

Delegated Decision Report

Application No:	26/0144	Statutory Period Expires:	23rd March 2026
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Site:	Pencoed Castle Farm Pencoed Lane Llanmartin Newport NP18 2ED		
Proposal:	PRIOR NOTIFICATION FOR PROPOSED NEW AGRICULTURAL BUILDING FOR THE DRY STORAGE OF HAY AND SECURE STORAGE OF MACHINERY		
Applicant:	R Evans		
Type:	Prior Approval - 28 Day	Ward:	Bishton And Langstone
Decision:	PRIOR APPROVAL IS REQUIRED		

1. BACKGROUND

- 1.1 A prior notification application for an agricultural building was recently refused by the Council for the following reason:

01) The proposed agricultural building is located in close proximity to important heritage assets and is materially harmful to the rural setting of these assets. No information has been submitted to mitigate these objections.

- 1.2 A further prior notification application is being made for an agricultural building. The siting of the building has been amended following the refusal.

2. SITE LOCATION AND CONTEXT

- 2.1 The supporting information with the application confirms that Pencoed Castle Farm extends to approximately 60 acres and that the applicant manages a flock of around 250 ewes, kept onsite over the winter period with associated lambing operations. The holding also produces approximately 2,000 small bales of hay annually, which are used as feed and bedding throughout the year and require weather-protected storage.
- 2.2 The building would be sited parallel with a tree line and watercourse to the north and is shown to be a minimum of 10m away from the tree canopy. New native hedgerow planting is proposed to the western field boundary to mitigate for views of the building.
- 2.3 The surrounding context is predominantly agricultural land with the village of Llandevaud located approximately 700m to the north and Llanmartin approximately 800m to the west.

3. DESCRIPTION OF DEVELOPMENT

- 3.1 The building would be located on a parcel of land forming part of the agricultural holding and would measure 24224mm long x 12192mm wide and 6.1m in height with a pitched roof. The building would be steel framed with two open fronted bays for hay storage and 2 enclosed bays fitted with roller shutter doors for secure storage of machinery.
- 3.2 The applicant states the proposed building is required to:
- Provide weatherproof, secure storage for essential farm machinery, prolonging its lifespan and ensuring safe operation.
 - Provide open-fronted, dry storage for hay, reducing spoilage and supporting livestock feeding requirements throughout winter.
 - Fill the gap left by the traditional stone buildings, which cannot meet modern agricultural functional needs.
- 3.3 The applicant has also provided details of proposed biodiversity enhancements and surface water drainage and it is stated that a SAB application will be made in due course.

4. RELEVANT SITE HISTORY

App Number	Proposal	Decision	Decision Date
25/0995	PRIOR NOTIFICATION FOR PROPOSED NEW MACHINERY AND HAY BARN	PRIOR APPROVAL IS REQUIRED AND REFUSED	16.12.2025

5. CONSULTATION RESPONSES

- 5.1 Natural Resources Wales: We have reviewed the planning application submitted to us, and from the information provided we do not consider that the proposed development affects a matter listed on our Consultation Topics. We therefore do not have any comment to make on the proposed development.
- 5.2 Local Highways Authority: No highway impacts anticipated and no objections offered.
- 5.3 Heritage officer: This application proposes construction of a new agricultural building (some 24M in length, 12M wide and 5M high). Roof and wall cladding are proposed to be formed in profiled metal sheeting Cladding. Though no colour finish is made explicitly clear, a supplied image within Drawing No. [PP] 01C shows a dark-green finish.

As identified within the supplied Heritage Statement, the proposed building will be approximately 530m NW of Pencoed Castle; an historic site comprising of numerous heritage assets with close contextual connection:

Pencoed Castle

- Scheduled Monument (Cadw ref: MM274)
- Listed Building, Grade II* (Cadw ref: 2904)

Pencoed Castle Gatehouse

- Listed Building, Grade II* (Cadw ref: 17076)

Farmhouse at Pencoed Castle

- Listed Building, Grade II (Cadw ref: 3089)

Long Barn at Pencoed Castle

- Listed Building, Grade II (Cadw ref: 3090)

Dovecote at Pencoed Castle

- Listed Building, Grade II (Cadw ref: 3091)

Registered Historic Park & Garden

- Grade II (Cadw ref: PGW(Gt)3(NPT))

Moated Site (250m SW of Pencoed Castle)

- Scheduled Monument (Cadw ref: MM201)

The structure is proposed to be located to the northern end of a field near the historic site, approximately 530 metres north-north-west of Pencoed Castle and its gatehouse, and approximately 450 metres north-west of the long barn and farmhouse. The proposed location is separated from the historic site by two fields which, in turn, are separated by a tree-lined reen.

The accompanying heritage statement concludes that, due to intervening vegetation and the effect of distance, there will be no inter-visibility between the proposed development and the above designated historic assets. I would concur with the above conclusion: the proposed development will not have any effect on the way that the abovementioned assets are experienced, understood and appreciated.

- 5.4 Tree officer: At present we would object due to a lack of tree information we require a BS:5837 compliant tree survey, constraints and protection plan.
- 5.5 CADW: Having carefully considered the information provided, we have no objection to the proposed development in regards to the scheduled monument or registered historic park and garden listed in our assessment of the application below.
The national policy and Cadw's role in planning are set out in Annex A.

Assessment

Scheduled Monument

MM274 Pencoed Castle

Registered Park and Garden

PGW(Gt)3(NPT) Pencoed Castle

This planning application is for a new agricultural building at Pencoed Castle Farm, Pencoed Lane, Llanmartin, NP18 2ED.

The application is accompanied by a Heritage Statement produced by Richard Hayman. This report assesses the effect of the proposed development on the settings of the above designated historic assets. It concludes that due to intervening vegetation and the effect of distance there will be no inter-visibility between the proposed development and the above designated historic assets. We concur with the above conclusion. Therefore, the proposed development will not have any effect on the way that these assets are experienced, understood and appreciated and will not have an unacceptably damaging effect upon the settings of scheduled monument MM274 Pencoed Castle or registered park and garden PGW(Gt)3(NPT) Pencoed Castle.

- 5.6 Ecology officer: My only concern with this application is the impact on the lines of trees to the north and west of the building, and specifically upon the root protection areas of those trees. Therefore I would support any advice from the Arboricultural Officer in relation to tree protection. Otherwise, I am not concerned over the impact on the immediate habitat of the site of the proposed building and its access, as this consists of intensively managed agricultural land. A bat box is proposed together with some additional planting, but if consent for this scheme were granted then I would look for a more detailed biodiversity net benefit scheme. For example, on a new barn with a north-east facing gable end, a Barn Owl nest box would be more appropriate.
- 5.7 Landscape officer: The proposal is for a new agricultural building (24m x 12m to 5m height) with roof and wall cladding in profiled metal sheeting.
The location is set away from heritage site views.
Views from the nearby public right of way and highway appear to be adequately screened by hedgerows. The north hedgerow also helps screens views from residential property at Fairfield Manor.
The barn location needs to be sufficiently set away from the hedgerows and hedgerow trees to maintain this screen - including the swale and drainage connection into the stream – please refer to the Tree Team comments.
Existing access will be used and no new surfacing is shown other than gravel hardstanding to the barn frontage.
Recommendations:
1. Native hedge shrubs are proposed to infill roadside hedge at the north-west corner – although Google Earth shows a hedge in good condition. Further gapping up may be required along the north boundary hedge and photos should be submitted to show views out from the site to the north, west, east to determine location and extent of gapping up.
2. The cladding colour should be confirmed.
- 5.8 Drainage officer: No response.
- 5.9 Environmental Health: No response.
- 5.10 Public Rights of Way officer: No response.
- 5.11 Heneb:
Thank you for notifying us of this application; consequently, we have reviewed the detailed

information contained on your website and can confirm that the proposal will require archaeological mitigation. We have reviewed the area against the information in the regional Historic Environment Record (HER) which shows as follows:

The proposed works are within the Park Boundary of the Registered Historic Park and Garden of Pencoed Castle (PGW(Gt)3(NPT)). Pencoed Castle mostly dates to the 13th century and is a Grade II* Listed Building (Cadw ref. 2904). The gatehouse, garden and long barn are of 16th century origin, and the castle underwent further remodelling during the 20th century. Both the gatehouse and long barn are also Grade II Listed Buildings (Cadw refs. 17076 and 3090). The property also has a dovecote and evidence of a forecourt. Whilst the farmhouse on site was built after 1918 and is a Grade II Listed Building (Cadw ref. 3089). A review of the 1st – 3rd Edition (1883, 1901, 1920) historic Ordnance Survey maps show no archaeological features in the works area.

The proposal involves the erection of a steel frame agricultural building located within the park boundary of a Registered Historic Park and Garden and in proximity to several Listed Buildings associated with Pencoed Castle. As such, the site lies within an area of high archaeological sensitivity. Whilst the proposed works are relatively small in scale, the associated groundworks have the potential to encounter significant buried archaeological remains or disturb existing features. Therefore, it is our recommendation that a condition requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource should be attached to any consent granted by your Members.

We envisage that this programme of work would take the form of a watching brief during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results. To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to model condition 24 given in Welsh Government Circular 016/2014.

No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

We also recommend that a note should be attached to the planning consent explaining that: The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.

6. ASSESSMENT

- 6.1 The erection of buildings for agricultural purposes can be permitted development under schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), subject to the scheme being in accordance with the conditions of that part, and applying to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required for the development.
- 6.2 Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) states within Section A.2 (2)(D)(I) that the determination of the Local Planning Authority shall be sought as to whether prior approval will be required for the siting, design and external appearance of the building. One of the primary requirements of the Order is that any development be “reasonably necessary for the purposes of agriculture”. In this instance the application is supported by a plan showing the extent of Pencoed Farm which is some 60 acres and that the applicant manages around 250 ewes. The Local Planning Authority is satisfied that the proposed development meets this requirement in that it is reasonably necessary or satisfied the requirements of paragraph D1 of Part 6 of Schedule 2 of the GDPO.

- 6.3 Part 6 of the GDPO has two parts; Class A, which relates to agricultural units of 5 hectares or more and Class B, which relates to agricultural units of less than 5 hectares, but not less than 0.4 hectares. The application form states that the agricultural unit in this case is only 60 acres square which is over 24 Hectares and therefore meets the requirements of Classes A.
- 6.4 Class A
Development on units of 5 hectares or more
Permitted development
A. The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—
(a) works for the erection, extension or alteration of a building; or
(b) any excavation or engineering operations,
which are reasonably necessary for the purposes of agriculture within that unit.
- 6.5 **Development not permitted**
A.1 Development is not permitted by Class A if—
(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;
(b) it would consist of, or include, the erection, extension or alteration of a dwelling;
(c) it would involve the provision of a building, structure or works not designed for agricultural purposes;
(d) the ground area which would be covered by—
(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or
(ii) any building erected or extended or altered by virtue of Class A, would exceed 465 square metres, calculated as described in paragraph D.2 below;
(e) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;
(f) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;
(g) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;
(h) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building; or
(i) it would involve excavations or engineering operations on or over article 1(6) land which are connected with fish farming.

Conditions

- A.2(1) Development is permitted by Class A subject to the following conditions—
(a) where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development shall not be used for the accommodation of livestock except in the circumstances described in paragraph D.3 below or for the storage of slurry or sewage sludge;
(b) where the development involves—
(i) the extraction of any mineral from the land (including removal from any disused railway embankment); or
(ii) the removal of any mineral from a mineral-working deposit, the mineral shall not be moved off the unit;
(c) waste materials shall not be brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought shall be incorporated forthwith into the building or works in question.
- (2) Subject to paragraph (3), development consisting of—
(a) the erection, extension or alteration of a building;
(b) the formation or alteration of a private way;
(c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.4 below, exceeds 0.5 hectare); or

(d)the placing or assembly of a tank in any waters, is permitted by Class A subject to the following conditions—

- (i)the developer shall, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;
- (ii)the application shall be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid;
- (iii)the development shall not be begun before the occurrence of one of the following—
 - (aa)the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;
 - (bb)where the local planning authority give the applicant notice within 28 days following the date of receiving his application of their determination that such prior approval is required, the giving of such approval; or
 - (cc)the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;
- (iv)(aa)where the local planning authority give the applicant notice that such prior approval is required the applicant shall display a site notice by site display on or near the land on which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date on which the local planning authority gave the notice to the applicant;
- (bb)where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in sub-paragraph (aa) has elapsed, he shall be treated as having complied with the requirements of that sub-paragraph if he has taken reasonable steps for protection of the notice and, if need be, its replacement;
- (v)the development shall, except to the extent that the local planning authority otherwise agree in writing, be carried out—
 - (aa)where prior approval is required, in accordance with the details approved;
 - (bb)where prior approval is not required, in accordance with the details submitted with the application; and
- (vi)the development shall be carried out—
 - (aa)where approval has been given by the local planning authority, within a period of five years from the date on which approval was given;
 - (bb)in any other case, within a period of five years from the date on which the local planning authority were given the information referred to in sub-paragraph (d)(ii).

(3) The conditions in paragraph (2) do not apply to the extension or alteration of a building if the building is not on article 1(6) land except in the case of a significant extension or a significant alteration.

(4) Development consisting of the significant extension or the significant alteration of a building may only be carried out once by virtue of Class A(a).

6.6 D.2 For the purposes of Part 6—

- (a)an area calculated as described in this paragraph comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding two years and any part of which would be within 90 metres of the proposed development;
- (b)400 metres is to be measured along the ground.

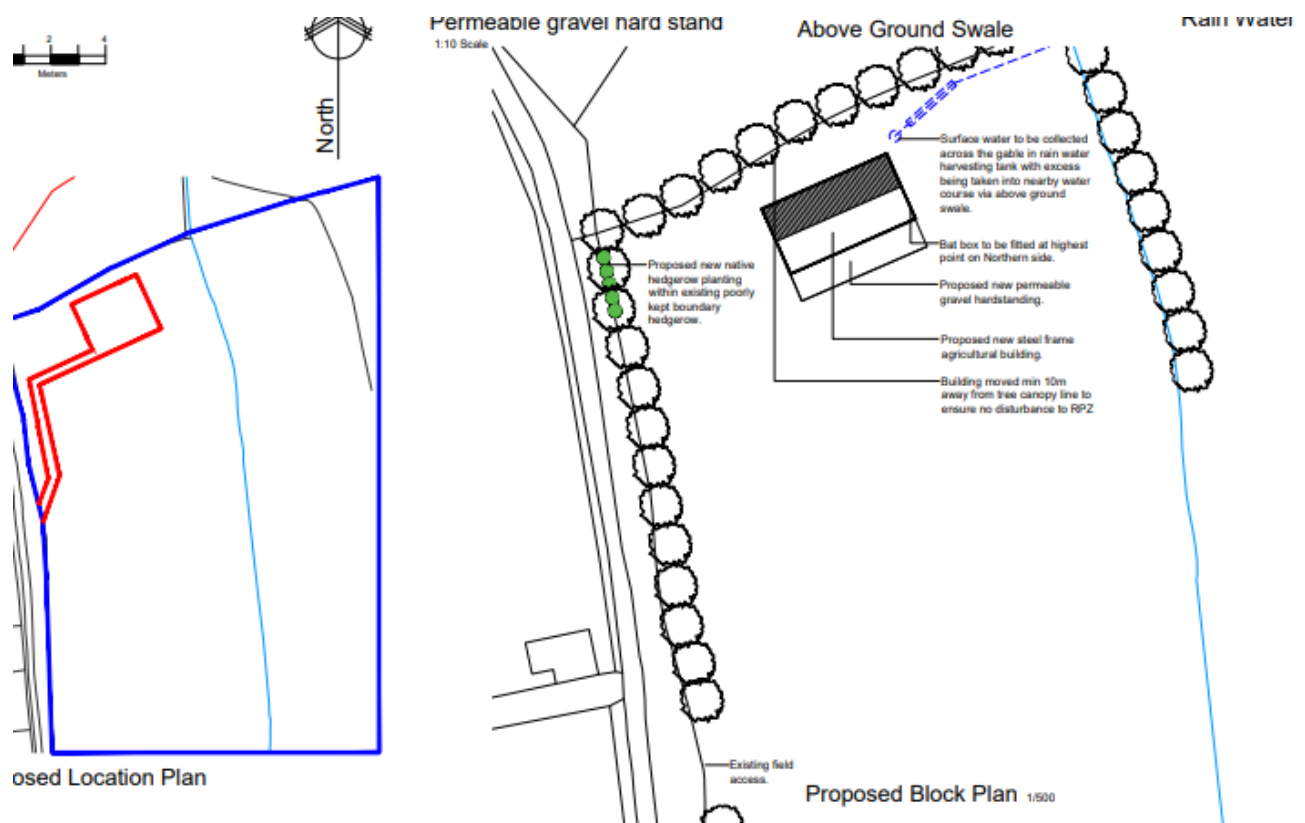
6.7 The building would be compliant with the above.

6.8 As noted by the Council's Heritage officer, there are numerous heritage assets in close proximity to the site including Scheduled Ancient Monuments and listed buildings. The application is accompanied by a Heritage Statement that assesses the effect of the proposed development on the settings of the above designated historic assets. It concludes that due to intervening vegetation and the effect of distance there will be no inter-visibility between the proposed development and the above designated historic assets. The

Council's Heritage officer has reviewed the information and advises that he is in agreement with the conclusions of the report and the proposed development will not have any effect on the way that these assets are experienced, understood and appreciated and will not have an unacceptably damaging effect upon the settings of scheduled monument MM274 Pencoed Castle or registered park and garden PGW(Gt)3(NPT) Pencoed Castle. Whilst the Council's Landscape officer has requested additional landscape information, officers are satisfied that the proposals would not result in an adverse impact in this regard.

- 6.9 The Council's Tree officer has objected to the siting of the building adjacent to a tree line and in the absence of any supporting tree information. Whilst the building is stated to be at least 10m from the trees, the Tree officer advises that a root protection area should be 15m in accordance with British standards and so even a 10m distance may still be within the RPA. There is also a swale on the drawing that is closer to the trees and potentially within the RPA. There is also potential for spoil to be pushed into the RPA during construction. The plan incorrectly identifies the trees, only indicatively showing their presence. Aerial and street views suggest the line to be more significant and shared with a residential property. In the absence of this information, it has not been demonstrated that the proposals would not result in an adverse impact to the adjacent trees.

Block Plan provided for consideration:



Aerial image 2025:



- 6.10 The site is located within a mineral safeguarding area however due to the nature and scale of the proposal it is not considered that the proposal would prejudice the future extraction of this resource.
- 6.11 The site is within an archaeologically sensitive area. Heneb have advised that archaeological mitigation is required. Whilst Heneb advise that such information can be secured by condition, it is not possible to impose conditions on this type of application and so the protection of the archaeological resource cannot be secured.

7. OTHER CONSIDERATIONS

7.1 ***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 could be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

7.2 ***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.

7.3 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.

- 7.4 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.
- 7.5 ***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.
- 7.6 ***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.
8. **CONCLUSION**
- 8.1 Prior approval is required in respect of the proposed agricultural building as further tree protection information is required.

9. **DECISION**

PRIOR APPROVAL IS REQUIRED

01 The proposed agricultural building is located close to trees and hedge forming the shared boundary with a residential property. These trees and hedge are not accurately shown on submitted drawings and the impact of the building and associated works such as drainage are not clear. Additional information is required and must include a detailed tree and hedge protection plan and construction method statement by a qualified Arboriculturalist.

02 The site lies within an area of high archaeological sensitivity. Whilst the proposed works are relatively small in scale, the associated groundworks have the potential to encounter significant buried archaeological remains or disturb existing features. You must submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource. This programme of work would take the form of a watching brief during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.

NOTE TO APPLICANT

01 This decision relates to plan Nos: 01C, cover letter dated 19th November 2025, Heritage Statement February 2026.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies CE6, SP5, SP8, SP9, GP2, GP5 and GP6 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.