

Application Number: DM/2018/01351

Proposal: Agricultural building for storage of straw and woodchip animal bedding.

Address: Pear Tree Cottage, Danygraig Road, Cross Ash, Nr. Abergavenny, NP7 8NU.

Applicant: Mr Adrian Cobourn

Plans: Design and Access Statement - , Tree and Hedge Statement - , All Proposed Plans 081804 - ,

RECOMMENDATION: APPROVE

Case Officer: Ms Elizabeth Bennett
Date Valid: 16.08.2018

1.0 APPLICATION DETAILS

1.1 This is an application for a new agricultural building for straw and woodchip animal bedding at Pear Tree Cottage, Cross Ash. The applicant has some 8 hectares of pasture land attached to Pear Tree Cottage with an additional 41 hectares of rented pasture and fodder growing farm land in the immediate vicinity, which supports the applicants 70 head of beef cattle.

1.2 The application is presented to Planning Committee because the applicant's agent is related to a member of the Development Management Team.

2.0 RELEVANT PLANNING HISTORY (if any)

| Reference Number | Description | Decision | Decision Date |
|-------------------------|---|-----------------|----------------------|
| DC/2015/00147 | Agricultural building housing farm animals or animal fodder. | Approved | 30.03.2015 |
| DC/2007/00837 | Two storey extension | Approved | 08.02.2008 |
| DC/2011/01055 | Mono pitched lean-to extension to existing agricultural building. | Approved | 04.01.2012 |
| DC/2008/01264 | Agricultural building | Approved | 02.02.2009 |

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S10 LDP Rural Enterprise
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S17 LDP Place Making and Design

Development Management Policies

DES1 LDP General Design Considerations

4.0 CONSULTATIONS

4.1 Consultation Replies

Llantilio Crossenny Community Council - No comments received to date.

4.2 Neighbour Notification

No comments received to date.

5.0 EVALUATION

5.1 Principle of the proposed development

5.1.1 Policy S10 of the Local Development Plan supports the rural economy and the principle of a new building within and adjoining the main farm yard is acceptable.

5.2 Design

5.2.1 The building will adjoin the existing cattle housing and will be a pitched roofed, steel framed building with a floor area of 130m². It will be steel framed with pre-cast concrete panels and box profile steel cladding above. The roof will be box profile steel sheeting in leaf green with roof lights inserted. It is considered that the building will be in keeping with those adjacent to it and the rest of the buildings on the farm and has been sited so as to minimise its impact on the wider landscape. The development therefore complies with policies RE4 and DES1 of the Local Development Plan.

5.3 Residential Amenity

5.3.1 The building will be located on an established beef cattle farm and would have little impact on residential amenity in the locality. The building will be over 100m away from the nearest neighbouring property and on this basis it is considered that it has been sited so as not to cause unacceptable nuisance to these properties which complies with Policy RE4 of the LDP.

5.4 Well-Being of Future Generations (Wales) Act 2015

5.4.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.0 RECOMMENDATION: APPROVE

Conditions:

1. This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.