

Delegated Decision Report

Application No:	25/0464	Statutory Period Expires:	12th November 2025
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Site:	<i>Lower Wenallt Golynos Lane Rogerstone Newport NP10 9GR</i>		
Proposal:	<i>PROPOSED SITING OF A NEW AGRICULTURAL STORAGE BUILDING AND RETENTION OF EARTH DEPOSIT FOR THE PROVISION OF LEVEL GROUND FOR THE STRUCTURE</i>		
Applicant:	<i>R Stark</i>		
Type:	Full	Ward:	Rogerstone North
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is located in the countryside and is a working sheep farm of approximately 600 ewes and lambs and 20 breeding cows, followers and a bull. The applicant, and his family operate the farm comprising of 135 acres and another site of 640 acres. The application site features a farmhouse and existing barn buildings serving the existing agricultural use.

3. DESCRIPTION OF DEVELOPMENT

3.1 Erection of agricultural storage building measuring 40.5m x 15.6m x 6.4m (h – ridge) and retention of earth deposit forming construction pad.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0109	PRIOR APPROVAL FOR AN AGRICULTURAL BUILDING FOR THE STORAGE OF FODDER AND FEED AND SOME FARM MACHINERY/EQUIPMENT	Prior Approval is Required and Refused	27.03.2025

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 9 - Resilient Ecological Networks and Green Infrastructure

5.2 PLANNING POLICY WALES (EDITION 12) 2024

5.3 Technical Advice Note 6 – Planning for Sustainable Rural Communities

5.4 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

- SP5 – Countryside
- GP2 – General Amenities
- GP4 – Highways and Accessibility

- GP5 – Natural Environment
- GP6 – Quality of Design
- T4 – Parking

5.4 SUPPLEMENTARY PLANNING GUIDANCE

- Wildlife and development
- Parking Standards
- Trees, Woodland, Hedgerows and Development Sites

6. CONSULTATION RESPONSES

6.1 Ecology Officer: No response.

6.2 Landscape Architect: No objection to proposed building but recommend soft landscaping condition and site photos in all compass points.

6.3 Tree Officer: 3:1 tree replacement planting required.

6.4 SAB: SAB application likely to be required.

6.5 Environmental Health Officer: No response.

6.6 Senior Scientific Officer: No comments.

6.7 Highways Officer: No objection.

6.8 Natural Resources Wales: Given the agricultural shed is for the storage of hay, feed and farm machinery we have no comments. Any slurry/manure produced should be stored and used in compliance with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021.

6.9 Dwr Cymru/Welsh Water: Since the proposal intends on utilising an alternative to mains drainage we would advise that the applicant seek advice from Natural Resources Wales and the Building Regulations Authority as both are responsible to regulate alternative methods of drainage.

However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

6.10 Public Rights of Way Officer: No response.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on the 13th June 2025 and a Site Notice was put up on the 20th June 2025.

7.1 NEIGHBOURS: No comments.

7.2 ROGERSTONE COMMUNITY COUNCIL: No comments.

8. ASSESSMENT

8.1 Principle of Development:

8.1.1. Policies 4 and 5 of Future Wales The National Plan 2040 outlines the general support for supporting rural communities' employment opportunities and needs of the agricultural sector.

8.1.2 Planning Policy Wales (Ed.12) states in section 5.6.8 '*Planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. They should also adopt a positive approach to the conversion of rural buildings for business re-use.*'

8.1.3 Technical Advice Note 6 states at paragraph 6.2.7 *'The efficiency of farms can be affected by the condition and extent of buildings and other fixed equipment. The full use of these assets could be impaired by the loss of specific sites to development and there may be proposals to improve buildings and equipment which are tied to investment decisions already taken. The effect on the capital investment of a farm should, therefore, be taken into account as part of the consideration of the agricultural case.'*

8.1.4 The justification submitted for the barn sets out that the intended use of the building would provide storage of feed, fodder and farm machinery. The barn itself will have open sides with large doors to the front and rear elevations. The materials on the external elevations would be comprise of fibre cement roof sheeting, translucent sheet roof lights, vertical hit and miss timber cladding fixed to steel columns.

8.1.5 The applicants farming operation relates to 135 acres at Lower Wenallt Farm and a further 640 acres at a site nearby. Currently the farm comprises of 600 ewes and lambs, 20 breeding cows and followers and 1 bull.

8.1.6 During lambing season, and the cattle period, the livestock are required to be housed for protection from the elements. The animals all require feed, which cannot be currently stored onsite due to insufficient existing facilities.

8.1.7 When taking into account the onsite operations and land use, it is considered the siting of a barn is acceptable in principle and would in sustaining rural local communities and businesses in line with national policy objectives.

8.2 **Impact on Character and Appearance**

8.2.1 The barn itself would be formed of materials typically associated with an agricultural use and would therefore not look out of keeping within the rural setting.

8.2.2 The siting of the proposed barn would be set close to existing barn structures clearly showing a link between the existing use and onsite operations. The proposed barn would extend beyond the rear elevation of existing barn structures, however this is considered to not result in an adverse impact on the wider landscape character as it would not diminish any public views or erode the existing rural character.

8.2.3 Public footpath 406/9/1 lies to the south of the site, public views of the proposed barn would be able to view the front (south) elevation; it is considered that the presence of the barn would not harm any public views gained. The siting of the barn would also not impact the route or accessibility of the existing public right of way.

8.2.4 It is considered that the barn would integrate and complement the character and appearance of the area in accordance with Policy GP6.

8.2.5 The siting of the barn would not harm residential amenity in terms of daylight, sunlight or overshadowing given the separation distance; the proposal accords with Policy GP2.

8.3 **Impact on Amenity**

8.3.1 The siting of the barn would not harm residential amenity in terms of daylight, sunlight or overshadowing given the separation distance. The proposal accords with Policy GP2.

8.4 **Trees and Landscaping**

8.4.1 The Landscape Officer has recommended a soft landscaping condition to aid with integration of the barn and earth deposit into the landscape character which is attached to the recommendation.

8.4.2 It is noted that a tree has been previously felled as its roots caused damage to an existing building. While the felling of the tree was not required to facilitate the development under consideration, the applicant has agreed to provide replacement tree planting at a ratio of 3:1. A site location plan identify the extent of the agricultural holding has been submitted, therefore, a tree planting scheme to take place within the holding shall be secured by way of condition. Subject to condition, the proposal accords with the aims of Planning Policy Wales (Ed.12).

8.5 **Impact on Ecology**

8.5.1 The proposal is supported by a Green Infrastructure Statement which sets out the current low ecological value of the site. The biodiversity enhancements include the planting of native species trees across the bank of earth west of the proposed barn; this would have a dual use in providing screening and addressing the aims of Planning Policy Wales (Ed.12) for replacement tree planting. A suitably worded condition for the submission of a soft landscaping scheme would secure the biodiversity net gain also; as such, a further condition to secure biodiversity net gain is not required.

8.5.2 It is considered that further biodiversity enhancements could be provided in the form of bird and bat boxes, however the above proposed tree planting would likely provide a *higher valued* ecological enhancement due to the number of species this could support. The proposal accords with Policy GP5.

8.6 **Impact on the Highway and Parking**

8.6.1 The proposal would not involve any alterations to the existing access, therefore the proposal would not result in any adverse impact on the safe and efficient use of the highway network. The site contains sufficient space for the parking and manoeuvring of vehicles associated with the farming operations. The proposal accords with Policies GP4 and T4.

8.7 **Engineering Operations**

8.7.1 The supporting planning statement, and as confirmed during a site visit, identifies the deposit of material to form a level area to accommodate the erection of the proposed barn. The supporting statement sets out that the agent believes this to not require prior notification or planning permission.

8.7.2 Assessment of the Town and Country Planning (General Permitted Development) Order 1995 Part 6 A.1(d) sets out that development is not permitted if the ground area to be covered by any works arising from engineering operations exceeds 465 square metres. In this case, the engineering works do exceed 465 sqm – estimated to be 3000sqm. It is considered likely that the engineering operations would not be permitted development based upon evidence as submitted. However, as the application seeks regularise the earth deposit through the current planning application, this point is moot.

8.7.3 Therefore, the current application also seeks retrospective planning permission for the engineering operations. During the site visit it was confirmed by the applicant that the deposited materials originated from the agricultural unit and did not contain any external sources of material. Given the scale of the deposited material and purpose to form a suitable platform for an agricultural building, it is considered that the engineering operation does not have an unacceptable impact regarding land use or wider character and appearance of the area. As such, the works are considered acceptable.

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 The proposed barn is considered to positively contribute toward sustaining an existing rural agricultural enterprise in accordance with relevant national and local policies.

11. **DECISION
GRANTED WITH CONDITIONS**

01 The development shall be implemented in accordance with the following plans and documents:

- Agricultural Building Ownership Plan 1 (Drawing ref: HN/2462/0625 – 200_022 Rev A)
- Agricultural Building Location and Block Plan (Drawing ref: HN/2462/0625-200_001 Rev A)
- Section (Drawing ref: WF/P/04)
- South and West Elevations (Drawing ref: WF/P2/02)
- North and East Elevations (Drawing ref: WF/P2/03)
- HN24620525 - Location Plan
- HN/2462/0525 - Green Infrastructure Statement June 2025
- Flood Plan (Drawing ref: WF/P2/01)
- HN24620525 - Block Plan

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 Before the development, other than demolition, is commenced, written approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating the number, species, heights on planting and positions of all trees and shrubs). The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the completion of that development. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or

shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner and achieve biodiversity net gain in accordance with Policies GP5 and GP6 of the Newport Local Development Plan 2011 – 2026 (Adopted January 2015).

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP5, GP2, GP4, GP5, GP6 and 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.