

Application Number: DM/2019/00168

Proposal: Change of use from agricultural land to car park and agricultural.

Address: 4 Brook Farm Holdings, Chepstow Road, Raglan, Usk

Applicant: Mr Brinley Williams

Plans: Location Plan - , Block Plan

RECOMMENDATION: APPROVE

Case Officer: Mrs. Alison Pankhurst
Date Valid: 05.03.2019

This application is presented to Planning Committee due to the applicant being related to one of the Members of Planning Committee.

1.0 APPLICATION DETAILS

1.1 This is a retrospective application for Raglan Farm Park, situated off Chepstow Road, Raglan. The farm is an activity play centre for children and has been in place for a number of years. The application was submitted as a result of an enforcement complaint.

1.2 The application relates to the retention of a car park to the south of Raglan Farm Park adjacent to the hedge line for additional overflow car parking area for visitors to the farm. The area of the car park measures approximately 0.26 hectares has been finished with a gravel type hardstanding laid for this purpose.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Date
DM/2018/00695	Erection of 8 signs advertising the farm park and farm shop.	Approved	23.07.2018

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S10 LDP Rural Enterprise
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S16 LDP Transport
S17 LDP Place Making and Design

Development Management Policies

DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
MV1 LDP Proposed Developments and Highway Considerations
RE3 LDP Agricultural Diversification

4.0 NATIONAL PLANNING POLICY

Planning Policy Wales (PPW) Edition 10

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Raglan Community Council – Have not responded to date.

MCC Highways – No consultation response received to date.

SEWBREC Search Results - No significant ecological record identified.

5.2 Neighbour Notification

Several neighbouring properties were consulted on the application and site notices were placed on site. No written representations have been received.

6.0 EVALUATION

6.1 Strategic & Spatial Choices

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.

6.1.1 Principle of Development

For the purposes of the Local Development Plan (LDP) the site is located outside the village development boundary and therefore considered to be within open countryside. Policy RE3 of the LDP states that Development proposals which make a positive contribution to agriculture or its diversification will be permitted where the new use meets the following criteria such as (a) the proposed non-agricultural development is run in conjunction with, and is complementary to, the agricultural activities of the enterprise; and (b) the proposal is supported by an appropriate business case which demonstrates the link to existing business activity and the benefits of the scheme in terms of sustaining employment / the rural economy.

The application relates to the change of use of part of an agricultural field so that it can be used for parking for visitors to the site in association with the farming business. The works have

already been carried out to create a hardstanding area so that it can be used as an overflow parking area. It is well sited, being screened by the existing hedgerow and the access to the site is via the existing entrance into the farm area. No new entrances have been created.

Although the development has already been carried out it is considered that the development is acceptable and complies with policies DES1, EP1 and RE3 of the Monmouthshire LDP.

6.1.2 Impact on Amenity

The area that is subject to this application is sited to the south of the site along the existing mature hedgerow that runs along Chepstow Road. The car park was created so that it could be used as extra car parking off the busy Raglan Farm Park to allow visitors to park their vehicles within the site. It is an established business as a farm activity centre for young children and school educational visits. The development is considered to have no visual impact or noise disturbance implications to any nearby neighbouring properties.

6.1.3 Access / Highway Safety

The access to the site exists and is well maintained. The nature of the proposed car park that has been created has access off the main entrance to the site. It is considered that the development will have no adverse impact on highway safety.

6.2 The Rural Economy

6.4.1 Landscape/ Visual Impact

It is considered that although the use of the land has changed in appearance the site is well-screened from the public highway by the existing hedgerow. Thus, the proposed change of use has a limited impact upon the appearance of the surrounding area. The area that is subject to this application is a relatively small area to the front of the site and is surrounded by open fields and agricultural barns. Therefore, it is considered that the proposed development is acceptable and in accordance with policies DES1 and EP1 of the Local Development Plan.

6.5 **Well-Being of Future Generations (Wales) Act 2015**

6.6.1 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.

6.7 **Conclusion**

6.7.1 The proposed change of use of the agricultural land to mixed use to be used as car parking for the associated Raglan Farm Park has been sited on a convenient parcel of land behind the existing mature hedge line and existing trees near the entrance of the site. Having regard to any effects on nearby residential properties and on the public highway and having regard for policies within the LDP and national planning policy, the development is considered to be acceptable.

7.0 **RECOMMENDATION: APPROVE**

Conditions:

1 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.