

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
20/0260/FULL 01.04.2020	Price & Co Farming Ltd Mr A Price Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY	Construct canopy over existing farm yard area Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer.

Site description: The application site comprises existing farmyard canopy buildings.

Development: It is proposed to increase the canopy roof area to cover part of the existing farmyard cattle sheds.

Dimensions: The proposed roof canopy area measures 961 sq. metres. It will be the same height or lower than the existing roof structure.

Materials: Fibre cement sheeting.

Ancillary development, e.g. parking: None is proposed.

PLANNING HISTORY 2010 TO PRESENT

17/0305/NOTA - Construct access track - Details Approved 30.05.2017.

16/0488/FULL - Erect a milking parlour, cattle shed and associated works - Granted 04.08.2016.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application site is within a special landscape area (SLA) (policy NH1.3), and a sandstone safeguarding area.

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Application No. 20/0260/FULL Continued

Policies: SP6 (Place Making), CW2 (Amenity), and CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), and NH1 (Special Landscape Areas).

NATIONAL POLICY Planning Policy Wales (December 2018).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is not a material consideration in this case.

CONSULTATION

Senior Engineer (Land Drainage) - Request information regarding sustainable urban drainage. As the development will require separate SAB approval this information is not deemed necessary prior to the determination of the planning application.

Rights Of Way Officer - No objection subject to advice being provided to the applicant regarding rights of way in the area.

Head Of Public Protection - No objection.

Ecologist - No objection.

Landscape Architect - No objection.

Natural Resources Wales - No objection subject to advice being forwarded to the developer.

ADVERTISEMENT

Extent of advertisement: 36 nearby properties were consulted by way of letter and a site notice was displayed near the application site.

Response: One objection was received.

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Application No. 20/0260/FULL Continued

Summary of observations:

1. Questions the timing of the application given the coronavirus pandemic;
2. Claims that residents self-isolating would be unable to respond by post/telephone/email.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
Crime and disorder are not considered to be an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The application proposes two sections of infill canopy between existing large scale cattle sheds on an industrial farm. The proposed canopy will infill a section between existing cattle shed buildings, and will be the same height or lower than the existing canopy. The roof and supporting columns will comprise the same materials as the existing roof structure. On this basis the proposal is considered to be acceptable in terms of its visual impact. Given the location of the site there would be no impact on any residential receptors.

In support of the application, the agent has provided the following information:

"Gelliargwellt Farm is a dairy farm with a large herd of cows, a natural consequence of which is the volume of slurry generated per cow per day. NRW are generally requiring the farming industry to reduce their potential pollution footprint on the environment, by reducing incidental pollution as a result of rainfall on hardstanding areas. This application is part of the farm's general improvements required as the result of a NRW audit carried out in May of last year."

"In addition by providing more covered, but open sided areas the general management and well-being of the herd will be improved as more feeding and watering for the herd will now take place under covered areas which the herd seem to prefer."

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Application No. 20/0260/FULL Continued

Comments from Consultees: No objection subject to advice being passed to the developer.

Comments from public:

1. Questions the timing of the application given the corona virus pandemic - as outlined above, the proposed canopy is required to reduce the likelihood of nitrate run off pollution. Furthermore, as the application site produces milk it is deemed an essential operation that must continue to operate during the pandemic.
2. Claims that residents self isolating would be unable to respond by post/telephone/email - The application has been advertised in accordance with statutory requirements and has been pending determination for some time allowing significant timescale within which to submit comments. Whilst it may have proved more difficult for some residents to post letters, the current climate does not preclude email or telephone communication.

Other material considerations: None.

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. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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Application No. 20/0260/FULL Continued

- 02) The development shall be carried out in accordance with the following approved plans and documents:
Drawing No: PCF-CYA-2020-202 - Site Location Plan, received 26.03.2020;
Drawing No: PCF-CYA-2020-205 - Enlarged Proposed Site Plan, received 26.03.2020;
Drawing No: PCF-CYA-2020-207 - Proposed Elevation and section plan, received 26.03.2020.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

Please find attached the comments of National Resources Wales, Rights of Way Officer and Senior Engineer (Land Drainage) that are brought to the applicant's attention.

WARNING:

SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m² or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission, and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below:

Phone: 01443 866511
Email: drainage@caerphilly.gov.uk
Website: www.caerphilly.gov.uk/sab

