

APPLICATION NUMBER: 25/0995

PROPOSAL: PRIOR NOTIFICATION FOR PROPOSED NEW MACHINERY STORE AND HAY BARN

SITE: Pencoed Castle Farm Pencoed Lane Llanmartin Newport NP18 2ED

APPLICATION TYPE: Prior notification

The proposal is for an agricultural building [24 x 12 x 4.8 to eaves] in a sensitive wider landscape setting.

Visual impact

A Heritage Statement has been submitted which identifies that views are sufficiently screened along Pencoed Lane by a high hedge with trees and from the public footpath to the west. There is an acknowledged visual impact on heritage assets covered with the following statement: "In order to mitigate this impact on the setting, which in any case is a minor one, planting of suitable tree species would be necessary to create a natural screen tall enough to obscure the modern building."

The visual impact will be greater in winter months when there are no leaves on the trees or hedges but this is not identified in the statement.



Building specification

There is no colour/or range of colours specified for the roof or elevation cladding.

Protection for existing trees in the hedge line

A tree off-set of 10m is proposed – this is likely to be sufficient but it should be clarified whether this is from the hedge-line (as per Heritage Statement) or canopy (as per proposals plan) – refer to advice from the Tree Team.

The site plan allows for a swale to meet SAB standards for amenity and biodiversity – I appreciate this is indicative, note that the exit point into stream will also need to avoid tree root protection areas.

Mitigation planting

The location and extent for new planting as shown on the submitted proposals plan will be insufficient and does not cover mitigation of the change in the view from the range of listed structures.

There is no accurate mapping of the existing trees and outgrown hedge species or their condition or species composition which is required in order to define the new planting location, extent and type.

There may be scope for gapping up other hedge-lines potentially highlighted below to create more **planted depth** to mitigation which may help winter views.



As the proposed planting is insufficient, a planting plan is required, this could be conditioned. I would recommend this is undertaken by a landscape architect so that the visual impact can be identified and suitably mitigated for.

Gill Mackley CMLI Mackley Davies Associates Ltd for Streetscene and City Services December 2025