

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING STATEMENT

Land forming Part of Cefn Mably Farm

Began Road

Michaelston-y-Fedw, Cardiff, CF3 6XL

Erection of lean-to barn

The Application

This is an application for a lean-to barn extension at Cefn Mably Farm. It will be used for hay and fodder storage.

General Site Description and Surroundings

Cefn Mably Farm extends to some 73ha, primarily comprising grassed fields for animal husbandry and fodder cropping, together with the Farm Park diversification development. The application site extends to 99.3m² and is located on part of the surfaced vehicle parking area adjacent to the complex of farm buildings within the 4ha Farm Park; as indicated edged red on the Site Location Plan 460-AL(90)00.

The surroundings comprise rolling open countryside in agricultural use with blocks of woodland. Built accommodation within the area principally comprises farmsteads. The nearest settlement is Michaelston-y-Fedw 1km to the east.

The M4 is situated 1km to the south. Access is gained in common with the Farm Park via the existing entrance from Began Road.

A public footpath adjoins the Farm Park to the north-west and comprises part of the Rymney River Circular walk.

Submissions

The application is accompanied by the following documents:

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|----------------------------------|--------------|--------------|
| • Location Plan | 460-AL(90)00 | 1:1250 at A3 |
| • Site Layout (Existing) | 460-AL(90)01 | 1:100 at A1 |
| • Proposed Site Layout | 460-AL(90)02 | 1:100 at A1 |
| • Existing Elevations | 460-AL(99)01 | 1:100 at A1 |
| • Proposed Elevations/Floor Plan | 460-AL(99)02 | 1:100 at A1 |
| • Planning Statement | | |
| • Green Infrastructure Statement | | |

Planning History

There have been a series of planning approvals since 2008 permitting various buildings and uses associated with both the Farm and Farm Park.

Planning Policy Wales

Planning Policy Wales (PPW) supports agriculture as the dominant land use but strictly controls the development of high-quality agricultural land. It promotes farm diversification, requiring new enterprises to primarily re-use existing buildings before seeking permission for sensitively designed new ones.

Tourism development is recognised as vital to economic prosperity and job creation in many parts of Wales. 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.

Cefn Mably is a working livestock farm, larger in extent than the average farm holding for Wales and contains the Farm Park diversification scheme which is principally a local tourism asset providing facilities for a range of age groups. Being part of a larger farming enterprise within the local area it is also a proven form of diversification that is suited to and consistent with a countryside location.

Newport Development Plan

The Newport Local Development Plan (LDP) was adopted by the council on 27 January 2015, it sets out the council's planning framework for the development and use of land in Newport between 2011 – 2026.

A 'Replacement Local Development Plan' to cover the period of 2021-2036 is in preparation but has not yet been submitted for examination.

The area is classified as Countryside within the adopted local plan.

Policy SP5 Countryside indicates that:

Development in the countryside (that is, that area of land lying beyond the settlement boundaries shown on the proposal and inset maps) will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design.

Housing development, rural diversification and rural enterprise uses, beyond settlement boundaries, will only be appropriate where they comply with national planning policy.

The proposal is for a simple lean-to extension to an existing animal barn. The development is wholly contained within the existing Farm holding and Farm Park area. It is a form of development to be found in the countryside for a purpose directly related to the proper operation of the Farm.

The site is not within any defined Special Landscape Area nor the Green Belt.

Given the relatively isolated siting of the proposal, its proposed use, and the distance to the nearest neighbouring properties, it is not considered that the development would result in a detrimental impact on the residential amenities of occupiers in the vicinity.

Policy CF8 Tourism indicates that:

New and improved tourism related developments, including hotel and other visitor accommodation, conference and exhibition facilities, heritage interpretation facilities, rural tourism and activity tourism in the countryside will be permitted, particularly where regeneration objectives will be complemented.

The proposal supports and evolves both the farming operation and an existing tourism asset for the area.

Policy SP3 Flood Risk requires that development be directed away from areas where flood risk is identified as a constraint and ensure that the risk of flooding is not increased elsewhere.

Consideration of the Natural Resources Wales Developer Advice Map indicates that the site lies entirely within Zone C1, as referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Flood Map information confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Rhymyney, which is a designated main river.

The building is defined as less vulnerable development. The applicant is aware of the potential flood risks in common with the adjoining farm buildings. The proposal complies with policies within the Newport Local Development Plan 2011 – 2026 (Adopted January 2015) in that it is appropriate development in the countryside. It complies with Part iii of section 6 which requires that it meets the aims of Planning Policy Wales and that it is

previously developed land. Finally, Part iv requires that the potential consequence of a flood event have been considered and are acceptable.

GP4 General Development Principles - Highways and Accessibility; the development will not impact upon nor require any alterations to the existing public highway.

There will be no impact upon any adjoining public rights of way.

Drainage

Surface water drainage will be to ground, with natural soakaway into the adjoining watercourses. There is no requirement to connect to any mains drainage system.

DESIGN AND ACCESS

A design and access statement is not required for this application.

The building walls will be clad in Yorkshire timber boarding to match the adjacent animal barn and the mono pitch lean-to roof will be a dark grey profiled steel sheet. Roller shutter doors are sited on the southern elevation facing into a yard area.

Access is gained from the main farm entrance.

SUMMARY

This is a proposal for an additional farm building for storage of hay and animal fodder. It is located in common with other farm buildings on previously developed land within the main farm complex and directly adjacent to the Farm Park.

The proposed building is an appropriate structure in the countryside and will be 'read' visually as part of the overall group of buildings in this location. Its design is in common with the adjoining buildings.

Given the relatively isolated siting of the proposal and the distance to the nearest neighbouring properties, it is not considered that the proposed building would result in a detrimental impact on the residential amenities of occupiers in the vicinity.

In the light of the above, the Council are respectfully requested to approve this application accordingly.

Davies and Co
July 2026