

DC/2015/00895

EXTENSION OF PARKING AREA AND CREATION OF OVERFLOW PARKING AREA FOR HUMBLE BY NATURE FARM VISITOR ATTRACTION

HUMBLE BY NATURE, UPPER MEEND FARM, LYDART, MONMOUTH

RECOMMENDATION: APPROVE

Case Officer: Craig O'Connor

Date Registered: 25/09/2015

1.0 APPLICATION DETAILS

1.1 The application seeks retrospective planning consent for the extension of the parking area to the south of the existing agricultural buildings and also the creation of an overflow car park area to the north-east of the agricultural buildings, adjacent to the rural road. The parking areas are outlined on the submitted plans. Area one is an extension of the existing arrangement that has been laid with stone chippings and is enclosed by a post and rail timber fence. Area two has not be utilised for parking to date, and is proposed to be utilised for additional overflow car parking during busy periods. It would have a stone track measuring 3m wide for access to the area and it would remain as a grassed area which would be enclosed with a post and rail fence.

2.0 RELEVANT PLANNING HISTORY

DC/2015/00429 Erection of adventure playground in farm field currently used for small animal paddocks for farm visitors Approved July 2015

DC/2014/00606 Creation of a new field gate into an orchard field from the no-through road known locally as The Craig. Approved August 2014

DC/2014/00605 Agrovutural Notification Two agricultural storage sheds Acceptable June 2014

DC/2013/00995 Change of use of scrubby corner of an agricultural field into a temporary camping area with accommodation for 2 people in shepherds hut and 'lamp hut' Approved February 2014

DC/2013/00657 Agricultural Notification for A passive solar greenhouse Acceptable August 2013

DC/2012/00819 Change of use of existing redundant agricultural buildings into a rural skills and education centre. Approved January 2013

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S10 Rural Enterprise

S13 Landscape, Green Infrastructure and the Natural Environment

Development Management Policies

- EP1 Amenity and Environmental Protection
- DES1 General Design Considerations
- RE3 Agricultural diversification
- RE6 Provision of Recreation, Tourism and Leisure Facilities in the Open Countryside
- LC1 New Built Development in the Open Countryside
- LC4 Wye Valley AONB

4.0 REPRESENTATIONS

4.1 Consultations Replies

Trellech United Community Council – recommended approval but proposed fencing for Area 1 is unnecessary.

AONB Officer - I have no formal comment as I do not believe the application will have a significant detrimental impact on the AONB nor conflict with the AONB Management Plan 2009-14 Strategic Objectives WV-D2, WV-D3 and WV-D4. Therefore I agree with your proposed recommendation.

4.2 Neighbour Notification

No response received.

5.0 EVALUATION

5.1 Visual impact

- 5.1.2 The additional parking areas are minor, subservient elements that would complement the existing agricultural diversification of the farm unit which was previously approved under DC/2012/00891 for a rural skills and education centre. The car parking areas are relatively informal and appropriate for the rural setting. Area one (as outlined on the plans) is an extension of the existing parking area and is adjacent to the existing farm track access to the farm. The area is laid with stone chippings and is enclosed with a post and rail fence. Its visual impact is acceptable. Area two is a more informal overflow car parking area and would be a grassed area apart from a 3 m wide stone access track and also be enclosed with a post and rail fence. The visual impact of area two would be limited given that it would be viewed to be an agricultural field when not in use. The proposed car parking areas would have a minimal visual impact and the development would not harm the rural character and appearance of the area. They are informal in character and situated in close proximity to the rural skills and education centre, with which they are viewed in context and appear as an ancillary element of the overall site. The development does not have a detrimental impact on the character and appearance of the landscape and does not harm the natural beauty of the Wye Valley Area of Outstanding Natural Beauty

(AONB) in accordance with Policies S13, S17, DES1 and LC4 of the Local Development Plan (LDP).

5.3 Residential amenity

5.3.1 The site is relatively isolated in the open countryside and the development would not have an unacceptable impact on any other party's privacy or private amenity space. The development would be in accordance with Policy EP1 of the LDP which protects the amenity of neighbouring properties and environment. There have been no objections to the proposals.

5.4 Response to comments from Trellech Community Council

5.4.1 The fencing for area one is erected on site and is considered to be acceptable for the site and outlines the area for parking clearly to users of the site. The plan does show a fence to enclose the whole area although it would only run along the field to create a boundary between the parking area and the adjacent agricultural field. The applicant could also construct agricultural fencing without the need for planning consent as long as it forms a means of enclosure (which in this case the fencing does). The main consideration within this application is the use of the land, which is considered to be acceptable as outlined in section 5.1.

5.5 Conclusion

The small scale informal car parking areas are ancillary elements of the existing agricultural diversification of the farm that would be utilised infrequently during busy visitor times only. The visual impact of these car parking areas is limited given their informal character and they would be appropriate for the rural setting. The development does not harm the natural beauty of the rural landscape which lies within the AONB. The development would be in accordance with the relevant policies in the adopted LDP.

6.0 RECOMMENDATION: APPROVE

Conditions

1. Standard 5 years in which to commence development.
2. The development shall be carried out in accordance with the hereby approved plans.