

Application Ref: NP/18/0380/FUL

Case Officer	Andrew Richards		
Applicant	Mr T Harris, Ffosyficer Ltd		
Agent	Mr W Harries, Harries Design & Management		
Proposal	Replacement milking parlour, new cattle tracks and alterations to main farm access.		
Site Location	Rhosmaen Farm, Newport, Pembrokeshire, SA42 0NU		
Grid Ref	SN06934206		
Date Valid	27-Jun-2018	Target Date	24-Oct-2018

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

Consultee Response

Nevern Community Council: No objection
PCNPA Tree and Landscape Officer: Conditional consent
PCNPA Ecologist: Conditional consent
PCNPA Access Manager: No objection subject to informative
PCC Transportation and Environment: No objection subject to informative
PCC Public Protection: No adverse comments
PCC Drainage Engineers: Conditional consent and informative
Natural Resources Wales: No objection
PCNPA Agricultural Advisor: Support in principle

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. No responses have been received.

Policies considered

Please note that these policies can be viewed on the Policies page of Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 07 - Countryside
LDP Policy 08 - Special Qualities
LDP Policy 09 - Light Pollution
LDP Policy 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 21 - Minerals Safeguarding
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 31 - Minimising Waste
LDP Policy 32 - Surface Water Drainage

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

LDP Policy 34 - Flooding and Coastal Inundation
LDP Policy 53 - Impacts on traffic
PPW9 Chapter 03 - Making and Enforcing Planning Decisions
PPW9 Chapter 04 - Planning for Sustainability
PPW9 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW9 Chapter 07 - Economic Development
PPW9 Chapter 08 - Transport
PPW9 Chapter 12 - Infrastructure and Services
PPW9 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
PPW9 Chapter 14 - Minerals
SPG05 - Sustainable Design
SPG06 - Landscape
SPG10 - Safeguarding Mineral Zones
SPG12 - Parking
SPG22 - Seascape Character
SPG23 - Enabling Sustainable Development in Welsh NPAs
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 18 - Transport
TAN 23 - Economic Development

Constraints

LDP Mineral Safeguard
Rights of Way Inland - within 50m
Potential for surface water flooding
Recreation Character Areas
Landscape Character Assessment

Officer's Appraisal

Background and History

The application site forms part of the farm complex and adjacent land at Rhosmaen Farm which is located north east of Newport and accessed off the C3029 road which leads from Newport to Moylegrove. The site currently shares a farm track access with the host farm house adjacent agricultural buildings and also a dwelling known as The Cottage. There is also a public footpath leading through the farm complex from Gethsemane onto the C3029 road adjacent to the dwelling known as Can y Nant. Rhosmaen Farm is a 133 Hectare farm running a herd of approximately 300 dairy cattle with followers.

- NP/07/571 – Cowshed – Approved 22.12.2005
- NP/17/0351/PNA - Replacement milking parlour – Cancelled 09.08.2017
- NP/17/0568/SCR - Screening request for proposed milking parlour – Not EIA Development 04.10.2017

- NP/17/0635/SCR - Screening opinion for proposed milking parlour – Not EIA Development 21.11.2017

Current Proposal

Planning approval is sought for a replacement milking parlour with associated silo's, bins, yard and cattle runs to and from the cattle housing. In addition the proposal includes the conversion of the existing access to a cattle track, the provision of a new vehicular access to the farm including new hedgebanks, two additional farm tracks and associated landscaping works.

Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Drainage and Flooding

Policy and Principle of Development:

The site lies within the Countryside as defined by Pembrokeshire Coast National Park Local Development Plan (LDP) and the proposal for the provision of additional facilities at this existing farm complex is considered to be acceptable in principle and also considered to meet the policies set out in the Local Development Plan.

Visual Amenity and Special Qualities of the National Park:

In considering the application the impact of the proposal on the National Park landscape is a key consideration and therefore Policies 8 and 15 are particularly relevant. Policy 15 aims to control development causing a significant visual intrusion.

In addition to these policies the Authority has adopted a Landscape Character Assessment (LCA) Supplementary Planning Guidance (SPG) of which the current site falls within the boundary of LCA 25 (Cemaes Head).

LCA 25 recognises that this is an area of with dramatic sea cliffs form the northern boundary of this large tract of rolling farm land. This area stretches from Cemaes Head to Newport. A gentle rolling predominantly farmland landscape with fields enclosed by hedgebanks that, together with the scattered farmsteads, small woodland blocks and quarries contribute to the overall mosaic pattern. There is a marked absence of settlements within this area.

Natural Resources Wales have also commented on the landscape impact from the development and indicate that the development will need to be considered against policy 15 of the LDP.

It is considered that the proposed development would not have a significant landscape or visual impact on this area of the National Park. The site is closely related to the existing farm complex and would be of limited visibility given the existing land topography and surrounding structures. Whilst officers indicate that there are views into the site from the C0329 road just north of Pen-cnwc this has also been identified by the agent who has submitted a photomontage from this area, the montage clearly indicates the likely views of the proposed development.

This montage confirms that the development is not considered to form skyline development from this area, and with the proposed structures now having a dark green colour to the upper areas the visual impact is considered to be minimal from the wider landscape given the existing topography together with the surrounding field and hedgebank context. There is unlikely to be any visibility from the Pembrokeshire Coast Path (Wales Coast Path) from the nearby coast line to the north and west.

Views into the site from the south and south west areas on Mynydd Preseli and Mynydd Carningli with the latter the nearest at approximately 4km from the site are viewed at some distance and given the elevation of the view points over these areas the site will again be viewed as a small area looking down on this existing agricultural landscape. Given the nature of the proposed works, materials, colours and extent of screening, it is considered that the proposed development from these views will not have any adverse visual harm on the existing agricultural landscape character of this area and its special qualities.

LDP Policy 9 seeks to control significant levels of lighting within the National Park and development will only be permitted where the lighting proposed relates to its purpose; and where there is not a significant adverse effect on the character of the area, local residents, vehicle users, pedestrians and the visibility of the night sky. Given that there is a need to provide lighting with the current proposal and this may also include some external lighting there is a possibility that this may result in light spillage from this site and cause a significant visual intrusion into the night sky. As such, a planning condition will be imposed to ensure that a light mitigation strategy will be required to be submitted and approved prior to any such works commence on site. This strategy will seek to minimise any light spillage from the proposed development whilst ensuring that the site is safe for staff to carry out their duties during the night time.

As such, it is considered that the current proposal is acceptable in terms of visual amenity and retains the special qualities of this area of the National Park. As such, the proposal is considered to be in accordance with relevant Policies of the LDP.

Siting and Sustainable Design:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a').

The submitted details indicated a new layout for the farm complex with the siting of new facilities located immediately to the north of the existing complex. The siting will include the setting of levels of the new works to be some 6.5 metres higher than the floor levels of the existing cattle sheds. Whilst this may appear to be excessive, given the existing topography this is considered to be the most suitable area for this farm yard extension given the limited views into this location and its surrounding landscape features which limit any visual impact on the surrounding landscape.

With regard to the proposed design and sustainability of the scheme, the design of the new buildings will follow similar designs of modern agricultural sheds not only within the surrounding landscape but within the National Park as a whole. These buildings are modular design and use suitable materials to ensure they adopt sustainable principles.

The original proposal included buildings in a blue colour to match other existing buildings within the farm stead. However, given the context of the site and the surrounding area and its raised siting, it is considered that the whilst there are limited views into the site an alternative colour of dark green will ensure that the new structures blend into the surrounding back drop and will not stand out when viewed from the surrounding areas. A sample of this dark green material has now been submitted to the Authority and is considered acceptable. As such, the current proposal is considered to have an acceptable siting and sustainable design.

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 nearest neighbours to the site are located within 'The Cottage' which is immediately adjacent to the site, but this property is used by staff currently working on the existing farm. The other nearest dwelling known as Can y Nant is located to the west some 170 metres away. Given the nature of the proposal and the existing use of the farm complex it is not considered that this development would have an adverse impact on any neighbours privacy or amenity.

Highway Safety and Access:

Pembrokeshire County Council Transportation and Environment section has been consulted and consider that the proposal to provide a new farm access with separate cattle track is acceptable. As such, no objections are raised in relation to the proposed works on highway grounds. In relation to the widening works to the access it is considered that separate licence is required and an informative will be added to any consent granted to inform the applicant of this requirement.

The proposed development would affect part of a public right of way, (public footpath PP71/43), and the entire public right of way affects multiple land holdings and is not currently accessible as a through route due to lack of demand. However, there is still a need to ensure that its route is protected until such time that it is reinstated for use by pedestrians.

The proposed New Cow Track B would cross the public right of way, however, the passage of cattle is not considered detrimental or significantly inconvenient to the use of the public footpath by pedestrians, given its remote location and anticipated low levels of use by the public. It is not uncommon for public rights of way to share farm access lanes and run through fields grazed by livestock. Indeed public rights of way have evolved to provide access across working agricultural landscapes, so the two land uses are not mutually exclusive. As such, an informative will be added to any consent granted to ensure that the applicant is aware of the relevant issues associated with the public right of way.

Landscaping:

The application proposal includes the removal of several landscape features from the site but also includes new landscaping features and sections of hedgebank translocation within the site. The submitted landscaping details drawing provides detailed information on new planting and is considered to ensure that the proposed scheme will be supported by a robust landscaping scheme together with appropriate protection on the existing surrounding landscape features.

As such, based on the submitted details and information the proposed scheme of landscaping is considered to be sufficient to enable officers to support the current proposal in terms of landscaping.

Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

The ecologist is satisfied with the survey report and conclusions drawn. The works should comply with all recommendations set out on page 15 and 16, Ecological Appraisal, dated February 2018 produced by Hartley Preserve. In addition the proposed scheme includes new lighting within the new buildings and also external lighting. This aspect raises concerns with the possible impact on the surrounding ecology and would request that a condition, requiring details of external lighting be submitted prior to installation.

Land Drainage and Flooding:

PCC Drainage Engineers have been consulted as part of the application and support the application subject to the discharge of surface water being directed to new soakaways or other form of sustainable drainage system. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which should be agreed in writing with the local planning authority.

The response also indicates that any impermeable areas created by the development will need to discharge surface water to soakaways or other forms of sustainable drainage systems. This aspect will be added on as an informative note.

Conclusion

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 9, November 2016) and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP in that the development is considered to retain and expand an existing agricultural enterprise whilst sustaining the local character and not impacting on privacy or amenity of neighbours. As such, and subject to a schedule of suitable conditions, the development is considered to be acceptable and complies with the requirements of policies 1, 7, 8, 9, 11, 15, 21, 29, 30, 31, 32, 34 and 53 of the adopted Local Development Plan.

Recommendation

To APPROVE the application subject to the following planning conditions:

1. The development shall begin not later than five years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing Reference 19 (Received 27.06.2018)

Drawing Reference 20 (Received 27.06.2018)

Drawing Reference 21/B (Received 25.09.2018)

Drawing Reference 22/A (Received 27.06.2018)

Drawing Reference 23/A (Received 25.09.2018)
Drawing Reference 24 (Received 27.06.2018)
Drawing Reference 25/C (Received 25.09.2018)
Pre-application Community Consultation Report (Received 27.06.2018)
Design and Access / Support Statement (Received 27.06.2018)
Landscape Appraisal (Received 09.07.2018)
Hedgerow Translocation Method Statement and Earth Bund
Justification (Received 16.08.2018)
Tree Survey (Received 27.06.2018)

Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. The development shall utilise soakaways/infiltration type SuDS to dispose of surface water. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which shall be agreed, in writing, with the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan – Policy 29 (Sustainable Design).

4. Notwithstanding the details shown on the approved drawings and prior to the erection of any lighting within the development site a light mitigation strategy, including measures to reduce light spillage on the surrounding landscape and night sky shall be 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 ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 9 (Light Pollution), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

5. All works must be carried out in accordance with the recommendations set out on pages 15 and 16 of the 'Ecological Appraisal' (Received 27.06.2018).


Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National

Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).


The applicants attention is drawn to the attached letters from the Highway Authority, Access Manager and Drainage Engineers

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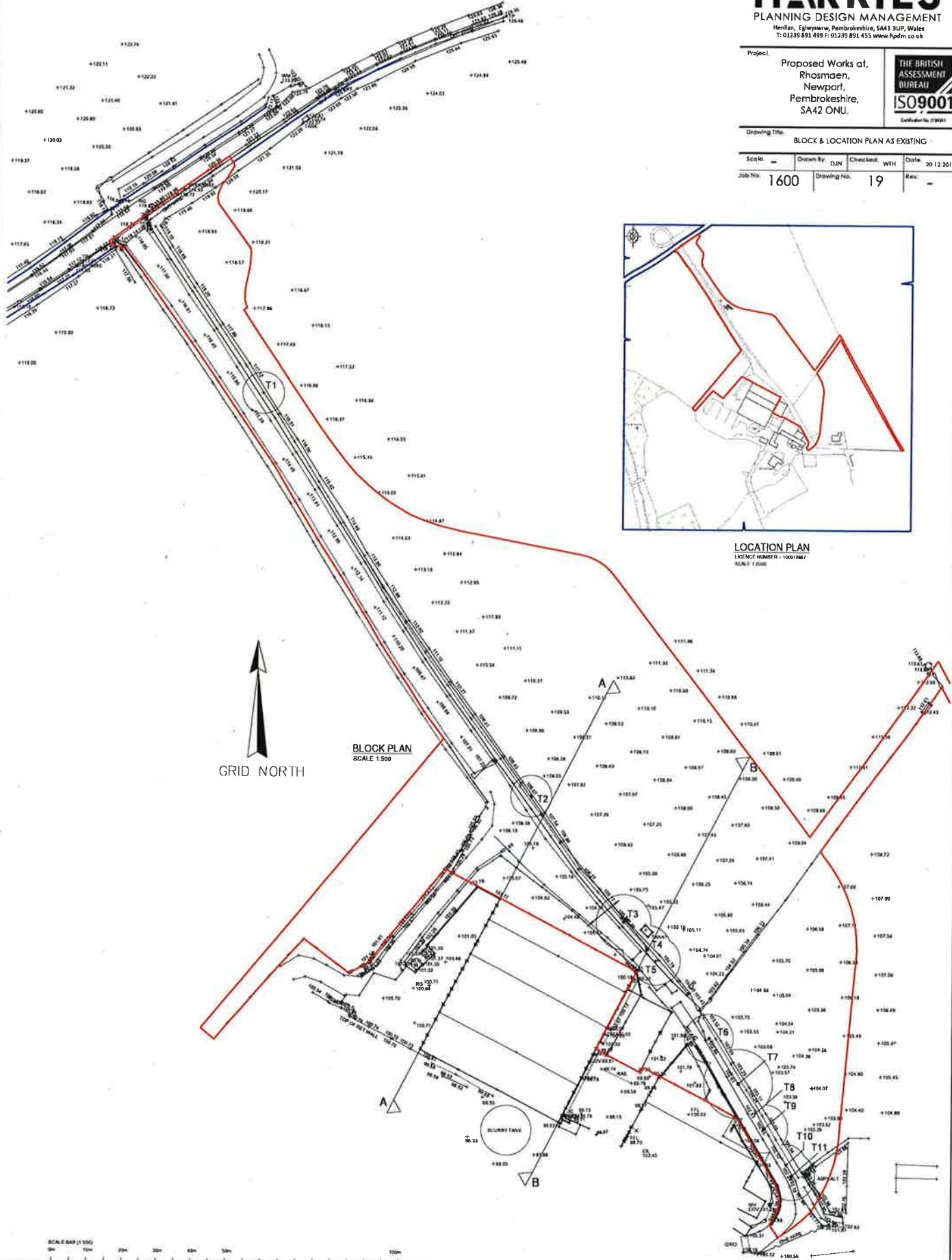
REV COMMENTS DATE

Drawing Recorded	
ORIGINAL DRAWING A1	
Status: PLANNING APPLICATION	
Client: Mr Harris	

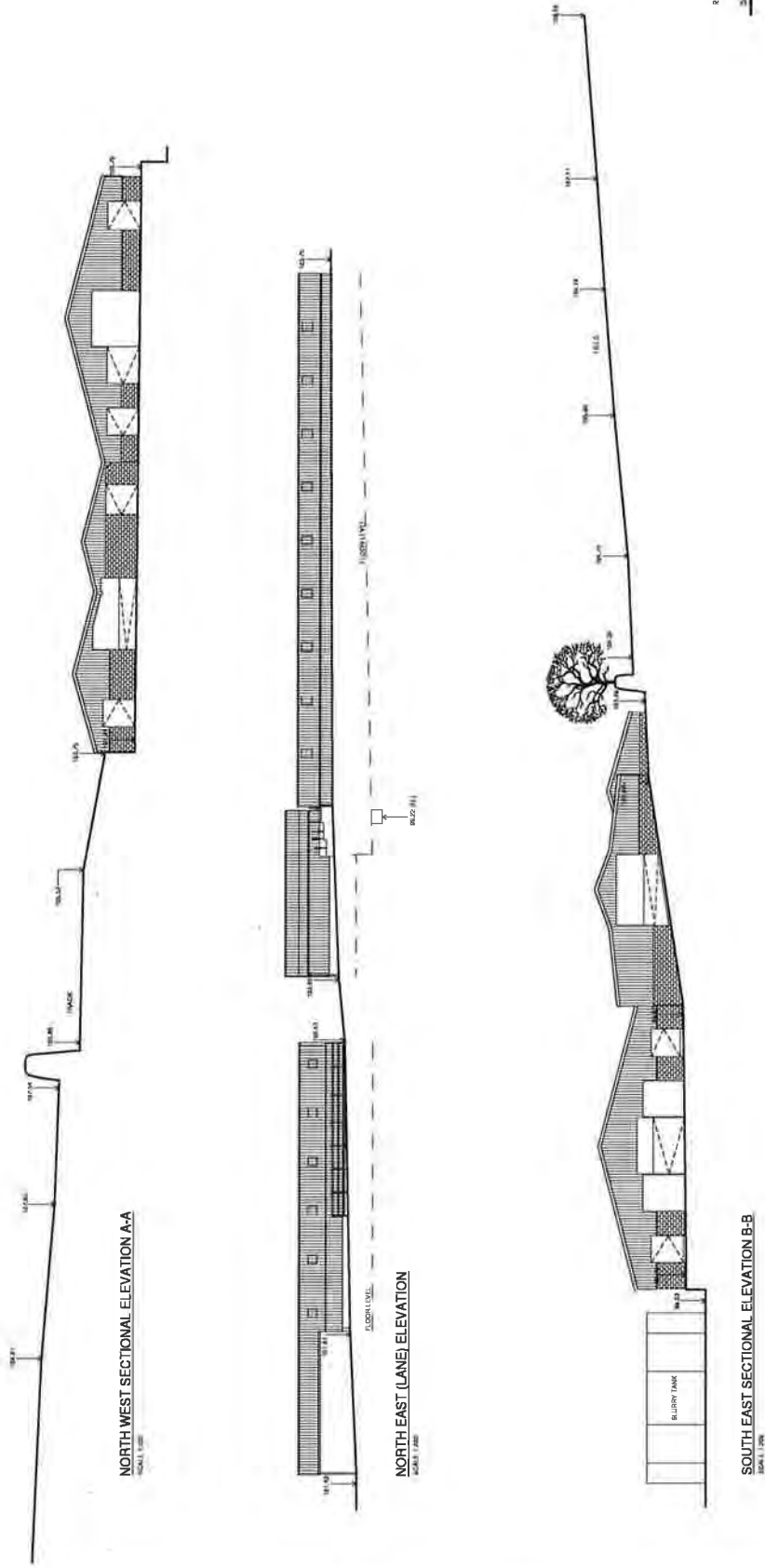
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Henlan, Eglwysrhwy, Pembrokeshire, SA41 3UP, Wales
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Project:	Proposed Works at, Rhosmaen, Newport, Pembrokeshire, SA42 0NU.	
Drawing Title:	BLOCK & LOCATION PLAN AS EXISTING	

Scale:	Drawn By: DJN	Checked: WTH	Date: 20 12 2017
Job No: 1600	Drawing No: 19	Rev: -	



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REV	COMMENTS	DATE
<p>Showing finalised</p> <p>ORIGINAL DRAWING A1</p> <p>TYPE: PLANNING APPLICATION</p> <p>CLIENT: Mr Harries</p>		
<p>INVESTORS IN PEOPLE</p> <p>HARRIES</p> <p>PLANNING DESIGN MANAGEMENT</p> <p>Head Office: Newmarket, Peterborough, SA4 3UP, UK T: 01239 897 499 F: 01239 891 455 www.hpdmm.co.uk</p>		
<p>Project: Proposed Works at: Rhosmaen, Newport, Pembrokeshire, SA42 0NU.</p> <p>THE BRITISH ASSESSMENT BUREAU ISO9001 Certificate No. 13441</p>		
<p>SECTIONAL ELEVATIONS AS EXISTING</p>		
Scale	1:200	Date
Job No	1600	20/12/2017
Drawing No	20	Rev

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REV	COMMENTS	DATE
A	LANDSCAPE UPDATES (HEDGEBANK)	29.03.18
B	COLOUR AMENDED	25.09.18

Drawing Record:
ORIGINAL DRAWING A1
 Status: PLANNING APPLICATION
 Client: Mr Harris
 INVESTORS IN PEOPLE

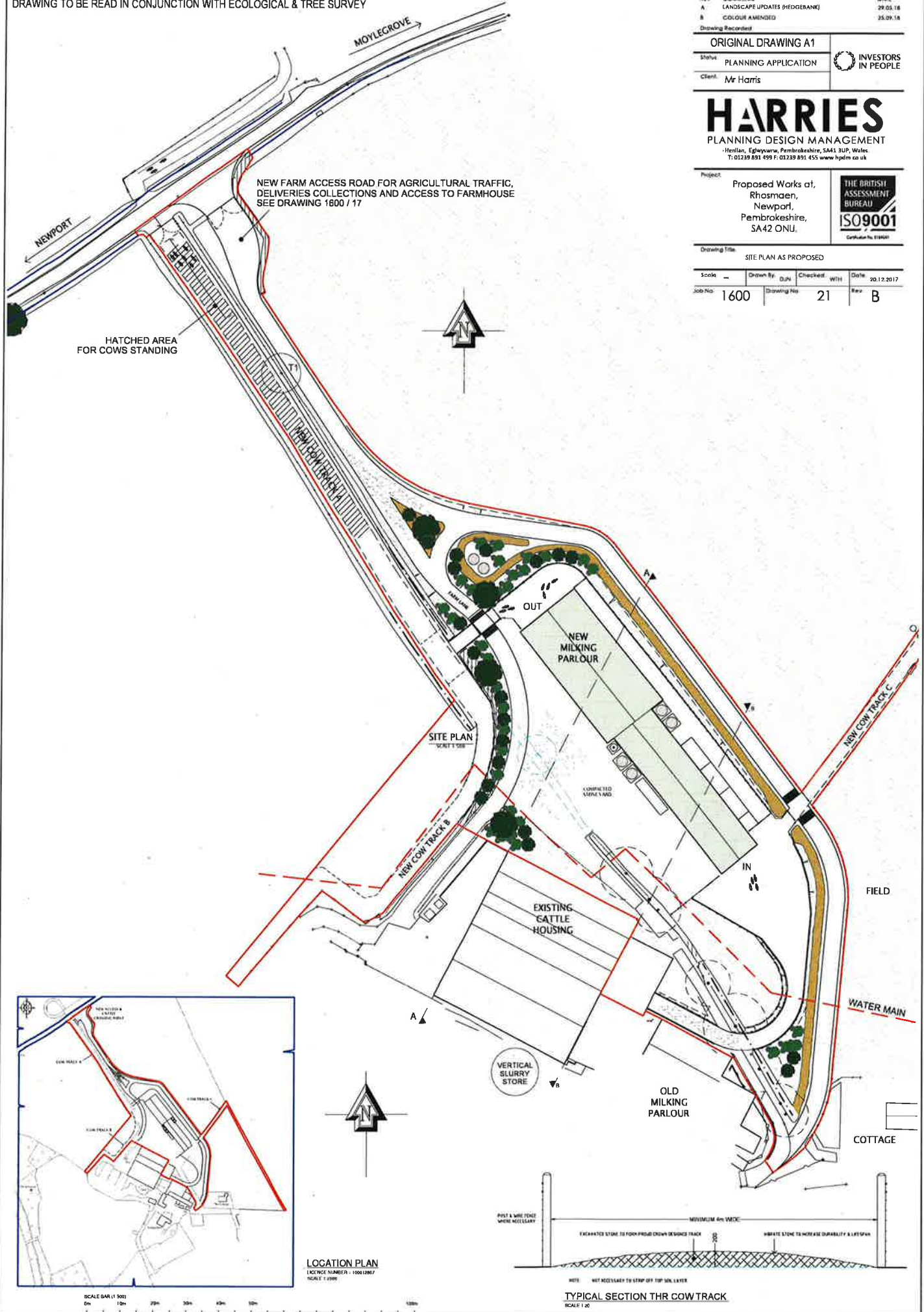
HARRIES
 PLANNING DESIGN MANAGEMENT
 Heilans, Eglwysvale, Pembrokeshire, SA43 3UP, Wales.
 T: 01238 831 499 F: 01238 831 455 www.harries.co.uk



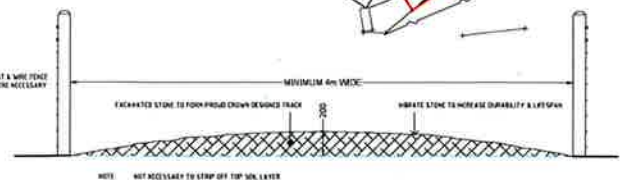
Project:
 Proposed Works at,
 Rhosmaen,
 Newport,
 Pembrokeshire,
 SA42 0NU.

Drawing Title: **SITE PLAN AS PROPOSED**

Scale	Drawn By	Checked	Date
1:600	DJH	WTH	20.12.2017
Job No	Drawing No	Rev	
1600	21	B	



LOCATION PLAN
 LICENSE NUMBER: 100012007
 SCALE 1:2000



TYPICAL SECTION THRU COW TRACK
 SCALE 1:10

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REV COMMENTS DATE
A LANDSCAPE UPDATES (HEDGEBANKS) 29.05.16

Drawing Recorded
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Status: PLANNING APPLICATION
Client: Mr Harris

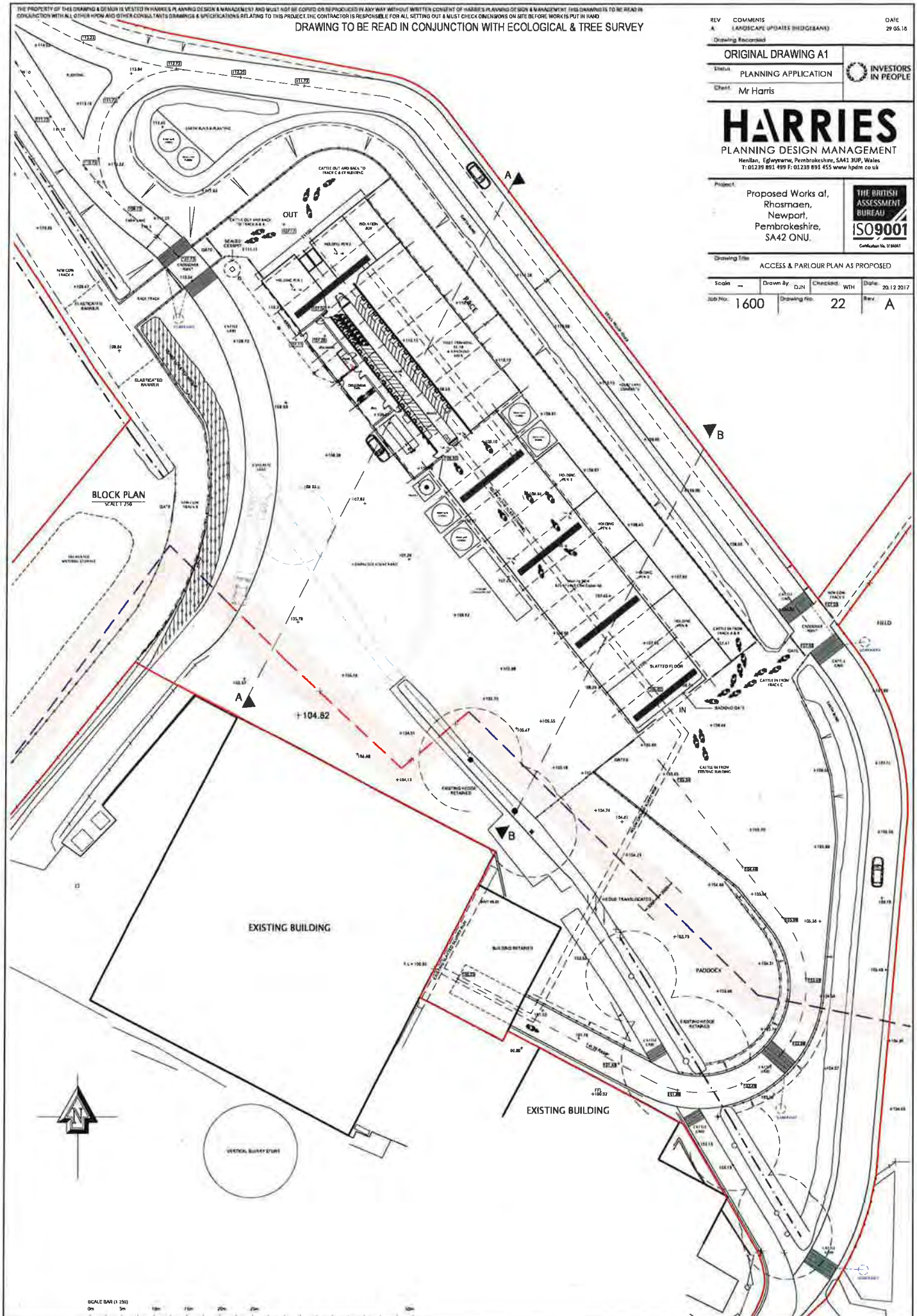


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Certificate No. 518041

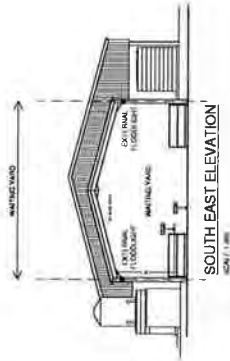
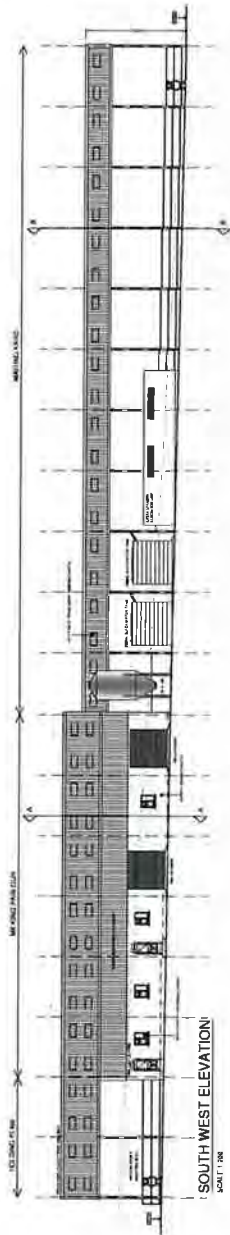
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Scale: — Drawn By: DJN Checked: WTH Date: 20.12.2017
SUB No: 1600 Drawing No: 22 Rev: A

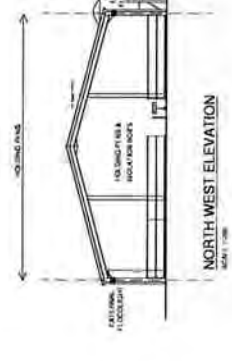
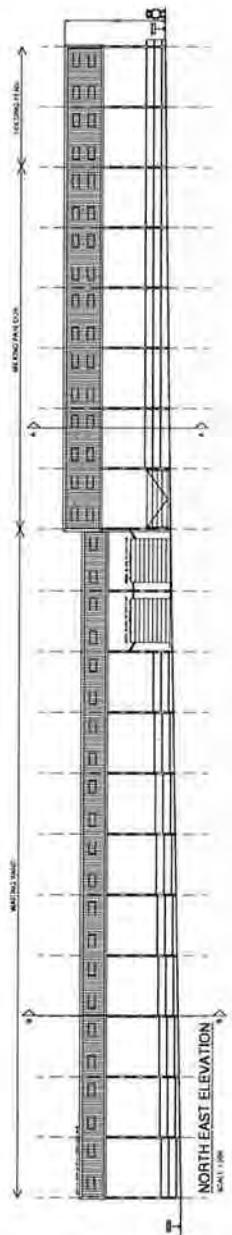


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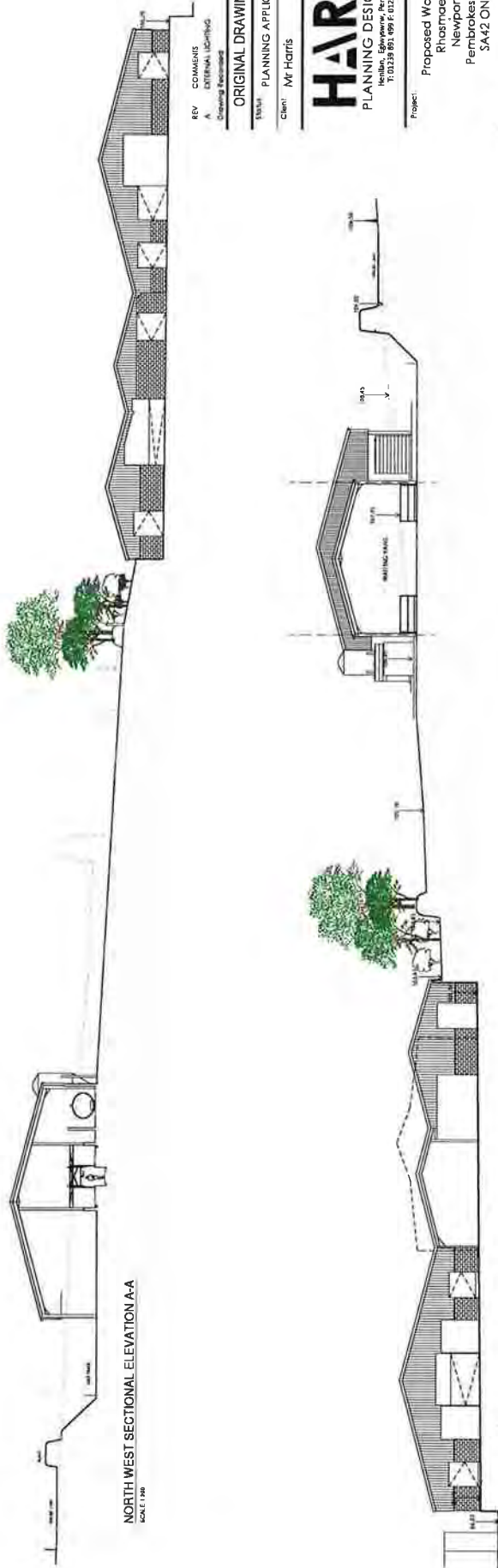
DRAWING TO BE READ IN CONJUNCTION WITH ECOLOGICAL & TREE SURVEY



EXTERNAL DOWNWARD FACING (MOTION SENSOR) FLOODLIGHT
SEE ELEVATION FOR LOCATION



EXTERNAL FIRE EXIT LIGHTING
SEE ELEVATION FOR LOCATION



REV	COMMENTS	DATE
A	EXTERNAL LIGHTING Drawing Recreated	25.07.18

ORIGINAL DRAWING A1

STATUS: PLANNING APPLICATION
CLIENT: Mr Harris

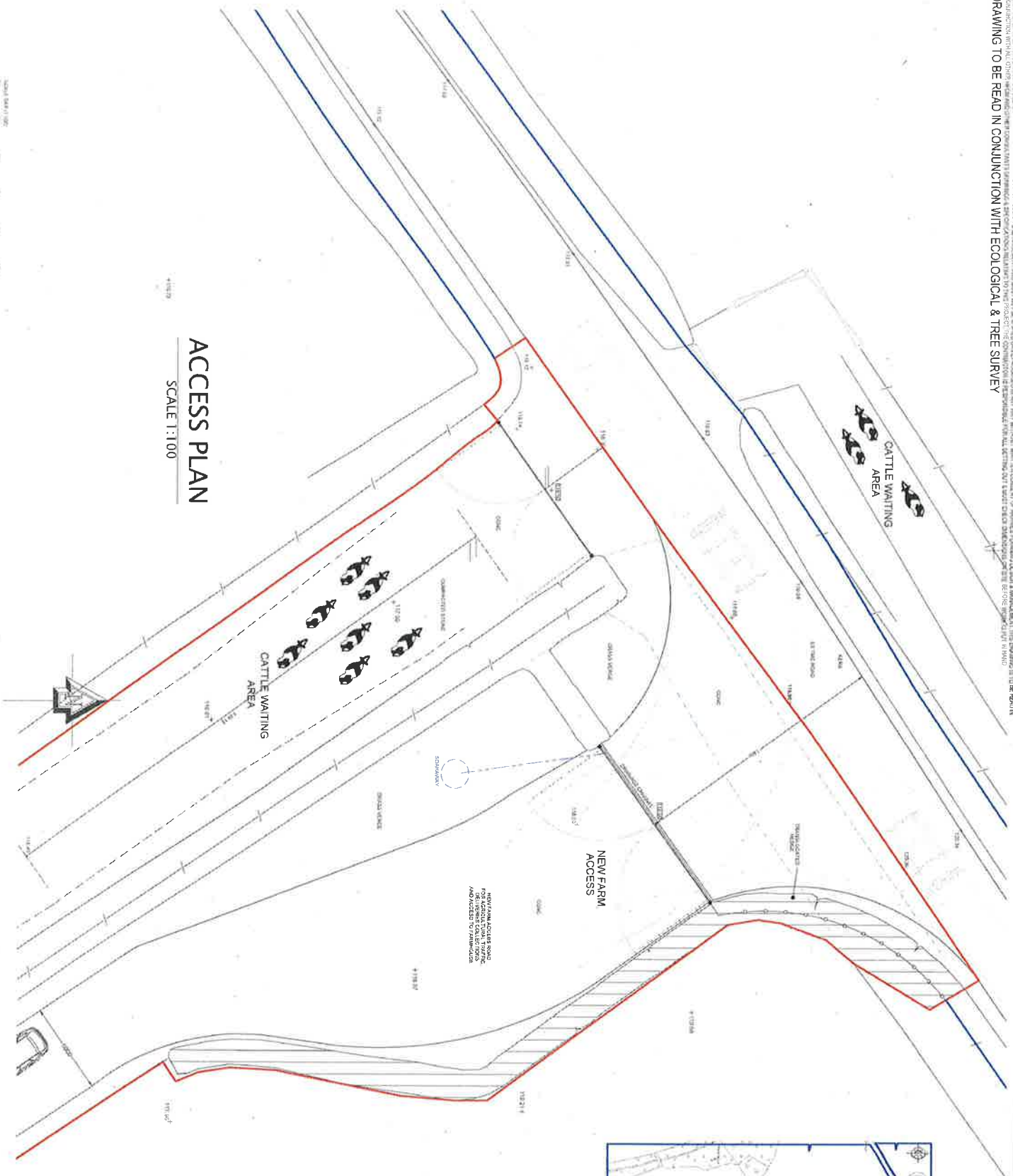


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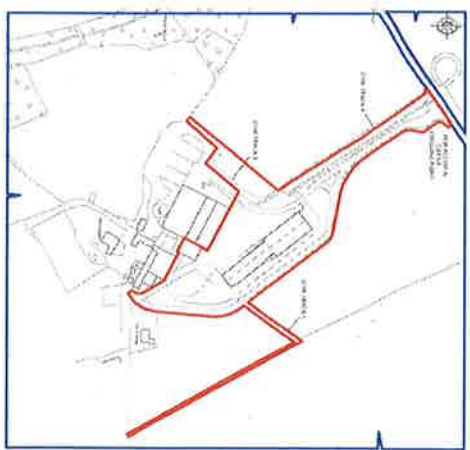
Project: Proposed Works at, Rhosmaen, Newport, Pembrokeshire, SA42 0NU.

THE BRITISH ASSESSMENT BUREAU
ISO9001
CERTIFICATION 11801

Drawing Title: ELEVATIONS & SECTIONS			
Scale: 1:100	Drawn By: D.N.	Checked: W.H.	Date: 20.12.2017
Job No: 1600	Drawing No: 23	Rev: A	



ACCESS PLAN
SCALE 1:100



LOCATION PLAN
DATE: 27 JUN 2018

REV COMMENTS
DATE
NP 18 3 8

ORIGINAL DRAWING A1
PLANNING APPLICATION
CLIENT: MR HARRIS

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TEL: 01492 851000 FAX: 01492 851001

Proposed Works at
Rhosmaen,
Newport,
Perthshire,
SA42 0NU.

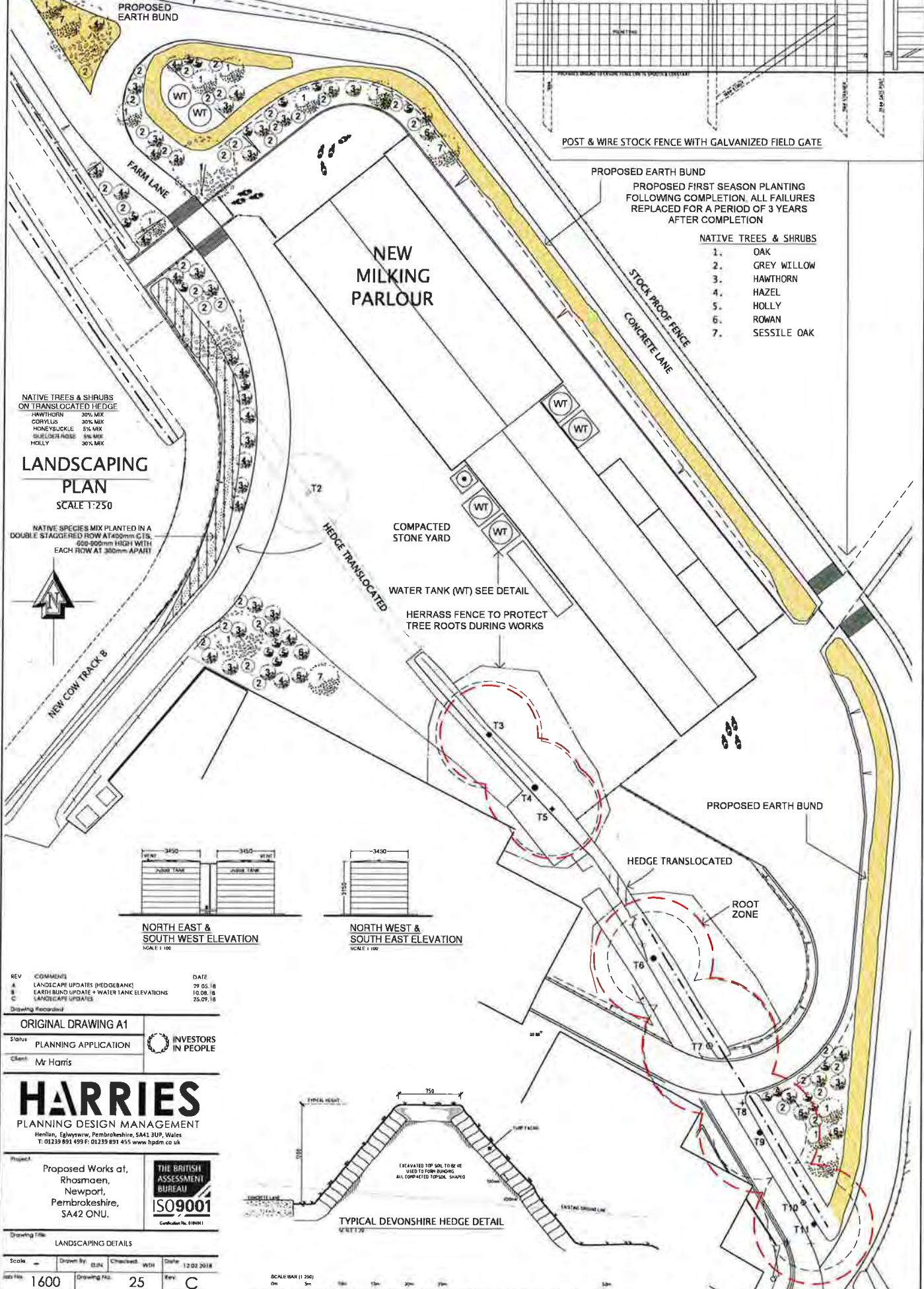
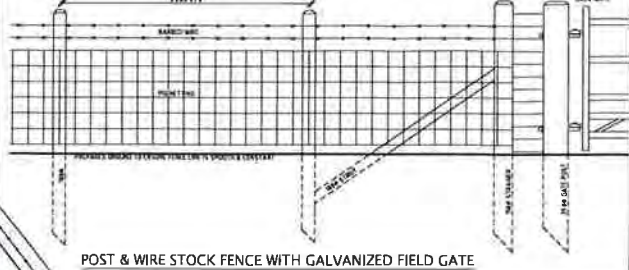


Job No. 1600
Drawing No. 24
Date: 27 JUN 2018

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DRAWING TO BE READ IN CONJUNCTION WITH ECOLOGICAL & TREE SURVEY

NOTE STRAMERS & STRUTS AT 5m INTERVALS, CHANGES IN DIRECTIONS & GRADIENT



- NATIVE TREES & SHRUBS ON TRANSLOCATED HEDGE**
- HAWTHORN 30% MIX
 - CORYLUS 30% MIX
 - HONEYBUCKLE 25% MIX
 - SHEDDOER ANOSE 5% MIX
 - HOLLY 30% MIX

LANDSCAPING PLAN
SCALE 1:250

NATIVE SPECIES MIX PLANTED IN A DOUBLE STAGGERED ROW AT 450mm CTS, 600-900mm HIGH WITH EACH ROW AT 300mm APART

- NATIVE TREES & SHRUBS**
- 1. OAK
 - 2. GREY WILLOW
 - 3. HAWTHORN
 - 4. HAZEL
 - 5. HOLLY
 - 6. ROWAN
 - 7. SESSILE OAK



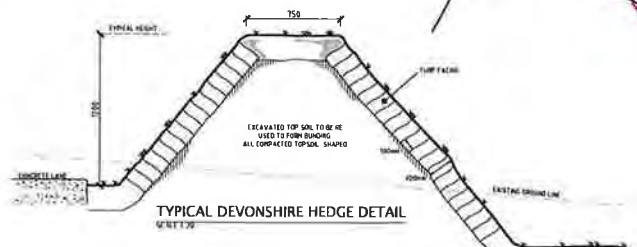
REV	COMMENTS	DATE
A	LANDSCAPE UPDATES (HEDGE BANK)	29.05.18
B	EARTH BUND UPDATE + WATER TANK ELEVATIONS	10.08.18
C	LANDSCAPE UPDATES	26.09.18

ORIGINAL DRAWING A1

Status: PLANNING APPLICATION

Client: Mr Harris

HARRIES
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Drawing Title: LANDSCAPING DETAILS

Scale	Drawn By	Checked By	Date
1:600	ELK	WTH	12.02.2018

Job No: 1600 Drawing No: 25 Rev: C

SCALE BAR (1:250)