

DC/2015/00919

ERECTION OF ONE STEEL PORTAL GRAIN STORE

LAND AT PONT KEMEYS FARM, KEMEYS ROAD, CHAINBRIDGE

RECOMMENDATION: APPROVE

Case Officer: Andrew Jones

Date Registered: 29th July 2015

1.0 APPLICATION DETAILS

- 1.1 The application relates to an agricultural holding, comprising 100ha, located along Kemeys Road in Chainbridge. The farm is spread over four blocks of land, three of which are rented on secure long-term tenancy agreements. The farmyard and dwelling is located on the banks of the River Usk, the application relates to the field opposite which is separated by the B4598.
- 1.2 An Agricultural Notification was deemed unacceptable and further details requested in March of this year. It is proposed to erect steel-portal grain store in the north-west corner of the field. The building would measure 30.5m x 15.2m and would have an overall ridge height of 7.8m. It would feature a natural grey fibre cement roof with juniper green, plastic coated steel side cladding. Solar panels would be mounted on the South facing roof area.
- 1.3 The further details now included a detailed landscape plan located primarily in the south-eastern corner of the field.
- 1.4 The application is presented to Planning Committee as the applicant is a County Councillor.

2.0 RELEVANT PLANNING HISTORY

DC/2015/00266 24/03/2015	Erection of one steel-portal grain store.	Unacceptable
DC/2014/01527	Erection of steel-portal grain store	Unacceptable 19/01/2015

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

- S10 Rural Enterprise
- S13 Landscape, Green Infrastructure and the Natural Environment
- S17 Place Making and design

Development Management Policies

RE4 New Agricultural and Forestry Buildings
EP1 Amenity and Environmental Protection
DES1 General Design Considerations
LC1 New Built Development in the Open Countryside

4.0 REPRESENTATIONS

4.1 Consultations Replies

Llanover Community Council – Have not responded to date.

Tree Officer – Provided the following comments:

- The amended landscaping plan received from Ieuan Williams on 6th June 2015 now reflects the requirement to include Standard sized trees plus smaller understorey planting which should assist in the formation of a screen.
- Please attached a condition to manage Landscaping, maintenance and aftercare of trees shall be in accordance with the amended Landscaping Plan drawing no. RAC/6532/4 Rev A

4.2 Neighbour Notification

None.

5.0 EVALUATION

5.1 Visual impact

5.1.1 Policy LC1 *New Built Development in the Open Countryside* sets out in criterion (b) that new buildings wherever possible should be located within or close to existing groups of buildings. In this instance the main group of buildings is located on the opposite side of the B4598 alongside the River Usk. However, given the proximity to the river this area of land is subject to flooding during extreme weather. This area also has limited capacity to site a building of the size proposed.

The original Agricultural Notification, without any form of mitigation, was considered to be unacceptable and further details were requested to consider forms of natural screening. The landscaping plan has been carefully considered in conjunction with the Council's Tree Officer and will be situated in the south-eastern corner of the field and will assist screening the building from views when travelling towards Abergavenny from Usk. The proposed building has been positioned in the far north-western corner of the field and therefore would appear less prominent than the more central location previously proposed. Furthermore this corner of the field already benefits from mature vegetation along the northern and western boundaries of the field. The building itself, although of considerable size (approx. 463m²), is of standard modern agricultural design; the use of juniper green cladding is considered appropriate to allow the building to assimilate into the rural landscape. The provision of solar panels on the south facing roof slope is also considered to be acceptable given the modern utilitarian character of the building.

5.1.2 It is therefore considered that the development would meet criteria (a) and (d) of Policy LC1 as the proposal would satisfactorily assimilate into the rural landscape and would not have an unacceptable impact on landscape or local amenity value.

5.2 Residential amenity

5.2.1 The nearest neighbouring dwelling, New House Farm, is located approximately 130m to north-east. Given this distance and the fact that the land already has an agricultural use it is not considered that the proposal would cause any additional harm to residential amenity. Further it is to be used for the storage of grain rather than housing any livestock.

5.3 Conclusion

Whilst it is unfortunate that the proposed agricultural building cannot be located to the east of the B4598, it is considered that subject to a condition ensuring the implementation of the submitted landscaping plan, the proposed development would not cause unacceptable harm to the character of the rural landscape. The proposed development is considered to be in accordance with key policies within the LDP which relate to new agricultural buildings in the open countryside.

6.0 RECOMMENDATION: APPROVE

Conditions

1. The development shall commence within 5 years of the date of this consent
2. The development shall be carried out in strict accordance with the approved plans.
3. Landscaping, maintenance and aftercare of trees shall be implemented in accordance with the amended Landscaping Plan drawing no. RAC/6532/4 Rev A.