

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0488/FULL 13.06.2016	Price And Co C/o Barton Willmore Mr B Stephenson Greyfriars House Greyfriars Road Cardiff CF10 3AL	Erect a milking parlour, cattle shed and associated works Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located at Gelliargwellt Uchaf farm, a 750 head dairy farm with land between Nelson, Gelligaer and Trelewis. A number of other enterprises have been developed at the farm, including an anaerobic digestion facility, a materials recycling facility and transfer station and a small sandstone quarry. The farm supplies 6 million litres of milk annually to Sainsbury's supermarkets.

Site description: The site comprises an area of generally flat land next to the existing cattle sheds. It is currently unused agricultural land.

Development: The proposed development comprises a new rotary milking parlour to replace the existing outdated milking parlour, together with ancillary development. The new building would have benefits for farm efficiency by reducing the time taken to milk the herd to approximately 2.5 hours instead of up to 6.5 hours. Milking would take place between 06.00 and 08.30, 14.00 and 16.30 and 20.00 to 22.00 with the new parlour, whereas currently it takes place between 01.30 to 08.00, 11.00 to 16.00 and 19.00 to 23.00.

A larger bulk milk tank is also proposed, which would allow milk collections to take place every other day rather than daily as at present. A cattle feed silo also forms part of the application.

Dimensions: The new building would measure 84 metres by 25 metres with a height to eaves of 4.8 metres and 6.4 metres to the ridge. The cattle feed silo measures 4 metres in diameter and 6.5 metres tall.

Materials: The new shed has been designed as a typical farm building with 2.4 metres high concrete walls topped with Yorkshire boarding to allow ventilation of the building. The roof would be grey profiled sheet, similar to the other farm buildings nearby.

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Ancillary development, e.g. parking: No other development is proposed.

PLANNING HISTORY 2005 TO PRESENT

15/1200/NOTEL - Divert existing 33kV overhead line due to proposed extension to working Quarry.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is outside the settlement boundaries identified in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 (LDP).

Policies: The following LDP policies are relevant to the determination of this application: SP5 and CW15 - Settlement boundaries and locational constraints, SP6 - Placemaking, SP8 and CW22 - Mineral safeguarding, MN1.2 Mineral site buffer zone SP10, CW4 and NH1.3 Natural heritage protection, SP21 and CW3 Car parking standards and highways considerations, CW2 Amenity.

NATIONAL POLICY Planning policy Wales 2016 is relevant in terms of national policy.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is within the coalfield and an advisory note will be sent with any permission granted.

CONSULTATION

Countryside And Landscape Services - Landscape

Further to your request for comments on the above application. I note that the proposed building is well located in relation to the existing large scale farm builds, reflects their scale and is proposed to be constructed of similar materials. The site and existing buildings are also relatively well screened from the nearest residential settlements by existing hedgerows and trees.

I therefore have no objection to this proposal.

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Ecology

The Council's Ecologist requests that breeding bird provision is made in the new buildings, if approved.

Rights Of Way Officer - Footpath 180 in the Community of Gelligaer abuts the site, and must be protected at all times and available for public use at all times.

Conservation & Design Officer - No objection is raised to the proposed development.

Senior Engineer (Land Drainage) - No objection in principle.

Transportation Engineering Manager - No objection.

Dwr Cymru - No comments in respect of the application.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by means of a letter to one neighbouring property and site notices posted at five locations in the local area.

Response: No response has been received.

Summary of observations: No response has been received.

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?
The application is unlikely to have a significant effect on crime and disorder in the local area.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? The proposed development is not CIL liable.

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ANALYSIS

Policies: The proposed development has been considered in the context of national policy and policies in the Adopted Caerphilly LDP. The main issues are considered to be:

Development outside settlement limits

The site is in the countryside but it is associated with agriculture and meets the test of criterion C(i) of policy CW15. There is, therefore, no conflict with that policy.

Amenity

A noise assessment has been carried out, which identifies a potential impact from night time milk tanker collection and night time milking. However, the nearest noise sensitive properties are at Claerwen, a distance of some 440 metres. The overall conclusion is that there would not be a material effect on residential properties in the surrounding area. It is considered that the proposed development meets the criteria of policy CW2.

Visual and landscape impact

The proposed milking parlour consists of a large building but it is set in the context of agricultural buildings of similar scale and other built development near the site, including the new MRF building and the AD facility. The council's landscape architect has assessed the visual and landscape impact of the proposal and has no objections to the application.

The site is within a Special Landscape Area where there is a policy requirement to conserve and where appropriate enhance the distinctive or characteristic features of the SLA. In this case the proposed new building is well located to minimise the landscape impact and the council's landscape architect has raised no objection. There is, therefore, no conflict with policy CW4.

Car parking requirements and highways.

The proposed development would replace an existing facility and it is not expected that there would be an increase in traffic movements as a result of the development. Nor would the car parking requirements increase.

Mineral safeguarding.

The LDP seeks to protect mineral resources that may be needed in the future from permanent forms of development that could sterilise the resource. While the proposed development does not meet the criteria i - iv of CW22A, the quarry is in the same ownership as the application site and it is reasonable to assume that mineral extraction is not viable due to a number of constraints, including built development. The quarry is currently being worked in a north-west to south-east direction. In addition, the proposed location is logical in that it relates well to the existing agricultural buildings, slurry tanks and other infrastructure.

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While this may not amount to an overriding need and alternative sites have not been considered, it is a material planning consideration. The sandstone resource is extensive in the county borough and alternative sites may be similarly constrained.

Mineral site buffer zone.

Mineral site buffer zones aim to reduce conflict between mineral working and other forms of development as a result of noise, dust, vibration and other effects of quarrying. The application site extends into the buffer zone identified around Bryn Quarry, a small sandstone quarry located to the south of the application site. Policy CW23 states that new sensitive development or mineral development will not normally be permitted within the buffer zone. Sensitive development for the purposes of this policy is considered to be residential development, hospitals, residential institutions and schools. The proposed agricultural building is not considered to be "sensitive development" in this context.

Comments from Consultees: No objections have been raised by consultees.

Comments from public: No comments were received from members of the public.

Other material considerations: There are no other material considerations.

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.
- 02) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:
Planning application and supporting statement received on 13 June 2016
Drawing number PCF-MP-2016-001revA red line boundary received 13 June 2016
Drawing number PCF-MP-2016-002 site layout received 13 June 2016
Drawing number PCF-MP-2016-003 elevations received 13 June 2016
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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Advisory Note(s)

Please find attached the comments of the Council's Ecologist that are brought to the applicant's attention.

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: SP5, CW15, SP6, SP8, CW22, MN1.2, SP10, CW4, NH1.3, SP21, CW3, CW2.

