

REFERENCE: 26/0645

PROPOSAL: A REPLACEMENT GENERAL PURPOSE STORAGE BUILDING AND WORKSHOP

SITE: Moorcroft West Newport

APPLICATION TYPE: Prior Notification

CASE OFFICER: Francesca Saunders

RECOMMENDATION: ADDITIONAL INFORMATION REQUIRED (Please re-consult when received)

Comments:

The proposal seeks to replace buildings on site in an existing agricultural yard. No new access is required. The site is an existing agricultural yard with agricultural buildings, the proposal requires a small extension into adjacent pastureland.

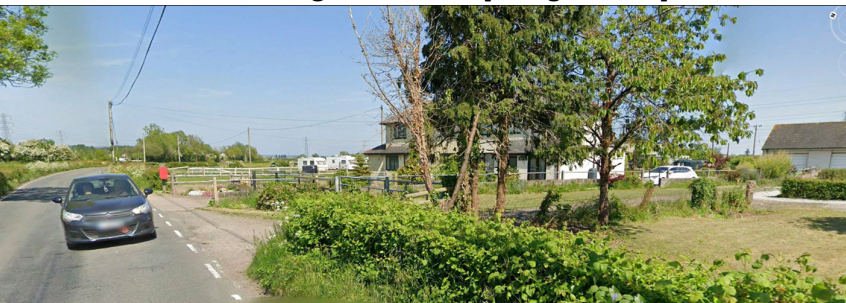
The two new buildings will both be to a ridge height of 6.20m

- Storage Building 18.28m x 12.19m
- Workshop Building 12.19m x 12.19m

The site is within the Caldicot Special Landscape Area. Proposals appear to blend in with typical agricultural building materials although the site and wider farmyard context is prominent in the open landscape as shown in photos from Google Earth below.

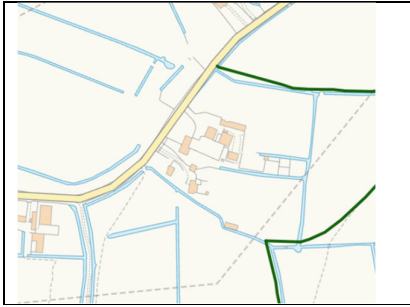


West Nash Road heading south-west [Google Earth]



West Nash Road heading north-east [Google Earth]

There is also a nearby footpath to the north [see below].



Submitted photos show the proposed buildings will be visible from some sections of the footpath, noted that the backdrop which includes retained agricultural buildings and a series of overhead power lines is not attractive. The change to the view will also impact on users of West Nash Road, heading south-west which is the main route to the popular RSPB Newport Wetlands.

Policy:

- The proposal should meet the requirements of GP5 General Development Principles – Natural Environment : vi the proposal includes an appropriate landscape scheme which enhances the site and the wider context including green infrastructure and biodiversity networks.
- The site lies within the Caldicot Special Landscape Area so policy SP8 will apply. Proposals are required to contribute positively to the area through high quality design, materials, and management schemes that demonstrate a clear appreciation of the area's special features.

Recommendations:

1. Planting of locally native trees [using occasional rather than mass planting and to lie outside service run constraints], gapping up of existing hedges, and new locally native shrub planting to reduce the visual impact of the proposal from public views at the highway frontage, at the north-west corner, and to gap up along the public footpath. The new planting proposal should be clearly shown on a Soft Landscape/Planting Plan which also identifies species, size, density and outline maintenance to cover new planting until established.