

REFERENCE: 26/0595

PROPOSAL: DEMOLITION OF EXISTING STABLE BUILDINGS AND
ERECTION OF A REPLACEMENT STABLE BLOCK WITH
RECONFIGURED EQUESTRIAN ACCOMMODATION

SITE: Yew Tree Cottage Hendrew Lane Llandeud Newport
NP18 2AB

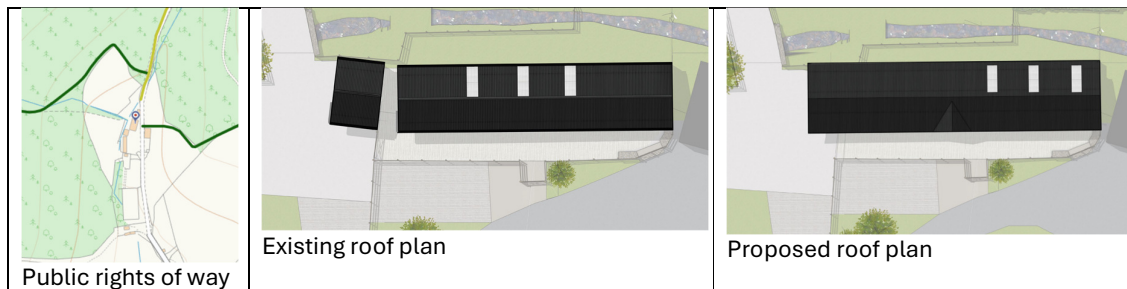
APPLICATION TYPE: Full

CASE OFFICER: Francesca Saunders

RECOMMENDATION: NO OBJECTION SUBJECT TO CONDITIONS

Comments:

The site lies within the Wentwood Special Landscape Area. Views from Hendrew Lane are generally screened in summer months by the roadside hedge, but visible where there is a break at the farm entrance. The Lane is elevated above the site and links the public rights of way shown below.



The proposal extends the existing stable block to effectively incorporate the adjacent barn/shed all within the farm yard with little change to the view. Materials are in keeping with the Special Landscape Area policy SP8.

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.
- Special Landscape Area policy SP8 will apply. Proposals are required to contribute positively to the area through high quality design, materials, and management schemes that demonstrate a clear appreciation of the area's special features.

Recommendations:

1. A planting plan, **proportionate to the small scale of the proposal** is required to meet LDP GP5, showing species, size, density using locally native species for example small tree planting in the roadside hedge or in the hedge/vegetation behind the stables. This could be conditioned.