

Application Number: DM/2018/00818

Proposal: Agricultural farm building housing farm animals.

Address: Kemeys House Farm Church Lane Kemeys Commander Gwehelog Usk

Applicant: Mr Beverly Baker

Plans: All Drawings/Plans 020420 - , Design and Access Statement

RECOMMENDATION: Approve

Case Officer: Ms Kate Bingham

Date Valid: 14.05.2018

1.0 APPLICATION DETAILS

1.1 This is an application for a new agricultural building to house cattle at an established farm in Kemys Commander. The farm has some 80 hectares of pasture land and a several existing farm buildings. Two other similar free standing buildings are also proposed. These have been submitted under separate concurrent planning applications.

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

DM/2018/00733 Agricultural farm building to house farm animals.
Pending Determination

DM/2018/00817 Agricultural Farm building housing farm animals.
Pending Determination

DC/2013/00722 Agricultural Building housing farm animals.
Approved 27.09.2013

DC/2013/00025 Agricultural building Approved 19.06.2013

DC/2013/00026 Agricultural building Approved 19.06.2013

DC/2012/00255 To build a new nutrient store of circular pre-cast concrete construction - 35m x 5m high, gross capacity of 1,045,000 gallons. Installation to be 3m below ground level, 3m above ground set on a 150mm base.
Approved 15.06.2012

DC/2016/00289 Agricultural building housing farm animals
Approved 12.05.2016

DC/2016/00464 Agricultural building for housing farm animals.
Approved 08.06.2016

DC/2013/00161 Retention of Nutrient Store in different location to previously approved under DC/2012/00255
Approved 05.07.2013

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

RE5 LDP Intensive Livestock/Free Range Poultry Units

LC5 LDP Protection and Enhancement of Landscape Character

DES1 LDP General Design Considerations

EP1 LDP Amenity and Environmental Protection

4.1 Consultation Replies

Gwehelog Fawr 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 adjacent to the main farm yard is acceptable.

5.2 Design

5.2.1 The building will be a free standing dual pitched steel framed building with a floor area of 416m². It will have steel walls and a fibre cement roof. 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 RET4 and DES1 of the Local Development Plan.

5.3 Residential Amenity

5.3.1 The building will be located on an established dairy farm and on its own would have little impact on residential amenity in the locality. A near neighbour has stated that the farm is now of such a size as to be creating noise and odour. However, the building proposed in this application is relatively small and on its own unlikely to lead to a noticeable increase in noise or odour. 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 RE5 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.

5.5 Other Issues

5.5.1 There is no prescribed limit to what size a dairy farm can be under planning legislation. Any future expansion of the farm would be considered under Policy RE5 of the LDP which relates specifically to intensive livestock.

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.