

Delegated Decision Report

Application No:	26/0562	Statutory Period Expires:	16th September 2026
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Site:	<i>Cefn Mably Farm Park Rudry Road Cardiff CF3 6LP</i>		
Proposal:	<i>ERECTION OF LEAN-TO BARN</i>		
Applicant:	<i>R Edwards</i>		
Type:	Full	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The application site is an established farm park located on Began Road. The application site is within designated countryside, Safeguarding of Mineral Resource (Sand and Gravel), and Flood Zone 3 (Rivers, undefended) as defined by NRW's Flood Map for Planning. The area is characterised by agricultural land 1 with open fields and farm holdings nearby. The Grade II listed Cefn Mably Bridge (Cadw Ref: 17323) lies approximately 90 metres from the proposed development site. The extension is also located approximately 154 metres from the easternmost boundary of Cefn Mably Registered Historic Park and Garden PGW(Gm)11(CAE).

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks permission for the erection of a lean-to barn situated to the Eastern end of an existing barn located within the Cefn Mably Farm park car park. The application site is within the Northern area of the farm park parallel to Began road. The proposed barn would be located on existing hardstanding, removing 2no. parking spaces. The proposed barn would measure:

H: 4m (at its highest point)

W: 13.85m

D: 7.2m

Materials are as follows:

Roof - corrugated metal sheets - dark grey to match existing.

Walls - vertical timber cladding to match existing.

Doors - sectional metal doors in mid grey finish

4. RELEVANT SITE HISTORY

Application Number	Proposal Description	Decision
22/0493	RETENTION OF ENLARGED RAISED GROUND THAT THE TRAIN TRACK PASSES, ASSOCIATED FOOTPATH OVER, PEDESTRIAN TRACK PARALLEL TO BEGAN ROAD, ADDITIONAL RAILWAY	Granted with conditions 24.11.2022

	CROSSINGS AND MINIATURE GOLF COURSE	
20/1215	PART RETENTION AND COMPLETION OF THE REDEVELOPMENT/REBUILDING OF EXISTING BUSINESS/RETAIL TO INCLUDE A NEW (A3) CAFE,KITCHEN, FARM SHOP (A1), CHILDRENS SOFT PLAY AREA TOGETHER WITH OFFICES (B1) STORAGE AND ASSOCIATED FACILITIES AFFECTING PUBLIC RIGHT OF WAY 400/54	Granted with conditions 18.11.2021
19/1294	RETENTION OF MINIATURE RAILWAY, BRIDGES, PLATFORM, ENGINE SHED AND ASSOCIATED WORKS	Granted with conditions 02.07.2020
16/1192	PARTIAL DISCHARGE OF CONDITION 2 (EXTERNAL FINISHES) OF PLANNING PERMISSION 14/0775 (PROPOSED LIVESTOCK BUILDING WITH A LEAN TO)	Approved 17.03.2017
16/0525	ERECTION OF BUILDING FOR THE PURPOSE OF HOUSING LIVESTOCK AND PIG BREEDING	Granted with conditions 14.07.2016
14/0775	PROPOSED LIVESTOCK BUILDING WITH A LEAN-TO	Granted with conditions 26.01.2015
14/0163	PRIOR NOTIFICATION FOR ERECTION OF 3NO. POLYTUNNELS	Prior approval not required 17.03.2014
13/0933	CONSTRUCTION OF NEW RURAL ENTERPRISE DWELLING AFFECTING PUBLIC RIGHT OF WAY 400/54	Granted with conditions 13.06.2014
11/0612	VARIATION OF CONDITION 5 (RESTRICTION OF USE) RELATING TO PLANNING PERMISSION 08/0045 TO ALLOW FOR AN ENLARGED FARM SHOP	Granted with Conditions 13/10/2011
11/0540	RETENTION OF AGRICULTURAL BUILDING ERECTED (DIFFERING FROM APPROVAL 10/0751) AFFECTING PUBLIC RIGHT OF WAY 400/54	Granted with Conditions 01/12/2011
11/0180	CONSTRUCTION OF PART TWO STOREY, PART SINGLE STOREY FRONT EXTENSIONS TO PROVIDE A FARM SHOP, BUTCHERY, KITCHENS, OFFICES, STORE ROOM, EXTERNAL SEATING AREA FOR COFFEE SHOP AND PROVISION OF FIRST FLOOR WINDOWS TO FUNCTION ROOMS AFFECTING PUBLIC RIGHT OF WAY 400/54	Granted with Conditions 08/09/2011
10/0751	ERECTION OF BUILDING TO STORE AGRICULTURAL EQUIPMENT AFFECTING PUBLIC RIGHT OF WAY 400/54	Granted 16/09/2010

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 4- Supporting Rural Communities

Policy 5- Supporting the rural economy

Policy 8 – Flooding

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.

5.6.12- In terms of sustainable development it should be recognised that many small rural diversification proposals providing local services will actually reduce the journey length for users who would otherwise need to travel greater distances to access these services. Small rural diversification schemes can also contribute to the viability of a community by providing a focus for community life and hubs of economic activity.

5.3 The Historic Environment Act Wales 2023

5.4 Technical Advice Note Wales

Technical advice note (TAN) 5: nature conservation and planning

Technical advice note (TAN) 6: planning for sustainable rural communities

Technical advice note (TAN) 13: tourism

Technical advice note (TAN) 15: development, flooding and coastal erosion

Technical advice note (TAN) 24: the historic environment

5.5 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy SP3 (Flood Risk)

Policy SP5 (Countryside)

Policy SP9 (Conservation of the Natural, Historic and Built Environment)

Policy M1 (Safeguarding of Mineral Resource)

Policy CF8 (Tourism)

6. CONSULTATION RESPONSES

6.1 *Natural Resources Wales:*

We have no objection to the proposed development as submitted and provide the following advice.

Flood risk

The planning application proposes less vulnerable development (storage). The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 3 Rivers.

The application proposes an extension to an existing building. 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.

We provide advice on our website Natural Resources Wales / Preparing for a flood which may be useful for the developer or occupant of the proposal.

6.2 *Local Highways Authority:*

The development results in the loss of two parking spaces, but given the amount of parking available, this is not considered likely to cause any highway issues.

6.3 *Ecology Officer:* No comments received.

6.4 *Landscape Officer:*

The proposal is for a 14 x 7m lean-to timber clad barn adjacent but lower than adjoining barn. I have no objection to the proposal. Policy: • 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: No new planting is proposed and it may be difficult to achieve this where required, refer to Streetview images below. If there is an opportunity to gap up the roadside hedge [with native species] including new tree cover that would be welcome.

6.5 *Welsh Water:*

This site is crossed by a public sewer with the approximate position being marked on the attached statutory public sewer record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the Proposed Site Layout, it appears the proposed development would be situated over the public asset measured 3 metres either side of the centreline. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset crossing the proposed development site.

In this instance, it appears there is sufficient space and scope to re-position the development outside the protection zone of the asset. Or divert the asset under S185 of the Water Industry Act 1991. It is also recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset and establish their relationship to the proposed development and discuss options to progress

Accordingly, for the reasons outlined above, we offer a Holding Objection until such time as additional/amended information has been submitted and request we are re-consulted on receipt of this information.

6.6 **SAB:**

Having reviewed the submitted information, a SAB application may not be required but if there are any external works exceeding 100square metres then we would encourage the applicant to visit SAB.

6.7 **Senior Scientific Officer:** I have no comments in terms of air quality or contaminated land in respect of the below planning application.

6.8 **Environmental Health Officer:**

I refer to the above application passed onto Environmental Protection for consultation. Having reviewed the supporting documentation, I confirm we have no objections to the proposed development.

6.9 **Drainage Manager:**

No comments received.

6.10 **Heritage Officer:**

The Grade II listed Cefn Mably Bridge (Cadw Ref: 17323) lies approximately 90 metres from the proposed development. However, the existing buildings of Cefn Mably Farm Park already form significant part of views towards the site from the bridge and, by virtue of the scale and location of the proposed, there will be no impact upon the setting of the listed asset.

The extension is also located approximately 154 metres from the easternmost boundary of Cefn Mably Registered Historic Park and Garden PGW(Gm)11(CAE). As identified within the relevant listing, the area is:

“Registered for the survival of much of the park, woodland grounds and terraced garden of the major Glamorgan house at Cefn Mably, with features dating from the early eighteenth century to the early twentieth century. The steep slopes and mature oaks of the southern half of the park form a beautiful setting for the house and are visible from a wide area to the south.”

It should be noted that there is a duty to consult Welsh Ministers (via Cadw) upon *“Development likely to affect the site of a registered historic park or garden or its setting.”* However, due to the scale and positioning of the proposed development, there will not be any impact upon the setting of the RHPG, as it does not fall within those significant long range views identified from the raised ground upon which said house and terraces are located (views being orientated towards both the south-east and south-west), and it is entirely obscured within views from those fringes of the park closest to the site in question by the existing development. Therefore, there is no need to consult Cadw in this instance.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 28/07/2026, Site Notice was put up on 31/07/2026.

7.1 2no. neighbours were consulted. No comments received.

7.2 ***Caerphilly County Borough Council:***

I write with regard to your consultation enquiry which was received by Caerphilly County Borough Council on 3rd August 2026. The following response considers the impact of the proposal with regards to land and designations within Caerphilly County Borough only.

Visual Impact and Landscape Character:

The proposed extension is located approximately 110 metres to the east of land within Caerphilly County Borough. The land closest to the authority boundary forms part of the Rudry Visually Important Local Landscape (VILL). However, the extension would be subservient in scale to the existing barn and screened by existing buildings at Cefn Mably Farm Park. As such, the proposal would not be prominent in views from Caerphilly County Borough and would not adversely affect the character or appearance of the VILL.

Heritage:

Mapping of land within Caerphilly County Borough indicates that there are three listed structures within 1km of the proposed extension. The Grade II listed Cefn Mably Bridge lies approximately 90 metres from the proposed extension. Views towards the site from the bridge are already set against the existing buildings of Cefn Mably Farm Park, and the extension would be screened by the existing barn. The extension is also located approximately 154 metres from Cefn Mably Historic Park and Garden. Given its proximity to a designated historic asset, you should consider whether it is necessary to formally consult Cadw.

Highways:

The Council's Transportation Engineering Manager was consulted and raises no objection to the proposal. The proposed extension would result in only a minimal loss of parking spaces and would be used solely for storage purposes. As such, it is not expected to generate additional vehicular trips or give rise to on-street parking issues.

8. ASSESSMENT

8.1 **Principle of Development**

8.1.1 The application seeks a lean-to barn within Cefn Mably farm park. The site is defined outside of the urban boundary, and therefore, in principle there is a policy presumption against development in this location unless justified, necessary or suitable within a rural location. In this case the proposal seeks consent for a storage barn on a working farm and farm park, given that the use is existing, well established and appropriate within the location no objection or concern is raised to the principle of development. Additional considerations are discussed below.

8.2 Visual Amenity/ Character and Appearance

- 8.2.1 The barn would be finished with vertical timber cladding to match the existing barn, together with dark grey corrugated metal roof sheeting, consistent with the materials already present on site, this utilitarian design is appropriate given the surroundings and would not prejudice the character or amenity of the countryside. The proposed doors would comprise sectional metal doors finished in mid-grey. Collectively, these materials are sympathetic to the existing agricultural building and would ensure that the extension retains the appearance of a typical farm structure.
- 8.2.2 The proposed lean-to would be of a lower height than the existing barn, with its highest point approximately 1.8m below that of the principal building, ensuring that it appears clearly subordinate in scale and form. Whilst the structure would be partially visible from Began Road, as shown below, its modest scale and relationship with the existing barn mean that it would not appear visually dominant or result in an overly prominent form of development within the landscape. Existing hedgerows and fencing further restrict views into the site, reducing its visual impact. Caerphilly County Council commented and states the proposed extension is located approximately 110 metres to the east of land within Caerphilly County Borough. The land closest to the authority boundary forms part of the Rudry Visually Important Local Landscape (VILL). However, the extension would be subservient in scale to the existing barn and screened by existing buildings at Cefn Mably Farm Park. As such, the proposal would not be prominent in views from Caerphilly County Borough and would not adversely affect the character or appearance of the VILL.

Views from Began Road toward the existing barn:



- 8.2.3 As the site lies within the countryside, Policy SP5 is relevant to the assessment of this application. Policy SP5 states that 'development will not be permitted unless the use is appropriate in the countryside and respects the landscape character... rural diversification and rural enterprise uses, beyond settlement boundaries, will only be appropriate where they comply with national planning policy.' In this case, the proposed building would be used for the storage of hay and animal fodder associated with the existing rural enterprise. The proposed location is on existing hardstanding and therefore, would not result in the loss of undeveloped land or green infrastructure. Given its scale, design, and agricultural

appearance, the building is considered appropriate to its rural setting and would support the ongoing operation of the existing farm enterprise. As such, the proposal is considered to accord with the objectives of Policy SP5.

8.2.4 In respect of rural enterprise and diversification, the proposal is also supported by the aims of PPW12. The site currently operates as a farm park whilst continuing to support agricultural activities such as the keeping of animals. PPW12 states at paragraph 5.5.2 that *‘the planning system encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities’*. Furthermore, paragraph 5.6.12 states that *‘In terms of sustainable development it should be recognised that many small rural diversification proposals providing local services will actually reduce the journey length for users who would otherwise need to travel greater distances to access these services. Small rural diversification schemes can also contribute to the viability of a community by providing a focus for community life and hubs of economic activity.’* Whilst the proposed barn is not itself intended for a tourism use, the site functions as a children's farm park and the storage of hay and fodder is necessary to support the welfare of the animals that form an integral part of that operation. The development would therefore assist in sustaining both the agricultural and visitor-related functions of the site and is consistent with the objectives of Policy CF8 and PPW12, which supports rural tourism and activity-based uses in the countryside.

8.2.5 The land is characterised by agricultural land grade 1. Policy GP5 states, grade 1, 2 and 3a land will be protected from development unless there is no alternative site and the developer demonstrates that there is a proven need for the proposal. On assessment, the barn is required for agricultural purposes and would be ancillary to the existing barn. It is therefore considered the location of the barn would be acceptable and commensurate to the need in this instance.

8.2.6 Overall, having regard to its modest scale, design, materials, and intended use, the proposal is considered acceptable and would not result in any significant harm to the character or appearance of the countryside. The development is therefore considered to accord with Policies SP5 and CF8 of the Newport Local Development Plan and the relevant objectives of PPW12.

8.3 The Historic Environment

8.3.1 The Grade II listed Cefn Mably Bridge (Cadw Ref: 17323) lies approximately 90 metres from the proposed development. However, the existing buildings of Cefn Mably Farm Park already form significant part of views towards the site from the bridge. The Heritage Officer confirms, by virtue of the scale and location of the proposed, there will be no impact upon the setting of the listed asset. Caerphilly County Council also confirmed there would not be an adverse impact to the asset. Therefore, the development will preserve the setting of the listed asset in accordance with HEWA 2023.

8.3.2 Moreover, the extension is also located approximately 154 metres from the easternmost boundary of Cefn Mably Registered Historic Park and Garden PGW(Gm)11(CAE). The Heritage officer states there is a duty to consult Welsh Ministers (via Cadw) upon *“Development likely to affect the site of a registered historic park or garden or its setting.”* However, due to the scale and positioning of the proposed development, there will not be any impact upon the setting of the RHPG, as it does not fall within those significant long range views identified from the raised ground upon which said house and terraces are

located (views being orientated towards both the south-east and south-west), and it is entirely obscured within views from those fringes of the park closest to the site in question by the existing development. Therefore, there is no need to consult Cadw in this instance as questioned by Caerphilly County Council. Overall the proposed development preserves the setting of the listed asset and the registered park in accordance with HEWA 2023.

8.4 Residential Amenity

- 8.4.1 In regard to amenity, the closest residential dwelling would be 190m away which is also sheltered by an existing woodland. Notwithstanding, the distance, scale and use of the proposed development would not cause an overbearing impact nor cause a noise nuisance over and above the existing scale of development. The development is for storage only and therefore would not intensify the existing offering on site nor is it considered to result in an uplift in visitors that could cause additional disturbance to nearby occupiers. The environmental Health officer nor senior scientific officer have no objection to the proposal. On this basis the proposal is considered to accord with policy GP2.

8.5 Movement

- 8.5.1 It is noted some parking spaces will be lost through the construction of the barn. The highways officer was consulted and states, the development results in the loss of two parking spaces, but given the amount of parking available, this is not considered likely to cause any highway issues. The LPA agree with this assessment therefore, the scheme is deemed acceptable in line with Policy GP4.

8.6 Drainage/ Flooding

- 8.6.1 The application site is within Flood Zone 3 (Rivers) as defined by NRW's Flood Map for Planning. The development is an extension onto an existing barn for the storage of hay and fodder and therefore classed as less vulnerable development. The applicant is aware of the potential flood risks on site and NRW have no objections to the scheme. Therefore, the development is in line with Policy SP3 and TAN15.
- 8.6.2 Welsh water provided comment and states it appears the proposed development would be situated over the public asset measured 3 metres either side of the centreline. It appears there is sufficient space and scope to re-position the development outside the protection zone of the asset. Or divert the asset under S185 of the Water Industry Act 1991. Welsh Water have requested a holding objection. On assessment of these comments, Welsh Water are their own statutory body. Any consent granted via planning permission, the applicant would need to gain separate permission from Welsh Water. Therefore, this is deemed acceptable.

8.7 Biodiversity

- 8.7.1 PPW12 states in paragraph 6.2.12, *A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.* A GI statement has been provided as part of the application. The applicant has set out the stepwise approach stating that no GI is

being lost due to the development located on existing hardstanding and an enhancement scheme is being proposed as discussed below.

- 8.7.2 Policy 9 of Future Wales states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated. Policy GP5 of the NLDP supports this and states that proposals will be expected to maintain, protect, and enhance ecological networks and features of importance for biodiversity. 2 no. House Sparrow Nest Boxes are proposed as part of the development either end of the barn. Given no GI is proposed to be removed, the enhancement scheme proposed is appropriate in scale. As such the proposal is compliant with the aims of Policy GP5 of the NLDP 2011-2026 (adopted January 2015) and will be secured via condition.

8.8 **Landscaping/ Trees**

- 8.8.1 As discussed above, no trees or GI is lost as part of the development. The landscape officer was consulted on the scheme and has no objections however states that no new planting is proposed and it may be difficult to achieve this where required. If there is an opportunity to gap up the roadside hedge [with native species] including new tree cover that would be welcome. It is noted the applicant has not proposed this as part of the application. On assessment, planting opportunities are limited for the site. A site visit was undertaken in August and the hedging appears full. Without the planting recommended by the landscape officer, the scale of development is limited and appears as a typical agricultural building in the countryside. In this instance, this is deemed acceptable.

8.9 **Other comments**

- 8.9.1 The application site is within an area of sand and gravel. Policy M1 Safeguarding of Mineral Resource applies. The policy sets out regulations where development is not allowed. On assessment of this, the barn is proposed on existing hardstanding and therefore groundworks will not take place. Moreover, the overall scale of development is minor and would not have a demonstrable impact on this.

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 Whilst the proposed lean-to barn would be located within the countryside where there is generally a presumption against new development, the proposal is considered acceptable having regard to its scale, design, siting and intended use. The development would provide ancillary storage for hay and animal fodder associated with the existing farm park operation, supporting both the agricultural and rural enterprise functions of the site. The proposal would not result in any significant harm to the character and appearance of the countryside, residential amenity, highway safety, biodiversity interests, or flood risk considerations. Subject to the recommended conditions, the development is considered to accord with the relevant policies of the Newport Local Development Plan, Future Wales and Planning Policy Wales, and is therefore recommended for approval.

11. DECISION

GRANTED WITH CONDITIONS

01 The development shall be implemented in accordance with the following plans and documents: Proposed Elevations/Floor Plan; Existing Elevations; Proposed Site Layout; Existing Site Layout; Site Location Plan; Planning Statement; Green Infrastructure Statement

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 The biodiversity enhancement scheme shall be implemented in accordance with the approved plans 'Green Infrastructure Statement' prior to the first beneficial use of the development hereby approved and retained as such for the lifetime of the development.

Reason: In the interest of protected species, in accordance with Policy 9 of Future Wales and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

03 The external surfaces of the barn shall be constructed of the materials specified on the approved drawing number: *Proposed Elevations/Floor Plan* and retained for the lifetime of development.

Reason: To ensure the development is completed in a manner compatible with its surroundings.

04 The proposed lean-to-barn hereby approved shall only be used for storage purposes in connection to Cefn Maby Farm/Farm Park, and for no other purposes.

Reason: To ensure the development is utilised in a manner compatible with its surroundings and to limit overdevelopment on site.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies GP2, GP4, GP5, GP6, SP3, SP5, M1, CF8 were relevant to the determination of this application.

02 Due to the minor nature of the proposed development (including any demolition) 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.