

DELEGATED REPORT

DC/2015/01033

3 BROOKS FARM, CHEPSTOW ROAD, RAGLAN

FORMATION OF NEW COVERED AREA FOR CATTLE HOLDING/FEEDING AREA AND ALTERATIONS TO EXISTING SLURRY HOLDING LAGOON.

Case Officer: Andrew Jones

Registered: 15/09/2015

1.0 APPLICATION DETAILS

This application relates to an established agricultural holding owned by Monmouthshire County Council. It is located along Chepstow Road just outside the village of Raglan.

It is proposed to form a new covered area for cattle holding, in addition it is also proposed to carry out alterations to the existing slurry holding lagoon.

2.0 RELEVANT PLANNING HISTORY

DC/2008/00464 Provision of covered yard 23.77m x 5.49m x 3.05m to eaves to house a new herringbone parlour and dairy. Approved 02/07/2008

DC/2005/00680 Provision Of A 18.28M X 12.192M Covered Yard For Housing Of Livestock And 18.28M X 4.72M Lean-to Feed Area Approved 18/10/2005

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S10 – Rural Enterprise

S13 – Landscape, Green Infrastructure and the Natural Environment

S17 – Place Making and Design

Development Management Policies

RE4 – New Agricultural and Forestry Buildings

EP1 – Amenity and Environmental Protection

DES1 – General Design Considerations

LC1 – New Built Development in the Open Countryside

4.0 REPRESENTATIONS

Consultation Responses

Councillor Penny Jones – Has not responded to date.

Raglan Community Council – Have no objections.

Environmental Health – Have not responded to date.

Neighbour Consultation Responses

No responses have been received following the consultation period.

5.0 EVALUATION

Visual Impact

The proposed development would adjoin the rear of the existing agricultural buildings and is clearly within the defined group. As such the development would not appear isolated or prominent within the wider rural landscape.

The proposal is of standard modern agricultural design and as such would assimilate easily into the existing group of buildings.

Works to the existing slurry lagoon are also considered to be appropriate including the new subbase yard for access to new rear concrete ramp road into the slurry lagoon.

Residential Amenity

The nearest neighbouring dwelling, Brooks Cottage, is located approximately 100m to the south. Given the established agricultural use at the site it is not considered that the proposed development would cause an unacceptable intensification of use at the site.

It is therefore considered on balance that the proposed development would not cause unacceptable harm to the amenity interests of any third parties.

6.0 RECOMMENDATION: **APPROVE**

Conditions:

- Standard Five Year Limit
- Development to be carried out in accordance with the approved plans

Informatives

- None