

Application Number: DM/2019/00593

Proposal: Storage barn for hay and straw.

Address: Whitehall Farm, Rockfield, Monmouth

Applicant: Mr. David Brian Edwards

Plans: Block Plan - , Location Plan Site Location Plan - , All Proposed Plans Elevations & Floor Plan

RECOMMENDATION: Approve

Case Officer: Mr. Tudor Gunn

Date Valid: 15.05.2019

This application is presented to Planning Committee due the applicant being related to an elected County Councillor

1.0 APPLICATION DETAILS

1.1 This application relates to an established agricultural holding known as Whitehall Farm located to the south of Whitehall Lane in Rockfield. The site is comprised of a number of larger modern agricultural buildings with the main dwelling positioned to the west of the site.

1.2 Full planning permission is sought for the erection of a new stand alone agricultural building that would be used for the storage of hay and straw. It would be sited immediately to the south of the established group. With regard to dimensions the proposed building would measure 30.5m in length, 15.15m width and stand 8.13m to the ridge. External materials proposed include fibre cement sheets to the roof and Yorkshire boarding timber cladding to the walls.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2018/01278	Agricultural building for dry storage and security of machinery, etc.	Acceptable	03.09.2018
DC/2012/00780	new portal frame infill building to provide a cover over an existing collecting area		10.10.2012
DC/2010/00905	Building for housing cattle and feeding area	Acceptable	08.11.2010

DC/2012/00836	Portal frame infill building to provide a cover over an existing collecting area.	Approved	07.12.2012
DC/2014/00518	Portal framed extension to an existing agricultural building to provide additional livestock housing space.	Approved	02.07.2014

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

EP1 LDP Amenity and Environmental Protection
DES1 LDP General Design Considerations
LC5 LDP Protection and Enhancement of Landscape Character
RE4 LDP New Agricultural and Forestry Buildings
LC1 LDP New Built Development in the Open Countryside

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

Llangattock Vibon Avel Community Council - Have not responded to date (consulted 15/05/2019).

MCC Sustainable Drainage Approving Body - The scheme will require approval by the SuDS Approving Body (SAB) prior to any construction work commencing.

SEWBREC Search Results - No significant ecological record identified.

5.2 Neighbour Notification

No responses received further to public consultation exercise.

5.3 Local Member Representations

6.1 EVALUATION

6.2 Strategic & Spatial Choices

6.2.1 Principle of Development

Policy LC1 of the adopted Monmouthshire Local Development Plan (LDP) sets out that "there is a presumption against new built development in the open countryside, unless justified under national planning policy and/or LDP policies S10, RE3, RE4, RE5, RE6, T2 and T3 for the purposes of agriculture, forestry, 'one planet development', rural enterprise, rural / agricultural diversification schemes or recreation, leisure or tourism". In this instance the proposed building is considered justified for the purposes of agriculture under Policy RE4.

Policy LC1 sets out a number of criteria (a-d) that should be met where new built development is justified. In this instance the building would be satisfactorily similar into the landscape (discussed in further detail later in this report), would be located close to existing buildings, is of appropriate scale and design and finally would not cause unacceptable harm to landscape, historical/cultural or geological heritage, biodiversity or local amenity value. Accordingly the proposed agricultural building is considered to be acceptable subject to detailed material considerations.

6.2.2 Good Design/ Place making

The building itself is considered to be of standard modern agricultural specification and therefore appropriate to its context. The site already features a number of large buildings within similar low pitched roofs, in addition other buildings are finished with Yorkshire boarding as proposed. Accordingly the proposal is considered to meet the requirements of Policy DES1 of the adopted LDP.

6.2.3 Impact on Amenity

The nearest neighbouring property, known as The Cherries, is located approximately 0.36 miles away to the North West. As such it is not considered that the proposal, which is contained within an existing working farm, would cause harm to the amenity interests of any third parties. In addition the building would be used for the housing of straw and hay rather than livestock. Therefore the proposed building is considered meet the requirements of Policy EP1 of the adopted LDP.

6.2 Active and Social Places

6.2.1 Transport / Housing - sustainable transport issues (Sustainable Transport Hierarchy)

Owing to the nature of the work at the site, agriculture, it is acknowledged that this industry is rurally based and reliant on various vehicles to carry out typical functions and therefore it would be unreasonable for it to rely on other modes of transport.

6.2.2 Access / Highway Safety

The existing single point of vehicular access that serves the complex onto Whitehall Lane would also serve the proposed building. The access is considered to be suitable for use by large modern agricultural vehicles and machinery, it is not considered that this would require any improvements based on the provision of one additional storage building. The development is therefore considered to meet Policy MV1 of the LDP.

6.3 Productive and Enterprising Places

6.3.1 The Rural Economy

Paragraph 2.4 of PPW10 acknowledges that the rural countryside "provides an economic and environmental base for agriculture and tourism to thrive." It goes on further in para. 5.6.6 to set out that "Planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation." In this instance the additional hay and straw building is required to meet

ongoing storage demands on site and therefore as per PPW10 the application is supported.

6.4 Distinctive & Natural Places

6.4.1 Landscape/ Visual Impact

Whilst the building in isolation is of good size, approximately 450 square metres, it would be sited within context of a number of large agricultural buildings - some of are which larger than that proposed. Therefore whilst the building would be visible from wider public vantage points to the South, it is considered that given the aforementioned established group of buildings as a backdrop that the proposal would not appear incongruous or visually intrusive within the wider rural landscape.

A Public Right of Way (Ref: 364/285/1) exists along the North West boundary of the farm and whilst this would have views of the proposal, for the contextual reasons already detailed it is not considered that visual impact of the new building would be unacceptable.

6.4.2 Water (including foul drainage / SuDS), Air, Soundscape & Light

As of 7th January 2019, all new developments in Wales with drainage implications, of at least 2 properties or over 100m², will be required to have Sustainable Drainage Systems (SuDS) to manage on-site surface water (whether they require planning permission or not). These SuDS must be designed and constructed in accordance with the Welsh Government standards for sustainable drainage. Accordingly the Council's SuDS Approving Body (SAB) have confirmed that the proposal, which is in excess of 100m², will require separate approval from them prior to construction.

No additional lighting is proposed as part of the development, whilst owing to the nature of the development it is not considered that formal survey work is required to inform impact on air quality and sound.

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.

6.6 Conclusion

6.6.1 The proposed building, to be used for the storage of hay and straw, is considered to be reasonably required for the purposes of agricultural. It is of appropriate scale and design for its intended purpose and would satisfactorily assimilate into the rural landscape in the context of the established group of buildings. The proposal is therefore considered to be in accordance with relevant policies within the adopted LDP and therefore acceptable subject to the conditions set out below.

7.0 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.

INFORMATIVES

1 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.