

DC/2015/01321

NEW AGRICULTURAL SHED TO HOUSE ANIMALS AND FOR GENERAL FARM USE

HUMBLE BY NATURE, UPPER MEEND FARM, LYDART, MONMOUTH

RECOMMENDATION: APPROVE

Case Officer: Craig O'Connor

Date Registered: 03/11/2015

1.0 APPLICATION DETAILS

1.1 The application seeks planning consent for the construction of a new agricultural building to house animals and for general storage of agricultural implements and machinery. The proposed building would be sited to the north of the existing group of buildings that form the farmstead, Humble by Nature. The building would have a footprint that would measure 17.7m x 22.1m and it would have a pitched roof that would measure 3.5m to the eaves and 5.6m to the ridge. The building would be of metal construction with corrugated box profile tin sheeting in a dark grey colour and Yorkshire boarding for the external walls and the roof would also be corrugated tin sheeting.

2.0 RELEVANT PLANNING HISTORY

DC/2015/00895 1. Extension of parking area and 2. Creation of overflow parking area for Humble by Nature farm visitor attraction. Approved November 2015

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 Agricultural 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
- S17 Place making and design

Development Management Policies

- EP1 Amenity and Environmental Protection
- DES1 General Design Considerations
- RE4 New agricultural and forestry buildings
- LC1 New Built Development in the Open Countryside
- LC4 Wye Valley AONB

4.0 REPRESENTATIONS

4.1 Consultations Replies

Trellech United Community Council – recommends approval but has outlined that the building must be used for agricultural purposes only

4.2 Neighbour Notification

No response received.

5.0 EVALUATION

5.1 Visual impact

- 5.1.2 The proposed agricultural building would be of an appropriate form and design and would be of an acceptable size. The building would be grouped with the existing farmstead buildings and would not be visually intrusive within the wider area, and would not harm the character and appearance of the rural landscape. This type of structure is characteristic of the rural landscape which it sits within and thus, would not harm the rural landscape or the natural beauty of the Wye Valley Area of Outstanding Natural Beauty (AONB), which would be preserved in accordance with Policy LC4 of the Local Development Plan (LDP). The proposed development would respect the existing form, scale, siting, massing, materials and layout of its setting and is considered to be acceptable in accordance with the relevant policies in Monmouthshire's Local Development Plan (LDP).

5.2 Residential amenity

5.2.1 The site is in a relatively isolated location 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 seeks to protect the amenity of neighbouring properties and environment. There have been no objections to the proposals.

5.3 Conclusion

The agricultural building would be of a simple, functional design and it would be an appropriate building for the site, given its agricultural purpose. It would have an acceptable visual impact and it would be grouped with the buildings at the farmstead reducing its visual impact on the wider landscape. Agricultural buildings are characteristic of the rural landscape and the proposed structure would not be harmful to the area or the natural beauty of the Wye Valley AONB. The development would be in accordance with the relevant Policies in the LDP and is therefore recommended for approval.

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.