

Application Number: DM/2018/01279

Proposal: Agricultural building housing farm animals.

Address: Kemeys House Farm, Church Lane, Kemeys Commander, Usk

Applicant: Mr Beverly Baker

Plans: Design and Access Statement and All Drawings/Plans 024129 – A

RECOMMENDATION: APPROVE

Case Officer: Ms Lowri Hughson-Smith
Date Valid: 14.08.2018

1.0 APPLICATION DETAILS

1.1 This is an application for a new agricultural building to house cattle at an established farm in Kemeys Commander. The farm has some 80 hectares of pasture land and a several existing farm buildings. The building will replace temporary accommodation pods currently on site to house calves.

1.2 The proposed building will be 13.76m in width by 22.86m in length and 7.85m in height. The building will be steel framed and clad in grey coloured galvanised steel.

1.3 The site has recent permission for three similar freestanding buildings.

1.4 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

The relevant planning history is detailed below:

Reference Number	Description	Decision	Decision Date
DM/2018/00733	Agricultural farm building to house farm animals.	Approved	05.07.2018
DM/2018/00817	Agricultural farm building housing farm animals.	Approved	05.07.2018
DM/2018/00818	Agricultural farm building housing farm animals.	Approved	05.07.2018

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S10 LDP Rural Enterprise

Development Management Policies

LC1 LDP New Built Development in the Open Countryside

RE4 LDP New Agricultural and Forestry Buildings

RE5 LDP Intensive Livestock/Free Range Poultry Units

DES1 LDP General Design Considerations

EP1 LDP Amenity & Environmental Protection

4.0 REPRESENTATIONS

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 The site is part of a working farm located in the open countryside in the village of Kemeys Commander.

5.1.2 There is a general presumption against development in the open countryside unless the proposed development accords with national planning policy or specific policies in the LDP.

5.1.3 In respect of this proposal, Policy LC1 of the LDP permits new built development in the open countryside if it is compliant with specific policies in the plan and meets the criteria identified in Policy LC1. The specific relevant policy in this case is RE4 which supports new agricultural buildings.

Policy RE4

Policy RE4 of the LDP allows new agricultural buildings providing they are reasonably required for agriculture and have adequate provision for foul and surface water disposal.

5.1.4 It is clear the building is reasonably required for the purposes of agriculture to house cattle which are currently being kept in temporary pods. The building proposed is designed to meet this need.

5.1.5 The building is within a large farmyard and there is not considered to be any issues in respect to surface water run-off, which can be accommodated within the site. There will be no foul drainage associated with the proposals.

5.1.6 It is concluded the proposal accords with LDP Policy RE4.

Other requirements of Policy LC1

Policy LC1 is a criteria based policy and the requirements are considered in more detail below.

**a) the proposal is satisfactorily assimilated into the landscape and complies with Policy LC5/
b) new buildings are wherever possible located within or close to existing groups of buildings;**

5.1.7 The proposed building is located adjacent to other farm buildings and will be read in the landscape as part of the farm complex and would therefore assimilate with the existing landscape and meet criteria a) and b) of Policy LC1.

c) the development design is of a form, bulk, size, layout and scale that respects the character of the surrounding countryside/ d) the development will have no unacceptable adverse impact on landscape, historic/cultural or geological heritage, biodiversity or local amenity value

5.1.8 The proposed building is designed for an agricultural purpose and is of a scale, size and layout which mirrors other buildings on site. The building respects the surrounding countryside and remains in keeping with the farm complex and will not appear incongruous in the landscape. Given the design, size and form it is not considered the proposed building will have an unacceptable impact on the landscape, historic/cultural or geological heritage.

5.1.9 The building is located within heavily worked area of the farm yard and therefore the site has limited biodiversity which is unlikely to be adversely impacted by the proposed building.

5.1.10 Impact on local amenity is considered acceptable and is discussed in more detail below under the sub-heading 'residential amenity'.

5.1.11 Considering the development in the context of Policy LC1 together with Policy RE4, it is concluded the proposed development is policy compliant and, therefore, the principle of development is established. Other material considerations which require assessment are design and residential development and these matters are discussed in more detail below.

5.2 Design

5.2.1 The building will be a freestanding dual pitched steel framed building with a floor area of 315m². It will have galvanised steel walls and a fibre cement roof. The building will be in keeping with those adjacent to it and the rest of the buildings within the farm complex. Furthermore, the building has been sited so as to minimise its impact on the wider landscape as discussed above. The development therefore complies with policy DES1 and RE4 of the Local Development Plan.

5.3 Residential Amenity

5.3.1 The building will be located on an established dairy farm which has numerous livestock units. The addition of the proposed building would have a negligible additional impact on residential amenity in the locality. The building proposed in this application is relatively small and unlikely to result in noticeable increase in noise or odour. Furthermore, 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, complying with the relevant criteria of Policy RE5 and EP1 of the LDP.

5.4 Other Issues

5.4.1 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.

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

5.5.1 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.
2. The development shall be carried out in accordance with the list of approved plans set out in the table below.