

REFERENCE: 26/0480

PROPOSAL: REPLACEMENT GENERAL PURPOSE STORAGE BUILDING AND WORKSHOP

SITE: Moorcroft West Nash Road Nash Newport NP18 2BZ

APPLICATION TYPE: Prior approval

CASE OFFICER: Francesca Saunders

RECOMMENDATION: NO OBJECTION – new planting advised

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.

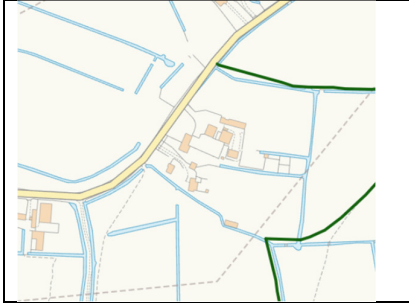


West Nash Road heading south-west [Google Earth]



West Nash Road heading north-east [Google Earth]

There is also a nearby footpath to the north [see below]. The change to views along this footpath is unclear but likely to be similar to the Google Earth image of 'West Nash Road heading south-west'. The proposed buildings are likely to be visible, although the backdrop which includes retained agricultural buildings and a series of overhead power lines is not attractive.



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.

Recommendations:

1. Photos from different points along the footpath to the north looking towards the site would be helpful in determining prominence of the proposal in the view, and the need for any mitigation planting.
2. I would suggest planting of occasional locally native trees and gapping up of hedges to reduce the visual impact of the proposal from public views at the highway frontage and north-west corner, and potentially along the public footpath. A Soft Landscape/Planting Plan showing planting type, species, size, density and outline maintenance to cover new planting until established would be required and could be conditioned.