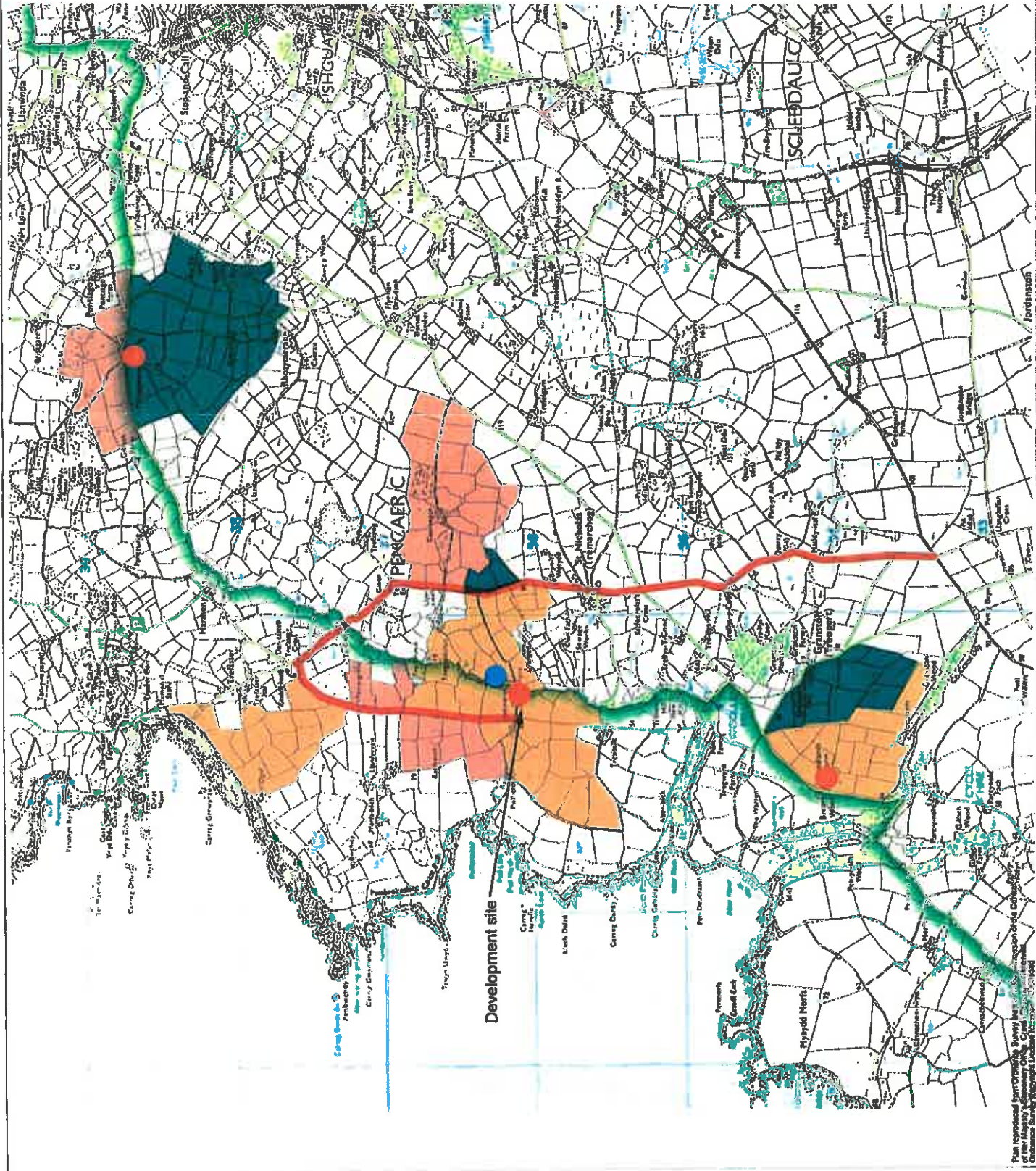
Drawn	Chk'd	Rev.
AL		

Scales	Date
1:2,500 @ A3	May 2014

RAC/6199/1 B

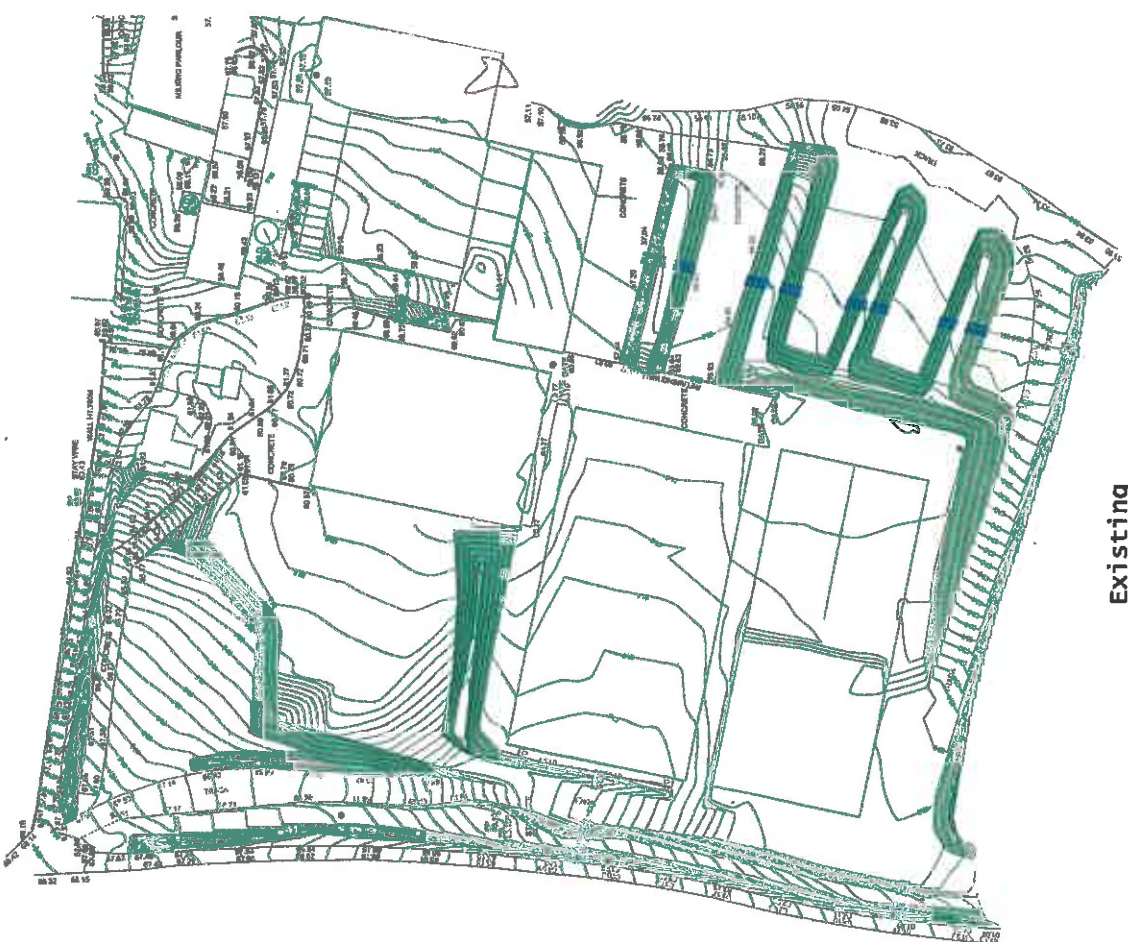
This information from Ordnance Survey maps with the permission of the Controller of Her Majesty's Stationery Office. Ordnance Survey Copyright License Number: 100020284

Owned land	NP 15 0 86 N	13 FEB 2015	DATE
Rented land		Awarded Parc Centadialathol Airtorath Pentre	REVISION
Slurry spreading agreements		Additional spreading area and slurry store included	DATE
Position of existing slurry stores			
Position of proposed slurry store (subject of separate application)			
Farm haulage route			
<b>DRAWING TITLE</b>			
<b>HOLDING PLAN</b>			
<b>CONTRACT</b>			
MR D HARRIES VELINDRE FARM ST NICHOLAS PEMBROKESHIRE SA64 0LJ			
Reading Agricultural Consultants Ltd Gate House Seachwood Court Long Tail Woodcote RGS ORR			
Tel: 01491 654233 Fax: 01491 680999 www.readingagricultural.co.uk			
Drawn	Checked	Rev.	
AL	PWD	A	
Scales	Date		
N.T.S.	May 2014		



Plan reproduced from Ordnance Survey for use by the Ministry of Agriculture, Fisheries and Food. Crown Copyright. Ordnance Survey. All Rights Reserved.





Existing



Proposed

NP 15 0 8 6 N

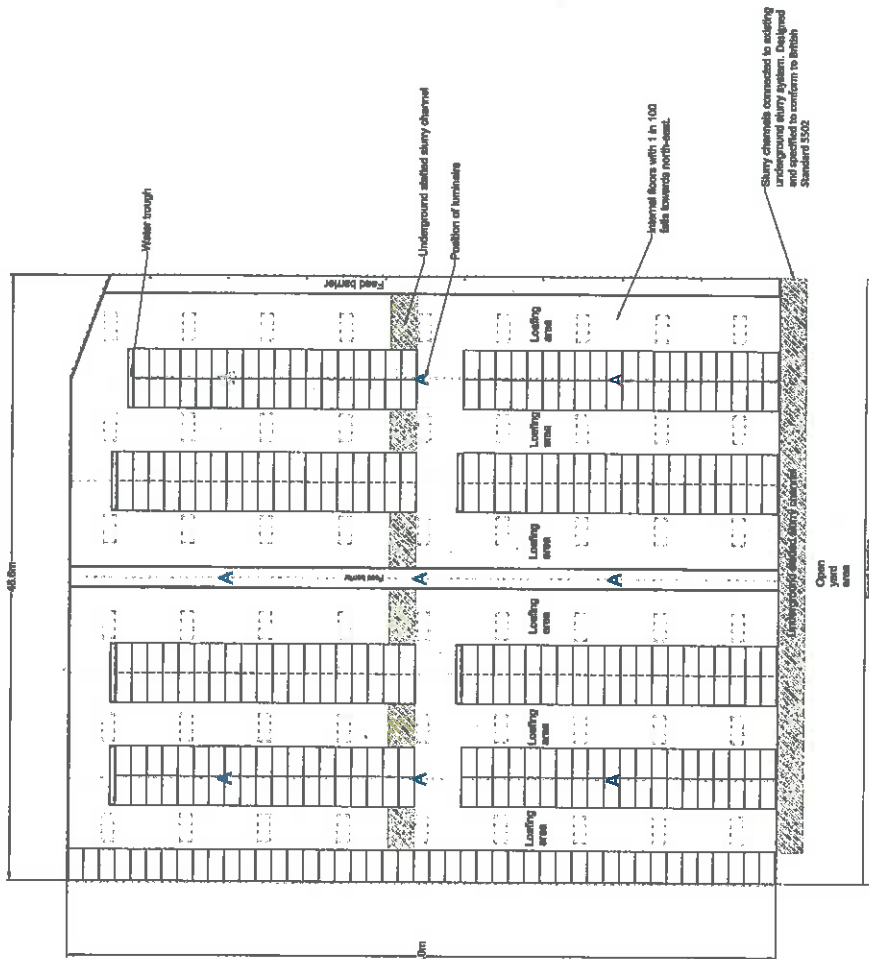
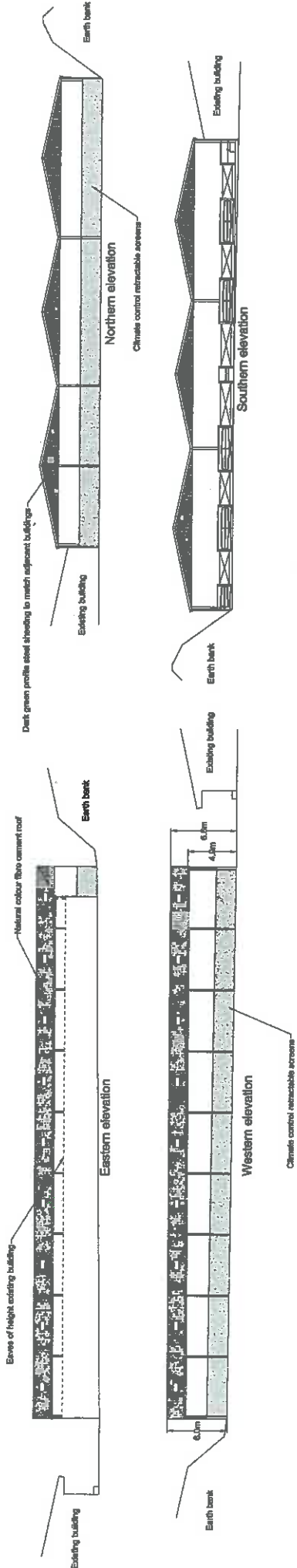
Production Code  
 13 FEB 20E  
 Agricultural Plans Commission

PROJECT TITLE  
**CATTLE ACCOMMODATION-  
 EXISTING AND PROPOSED  
 SITE PLAN**

CLIENT  
 MR D HARRIES  
 VELINDRE FARM  
 ST NICHOLAS  
 PEMBROKESHIRE  
 SA64 0LJ

Preparing Agricultural Consultation  
 Planning Documents  
 76 St Michaels Church Lane  
 St Nicholas  
 Pembrokeshire SA64 0LJ  
 www.meltingpotplanning.co.uk

RAC819892  
 13 FEB 20E  
 13 FEB 20E  
 13 FEB 20E



Floor/roof plan

Full details of luminaires to be found in supporting statement

15 0 86

13 FEB 2015  
Approved Plans Department  
SOUTH WEST  
REVISION

PROJECT TITLE  
**CATTLE ACCOMMODATION-  
PROPOSED ELEVATIONS**

CLIENT  
**MR D HARRIES  
VELINDRE FARM  
ST NICHOLAS  
PEMBROKESHIRE  
SA64 0LJ**

DRAWING AUTHORISED BY  
**Mr D Harries**  
DRAWING DATE  
**13 FEB 2015**  
DRAWING NO  
**15 0 86**  
SCALE  
**As Shown**  
DATE  
**13 FEB 2015**

RA020104  
RAC161893

Item 501



## APPENDIX 1

### Planning Permission Town and Country Planning Act 1990

Name and address of Applicant	Name and address of Agent (if any)
Daniel Harries Velindre ST NICHOLAS Goodwick Pembrokeshire SA64 0LJ	Alex Lawrence, Reading Agricultural Consultants Gate House, Beechwood Court Long Toll Woodcote OXfordshire RG8 0RR

#### Part I - Particulars of application

---

Date of application: **02-Mar-2015**

Application Number: **14/1071/PA**

---

Particulars and location of development:

**Slurry Lagoon - Velindre, ST NICHOLAS, Goodwick, SA64 0LJ**

---

#### Part II - Particulars of decision

The Pembrokeshire County Council hereby give notice in pursuance of the provisions of the **Town and Country Planning Act 1990** that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development shall begin no later than five years from the date of this decision.  
*Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).*
2. The development shall be carried out in accordance with the following approved plans:  
Location Plan RAC/6199/10 and amended Site Plan and Cross Sections RAC/6199/1 Rev A and amended Wider Site Plan RAC/6199/12.  
*Reason: In the interests of amenity and to comply with the requirements of policy GN1 of the Local Development for Pembrokeshire (Adopted 28th February 2013).*
3. The slurry lagoon and slurry spreading operations shall be managed and carried out in accordance with the submitted Slurry Spreading and Water Pollution Management Plan dated February 2015 and amended Supporting Statement/Policy Appraisal dated March 2015.  
*Reason: In the interests of amenity and to comply with the requirements of policy GN.1 of the Local Development for Pembrokeshire (Adopted 28th February 2013).*

4. No development shall commence until a method statement for the works to be undertaken during the construction phase have been submitted to and approved in writing by the local planning authority. The measures detailed in the method statement shall be implemented as approved.  
*Reason: To ensure all pollution prevention measures are in place and to accord with policies GN.1 and GN.37 of the Local Development Plan for Pembrokeshire (Adopted 28th February 2013).*
5. During the construction phase there shall be no stock piling or storing of spoil or materials in the flood plain unless in broken heaps parallel to the direction of flood flow. On completion of the works, all spoil and unused materials shall be removed from the flood plain.  
*Reason: To prevent the loss of flood storage and to accord with policy GN.1 of the Local Development Plan for Pembrokeshire (Adopted 28th February 2013).*
6. All development shall be constructed on land over 58 metres Above Ordnance Datum.  
*Reason: To keep the development outside the flood risk area and to prevent the loss of flood storage and to accord with policy GN.1 of the Local Development Plan for Pembrokeshire (Adopted 28th February 2013).*
7. No development shall commence until a management plan detailing measures for the protection of existing trees and hedgerows during the construction phase has been submitted to and approved in writing by the local planning authority. The protection measures shall be implemented in accordance with the approved management plan prior to the commencement of development and shall be kept in place for the duration of the construction works.  
*Reason: To protect the character and appearance of the site and to accord with policies GN.1 and GN.37 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*
8. No development shall commence until a Traffic Management Plan, which shall include details of the tankers to be used to transport slurry, has been submitted to and approved in writing by the local planning authority. The agreed details shall be implemented in accordance with the approved traffic management plan.  
*Reason: To allow additional opportunities for vehicles to pass so reducing the need for reversing in the interests of highway safety and to accord with policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*
9. The use of the lagoon hereby permitted shall not commence before details of road widening works within the existing highway verge to the north of Velindre Farm have been carried out in accordance with details which have been submitted to and approved in writing by the local planning authority.  
*Reason: To ensure traffic levels are managed to avoid excessive demand on the highway in the interests of highway safety and to accord with policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*

10. No development shall commence until details of site levels to the eastern boundary of the slurry lagoon have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

*Reason: To prevent surface water ingress into the lagoon and to accord with policies GN.1 and GN.37 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*

### **Notes to Applicant**

1. Having regard to the details of the application proposals, and the relevant provisions of the Local Development Plan for Pembrokeshire (adopted 28 February 2013) as summarised below

Policies SP 1, SP 16, GN.1 and GN.37.

It is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan.

This informative is intended only to be a summary of the reasons for the granting of planning permission. For further details on the decision, please see the application report under the above reference.

2. You are advised to read the attached Public Rights of Way Advisory Notes.

**Decision Date: 26-May-2015**

**County Hall  
Haverfordwest  
Pembrokeshire**



**DIRECTOR OF DEVELOPMENT**