

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0820/FULL 16.09.2016	Mr C Williams Cefn Bach Farm Cefn Road Upper Deri Bargoed CF81 9GW	Erect new agricultural shed for the storage of haylage bales and storage Cefn Bach Farm Cefn Road Upper Deri Bargoed CF81 9GW

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is situated approximately 450 metres outside and to the west of settlement boundary of Deri.

Site description: The application site is a part of a field parcel within Cefn Bach farm. The farmhouse is set within a cluster of outbuildings with some in a poor state of repair. The application site is a relatively flat area of land in the corner of a field to the east of the farmhouse and adjacent to a dry stone wall and low lying bund. Access to the building will be via the existing field gate.

Development: The application seeks full planning consent for the erection of an agricultural building. The building will be used to store hay bales and as a temporary lambing shed during the spring months. The application is being reported to Committee as the applicant is related to an employee of the Council.

Dimensions: The proposed building measures 12.2 metres in width by 31.5 metres in length, with a height of 4 metres to the eaves and 5.4 metres to ridge height.

Materials: Plastic coated sheeting and steel doors.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

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POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The land is located outside the settlement boundary.

Policies: CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

NATIONAL POLICY Planning Policy Wales Edition 8 (January 2016) and TAN 12: Design (March 2016).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The land is located within an area where no report is required, however standing advice will be provided to the applicant.

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection subject to the applicant submitting a scheme for the storage of foodstuffs, and the storage and disposal of waste and manure and implementing the agreed details.

Senior Engineer (Land Drainage) - Based on the nature and location of the proposed development, no comments are offered from a flood risk perspective.

Countryside And Landscape Services - No objection subject to bird breeding provision incorporated into the development.

ADVERTISEMENT

Extent of advertisement: A site notice was erected near the application site. Due to the isolated location of the site, there were no neighbouring properties evident in close proximity to notify.

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Response: None.

Summary of observations: Not Applicable.

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?

There are no specific crime and disorder implications material to the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Based on current evidence, this is unlikely to be a significant issue in this case, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No the development is not CIL liable.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application seeks full planning consent for the erection of an agricultural building on an established upland farm. The main points to consider in the determination of this application is whether the building is acceptable in design terms and whether the building would impact upon the character and appearance of the rural landscape.

The barn is required in connection with the farm activities and is an appropriate form of development outside the settlement boundary. The building is considered to be acceptable in terms of its design, has been kept to a minimum scale and is proportionate to the amount of hay that will need to be stored. Its siting is well related to the existing group of farm buildings and will not look out of place in the rural countryside. Furthermore, there would be no impact in terms of amenity for the nearest residential properties. The proposal therefore accords with Policies CW2 and CW15 of the Caerphilly County Borough Local Development Plan up 2021 - Adopted November 2010.

Comments from consultees: No objections raised.

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Comments from public: None.

Other material considerations: None.

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 shall be carried out in accordance with the following approved plans and documents:
Site location plan received on 16.09.2016.
Elevations, roof plan and floor plan received on 16.09.2016.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the first use of the agricultural building hereby approved a scheme for the storage of foodstuffs, and the storage and disposal of waste and manure shall be implemented in accordance with details that shall be agreed in writing with the Local Planning Authority.
REASON: To prevent pollution.
- 04) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (Swallow) on the new agricultural shed at Cefn Bach Farm, Deri, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new agricultural al shed hereby approved is first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, Planning Policy Wales and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning.

Advisory Note(s)

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: CW2 and CW15.

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Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com.

This Standing Advice is valid from 1st January 2015 until 31st December 2016.

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

