

Delegated Decision Report

Application No:	25/0474	Statutory Period Expires:	29th August 2025
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Site:	Church Farm Wilcrick Lane Magor Newport NP26 3DA		
Proposal:	PROPOSED MAIZE CLAMP		
Applicant:	D Jones		
Type:	Full	Ward:	Bishton And Langstone
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 Church Farm is located to the south of Magor Road (B4245) and accessed via Wilcrick Lane in the Bishton and Langstone ward.

2.2 The farm comprises a series of agricultural buildings housing livestock, as well as agricultural yard space and fields to the west. The northern and western boundaries of the yard are screened by well established native hedgerow.

2.3 The site is located outside of the urban boundary (Countryside) and in a mineral safeguarding zone as per the Newport Local Development Plan 2011-2026 (adopted 2015). South of Wilcrick Lane is the Scheduled Monument 'Deserted Medieval Village of St Mary's Church' and 'Wilcrick Hill Camp'

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal involves constructing a maize clamp on an existing hard surfaced area located northeast of the farmyard, adjacent to an existing silage clamp. The clamp will consist of two precast concrete walls, each 29.00 metres long and 4.00 metres high, positioned 11.00 metres apart.

3.2 The clamp allows for the storage of harvested maize (corn) in a compacted heap, which over time will become silage for animal feed on the farm.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
06/0464	ERECTION OF DAIRY UNIT AND HAY BARN/SILAGE STORE	GRANTED WITH CONDITIONS	09/08/2006
12/0741	ERECTION OF AGRICULTURAL STORE BUILDING (PRIOR NOTIFICATION)	PRIOR APPROVAL REQUIRED AND REFUSED	07/09/2012
23/0575	EARTH BANKED NUTRIENT STORE TO COMPLY WITH THE WATER RESOURCES (CONTROL OF AGRICULTURAL POLLUTION) (WALES) REGULATIONS 2021	GRANTED WITH CONDITIONS	08/02/2024

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 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.

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

SP1 SUSTAINABILITY

SP5 COUNTRYSIDE

SP9 CONSERVATION OF THE NATURAL, HISTORIC AND BUILT ENVIRONMENT

GP2 GENERAL AMENITY

GP4 HIGHWAYS AND ACCESSIBILITY

GP5 NATURAL ENVIRONMENT

GP6 QUALITY OF DESIGN

GP7 ENVIRONMENTAL PROTECTION AND PUBLIC HEALTH

M1 SAFEGUARDING OF MINERAL RESOURCE

5.4 SUPPLEMENTARY PLANNING GUIDANCE

N/A

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales: No objection.

6.2 CADW: No objection.

6.3 Welsh Water Dwr Cymru: No objection.

6.4 Highways: No objection.

6.5 Landscape: No objection.

6.6 Senior Scientific Officer: No objection.

6.7 Trees: No response.

6.8 Ecology: No objection.

6.9 Drainage: No response.

6.10 SAB: No response.

7. PUBLIC REPRESENTATIONS

Neighbour notification letters were sent on 19th June 2025 and a Site Notice was put up on 27th June 2025.

7.1 NEIGHBOURS: 2no. properties were consulted and no responses have been received.

7.2 BISHTON COMMUNITY COUNCIL: No response.

8. ASSESSMENT

8.1 Principle of Development:

- 8.1.1 Policy SP5 is the Strategic Policy that considers development in the Countryside. SP5 states;

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.

- 8.1.2 The proposal is to support the function of the farm and will allow for a much more efficient storage of the harvested maize, which will be stored until it becomes silage that can be used at Church Farm. This alternative allows a greater volume of maize to be stored in a contained space rather than being left in an open area elsewhere within the site. The proposal is therefore considered to be acceptable in principle, however all other material planning considerations will need to be suitably addressed.

8.2 Design, Appearance and Visual Impact:

- 8.2.1 The proposed clamp is located within the agricultural yard and directly adjacent to an existing silage clamp of a comparable design, size and appearance. It is located on an existing hardstanding and extends away from any existing hedgerow located at the site's boundary. In terms of the appearance, the proposed walls are utilitarian given that they comprise of concrete panels however this is not uncommon of a working agricultural yard. The proposal is well screened by the established hedgerow that runs adjacent to Magor Road and Wilcrick Lane that will remain as a screen and unimpacted by the development. Therefore, public views are not anticipated to be available.
- 8.2.2 The nearest Public Right of Way lies approximately 350 metres to the west. At this distance, any views towards the development would be long distance and it is anticipated that they would be screened by the existing built development at the site.
- 8.2.3 The Council's Landscape Officer has confirmed no objection to the proposed development. They have cited that whilst no mitigation planting is proposed for this application soft landscaping is proposed as part of application 25/0486 for a new livestock building, which is sufficient. It should be noted that it is not possible to control that planting through this planning application as it is a separate proposal, albeit at the same site. Notwithstanding this, the proposed maize clamp is considered to be acceptable without mitigation planting for the reasons explained above.
- 8.2.4 CADW have been consulted given the proximity to Scheduled Monuments MM127 Wilcrick Hill Camp and MM202 Deserted Medieval Village West of St Mary's Church. CADW have confirmed the proposed development does not lie within the identified significant views and the proposal will not have any effect on the way the monuments are experienced, understood and appreciated. CADW have confirmed no objection.
- 8.2.5 Policies SP5, SP9, GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015) are complied with.

8.3 Residential Amenity:

- 8.3.1 Given the location of the proposal, it is not considered that there would be any adverse impact on residential amenity of neighbouring properties in terms of visual impact or odours.
- 8.3.2 The proposal complies with Policy GP2 and GP7 of the NLDP 2011-2026 (adopted January 2015).

8.4 Highways Safety:

- 8.4.1 There is no potential for adverse impact on highway safety or accessibility at the site and the Highways Officer has confirmed no objection.

8.4.2 The proposal complies with Policy GP4 of the NLDP 2011-2026 (adopted January 2015).

8.5 **Green Infrastructure and Biodiversity Enhancement:**

8.5.1 Chapter 6 'Distinctive and Natural Placemaking and Well-Being' of Planning Policy Wales (PPW) Edition 12 (updated February 2024) states that planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. A net benefit for biodiversity is the concept that development should leave biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and long term benefit. PPW 12 also advises that a Green Infrastructure Statement (GIS) 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. PPW 12 states that having worked iteratively, in line with Figure 12 through the stages of The Stepwise Approach, and providing a GIS that the step wise approach has been followed, a scheme of enhancements must be provided to ensure a net benefit for biodiversity.

8.5.2 A Green Infrastructure Statement has been compiled and submitted with the application and the proposal does not result in any impact on existing GI features, and consequently the 'Avoid' stage of the Stepwise Approach as per Chapter 6 of PPW is achieved. The GIS has been considered acceptable by the Council's Ecologist and they have requested that the enhancement is secured by planning condition.

8.5.3 As per the soft landscaping, the GIS has been written in conjunction with the separate planning application at the site and it is not possible to control the proposed planting which contributes to biodiversity enhancement as the proposed livestock building to which it is linked may not be forthcoming. However, 4no. nest boxes are proposed on an existing building as part of the scheme, and this would be commensurate and proportionate enhancement for the proposed maize clamp that could be secured by planning condition. The proposed planting at the site forms part of application reference 25/0486 and if approved will need to be controlled under a separate conditional regime as it is linked to a different part of the site.

8.5.4 The proposal complies with Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8.6 **Other Matters:**

8.6.1 The Council's Senior Scientific Officer has offered no objection to the proposal, however notes NRW's comments in relation to controlled waters. NRW has advised the applicant that the maize clamp must comply with the standards set out in The Water Resources (Control of Agricultural Pollution) Regulations 2021. While this is a relevant consideration, it falls under separate regulation by a third party body and does not form part of the planning remit in this instance.

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 proposal has demonstrated compliance with the relevant NLDP 2011-2026 (adopted January 2015) policies.

10.2 Planning permission is granted with conditions.

11. **DECISION**

GRANTED WITH CONDITIONS

Approved Plans & Documents

01 The development shall be implemented in accordance with the following plans and documents: Drawing No. PA/0C – Site Location and Block Plan; Drawing No. PA/01 – Plan, Elevations & Section of Maize Clamp; Drawing No. PA/02 – Typical Assembly Detail; 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.

Pre –occupation conditions

Biodiversity Enhancement

02 Prior to the first use of the maize clamp hereby approved, the 2no. bat boxes and 2no. bird boxes shown on the approved plans shall be provided and retained thereafter.

Reason: To safeguard the developments contribution to ecological enhancement in accordance with Policy 9 of Future Wales, Chapter 6 of Planning Policy Wales Edition 12 and Policy GP5 of the Newport Local Development Plan 2011-2026 (adopted January 2015).

NOTE TO APPLICANT

01 This decision relates to plan Nos: DAS Church Farm.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP1, SP5, SP9, GP2, GP4, GP5, GP6, GP7 were relevant to the determination of this application.

03 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.