

REFERENCE: 26/0131

PROPOSAL: PRIOR NOTIFICATION FOR THE ERECTION OF STEEL FRAME AGRICULTURAL BUILDING TO HOUSE FARM MACHINERY AND HAY

SITE: Lower Clifton Court Clifton Common Goldcliff Newport NP18 2PH

APPLICATION TYPE: Full

CASE OFFICER: Ben Webster

RECOMMENDATION: ADDITIONAL INFORMATION REQUIRED (Please re-consult when received)

Comments:

Minimal information has been submitted. The proposal is for a steel frame building in dark green [juniper green] with box profile sheeting to roof and walls, 18.3m length, height to ridge 5.6m – width is not confirmed. The location is set behind an existing barn and adjacent to the farm yard complex.

The proposal would be screened from the highway but it is unclear if this would be open to views from the public right of way to the north [see below] – there may be intervening vegetation but this is not evidenced in the application.

In addition the location would impact on vegetation shown on Google Earth below. In contrast, the OS base used in the submission shows hard surfacing to the east of the existing barns. Photos would show existing surfacing and vegetation etc.



Relevant policies:

The site lies within a Special Landscape Area and the SSSI boundary is adjacent.

- SP8 Special Landscape Areas
- If a SAB application is required, a joined up landscape-drainage plan would help to demonstrate sufficient space at suitable locations can be allocated for above ground SUDs to meet the Sustainable Drainage Regulations 2018 Standards 4 [Amenity] and 5 [Biodiversity].
- The proposal should meet the requirements of GP5 General Development Principles – Natural Environment : vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks.

Recommendations:

Further details are required to be submitted for approval:

- Photos of the site to confirm existing hard surface or vegetation cover.
- Photos from the right of way looking towards the site to show openness of views.
- A proportionate Soft Landscape/Planting Plan showing planting type, species, size, density and outline maintenance and management plan for five years to cover new planting until established. Planting proposals should reflect local native planting and note proximity to the SSSI designation.