

Delegated Decision Report

Application No:	26/0480	Statutory Period Expires:	29th July 2026
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Site:	<i>Moorcroft West Nash Road Nash Newport NP18 2BZ</i>		
Proposal:	PRIOR NOTIFICATION FOR A REPLACEMENT GENERAL PURPOSE STORAGE BUILDING AND WORKSHOP		
Applicant:	<i>C Thomas</i>		
Type:	Prior Approval - 28 Day	Ward:	Llanwern
Decision:	PRIOR APPROVAL IS REQUIRED		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site comprises a 1.29ha parcel of agricultural land used for livestock grazing and winter grass fodder production. The land is laid to permanent pasture and is bound by mature hedgerows. The parcel of land forms part of a larger agricultural holding that is farmed by the applicant within an approximate 2.4 mile radius. The total area of the farm holding owned/farmed by the applicant is 8.7ha. The applicant also farms a further 85.39ha of land on annual grazing agreements based in Nash and Langstone.

2.2 The surrounding context is predominantly agricultural land with Newport Wetlands located approximately 400m to the south west and the village of Nash approximately 400m to the east. Industrial development in the form of Uskmouth Power Station and a Welsh Water site are located within 800m and 350m respectively to the north west.

3. DESCRIPTION OF DEVELOPMENT

3.1 The application seeks a determination as to whether prior approval is required for the construction of a general purpose storage building and separate workshop building on land at Moorcroft, West Nash Road. The proposed storage building would measure 18.28m in length, 12.19m in width, 4.57m to the eaves and 6.20m to the ridge. The proposed workshop building would measure 12.19, in length, 12.19m in width, 4.57m to the eaves and 6.20m to the ridge. The workshop building would be used for the storage of smaller tools and implements and to undertake repairs and maintenance to farm equipment. Both buildings would comprise steel portal frame construction finished in concrete panels with Yorkshire boarding above. The storage building would be open fronted with 3 access bays and the workshop would be enclosed with an access to the southern elevation. There would be no changes to hardstanding or access as this is already in place. **The documentation accompanying this application states that 2no. existing buildings are to be demolished prior to the construction of the replacement storage and workshop buildings. Demolition is not permitted under Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and therefore has not been considered as part of this application. A separate prior notification of demolition application is therefore required under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) to demolish these buildings.**

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision
06/0003	CONVERSION OF BARN TO DWELLING	REFUSED

5. PLANNING POLICY

5.1 THE NATIONAL DEVELOPMENT FRAMEWORK: FUTURE WALES - THE NATIONAL PLAN 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Policy 1 - Where Wales Will Grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policies SP5 (Countryside), SP8 (Special Landscape Area), SP9 (Conservation of the Natural, Historic and Built Environment), GP2 (General Amenity), GP5 (Natural Environment), GP6 (Quality of Design) and CE6 (Archaeology) of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) are relevant to this proposal.

6. CONSULTATION RESPONSES

6.1 ECOLOGY OFFICER: The buildings to be demolished appear to be clad and roofed with corrugated metal sheeting, and this is not normally conducive to roosting bats. Roofs such as this are subject to wide temperature fluctuations, getting too hot in summer and too cold in winter for bats to tolerate. Also the structures appear in some parts to be open to the elements, so not providing the protection that roosting bats require. There may be some night-time feeding perches within these barns, but this does not justify asking for a bat survey in my view. Instead we should attach our bat advisory note. Birds may be nesting in these structures, and the Applicant should be reminded to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built. In addition, for Schedule 1 birds such as Barn Owls it is an offence to disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young, or to disturb dependent young of such a bird. A small bird box is proposed as a token biodiversity enhancement, but in my view this is inadequate in these circumstances. Instead, a Barn Owl nest box should be incorporated into the north-facing aspect of one of the new buildings, as this species is likely to be prevalent in this location. In addition, because bats are also likely to be present, a bat roosting box should be incorporated into the southerly aspect of one of the buildings. I do not have any other ecological concerns in relation to this proposal.

6.2 LANDSCAPE OFFICER: The site is within the Caldicot Special Landscape Area. Proposals appear to blend in with typical agricultural building materials although the site and wider farmyard context is prominent in the open landscape as shown in photos from Google Earth below.



West Nash Road heading south-west [Google Earth]



West Nash Road heading north-east [Google Earth]

There is also a nearby footpath to the north. The change to views along this footpath is unclear but likely to be similar to the Google Earth image of 'West Nash Road heading south-west'. The proposed buildings are likely to be visible, although the backdrop which includes retained agricultural buildings and a series of overhead power lines is not attractive.

Recommendations:

1. Photos from different points along the footpath to the north looking towards the site to determine prominence of the proposal in the view, and the need for any mitigation planting.
2. I would suggest planting of occasional locally native trees and gapping up of hedges to reduce the visual impact of the proposal from public views at the highway frontage and north-west corner, and potentially along the public footpath. A Soft Landscape/Planting Plan showing planting type, species, size, density and outline maintenance to cover new planting until established would be required.

- 6.3 DRAINAGE OFFICER: Having reviewed the application document for 26/0480, a SAB application may be required.
- 6.4 GLAMORGAN GWENT ARCHAEOLOGICAL TRUST: We have consulted the regional Historic Environment Record and note that the proposal is located within the Gwent Level Registered Landscape of Outstanding Historic Interest (Cadw reference HLW (Gt) 2), specifically the Nash/Goldcliff Character Area (HLCA001) a *complex "irregular landscape" in higher coastal area, with small irregular fields, sinuous lanes and dispersed settlements*. It is also within the Newport Archaeologically Sensitive Area (ASA). Ashtree Farm is depicted on historic Ordnance Survey mapping (1st-3rd editions), and noted on the HER. However, the replacement buildings are largely located on the sites of existing structures and the previous development of the agricultural yard is likely to have had an adverse effect on any potential remains that may be present. Additionally, modern aerial photography indicates that the standing structures are of relatively limited archaeological significance. Overall, it is unlikely that archaeologically significant material will be encountered during the course of the proposed works. As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application.
- 6.5 HIGHWAYS OFFICER: No objection. The proposals appear to relate to more efficient working, but no highway impacts are anticipated.
- 6.6 NATURAL RESOURCES WALES: The proposed buildings are approximately 77m from the Newport Wetlands site of special scientific interest (SSSI)/ National Nature Reserve (NNR), 90m from the Gwent Levels Nash and Goldcliff SSSI, and 12m away from a drainage ditch which is hydrologically connected to the SSSIs. Given that the development is situated within an existing agricultural yard and comprises replacement agricultural buildings for the storage of bedding, fodder and agricultural machinery, we are satisfied that the proposal is unlikely to have a significant adverse effect on protected sites and presents a low environmental risk. We advise the applicant should ensure that any runoff discharged to a watercourse is clean and uncontaminated and that standard pollution prevention measures must be implemented to avoid contamination to a watercourse.

The application site is situated within NRW's Internal Drainage District (IDD) Boundary. Any works (such as discharge into the IDD network) may require a formal Land Drainage Consent (LDC) from the IDD in accordance with Section 23 of the Land Drainage Act 1991.

The prior notification proposes less vulnerable development (a replacement general purpose storage building and workshop). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 (Rivers and Sea) and TAN15 Defended Zone. Given the scale and nature of the proposed development we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the

opportunity to incorporate flood resilient design where feasible. Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

Our records show there may be protected species in the vicinity of the site. We advise liaison with your Authority's ecologist to discuss and agree the scope of any surveys required.

6.7 DWR CYMRU WELSH WATER: No response.

7. PUBLIC REPRESENTATIONS

7.1 N/A.

8. ASSESSMENT

8.1 The Town and Country Planning Act 1990 defines agriculture as "horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly". The application form accompanying the submission confirms that the proposed development is reasonably necessary for the purposes of agriculture and would be used for the storage of fodder crops for the purposes of farm maintenance. The buildings would also be used for the storage of agricultural machinery and equipment that is owned by the applicant and used in connection with their own farming activities.

8.2 The erection of buildings for agricultural purposes can be permitted development under schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), subject to the scheme being in accordance with the conditions of that part, and applying to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required for the development.

8.3 Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) states within Section B.2 (2)(D)(I) that the determination of the Local Planning Authority shall be sought as to whether prior approval will be required for the siting, design and external appearance of the building.

8.4 Class A

Development on units of 5 hectares or more

Permitted development

A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—

(a) works for the erection, extension or alteration of a building; or

(b) any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

(b) it would consist of, or include, the erection, extension or alteration of a dwelling;

(c) it would involve the provision of a building, structure or works not designed for agricultural purposes;

(d) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or

(ii) any building erected or extended or altered by virtue of Class A,

would exceed 465 square metres, calculated as described in paragraph D.2 below;

(e) the height of any part of any building, structure or works within 3 kilometres of the

- perimeter of an aerodrome would exceed 3 metres;
- (f)the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;
- (g)any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;
- (h)it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building; or
- (i)it would involve excavations or engineering operations on or over article 1(6) land which are connected with fish farming.

Conditions

A.2(1) Development is permitted by Class A subject to the following conditions—

(a)where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development shall not be used for the accommodation of livestock except in the circumstances described in paragraph D.3 below or for the storage of slurry or sewage sludge;

(b)where the development involves—

(i)the extraction of any mineral from the land (including removal from any disused railway embankment); or

(ii)the removal of any mineral from a mineral-working deposit,
the mineral shall not be moved off the unit;

(c)waste materials shall not be brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought shall be incorporated forthwith into the building or works in question.

(2) Subject to paragraph (3), development consisting of—

(a)the erection, extension or alteration of a building;

(b)the formation or alteration of a private way;

(c)the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.4 below, exceeds 0.5 hectare); or

(d)the placing or assembly of a tank in any waters,

is permitted by Class A subject to the following conditions—

(i)the developer shall, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;

(ii)the application shall be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid;

(iii)the development shall not be begun before the occurrence of one of the following—

(aa)the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;

(bb)where the local planning authority give the applicant notice within 28 days following the date of receiving his application of their determination that such prior approval is required, the giving of such approval; or

(cc)the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

(iv)(aa)where the local planning authority give the applicant notice that such prior approval is required the applicant shall display a site notice by site display on or near the land on which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date on which the local planning authority gave the notice to the applicant;

(bb)where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in sub-paragraph (aa) has elapsed, he shall be treated as having complied with the requirements of that sub-paragraph if he has taken reasonable steps for protection of the notice and, if need be,

its replacement;

(v) the development shall, except to the extent that the local planning authority otherwise agree in writing, be carried out—

(aa) where prior approval is required, in accordance with the details approved;

(bb) where prior approval is not required, in accordance with the details submitted with the application; and

(vi) the development shall be carried out—

(aa) where approval has been given by the local planning authority, within a period of five years from the date on which approval was given;

(bb) in any other case, within a period of five years from the date on which the local planning authority were given the information referred to in sub-paragraph (d)(ii).

(3) The conditions in paragraph (2) do not apply to the extension or alteration of a building if the building is not on article 1(6) land except in the case of a significant extension or a significant alteration.

(4) Development consisting of the significant extension or the significant alteration of a building may only be carried out once by virtue of Class A(a).

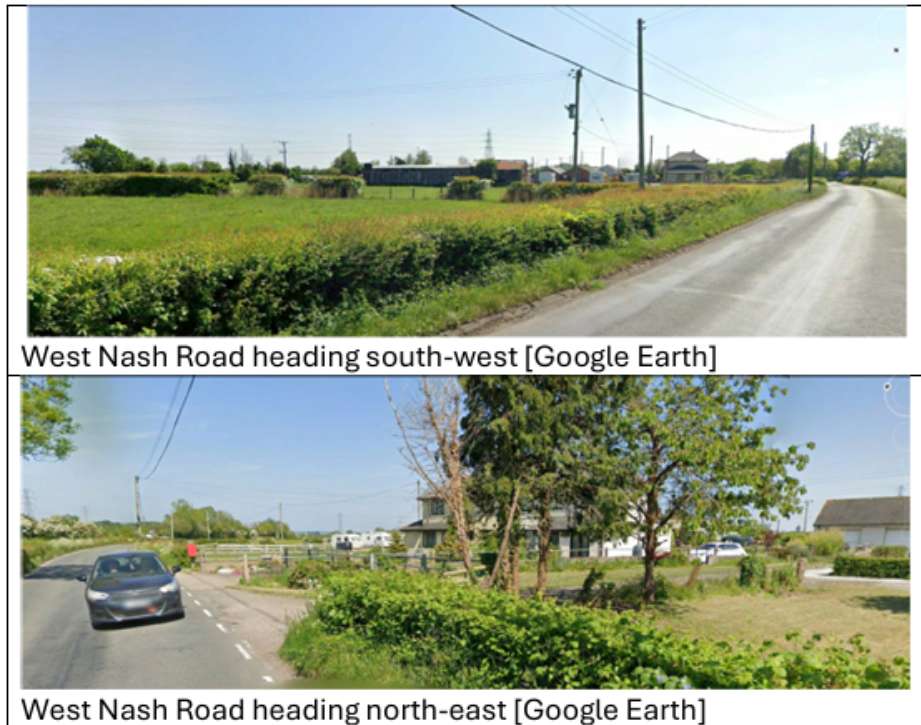
D.2 For the purposes of Part 6—

(a) an area calculated as described in this paragraph comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding two years and any part of which would be within 90 metres of the proposed development;

(b) 400 metres is to be measured along the ground.

8.5 The parcel of land which would accommodate the proposed buildings is approximately 1.29ha in size and is part of a wider agricultural unit of 8.7 hectares. The existing agricultural unit is more than 5ha in size and benefits from permitted development rights under Part 6. The existing use of the land would not change as a result of the proposal and no increase stock numbers are proposed. The proposed development would not consist of the erection, extension or alteration of a dwelling and the ground area of the proposed buildings would not exceed 465sqm. The proposed buildings are not within 3 metres of an aerodrome and the height of any part of the building would not exceed 12m. No part of the development would be within 25m of a metalled part of a trunk road or a classified road. No livestock are to be accommodated within the buildings and they will not be used for the storage of slurry or sewage sludge. No part of the proposal is associated with fish farming, and it does not fall on or over article 1(6) land. The buildings are situated within 400m of the curtilage of a protected building however as stated above they are not to be used for the accommodation of livestock or for the storage of slurry or sludge. The buildings will also not be used for storing fuel waste from a biomass boiler or anaerobic digestion system.

8.6 In terms of design, the proposed buildings would be of a typical barn construction with a corrugated sheet fibre cement roof and they would be finished in concrete panels with Yorkshire boarding above which would remain in keeping with the character of the surrounding area. Notwithstanding this, the site is within the Caldicot Special Landscape Area and is prominent within the landscape as shown below. There is also a nearby footpath to the north.



- 8.7 The Landscape Officer has advised that further information is required such as photos from different points along the footpath to the north looking towards the site to determine the prominence of the proposal in this view, and the need for any mitigation planting. The planting of locally native trees and gapping up of hedges to reduce the visual impact of the proposal from public views at the highway frontage and north west corner as well as along the public footpath is likely to be required. On this basis it is considered that prior approval is required.
- 8.8 In terms of ecology, the proposed buildings are approximately 77m from the Newport Wetlands site of special scientific interest (SSSI)/ National Nature Reserve (NNR), 90m from the Gwent Levels Nash and Goldcliff SSSI, and 12m away from a drainage ditch which is hydrologically connected to the SSSIs. Given that the development is situated within an existing agricultural yard and comprises replacement agricultural buildings for the storage of bedding, fodder and agricultural machinery, NRW are satisfied that the proposal is unlikely to have a significant adverse effect on protected sites and presents a low environmental risk.
- 8.9 The Council's Ecologist has advised the following.

The buildings to be demolished appear to be clad and roofed with corrugated metal sheeting, and this is not normally conducive to roosting bats. Roofs such as this are subject to wide temperature fluctuations, getting too hot in summer and too cold in winter for bats to tolerate. Also the structures appear in some parts to be open to the elements, so not providing the protection that roosting bats require. There may be some night-time feeding perches within these barns, but this does not justify asking for a bat survey in my view.

Birds may be nesting in these structures, and the Applicant should be reminded to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built. In addition, for Schedule 1 birds such as Barn Owls it is an offence to disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young, or to disturb dependent young of such a bird.

Notwithstanding this advice, as outlined above demolition is not permitted under Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and therefore has not been considered as part of this application.

- 8.10 In terms of ecological enhancement, it is proposed to install a bird box to the northwest gable of the storage building. The ecology officer has advised that this is inadequate and should be replaced with a barn owl nest box in the north-facing aspect of one of the new buildings, as this species is likely to be prevalent in this location. In addition, bats are also likely to be present, and therefore a bat roosting box should be incorporated into the southerly aspect of one of the buildings. As further details of these measures are required, prior approval is also required in respect of ecology.
- 8.11 With regards to flood risk, the proposal comprises less vulnerable development. The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 and 3 (Rivers and Sea) and TAN15 Defended Zone. Given the scale and nature of the proposed development NRW consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. On this basis, prior approval is not required in respect of flood risk.
- 8.12 The site is within an archaeologically sensitive area, as such Heneb were consulted on the proposal. They have advised that in this case the replacement buildings are largely located on the sites of existing structures and the previous development of the agricultural yard is already likely to have had an adverse effect on any potential remains that may be present. In addition, aerial photography indicates that the standing structures are of relatively limited archaeological significance. Overall, it is unlikely that archaeologically significant material will be encountered during the course of the proposed works. On this basis, there is unlikely to be an archaeological restraint to this proposed development and they have no objections.
- 8.13 The Highways Officer has raised no objections to the proposal.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 *Planning (Wales) Act 2015 (Welsh language)*

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the

application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 Newport's Well-Being Plan 2018-23

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

- 10.1 Prior approval is required in respect of the proposed agricultural buildings. **To confirm, the proposed demolition of the existing buildings has not been considered as part of this prior notification.**

11. DECISION

PRIOR APPROVAL IS REQUIRED

As such, you will need to provide the Local Planning Authority with the following information as soon as possible:

01 You must submit photos from different points along the footpath to the north looking towards the site to determine the prominence of the proposal in this view, and the need for any mitigation planting. If mitigation is required, the planting of locally native trees and gapping up of hedges to reduce the visual impact of the proposal from public views at the highway frontage and north west corner as well as along the public footpath should be detailed as part of a landscaping scheme to be submitted to and approved in writing by the Local Planning Authority along with an implementation timetable.

02 Biodiversity enhancements are required in accordance with PPW12 in the form of both an owl and bat box. A Barn Owl nest box should be incorporated into the north-facing aspect of one of the new buildings, as this species is likely to be prevalent in this location. In addition, because bats are also likely to be present, a bat roosting box should be incorporated into the southerly aspect of one of the buildings. Full details of these enhancement measures must be submitted to and approved in writing by the Local Planning Authority.

NOTE TO APPLICANT

01 This decision relates to plan Nos:

- Site Location Plan (received 01/07/2026)
- Supporting Statement (received 01/07/2026)
- Proposed Elevations and Floorplan (Workshop) (received 01/07/2026)
- Proposed Elevations and Floorplan (Storage Barn) (received 01/07/2026)
- Plans of Land Owned and Rented (received 01/07/2026)

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP5 (Countryside), SP8 (Special Landscape Area), SP9 (Conservation of the Natural, Historic and Built Environment), GP2 (General Amenity), GP5 (Natural Environment), GP6 (Quality of Design) and CE6 (Archaeology) of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) were relevant to the determination of this application.

03 Due to the minor nature of the proposed development and the location of the proposed

development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

04 This decision relates to the proposed agricultural buildings only and not to any proposed demolition.