

Delegated Decision Report

Application No:	25/0486	Statutory Period Expires:	5th August 2025
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Site:	Church Farm Wilcrick Lane Magor Newport NP26 3DA		
Proposal:	PROPOSED LIVESTOCK BUILDING		
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 hedgerows. Further west of the current group of buildings is a recently constructed nutrient store (slurry pond).

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' (MM202) and 'Wilcrick Hill Camp' (MM127).

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal is for the construction of a new livestock building at the farm that will measure 48.77 metres by 15.00 metres and will have a pitched roof measuring 4.50 metres to the eaves at the rear and 3.50 metres to the front where this is an overhang, and 7.08 metres to the roof ridge.

3.2 The north-east (front) elevation of the building will be open-sided and fitted with feed barriers. The other three sides of the building will comprise 2.00m high concrete wall panels at the base, with ventilated vertical cladding above. The roof will be finished with grey fibre cement sheets and incorporate GRP rooflights. The building is designed for livestock use, and will provide additional accommodation for the existing cows at the site in line with animal welfare standards.

3.3 The proposal also includes proposed soft landscaping to the rear of the building, which includes planting a mix of biodiverse species.

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	GRANTED WITH CONDITIONS	08/02/2024

	AGRICULTURAL POLLUTION) (WALES) REGULATIONS 2021		
25/0474	PROPOSED MAIZE CLAMP	GRANTED WITH CONDITIONS	28/08/2025

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 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

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 Trees: Objects to lack of tree information.

6.6 Landscape: The roadside hedge is an important part of visual amenity mitigation and will need to be retained. An adequate off-set from the hedge is required and appears to be achievable.

The location and type of planting is not clear. The DAS mentions a hedge to the south west elevation and an area planted with broad leaved trees. The plan below shows no hedge, trees are stated as 7 rows at 2m centres.

The objectives are unclear, will these be thinned out? is there space for trees to reach mature canopy?

The mix shows 6% Sitka spruce and 30% oak. The percentage of oak is high. Sitka as a non-native will stand out in the landscape when mature and I would recommend replacement of this.

It is not clear how access to the building will be achieved. Is there adjacent hard surfacing or is new surfacing required?

The proposed building is 48.7 x 15m. Levels are likely to be easy to work with but a building of this scale will require some levelling around it and this is not clear from the submission. Existing photos should be submitted to show the location of the building in relation to the existing nutrient store, hedge, and barn.

SAB have confirmed an application will be required, above ground SUDs elements should be considered to meet the required standards for amenity and biodiversity as part of that application process.

6.7 Ecology: No objection.

6.8 SAB: A SAB application will be required.

6.9 Senior Scientific Officer: No comments in respect of air quality.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 20th June 2025 and a Site Notice was put up on 27th June 2025.

7.1 NEIGHBOURS: 3no. properties sharing a common boundary and located opposite the site have been consulted. No responses were 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 existing farm and will provide a new building that improves the animal welfare of the existing livestock. 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 proposal would extend the built form of development at the site to the west, directly adjacent to and in line with the gable end of the existing livestock building and to the east of an existing nutrient store. The pitched roof design and materials proposed are broadly in line with the existing buildings at the site and it is comparable in its appearance to that of the agricultural buildings typically found within the countryside setting.

8.2.2 This part of the site is typically flat, and is slightly set down from the north so it is not anticipated that any significant ground or engineering works would be required to facilitate

the building. The Landscape Officer has also acknowledged the levels are likely to be relatively easy to work with, however owing to the scale of the building considers it is likely that some level changes could be required. Whilst there is no issue in principle with this, the application is silent on final levels and given the more sensitive countryside location it is considered necessary to attach a condition requiring final details of the slab level to be submitted.

8.2.3 A proposed scheme of landscaping has been put forward to the rear (south) of the building to provide visual screening across the fields. The Landscape Officer has queried the location and type of planting proposed and it will therefore be necessary to apply a planning condition that requires a scheme of landscaping to be submitted to provide visual screening of the building.

8.2.4 The nearest Public Right of Way runs north to south approximately 200 metres west of the site. Therefore, there will be distance views of the building available, however it will be set against the existing farm and read within the context of the associated farm buildings of a similar scale and design. The proposal will be partially screened from the south by the proposed soft landscape planting at the rear of the building.

8.2.5 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.

8.2.6 The design, appearance and materials of the proposed livestock building are considered to be acceptable and in keeping with the surrounding rural context and would preserve visual amenity. The proposal complies with Policy SP5, SP9, GP2 and GP6 of the NLDP 2011-2026 (adopted January 2015).

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 Edition 12 (PPW12) (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. PPW12 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 The Council's Tree Officer has objected to the application in the absence of hedgerow information. It is important that the hedgerows are not adversely impacted by the development since they provide visual screening but also for Green Infrastructure retention. However, the proposed building is located approximately 18 metres from the nearest hedgerow along the northern boundary of the site and a site visit has been undertaken that gives comfort the separation distance is sufficient, as well as intervening hard standing, is adequate to ensure the hedgerow would not be directly impacted as a result of the development.
- 8.5.3 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 PPW12 is achieved. Enhancement is proposed through a soft landscape scheme and installation of bird boxes.
- 8.5.4 The Council's Ecologist has offered no objection subject to the submitted enhancement being required by the conditional regime.
- 8.5.5 The proposal complies with Policy GP5 of the NLDP 2011-2026 (adopted January 2015).

8.6 **Mineral Safeguarding:**

- 8.6.1 Policy M1 aims to safeguard the future use of mineral resources within areas identified, and the site is within an area identified. The proposed development is required to facilitate the continued established use of the farm site. The construction of the building is not considered to adversely impact potential exploitation of any mineral resource in the area over and above the existing level of development.
- 8.6.2 The proposal complies with Policy M1 of the NDLP 2011-2026 (adopted January 2015).

8.7 **Other Matters:**

- 8.6.1 Owing to the construction area, SAB approval will be required however this is a separate regulatory consent to the planning regime. There is no reason to suggest that SAB approval would not be achievable at this site, however should any alterations of amendment be required then this would need to be dealt with via a separate process.

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

01 The development shall be implemented in accordance with the following plans and documents: Drawing No. PA/03B – Site Location and Block Plan; Drawing No. PA05 – Sketch Design Drawing of Proposed Agricultural Unit; 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- commencement conditions

Slab Level Details

02 Prior to the commencement of development, details of the final slab level (to include proposed section details) shall be submitted to and approved in writing by the Local Planning Authority. The proposal shall be undertaken in full accordance with the approved details and retained thereafter.

Reason: In the interest of preserving visual amenity and the character of the surrounding countryside in accordance with Policy SP5 and GP2 of the NLDP 2011-2026 (adopted January 2015).

Soft Landscape Plan

03 Prior to the commencement of development, a scheme of planting shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of planting shall then be carried out in its entirety by a date not later than the end of the full planting season following substantial completion of the building. Thereafter the planting scheme shall be maintained for a period of 5 years from the date of its implementation and any plants which die or are damaged shall be replaced and maintained until satisfactorily established. The monitoring and remediation of the landscape mitigation planting during the 5 years establishment phase is to be confirmed by:

- a) A short report with photo evidence by the landscape consultant to be submitted to and approved in writing by Newport City Council immediately following the implementation of the landscape scheme and showing the site before and after planting, seeding, fencing

has been undertaken, and to confirm this is all in line with the approved documents e.g. plant species, plant size, planting operations etc; and

b) A report with photo evidence by the landscape consultant to be submitted to Newport City Council by 31st July for years 2 and 5 of the five-year establishment period (and thereafter approved in writing by the Local Planning Authority) summarising any issues with planting or seeding, any replacement planting required and the timetable for replacements.

For the purpose of this condition, the planting season shall mean the period of October to March inclusive.

Reason: To secure the satisfactory implementation and maintenance of the soft landscape scheme in the interests of visual amenity, preserving the character and appearance of the countryside and biodiversity enhancement having regard to policies SP5, GP2 and GP5 of the adopted Newport Local Development Plan 2011-2026 (adopted January 2015).

Pre –occupation conditions

Biodiversity Enhancement

04 Prior to the first use of the development 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: Design and Access Statement.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies SP5, SP9, GP2, GP4, GP5, GP6, GP7 and M1 were relevant to the determination of this application.

03 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.