

Application Number: DM/2018/01526

Proposal: Agricultural building housing farm animals.

Address: Kemeys House Farm Church Lane Kemeys Commander Gwehelog Usk

Applicant: Mr Ben Baker

Plans: Design And Access Statement; All Drawings/Plans 010918;

RECOMMENDATION: APPROVE

Case Officer: Ms Elizabeth Bennett
Date Valid: 19.09.2018

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 has several existing farm buildings. Another similar freestanding building is also proposed (and is on this agenda). This have been submitted under a separate concurrent planning applications.

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

2.0 RELEVANT PLANNING HISTORY (if any)

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
DM/2018/01279	Agricultural building housing farm animals.	Approved	04.10.2018
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
DM/2018/01525	Proposed Cattle Building & Removal of Former Cattle Shed	Also on this agenda	N/A

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S10 LDP Rural Enterprise
S13 LDP Landscape, Green Infrastructure and the Natural Environment

Development Management Policies

DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
LC5 LDP Protection and Enhancement of Landscape Character
RE4 LDP New Agricultural and Forestry Buildings

4.0 CONSULTATIONS

4.1 Consultation Replies

Cllr. Val Smith (Local Member) - No Objections.

Gwehelog Fawr Community Council - No comments received to date.

4.2 Neighbour Notification

1 No. neighbour comment has been received regarding run-ff from the site which waterlogs their garden and spoils the enjoyment of their property.

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 farmyard is acceptable.

5.2 Design

5.2.1 The building will adjoin the existing cattle housing and will be a dual pitched steel framed building with a floor area of 446m². It will be steel framed with pre-cast concrete panels and steel clad gates at the North Elevation and Yorkshire boarding above the North and South elevations. The roof will be fibre cement cladding with inserted roof lights. 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 approx. 34m away from the nearest neighbouring property and adjoins several buildings of a similar nature. On this basis, it is considered that it has been sited so as not to cause unacceptable nuisance to these properties that complies with Policy LC5 of the LDP.

5.4 Neighbour Comment

5.4.1 The neighbour has noted that they are pleased to see the proposal to demolish two sheds and build a modern shed in their place. They have no objection to the application subject to one serious concern. Which relates to there being no plan or drawing showing the intended direction of the soakaway. They ask that the run-off from the new shed does not directly or indirectly end up on or under their land, and the mechanics and direction of the soakaway are controlled as part of the planning consent. This would be covered under condition 3 proposed below.

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.
3. Prior to any works commencing on site, details of the foul and surface water drainage for the building shall be submitted to and approved by the local planning authority. The drainage, as agreed, shall be carried out and operational before the building, hereby approved, is brought into use.
Reason: to avoid pollution to local water resources and in the interests of local amenity.

