

Application Ref: NP/23/0251/FUL

Case Officer	Sara Thomas		
Applicant Agent	Dr J Spate		
Proposal	Construction of a 48m ² agricultural building to store land management equipment, associated consumables and crops.		
Site Location	Land known as Parc y Floodgate, Velindre, Crymych, Pembrokeshire, SA41 3UU		
Grid Ref	SN10823866		
Date Valid	16-May-2023	Target Date	10-Jul-2023

This item is being considered by the Development Management Committee as the Community Council have objected to the application.

Consultee Response

PCNPA Ecologist: No adverse comments

PCNPA Tree and Landscape Officer: No objection

Eglwysrwr Community Council : Object – encroachment into open countryside, insufficient demonstration of need, adjacent to dangerous highway and concern regarding future residential conversion of this property.

PCC Highways: No response at time of report drafting.

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and County Planning (Development Management Procedure) (Wales) Order 2012. No representations have been received.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website –

[Local Development Plan 2 - Pembrokeshire Coast National Park](#)

Future Wales - The National Plan 2040 (FW which was adopted on 24th February 202

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 07 - Countryside

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 11 - Nationally Protected Sites and Species

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 29 - Sustainable Design

LDP2 Policy 30 - Amenity

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LDP2 Policy 32 - Surface Water Drainage
LDP2 Policy 59 - Sustainable Transport
LDP2 Policy 60 - Impacts of Traffic
PPW11
SPG02 - Landscape
SPG04 - Planning Obligations
SPG07 - Biodiversity
SPG11 - Parking Standards
SPG16 - Sustainable Design & Development
TAN 05 - Nature Conservation and Planning
TAN 10 - Tree Preservation Orders
TAN 12 - Design

Constraints

Rights of Way Inland - within 50m
Ancient Monument - within 500m
Recreation Character Areas
Trunk road within 25m
Affordable Housing Submarkets
Landscape Character Area

Officer's Appraisal

Site and Context

The application site is located on land known as Parc Y Floodgate, Velindre. The site relates to an undeveloped parcel of land which is accessed from the A487 to the southwest. There is an increase in levels from the west to the east of the site. The south-western boundary of the site with the A487 consists of fairly dense vegetation. The site is outside any Centre boundary as defined by Local Development Plan 2 and is therefore classified as countryside. The surrounding area is fairly rural in character.

Relevant History

None relevant.

Current Proposal

Planning permission is sought for the erection of an agricultural building. The building is proposed to be used for storage purposes and will accommodate a trailer, fruit press and harvesting equipment, land management and hand tools, seed nut and fruit storage, tools, materials and a work area, in addition to a vehicle. The proposed building measures approximately 8 metres in width, by 6 metres in depth. A pitched roof is proposed with a large overhang to the north eastern elevation. A door and 2 windows are proposed to the north east elevation and a roller shutter

door and pedestrian door to the north west elevation. Proposed materials are profile sheets in black. Due to the differences in levels within the site, there will be change in ground level of approximately 0.7 metres. An access track to support the construction phase is also proposed.

Key Issues

The primary issues in the consideration of this application are:

- The principle of providing a storage building
- The impact of the proposed development on the character of the surrounding area
- Highway Safety
- Biodiversity

The Principle of Providing a Storage Building:

Future Wales – The National Plan 2040 (FW which was adopted on 24th February 2021) is the National Development Framework for Wales, and is the national tier of the Development Plan.

Policy 4 ‘Supporting Rural Communities’ states that Strategic and Local Development Plans must identify their rural communities, assess their needs and set out policies to support them.

On page 104, Future Wales states that: “National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas...” and that “Future Wales policies respect the functions of National Parks in terms of their statutory purposes...”

Whilst permitted development rights apply to agricultural units of over 5 hectares in specific circumstances, in this case the area of land owned by the applicants falls below that threshold.

The location of this proposal is within Countryside. PCNPA Local Development Plan 2 (LDP2) Policy 7 states that development in such locations must be strictly controlled. It identifies a number of forms of development which will be acceptable in principle. Criterion g states “New farm buildings are justified for agricultural purposes.”

Planning Policy Wales (paras 5.6.6 and 5.6.7) sets out how planning authorities should consider employment sites in rural areas and generally directs them to within or adjacent to defined settlement boundaries. It states that:

“Whilst the protection of the open countryside should be maintained wherever possible, the expansion of existing businesses located in the open countryside should be supported provided there are no unacceptable impacts.”

It also states that:

“Although new businesses in rural areas are essential to sustain and improve rural communities, developments which only offer short-term economic gain are unlikely to be appropriate.”

The site is being developed as an organic fruit and nut orchard. The supporting information submitted with the application states that plantings to date include

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approximately 400 fruit and nut trees and shrubs, 250 raspberry canes and 100 native hedge plants. The first crops of apples, plums, strawberries, hazelnuts, raspberries, oyster and shiitake mushrooms, cherries and walnuts have been collected. The first batch of cider has been produced.

An additional 150 fruit and nut trees were planted in January 2023 and additional raspberry canes. Beehives were planned to be introduced in Spring 2023. Land management equipment is required which needs to be stored in a secure, dry shed. In addition to a space for short term crop storage. The projection for the future is that small but saleable amounts of soft fruit within the next year or two and significant top fruit crops within another three to five years. The first significant nuts are expected to appear around year four or five, full production could take ten years. The applicants have advised that they both work full time and therefore are not reliant on the commercial success of the agricultural business in order for the planned orchard development and proposed projects to continue. Thus, despite the business being in its infancy, the supporting information highlights a long term commitment to the land and building within the application site.

An objection has been received from Eglwysrwr Community Council on a number of grounds including; the applicant in the opinion of the community council has failed to demonstrate essential need for such a building and approving this development could lead to a residential conversion at a later date or a similar residential use in the future. The need for the proposed development has been addressed above and sufficient justification has been submitted. In terms of the potential for residential use, the application site is situated outside a defined settlement boundary and therefore a residential use would be strictly controlled. Allowing the provision of a new building on the site would not facilitate its use for residential purposes in the future and the consideration of a future planning application would be subject to the same strict criteria for residential uses within the countryside. It is also noted that representation of support has been received for the proposal for a small producer enterprise and they have respect for the dedicated hard work of the applicant.

Taking into account the submitted information, it is apparent that the business is currently in operation and is proposed to increase over the next few years, as a result there appears to be a need for the proposed building and sufficient justification has been submitted to support the proposal in accordance with the requirements of PPW11 and PCNPA LDP2 Policy 7.

The Impact of the Proposed Development on the Character of the Surrounding Area:

Visual Amenity and Special Qualities of the National Park:

Policy 8 of LDP2 is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Particularly relevant to this application area priority a) sense of remoteness and tranquility is not lost and wherever possible enhanced and c) pattern and diversity of the landscape is protected and enhanced.

Policy 14 of the LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the

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landscape. Criteria 'c' and 'd' resists development that would fail to harmonise with, or enhance, the landform and landscape character of the National Park, and/or fail to incorporate important traditional features.

Policy 29 of the LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of the LDP2 seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

The siting of the proposed building is adjacent to the south western boundary, which is considered to be the most appropriate siting for the building. It is always recommended that agricultural buildings are situated adjacent to the boundaries of the site and not towards the centre to avoid unnecessary development such as access roads and to screen the development. The south western boundary of the site consists of fairly dense vegetation, which will screen the building from the A487. The building which proposes a footprint of 8 metres by 6 metres is relatively large however there appears to be sufficient justification submitted for the size of the building. The proposal consists of a pitched roof which is welcomed, including an asymmetrical design due to the overhang to the side elevation, however this is considered acceptable. Furthermore, the use of profile sheets coloured in black is an appropriate finish for an agricultural building.

A further objection expressed by the community council states that the application adds to the built environment of the open countryside, which will lead to an increasing urban feel for what was open countryside constituted by agricultural fields. It has been noted that the site and surrounding area consists of mainly undeveloped fields, however considering the design, siting and use of materials, the proposed building has an agricultural appearance and is appropriately sited. Pre-application advice was submitted in relation to the proposed agricultural building. The building was situated further within the site and proposed the use of concrete blocks, stone and timber cladding. Concerns were raised to the siting and materials, it is therefore welcomed that the siting and materials have been amended for the current submission.

The proposed building is situated a considerable distance from the access to the site, however the applicants have indicated that there is no need for a permanent access track. It is possible that an access track will be required during the construction of the building, which will be finished in crushed compacted stone, however the access track would be removed following the completion of the development.

To conclude, the proposal is considered acceptable in terms of its scale, design, siting and materials and will not detrimentally affect the character of the surrounding area. It is therefore considered to accord with the relevant policies of PCNPA's LDP2.

Highway Safety:

Access to the site is proposed through the existing access from the A487. Concerns have been expressed by the community council that the proposed building is located on a dangerous road. The site is currently in agricultural use and the agricultural business is proposed to increase. PCC Highways have been consulted, however a

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response had not been received at the time of writing this report. A verbal update will be provided to Committee on this matter.

Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity considerations to be taken into account in determining individual applications.

In order to comply with Planning Policy Wales (2021) and the Environment (Wales) Act 2016, planning authorities are expected to ensure every development positively contributes to biodiversity. There are opportunities within the proposed development to accommodate biodiversity enhancement measures such as via the provision of bird boxes and a condition is included to ensure compliance.

There is the potential for additional lighting in this location to impact on the landscape and species such as bats. A condition controlling any external lighting is therefore recommended.

Subject to these conditions, the proposed development is considered acceptable in terms of its impact on biodiversity, as such is considered to comply with policy 11 of the LDP.

Conclusion

The proposed development is considered acceptable in terms of the principle of the proposed new building and will not have a detrimental impact on the character of the surrounding area in accordance with the policies of the PCNPA Local Development Plan 2.

In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

Recommendation

APPROVE, subject to the following conditions:

1. The development shall begin not later than five years from the date of this decision.
Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:
 - Ordnance Survey Plan
 - Site Map dated 09.05.23
 - Site Plan Detail dated 30.01.23
 - Front Elevation dated 04.04.23
 - Side Elevation SE dated 09.05.23
 - Side Elevation dated 04.04.23

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Rear Elevation SW dated 09.05.23

Floor Plan dated 29.01.23

ISO dated 12.05.23

Top dated 12.05.23

Ground Levels dated 09.05.23

Planning Application Supporting Document dated 11.2022

Email from applicant sent 03.08.23

Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. The building hereby approved for agricultural storage shall be used for agricultural purposes only, in connection with the parcel of land shown in the blue line, and not for any form of residential accommodation.

Reason: In order to ensure the development accords with policy on new housing in the open countryside. Policy: Local Development Plan 2 – Policy 07 (Countryside)

4. Prior to the occupation of the building hereby approved, the construction access track shall be removed in its entirety and returned to grass.

Reason: In the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan 2 – Policy 07 (Countryside) and 15 (Conservation of the Pembrokeshire Coast National Park)

5. All retained trees, hedgebanks and hedge boundary features and/or any trees whose canopies overhang the site shall be protected by the duration of the development (in accordance with BS5837: 2012 'Trees in relation to design, demolition and construction – Recommendations'). The protection measures shall be installed before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any protection area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Future Wales: The National Plan 2040 Local Development Plan: Strategic Policy 1 (National Park Policy) Strategic Policy 3 (Environmental Protection) Strategic Policy 10 (Sustainable Distribution of Development) Policies 8 (Trees and Development) 9 (Ancient Woodland and veteran trees), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

6. There are opportunities within the proposed development to accommodate biodiversity enhancement measures such as bird boxes. Prior to the

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commencement of development works, a biodiversity enhancement scheme, to include provision of at least two bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be undertaken and/or installed prior to the first beneficial use of the development hereby approved, in accordance with the approved details.

Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

7. Prior to the erection of any external lighting, a light mitigation strategy, to include measures to reduce light spillage, shall be submitted to and approved in writing by the Local Planning Authority. The light mitigation strategy shall include:

- Details of the siting and type of all external lighting
- Drawings setting out light spillage in key sensitive areas,
- Details of lighting to be used both during construction and operation
- Measures to monitor light spillage once development is operational.

All external lighting shall be installed and retained as approved during construction and operation in perpetuity.

Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

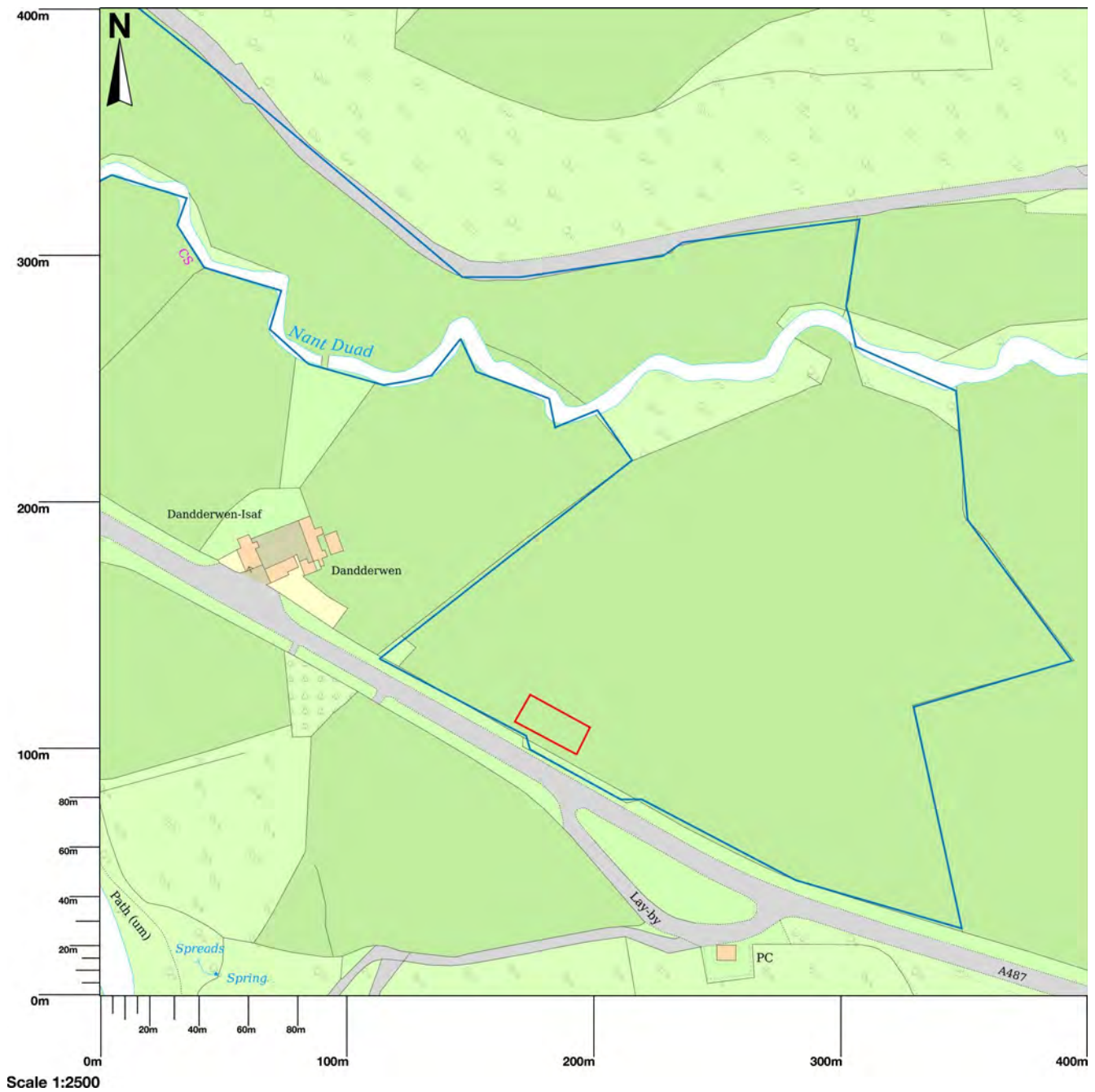
8. The vehicle currently used for storage situated at the south western entrance to the site shall be removed from the land within one month of the building being constructed.

Reason: In order to protect the character of the landscape and special qualities of the National Park and in accordance with Policies 7 & 8 of the Pembrokeshire Coast National Park Local Development Plan 2.

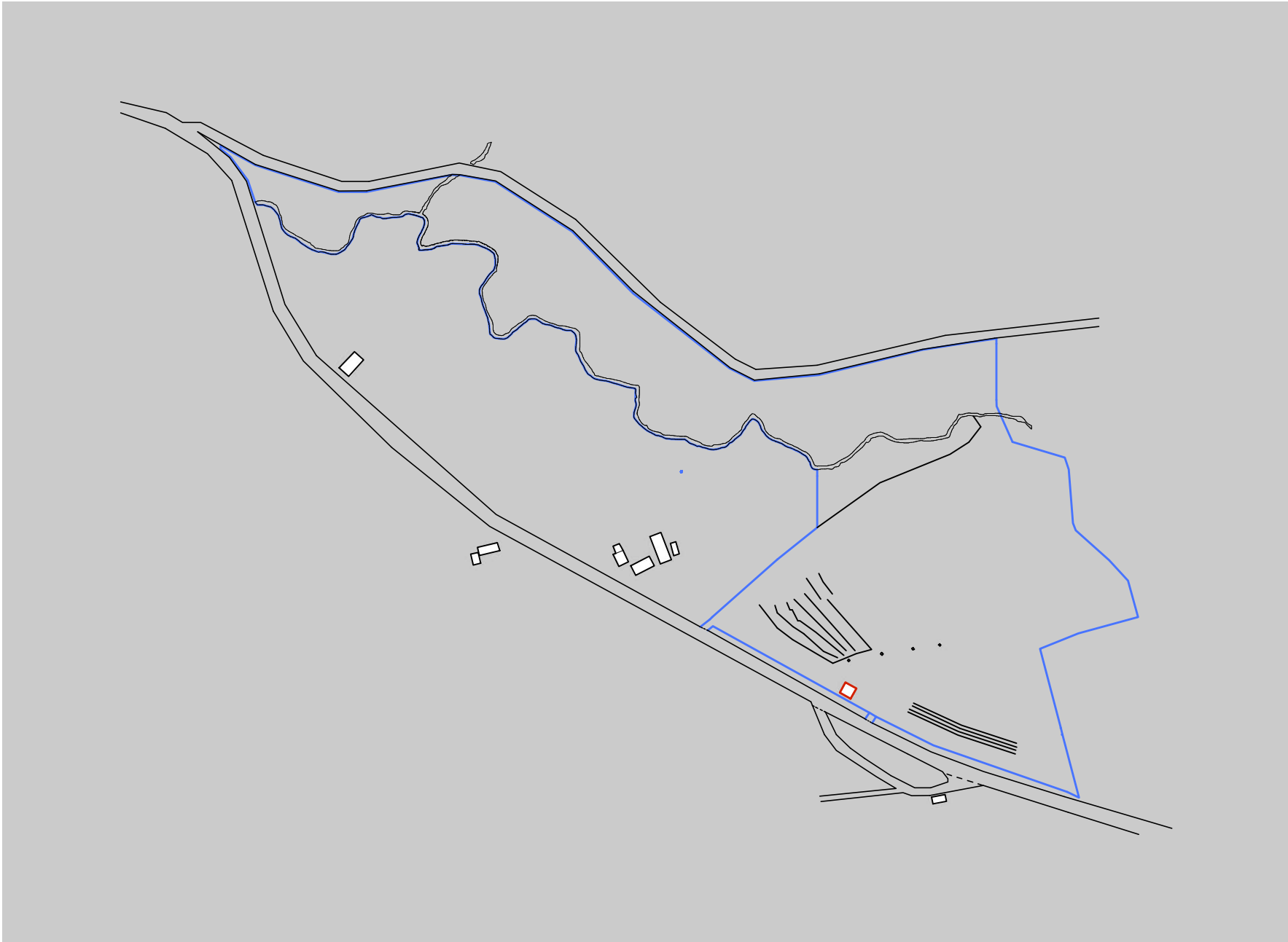
Informative

The proposed development would abut a public right of way, public footpath PP64/22. The public right of way must not be obstructed and remain available for use at all times.

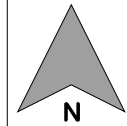
Parc y Floodgate, Velindre, Crymych, SA41 3UU



Map area bounded by: 210644,238555 211044,238955. Produced on 26 August 2022 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2022. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p16b/uk/818718/1106814



Notes



Name

Matthew Abel

Date

January 30, 2023

Project

**Parc y Floodgate
Store Shed**

Address

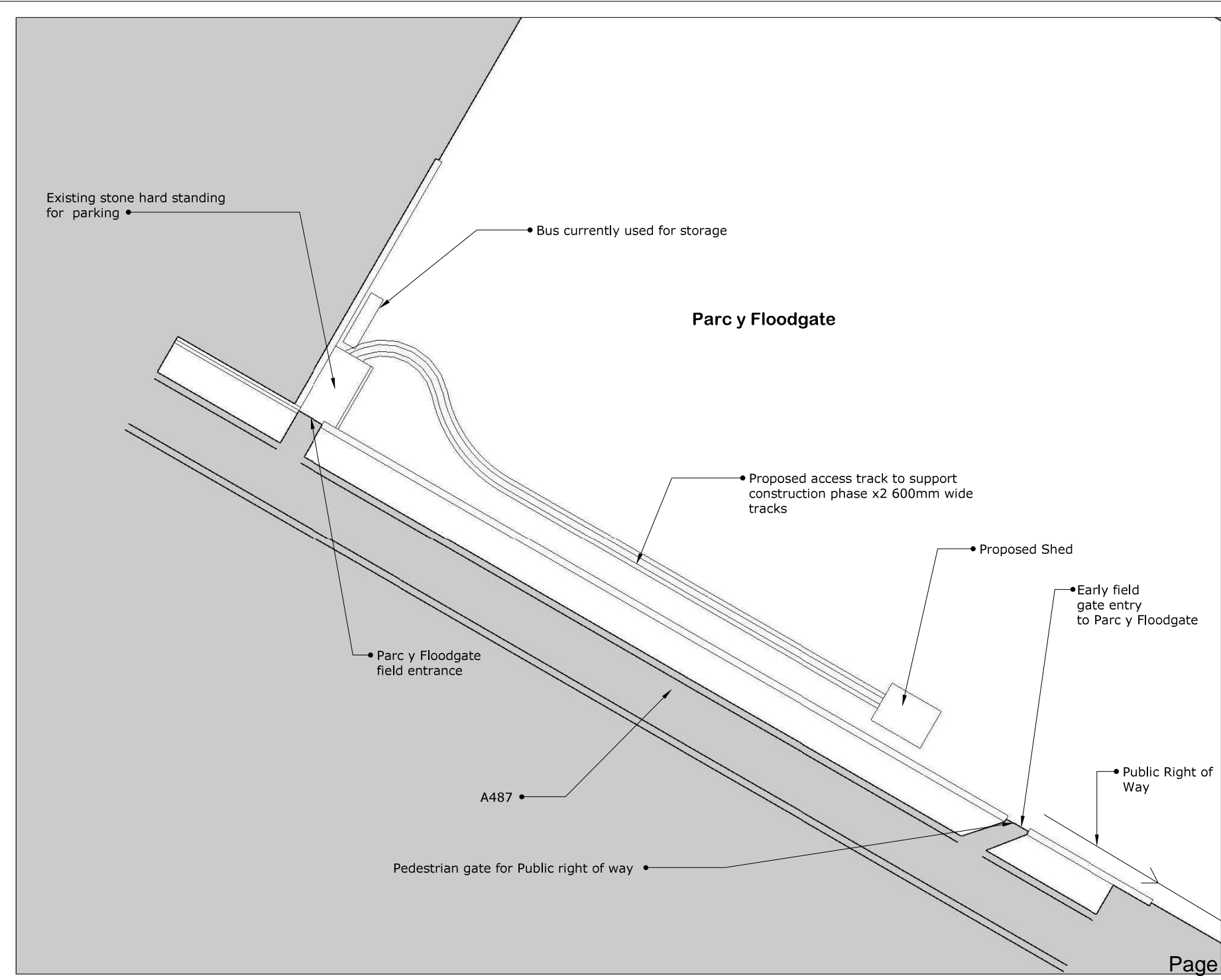
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View

Site Plan Detail

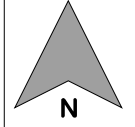
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Notes

Ref:PA/22/0093



Name

Matthew Abel

Date

May 9, 2023

Project

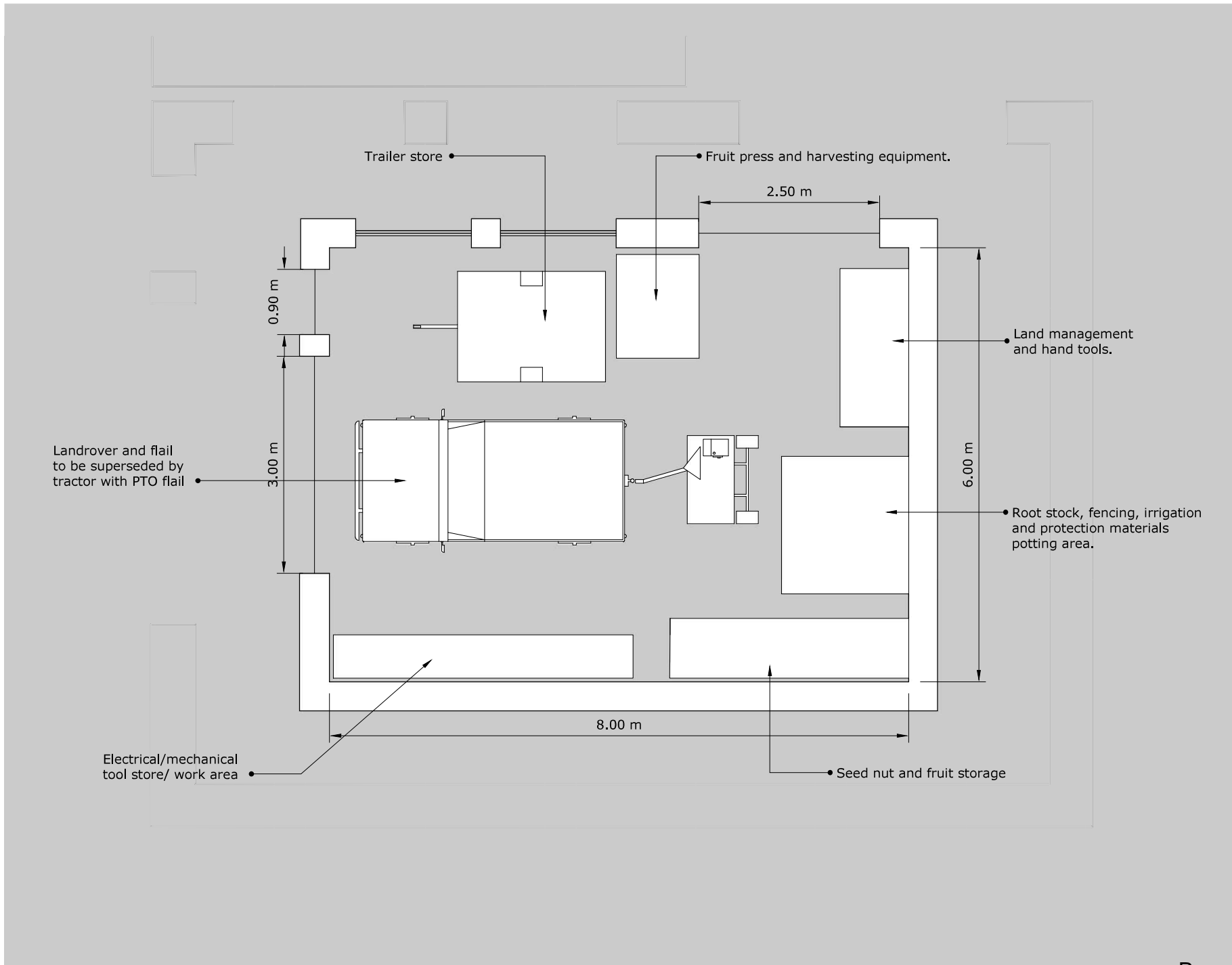
Parc y Floodgate Store Shed

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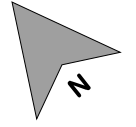
Site Map

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Notes
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Name
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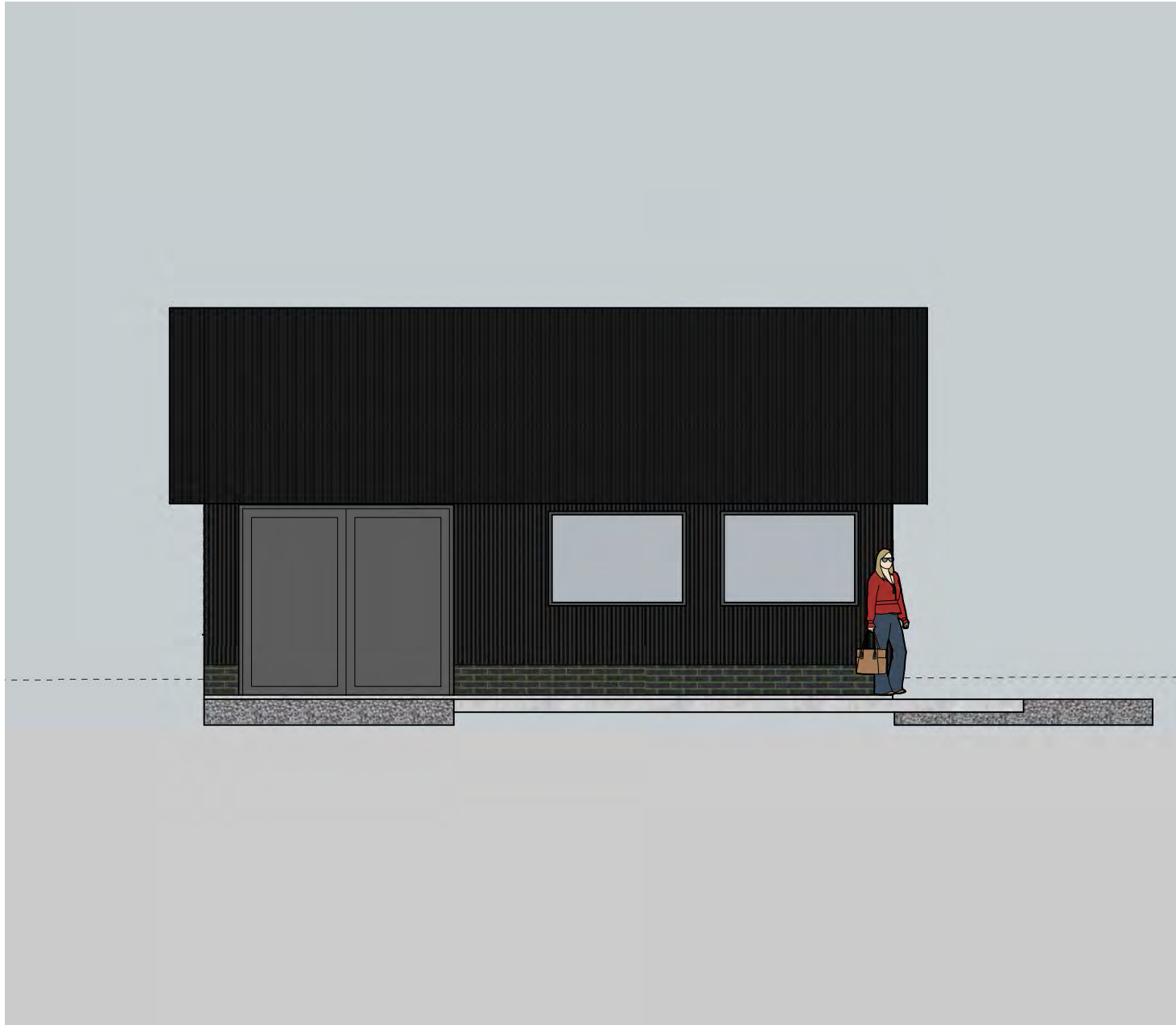
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Project
 Parc y Floodgate Store Shed

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 Parc y Flood gate
 SA44 2HH

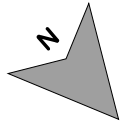
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 Floor Plan

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Notes

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Name

Matthew Abel

Date

April 4, 2023

Project

**Parc y Floodgate
Store Shed**

Address

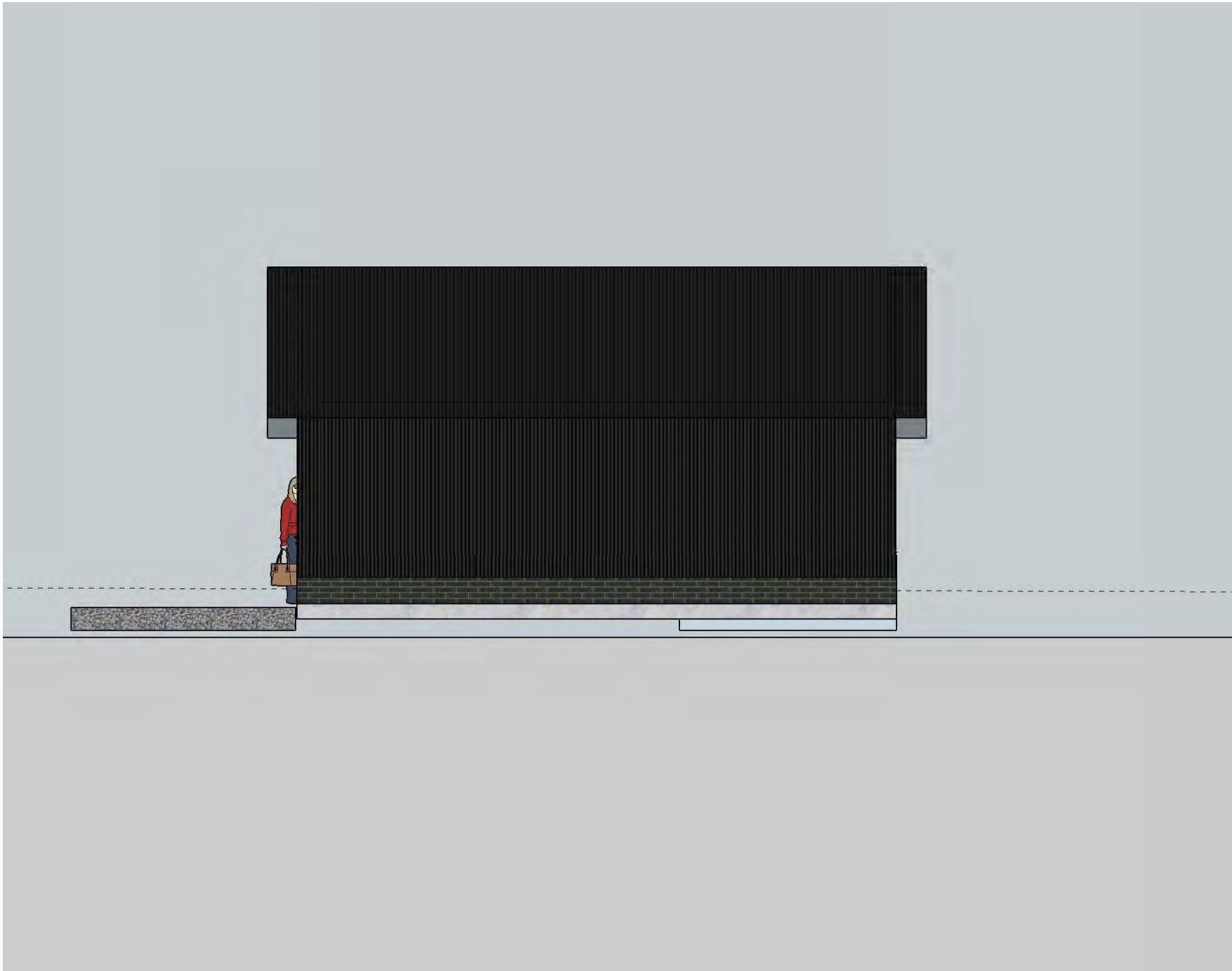
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View

Front elevation NE

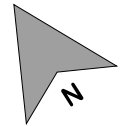
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Parc y Floodgate
Store Shed

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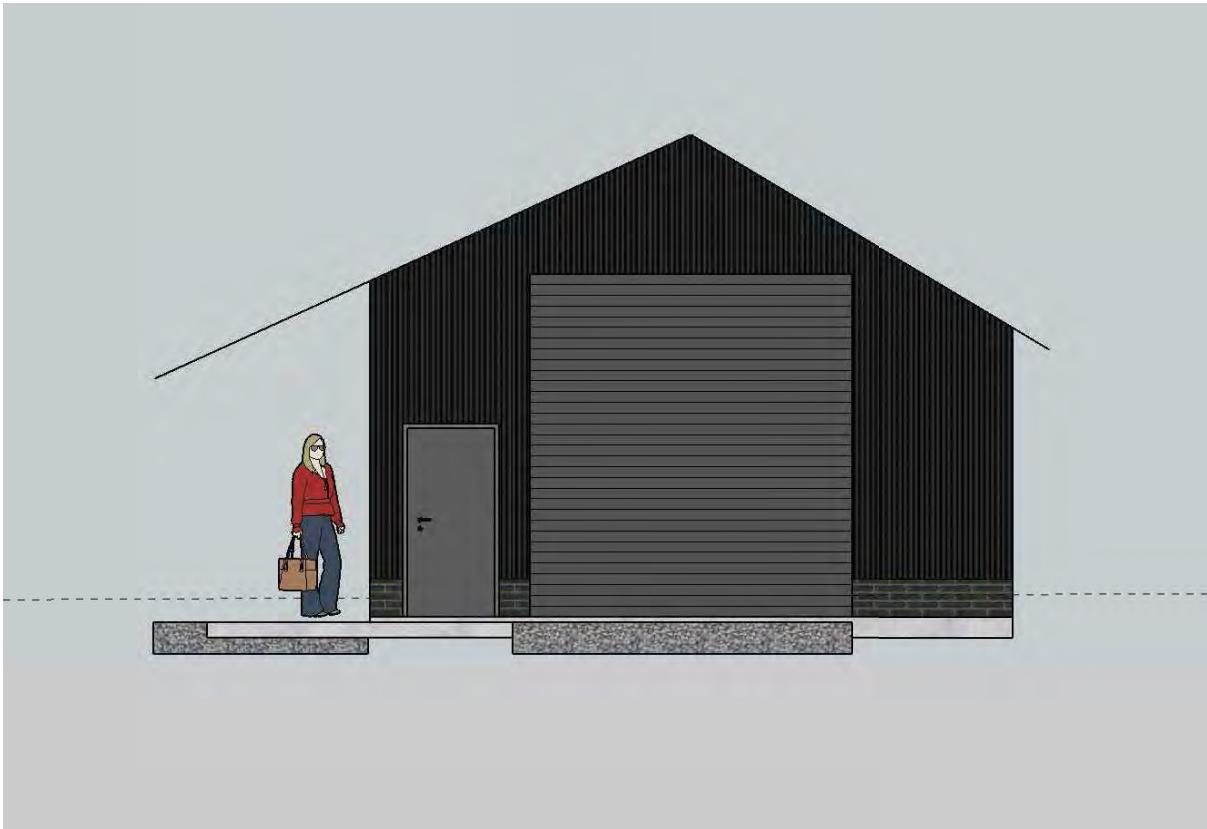
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View

Rear elevation SW

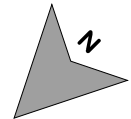
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Parc y Floodgate
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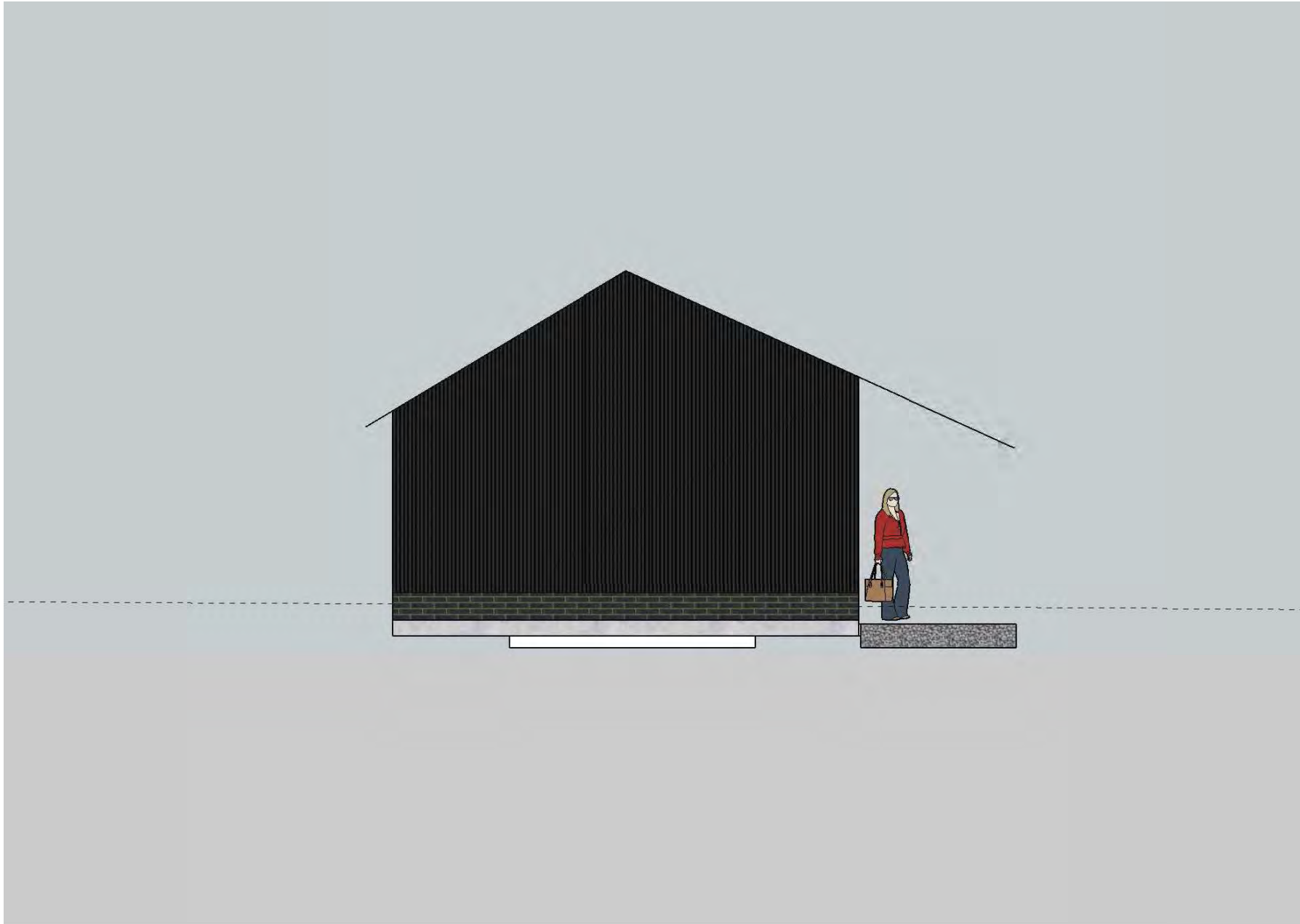
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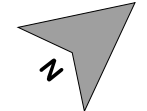
Side Elevation

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Name
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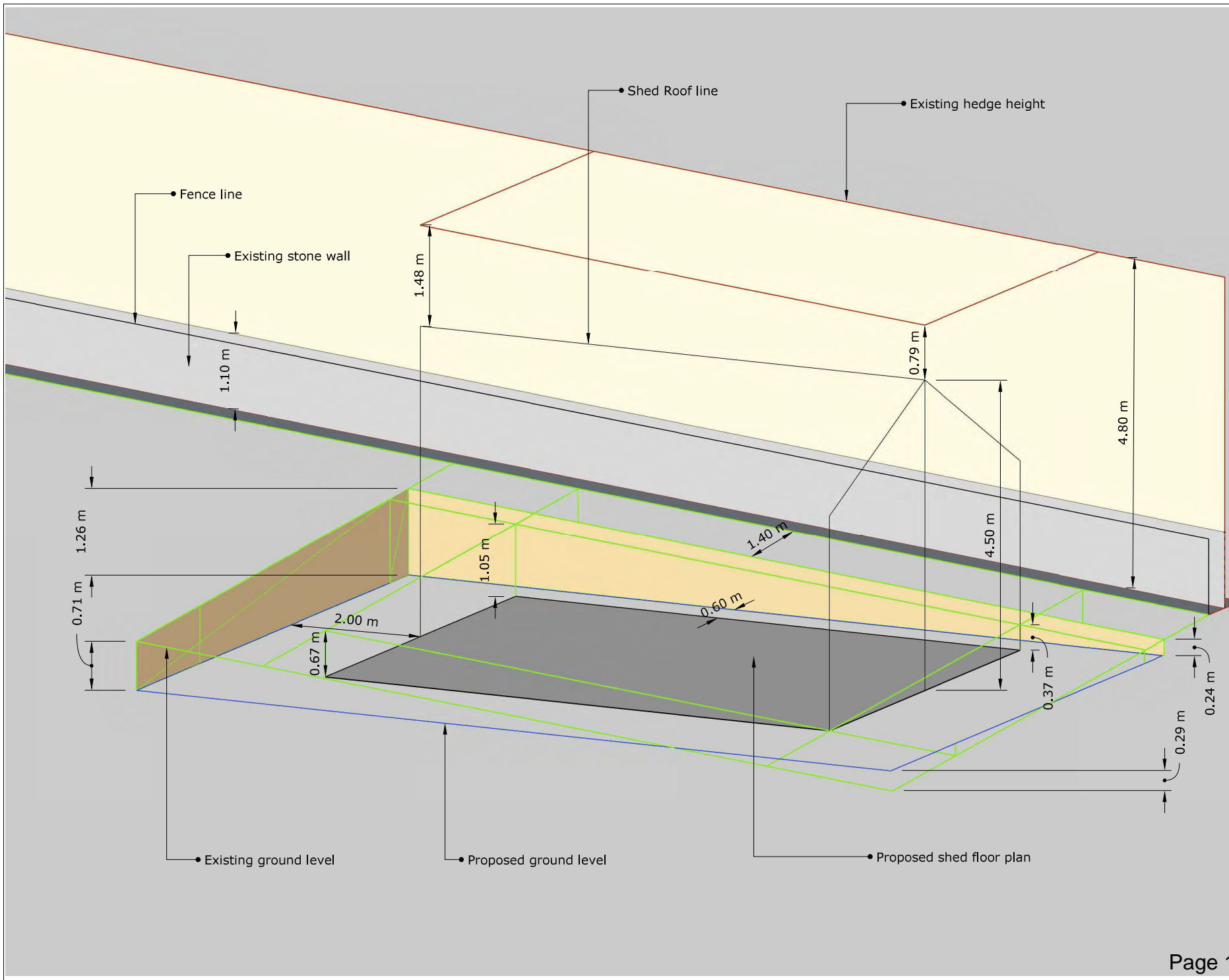
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Project
**Parc y Floodgate
Store Shed**

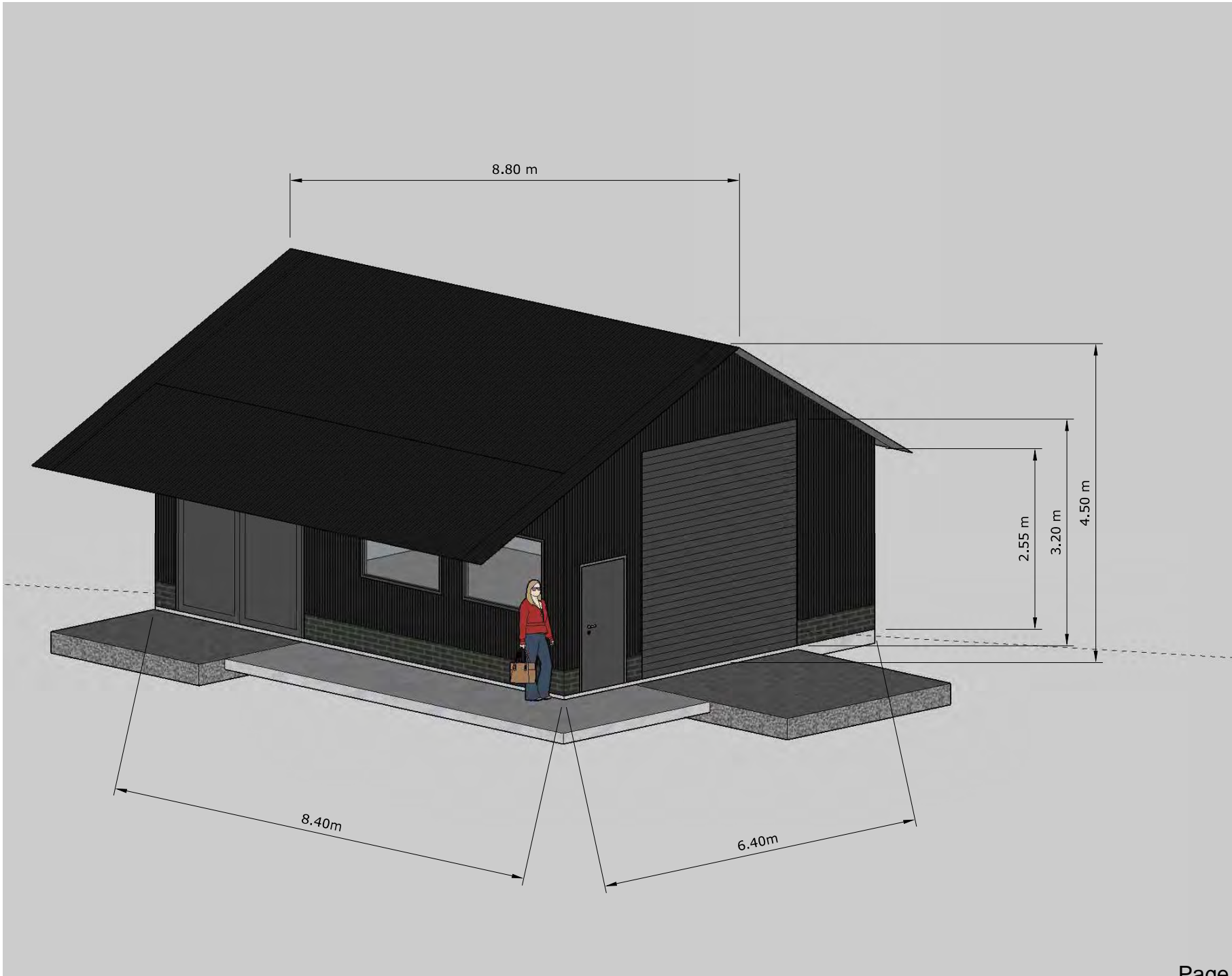
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View
Side elevation SE

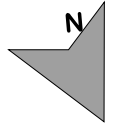
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Date	May 9, 2023
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Scale	Ground levels



Notes
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Name
Matthew Abel

Date
May 12, 2023

Project
Parc y Floodgate Store Shed

Address
 Land known as Parc y Floodgate, SA41 3UU.
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