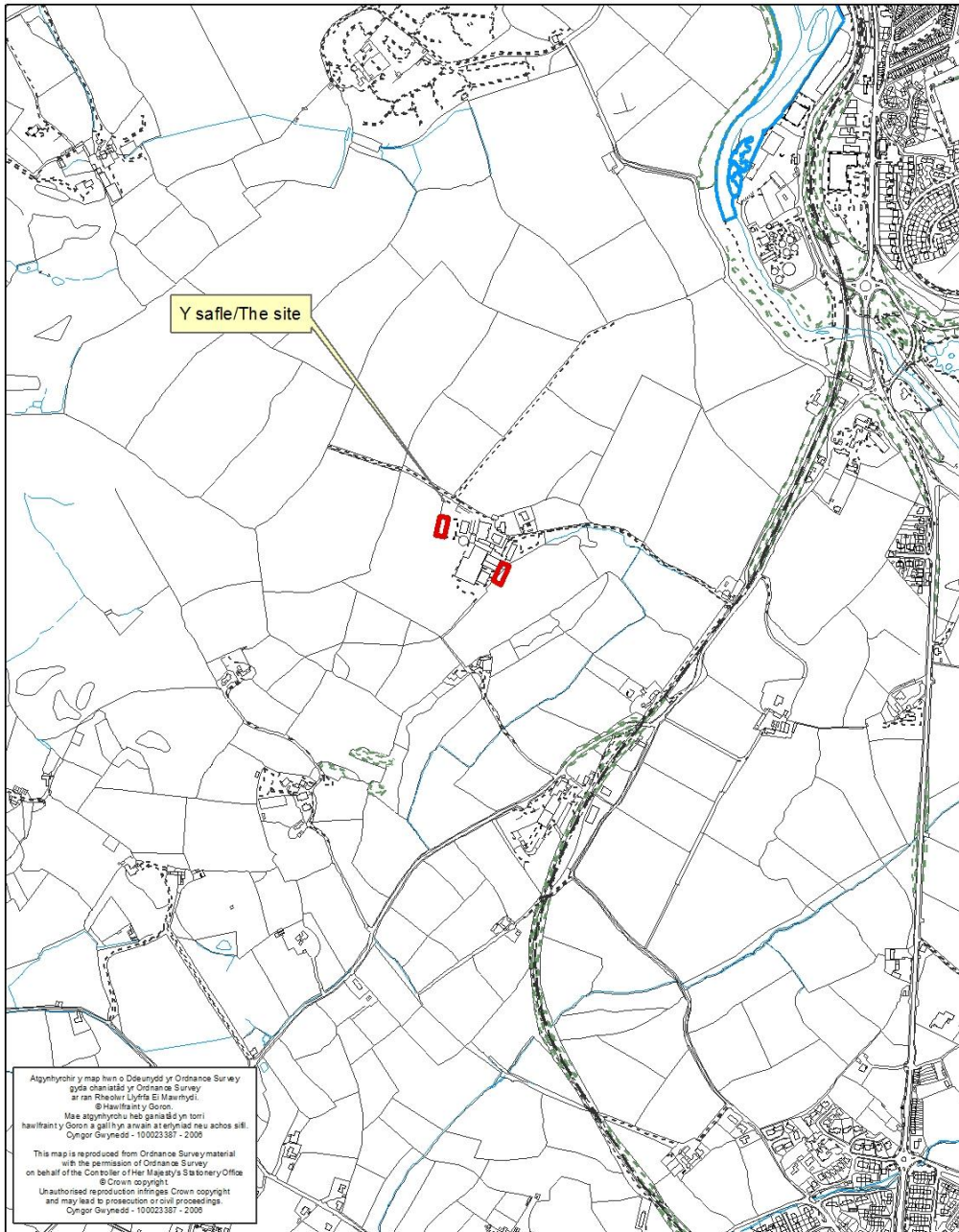


Number: 5.6



Rhif y Cais / Application Number : C16/0371/14/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DATE: 13/06/2016
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C16/0371/14/LL
Date Registered: 05/04/2016
Application Type: Full - Planning
Community: Caernarfon
Ward: Seiont

Proposal: ERECTION OF AN AGRICULTURAL SHED FOR DAIRY COWS TOGETHER WITH SILAGE BAY
Location: FFERM HENDY, PANT ROAD, CAERNARFON, LL545RL

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS.

1. Description:

- 1.1 This is a full application to erect an agricultural shed on the agricultural holding of Fferm yr Hendy, to the south of Caernarfon. It is proposed to erect a shed which is 61m in length, with a width of 20m and a height of 6.7m to the ridge, on a plot of land adjacent to the holding's existing structures. The proposal would entail re-locating around 60m of the existing *clawdd*, and the creation of a new *clawdd* around the proposed shed. Internally, the shed would contain a new dairy, milking parlour, and storage for milk, tools and cattle treatment facilities.
- 1.2 Externally, the shed roof would be of black sheet steel, the upper parts of the wall in Yorkshire boarding and the lower parts built from grey blocks. The northern elevation would have three openings with other openings along the side of the shed.
- 1.3 The holding is served by a private driveway and the class III county road, Pant Road. Public footpath number 16 Caernarfon runs nearby along the western side of the proposed shed. The existing structures of the holding are located to the north of the site and the farmhouse, to the east there is an open field with a woodland on a further plateau, to the south there are fields separated by *cloddiau* and the property of Tŷ'r Allt, and to the west there are the holding's numerous and various structures which also include a water reservoir and a new, recently permitted, silage clamp.
- 1.4 Approving this application would enable the applicant to increase the existing herd (which includes 360 dairy cows) and to reduce the time taken to milk the cows from 4 hours to 2 hours per day. Increasing the herd would not lead to an increase in the number of tanker lorries to transport the milk as more effective use would be made of the lorries' capacity.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but must also take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making the recommendation the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed decision.

2.3 Gwynedd Unitary Development Plan (GUDP) 2009:

POLICY B21 - WILDLIFE CORRIDORS, HABITAT LINKAGES AND STEPPING STONES

Safeguard the integrity of landscape features which are important for wild flora and fauna unless it can be shown that reasons for the development override the need to maintain the features and that mitigating measures can be provided.

POLICY B22 - BUILDING DESIGN

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and character of the local landscape and environment.

POLICY B23 - AMENITIES

Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

POLICY B25 - BUILDING MATERIALS

Safeguard the visual character of the Plan area by ensuring that only natural Welsh slates or slates that are similar in terms of their appearance, colour and weathering properties are permitted, other than in circumstances in which the type of building or its particular setting, or the sustainability benefits, are such that another material would be appropriate. In respect of other parts of the building, development will be required to use high quality building materials that complement the character and appearance of the local area. Proposals that introduce substandard or intrusive materials will be refused.

POLICY B33 - DEVELOPMENT THAT CREATES POLLUTION OR NUISANCE

Protect human amenities, the quality of public health and the natural or built environment from high levels of pollution.

POLICY D9 - FARM BUILDINGS AND STRUCTURES

The erection of buildings and structures for agricultural purposes will be approved if they are reasonably necessary for agricultural purposes and if they comply with specific criteria involving the impact of the development on recognised features.

2.4 National Policies:

Technical Advice Note (TAN) 6 Planning for Sustainable Rural Communities (2010).

TAN 12 Design (2016).

Planning Policy Wales (2016) Version 8.

3. Relevant Planning History:

3.1 Application number C16/0373/14/LL - create silage clamp, approved, May 2016.

3.2 Application number C12/1128/14/LL - create a lagoon to store cattle slurry, together with a lean-to extension to store dry manure, approved in February 2013.

3.3 Application number C11/0053/14/LL - extension to an agricultural shed, approved in February 2011.

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4. Consultations:

Community/Town Council:	Support.
Footpaths Unit:	Need to ensure that public footpath no. 16 Caernarfon is protected during and at the end of the construction work.
Natural Resources Wales:	Reference to the relevant legislation which controls this type of development.
Biodiversity Unit:	No objection, on condition that the <i>clawdd</i> is destroyed outside the nesting season.
Public Protection Unit:	No response.
Public Consultation:	A notice was posted on the site and nearby residents were notified. The notification period has already ended but no responses had been received from the public following this statutory notification period.

5. Assessment of the relevant planning considerations:

The principle of the development

- 5.1 The principle of erecting farm buildings has been established in Policy D9 of the GUDP which states that such proposals will be approved provided they are reasonably necessary for agricultural purposes and comply with a number of criteria relating to the proximity of sites to existing agricultural structures, that such development will not significantly harm a protected building, that the development will not have a detrimental impact on biodiversity and that the proposal incorporates adequate environmental mitigation measures. On the basis of the information included with the application and its location, it is considered that the principle is acceptable.

Visual amenities

- 5.2 The agricultural shed is located in the countryside but is opposite the numerous existing buildings of the agricultural holding. Any views from the site would be intermittent and from a distance, and along the county road, Pant Road, which runs in a southerly direction from the shed itself. It is screened by a woodland on a plateau with *cloddiau* to the east and the distinctive rolling landscape of the locality. The visual impact of the shed will also be mitigated as the current surrounding structures will form a backdrop, and a new *clawdd* would be erected to compensate for the loss of the existing *clawdd*. The shed, however, will be prominent from the footpath that meanders through the farm yard, but its local visual impact must be considered in the context of the current structures on the holding, and it is not considered that it would have a significantly greater impact than already exists. It is important to remember that this is an established agricultural settlement which is continuing to develop in order to prosper. Therefore, to this end, it is believed that the proposal is acceptable based on the requirements of Policies B22, B23, B25 and D9 of the GUDP and the advice contained in TAN 6 Planning for Sustainable Rural Communities and TAN 12 Design.

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General and residential amenities

5.3 There are scattered residential dwellings around the holding itself. The closest dwelling to the site of the shed is located approximately 174m to the south-east (Tŷ'r Allt) with Bwthyn Hendy located approximately 403m to the east, with agricultural fields and a rolling landscape including *cloddiau* and established woodland. Taking into account the distance between the agricultural shed and these dwellings, in addition to the other dwellings located in the vicinity of the agricultural shed, the setting of the shed immediately adjacent to the existing structures and the fact that the farm is already an operational farm, it is not believed that the proposal will significantly disrupt the residential and general amenities of nearby occupants. No responses from the public were received following the statutory notification period. Therefore, to this end, it is believed that the proposal is acceptable based on the requirements of Policies B23, B33 and D9 of the GUDP, in addition to TAN 6 Planning for Sustainable Rural Communities and Chapter 13 Planning Policy Wales Minimising and Managing Environmental Risks and Pollution.

Biodiversity matters

5.4 The proposal involves the loss of approximately 60m of indigenous *clawdd* in order to locate the proposed shed as close as possible to the existing structures, but without disturbing the public footpath. To compensate for the loss of the *clawdd* which is to be demolished, the application includes the erection of a new *clawdd* around the shed which could be ensured by the inclusion of appropriate conditions. Although the Biodiversity Unit and Natural Resources Wales have no objections to this proposal, a condition would need to be included restricting the work of demolishing the *clawdd* to outside the nesting season (March to August). Therefore, to this end, it is believed that the proposal is acceptable.

6. Conclusions:

6.1 Given the assessment noted above and having considered all the relevant matters including local and national policies and guidelines, it is believed that the proposal is acceptable in principle, and based on its scale, location, design, form, materials, and residential and visual amenities.

7. Recommendation:

7.1 To approve – conditions:-

1. Five years.
2. In accordance with the plans.
3. Safeguarding public footpath no. 16.
4. Details of landscaping/*clawdd* and operating period.
5. Notify the Local Planning Authority of when the development is completed.
6. Use of the building for agricultural purposes only.
7. External materials and colour to be agreed with the Local Planning Authority.
8. No demolition of the *clawdd* during the nesting season.