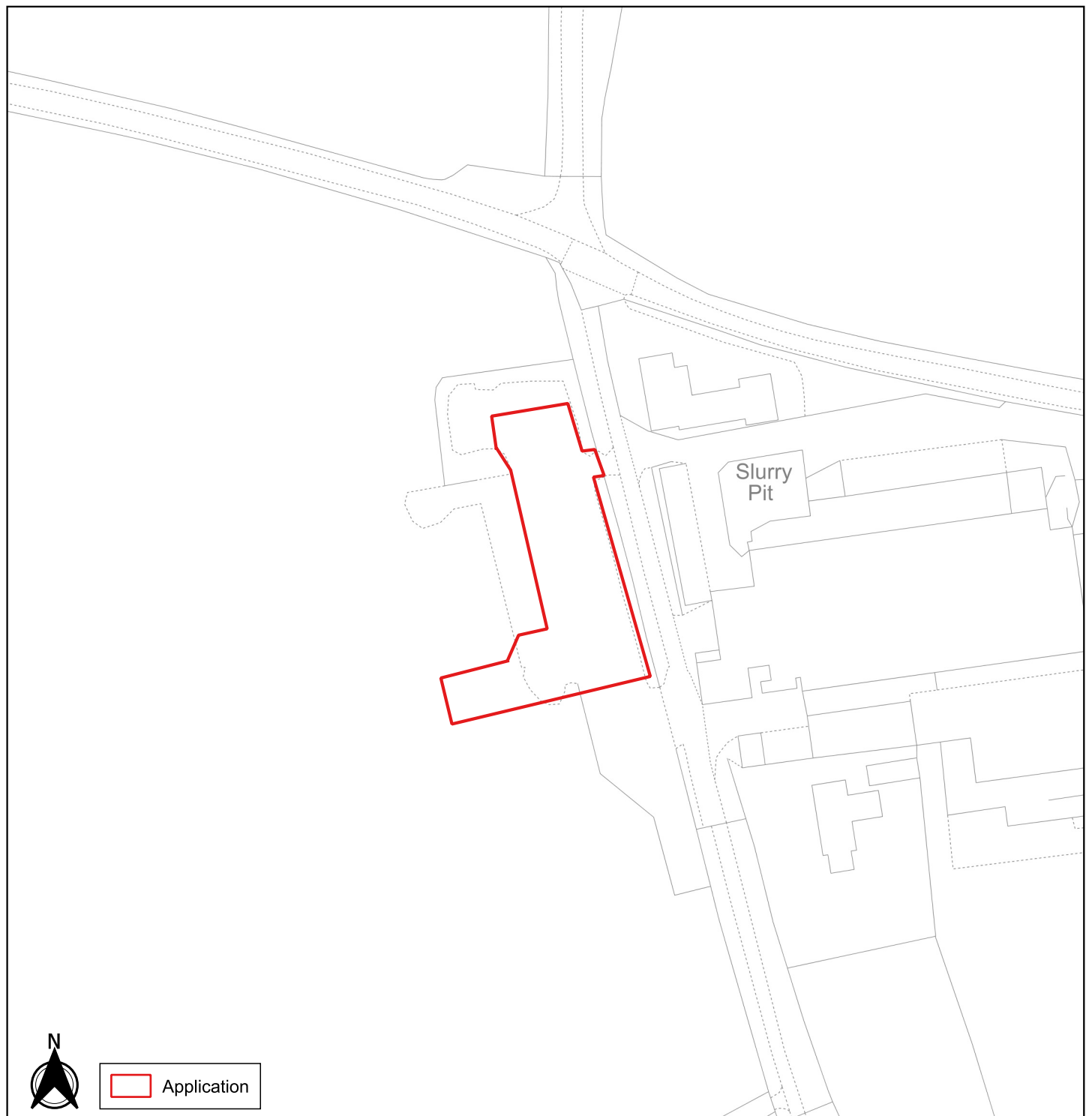


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# PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY COMMITTEE REPORT



**Ref No:** NP/25/0249/FUL

**Proposal:** Proposed Machinery Workshop

**Site Location:** Trewern Farm, Felindre Farchog, Crymych, Pembrokeshire, SA41 3XE

**Recommendation:** **Approve**, subject to conditions

## Summary:

This full planning application seeks permission for the erection of a new agricultural building at Trewern Farm, Felindre Farchog. The proposed building will be used as a machinery workshop associated with the ongoing agricultural use of the holding.

Trewern Farm is a traditional agricultural holding located in open countryside approximately 1.2km south-west of Felindre Farchog. The site lies within the Pembrokeshire Coast National Park but outside any defined settlement boundary. The farm complex comprises a mix of traditional stone outbuildings and modern agricultural sheds, forming a compact cluster set within undulating pastureland.

The landscape in this part of the National Park is characterised by enclosed fields with mature hedgerows and occasional areas of woodland. The farmstead is accessed via a single-track rural lane which connects to the A487 to the north.

Officers met on site with the applicant and their agents to discuss potential concerns regarding the scale and siting of the proposed development, and to ascertain that the building is reasonably necessary for agricultural purposes. During the initial assessment, officers expressed concerns that the siting and design would have a negative impact on the surrounding area. Following these discussions, the applicant has amended the proposal. The building has been repositioned so that it will sit lower in the landscape, positioned below the height of existing farm buildings and also lower than the farmhouse. These revised plans were received on 29th July 2025.

The design and siting of the building is considered acceptable within the wider complex of buildings. The proposed building under the current application would be sited within the developed envelope of the farmstead, consistent with the pattern of approved agricultural development over the past two decades. It does not extend the built footprint into open countryside and is in keeping with the operational character and lawful use of the site. The proposed siting is considered acceptable as the development would be located on a part of the farmyard already used for the storage of machinery. The proposal would therefore consolidate built development within the existing functional area of the holding, avoiding encroachment into open countryside or undeveloped land.

Officers also note that the nature and intended use of the building as a machinery workshop is consistent with the current use of the area and the operational needs of the farm. It is not considered appropriate or necessary for livestock accommodation to be sited in this location, given its established function as a machinery storage yard.

Details of application available here: [Citizen Portal Planning - application details](#)

## Consultee Response

- Development Planning Natural Resources Wales: No objection
- PCC Transportation & Environment: No objection
- PCC Drainage Engineers: No objection subject to informative included with any permission granted
- PCNPA Ecologist: No Objection
- PCNPA Trees and Landscape: No Objection, subject to condition.

## Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

No representations have been received

## Policies considered

Development Plan

All planning applications in Wales need to be determined in accordance with the statutory Development Plan:

- [Future Wales: The National Plan 2040](#) (FW)

Local Development Plan 2 (Adopted September 2020)

Within the Pembrokeshire Coast National Park, The Local Development Plan 2 (LDP2) is also part of the relevant development plan with the following Policies being applicable to this proposal.

- Policy 01 (National Park Purposes and Duty)
- Policy 07 (Countryside)
- Policy 08 (Special Qualities)
- Policy 09 (Light Pollution)
- Policy 11 (Nationally Protected Sites and Species)
- Policy 14 (Conservation of the Pembrokeshire Coast National Park)
- Policy 29 (Sustainable Design)
- Policy 30 (Amenity)
- Policy 32 (Surface Water Drainage)
- Policy 59 (Sustainable Transport)
- Policy 60 (Impacts of traffic)

These policies can be viewed on the Policies page of Pembrokeshire Coast National Park website: <https://www.pembrokeshirecoast.wales/wp-content/uploads/2024/01/LDP-Text-for-Adoption-Web.pdf>

Planning Policy Wales (PPW12)

PPW12 sets out the land use planning policies of the Welsh Government.

The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

- [Planning Policy Wales 12](#) (PPW12).

## Technical Advice Notes

The Future Wales Plan should be seen and read as a whole, and in conjunction with National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) as well as considering the following Welsh Government Technical Advice Notes (TAN's) [www.gov.wales/technical-advice-notes](http://www.gov.wales/technical-advice-notes):

- TAN 5 – Nature Conservation and Planning
- TAN 15 – Development and Flood Risk

## LDP2 Supplementary Planning Guidance

In addition, the Authority produces Supplementary Planning Guidance (SPG) on various topics, and these may be material considerations in the determination of any future application made. In respect of the proposal the most relevant SPG's are:

- SPG - Landscape
- SPG – Archaeology
- SPG - Sustainable Design & Development

## Constraints

- Potential for surface water flooding
- Recreation Character Areas
- Affordable Housing Submarkets
- Landscape Character Area
- LDP Mineral Safeguard
- Historic Landscape
- Ancient Monument - within 500m.

## Relevant Planning History

- NP/91/006 - Outline permission for an agricultural dwelling at Trewern – Approved
- NP/91/0454 – Agricultural dwelling – Approved
- Pre-app PA/15/0201 - Proposed anaerobic digestion plant - cancelled
- NP/15/0582/SCR - Request for an EIA Screening Opinion for a proposed 0.5MW Anaerobic Digestion Plant - EIA required
- NP/15/0624 - Retrospective consent for a 2-storey extension and office to the agricultural dwelling – Approved
- NP/16/0603/CLE - November 2016 – a Lawful Development Certificate application was submitted to regularise the slurry store and silage clamps. This application was allowed on appeal in February 2018 (ref: 3174868).
- NP/17/0533/FUL – Rural Enterprise workers dwelling – Refused 24/11/2017 May 2018 – Enforcement Notices issued re 3 unauthorised structures (above) – Appeal submitted to PEDW - currently being held in abeyance by PEDW
- NP/18/0320/CLE – Certificate of Lawfulness for 10 agricultural buildings – Approved 17th July 2018
- NP/18/0507/OUT - Outline application for the erection of permanent agricultural workers accommodation - Approved 21/08/2019
- NP/19/0694/RES - Detailed design, layout and access of the proposed agricultural dwelling. Approved
- NP/23/0451/FUL - Retrospective application for agricultural workshop and equipment store. Approved 31/01/24
- NP/24/0081/FUL- Retrospective application for agricultural welfare building approved 22/07/24

## 1. Officer's Appraisal

Trewern Farm is a traditional agricultural holding located in a rural and relatively isolated setting within the northern part of the Pembrokeshire Coast National Park. The farm lies approximately 1.2km south-west of the village of Felindre Farchog, and around 3.5km north-east of Newport, in an area characterised by rolling countryside, pastoral land, and dispersed farmsteads.

The farmstead occupies a slight south-west facing slope on elevated ground, offering long-distance views across the open countryside to the south and west. The complex is accessed via a single-lane rural track leading from the C-class road connecting Felindre Farchog to Pontfaen and ultimately joining the A487 to the north-east. The access track is lined by mature native hedgerows and earth banks typical of the traditional field boundaries in this part of north Pembrokeshire.

The built form at Trewern comprises a collection of structures that include:

- A traditional two-storey stone farmhouse, believed to date from the 19th century, which is unlisted but of local vernacular character.
- A range of traditional stone outbuildings arranged around a former courtyard, some of which have been repurposed for ancillary domestic or storage use.
- A number of more recent agricultural buildings constructed from modern materials (steel-framed with corrugated cladding), used for livestock housing and general storage.
- A hardstanding area and open yard that accommodates machinery, feed, and handling equipment.

The farm holding extends over approximately 80 hectares (198 acres) of improved grassland and pasture, used primarily for beef cattle and sheep grazing, along with limited arable cropping. Fields are generally medium-sized, irregular in shape, and enclosed by traditional Pembrokeshire hedgebanks topped with hawthorn, blackthorn, and gorse.

The wider area is sparsely developed, with the nearest neighbouring residential property located over 200 metres to the east and visually separated from the farm by intervening landform and hedgerows.

The surrounding landscape and holding lies within the Mynydd Preseli Landscape Character Area (LCA24), as defined in the Pembrokeshire Coast National Park Landscape Character Assessment (2020). This upland fringe landscape forms part of the foothills and plateau edges of the Preseli Hills, defined by a pattern of enclosed pasture, rough grazing, ancient field systems, and remnant woodlands, interspersed with isolated farms and traditional vernacular buildings.

The area is particularly valued for its strong sense of remoteness, distinctive historic landscape features, intervisibility with the Preseli uplands, and dark night skies, contributing significantly to the special qualities of the National Park.

Of particular relevance to this application is the presence of a designated Ancient Semi-Natural Woodland (ASNW) area located approximately 90 metres to the south-east of the application site, known locally as part of Cwm Gloyw. This ancient woodland occupies a steep-sided valley associated with a tributary of the Afon Nyfer and is a highly sensitive ecological and landscape feature. While the proposed agricultural building is not located within or immediately adjacent to this woodland, its

presence forms part of the broader ecological and visual context of the area. As such, care must be taken to avoid indirect impacts such as increased lighting, run-off, or encroachment.

Additionally, the site lies in close proximity to the designated boundary of the North Pembrokeshire Woodlands Special Area of Conservation (SAC). This SAC comprises a series of fragmented yet ecologically linked ancient woodland sites across the region, including Coed Cwm Gwaun, Ty Canol, and nearby woodland fragments associated with the Nyfer catchment. The closest SAC-designated woodland parcel lies approximately 350–400 metres to the south-east of the proposed building. The North Pembrokeshire Woodlands SAC is designated for the presence of old sessile oak woods with *Ilex* and *Blechnum*, a habitat type listed under Annex I of the EU Habitats Directive and for supporting populations of notable species such as lesser horseshoe bats and woodland bryophytes.

Although the proposed building is located outside the designated SAC boundary, its proximity necessitates consideration under the Habitats Regulations (HRA). Any potential impacts, particularly from lighting, noise, dust or surface water runoff must be avoided or appropriately mitigated to ensure that no adverse effect on site integrity occurs.

A preliminary screening of Test of Likely Significant Effects (TLSE) would be expected to conclude that the development, due to its scale, location within the developed farmyard, and the absence of direct hydrological connectivity, would not adversely affect the qualifying features of the SAC. Nonetheless, a condition will be imposed to strictly control any future lighting and to encourage on-site biodiversity enhancements.

There are no public rights of way crossing the farmyard, although a network of bridleways and footpaths exists nearby, including a public footpath approximately 300 metres to the north-east.

### **Site and Proposed development**

1. The proposal comprises the erection of a new agricultural building located within the existing farm complex at Trewern Farm, Felindre Farchog with the following approximate dimensions:
  - Length: 18.3 metres
  - Width: 9.15 metres
  - Ridge height: 5.1 metres
  - Eaves height: Approximately 3.7 metres
2. The building will be constructed using the following components
  - Roof: dual-pitch profile with a shallow pitch to reflect adjacent structures, finished in grey fibre cement sheeting
  - Elevations: vertical metal box-profile cladding (green) above a low precast concrete panel plinth, providing durability and ease of cleaning;
  - Openings: one wide double-access opening to the front elevation (south-west) for machinery ingress/egress; the rear and side elevations will be enclosed;
  - Surfacing: the building will be accessed via the existing concrete yard, with no new areas of hardstanding required.

3. The proposed development is intended to serve a dual function as a machinery workshop and storage facility, forming part of the operational infrastructure of the livestock enterprise.
4. The building is to be located within the southern portion of the established farmyard, on an area of existing hardstanding adjacent to other modern agricultural structures. The siting has been carefully selected to ensure the building is well contained within the developed envelope of the farm.
5. The proposed building will be of a modern portal-frame construction, typical of contemporary agricultural storage structures.

## **2. Key Issues**

The application raises the following planning matters:

- 2.1. Policy and Principle of Development
- 2.2. Siting, Design, and Impact upon the Special Qualities of the National Park
- 2.3. Amenity and Privacy
- 2.4. Biodiversity, Protected Sites, Green Infrastructure & Landscaping
- 2.5. Access and Parking
- 2.6. Surface Water Drainage

### **2.1. Policy and Principle of Development:**

6. Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the National Park comprises Future Wales - The National Plan 2040 (FW) and the Local Development Plan 2 (LDP2).
7. Future Wales – The National Plan 2040 (FW), was adopted on 24th February 2021 and is the National Development Framework for Wales, and the national tier of the Development Plan. Policy 4 (Supporting Rural Communities) of FW states that Strategic and Local Development Plans must identify their rural communities, assess their needs, and set out policies to support them.
8. 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...’.
9. The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.
10. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW12 promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

11. The principle of the proposed development is supported by both national and local planning policies which promote the sustainable continuation and modernisation of agricultural enterprises within rural areas, particularly within designated landscapes such as the Pembrokeshire Coast National Park.
12. The Welsh Government's Planning Policy Wales (PPW12) recognises the fundamental role of agriculture in rural economies and communities. PPW12 encourages the provision of appropriate agricultural buildings and infrastructure to support modern, efficient, and environmentally responsible farming practices, while ensuring that development respects the special qualities of protected landscapes.
13. Section 3.72 of PPW12 highlights the importance of supporting sustainable agricultural development, including the provision of new or improved buildings necessary for the operation of viable farms, provided that impacts on landscape, biodiversity, and cultural heritage are carefully managed.
14. Chapter 5 of PPW12 also reinforces the protection of National Parks and Areas of Outstanding Natural Beauty as part of its overarching environmental policies, emphasising that developments should avoid adverse effects on landscape character and designated ecological sites.
15. The Pembrokeshire Coast National Park Authority's Local Development Plan (LDP2) provides specific policies to safeguard the natural beauty, wildlife, and cultural heritage of the National Park, while supporting sustainable rural economic activity, including agriculture. Policies encourage the modernisation and improvement of agricultural infrastructure where it can be accommodated without significant adverse impact. Policy 7 Countryside is of particular relevance to this application. It supports in principle new farm buildings where these are justified for agricultural purposes.
16. The proposed agricultural building is directly linked to the ongoing operations of Trewern Farm and aims to enhance the farm's efficiency through secure storage of machinery and having a machinery workshop on site.
17. No increase in livestock numbers is proposed as part of this application, and the building will not be used for the housing of animals or for any form of processing or external commercial activity.
18. The proposal is in principle, acceptable, however matters of compliance with Policy 1 (National Park Purposes and Duty) of LDP2 depends on matters of detail relating to landscape impact, impact on the Special Qualities of the National Park, the environment and historic assets. These are discussed in greater detail below.

## **2.2. Siting, Design, and Impact upon the Special Qualities of the National Park**

19. Policy 08 (Special Qualities), of LDP2, is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced. These qualities are characteristics and features which individually or in combination contribute to making the National Park unique.



20. Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.
21. Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness.
22. The proposed agricultural building has been carefully sited within the existing farmyard complex at Trewern Farm, utilising an area of existing hardstanding adjacent to current modern agricultural structures. This location ensures that the development does not encroach onto undeveloped or visually sensitive land, thereby minimising its visual impact on the surrounding landscape.
23. Siting
  - The building's position on elevated ground benefits from natural screening provided by mature hedgerows and adjacent farm buildings, limiting its visibility from public vantage points
  - The site is well contained within the established working farmstead, avoiding intrusion into surrounding pastoral fields, ancient woodland, or open countryside.
  - Proximity to the Ancient Semi-Natural Woodland (ASNW) and the North Pembrokeshire Woodlands SAC has been taken into consideration, with sufficient separation distances to prevent any direct or indirect adverse effects.
24. Design
  - The design adopts a modern agricultural portal frame construction with a simple, functional form typical of contemporary farm buildings.
  - External finishes comprise green box-profile metal cladding over a precast concrete plinth and a grey fibre cement roof, materials which complement the rural character and reflect the palette of existing farm buildings.
  - The modest scale (approximately 18.3 m long x 9.15 m wide with a 5.1 m ridge height) is sympathetic to the scale of neighbouring structures and does not dominate the farmstead or surrounding landscape.
  - The building includes a large machinery access opening facing the yard, reducing the need for additional hardstanding or access tracks.
25. Impact on Special Qualities
  - The siting and design minimise visual intrusion, preserving the tranquillity, landscape character, and rural vernacular that contribute to the special qualities of the Pembrokeshire Coast National Park.
  - There is no adverse effect on dark skies, as no external lighting is proposed and a planning condition will restrict future lighting installations.
  - The development respects the ecological sensitivity of the nearby ASNW and SAC through appropriate siting and the absence of activities likely to generate pollution or disturbance.
  - The building supports the continued viability of the traditional agricultural enterprise, which is an intrinsic part of the cultural and historic landscape character valued within the National Park.

26. In summary, the proposed development is consistent with the objectives of protecting and enhancing the special qualities of the National Park, and is considered to comply with Policies 08, 14, and 29 of LDP2.

### **2.3. Amenity and Privacy:**

27. Policy 30 (Amenity) of LDP2 seeks to protect the amenity of people living in the National Park and states that development will not be permitted where it has an unacceptable adverse effect on amenity, particularly where:
- e) the development would have a detrimental impact on the quality of the environment currently enjoyed by people living, working or visiting the Park; and/or
  - f) the development is of a scale incompatible with its surroundings; and/or
  - g) the development leads to an increase in traffic or noise or odour or light which has a significant adverse effect; and/or
  - h) the development is visually intrusive.
- Policy 30 (Amenity) supports Policy 14 (Conservation of the Pembrokeshire Coast National Park) in not allowing development that creates a visual intrusion.

28. The nearest neighbouring property lies approximately 230 metres to the east and is visually separated by landform and vegetation. Given the agricultural use of the building and its siting within the farm complex, no adverse impacts in terms of noise, odour or visual intrusion are anticipated. The proposal complies with Policy 30 of LDP2.

### **2.4. Biodiversity, Protected Sites, Green Infrastructure & Landscaping**

29. PPW12, TAN5 and LDP2 Policy 11 (Nationally Protected Sites and Species) requires biodiversity considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.
30. To comply with Planning Policy Wales 12 (2024) and the Environment (Wales) Act 2016, planning authorities are expected to ensure every development positively contributes to biodiversity.
31. Chapter 6 of Planning Policy Wales 12 states that green infrastructure plays a fundamental role in shaping places and our sense of well-being, and is intrinsic to the quality of the spaces we live, work and play in.
32. It also states that a green infrastructure statement should be submitted with all planning applications and that the green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the stepwise approach has been applied.
33. No external lighting is proposed as part of this application. A planning condition will be imposed to restrict the installation of floodlighting or other artificial illumination in the future, in order to protect local dark skies and minimise disturbance to sensitive habitats nearby, including ancient woodland and the adjacent SAC.

34. The application site comprises a previously developed yard area used for the storage of agricultural machinery and equipment. The site is surfaced and heavily modified, offering limited habitat potential. No features of ecological significance such as hedgerows, trees, watercourses or semi-natural vegetation are present on or adjacent to the proposed development footprint.
35. The proposal has taken a proportionate and appropriate stepwise approach to green infrastructure, as set out in Chapter 6 of PPW12:
- Avoid – The development is sited entirely within a previously developed, surfaced yard area, avoiding loss of greenfield land or natural habitats.
  - Minimise – No lighting, excavation or engineering works are proposed that would result in off-site ecological impacts. Any residual effects are minimal.
  - Mitigate – The building will be finished in materials that are sympathetic to the rural context, helping to integrate the development into the surrounding landscape.
  - Enhance – The scheme includes native planting to be introduced on the banks either side of the shed, which will contribute positively to the site's green infrastructure value. This planting will provide modest but meaningful benefits to local biodiversity, including potential for habitat connectivity and foraging opportunities for native species.
36. Although a formal Green Infrastructure Statement has not been submitted, there is an existing landscape strategy for the site, and this strategy in line with these measures collectively demonstrate that the proposal responds positively to the principles and intent of green infrastructure policy.
37. This application has been reviewed by the PCNPA planning ecologist and has provided the following assessment:
38. *'The application site is within or close to the boundary for Coed Ty-Canol SSSI and North Pembrokeshire Woodlands SAC. As a competent authority under the Habitats Regulations, we have to consider the impacts of development on the features for which the European site is designated and where necessary undertake a Test of Likely Significant Effect (TLSE). However, it is considered that this development proposal will not likely impact on the SAC features.'*
39. *'The nature of the development and location means there is no pollution pathway identified. The SAC and SSSI qualifying features are unlikely to be impacted by development. The development does not propose to increase the number of stock on site and is for the use as a machinery workshop.'*
40. *'It is therefore considered not likely that the development will cause any adverse effects including sediment transfer and deposition, turbidity, noise, visual presence, physical disturbance, sediment transfer and nutrient transfer. There will be no reduction in the area of the habitat within the SAC and there will be no direct or indirect change to the physical quality of the environment (including the hydrology) of the habitats within the site. There is unlikely to be any ongoing disturbance to species or habitats for which the site is notified or changes in species composition or population size of any feature and there are no pathway to effects.'*

41. *'Therefore, on this occasion a full TLSE has not been undertaken. In conclusion, the proposal complies with the relevant requirements of PPW12, TAN5, LDP2 Policy 11, and the Environment (Wales) Act 2016, and demonstrates an appropriate and proportionate response to the stepwise approach to green infrastructure planning.'*

## **2.5. Access and Parking**

42. Policy 59 (Sustainable Transport) of LDP2 is a strategic policy that ensures opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car by permitting proposals that assist in delivering improved traffic and parking management.
43. Additionally, Policy 60 (Impacts of traffic) of LDP2 permits development where appropriate access can be achieved
44. The application was referred to the County Highway Authority (CHA) for consideration of access and highway safety implications.
45. Trewern Farm is served by an existing vehicular access onto the C3048 (Sychpant Cross to Crosswell), located along the farmstead's western boundary. The CHA confirms that this access benefits from good visibility in both directions and that no alterations to the access are proposed.
46. The submitted site plan (Drawing No. 1506.60) shows the new building will be sited on an area of existing concrete hardstanding to the west of the internal farm track. Adequate space remains around the building to allow for the turning and manoeuvring of vehicles, ensuring they can enter and exit the site in a forward gear.
47. The CHA notes that the building will be used for the storage and maintenance of farm vehicles, and that there is no proposed increase in traffic generation or intensification of use. As such, the development will have no detrimental impact on access, parking, or the local highway network.
48. Accordingly, the Highway Authority has no objection to the proposed development.

## **2.6. Surface Water Drainage:**

49. Policy 32 (Surface Water Drainage) of LDP2 requires that development will be required to incorporate sustainable drainage systems for the disposal of surface water on site. This is to minimise adverse environmental impacts during construction and upon completion.
50. The application was referred to the Civil Engineering Section (Pembrokeshire County Council) for comment on the proposed method of surface water disposal.
51. The consultation response confirms that surface water is proposed to be disposed of via soakaway, which is considered an acceptable method subject to satisfactory ground conditions and percolation test results. However, it was noted that no detailed surface water drainage design has been submitted at this stage.

52. The Council, acting in its role as the SuDS Approving Body (SAB), has advised that the development appears to exceed the relevant thresholds set out under Schedule 3 of the Flood and Water Management Act 2010. As such, the proposed works are likely to require SAB approval prior to the commencement of any development on site.
53. An informative will be attached to the decision notice to advise the applicant of their responsibilities under the Act, including the requirement to obtain SAB consent where applicable.
54. As SAB approval has not yet been gained, a condition will require details of surface water drainage to be provided prior to development commencing.

### 3. Conclusion

55. The proposed agricultural building is considered necessary for the efficient operation of the existing farm holding and is appropriately sited and designed in relation to the landscape and existing development. The proposal supports the rural economy, respects the visual and ecological sensitivity of the National Park, and complies with relevant local and national planning policies.
56. No objections have been received, and all technical consultees are satisfied with the proposal, subject to conditions.
57. 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.

### 4. Recommendation

**APPROVE**, subject to the following conditions:

1. The development shall begin no 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:
  - 1506/60A – Block Plan as Existing / Proposed
  - 1506/61 Proposed Floor Plan & Elevations received 30/04/25
  - Green Infrastructure Statement
  - HPDM/1506 - Planning Statement**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 shall only be used as an agricultural workshop and equipment store ancillary to Trewern Farm and shall not be used for any form of livestock housing or handling.  
**Reason:** In order to ensure that there are no negative impacts on the SAC (North Pembrokeshire Woodland) and to comply with the Environment (Wales) Act 2016.
4. Notwithstanding that there may be existing lighting, this has not been shown on the plans and is not authorised by this permission. Any external lighting shall first be agreed in writing through the submission of a scheme to the Local Planning Authority.  
**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 and Policies 9 and 11 of the Pembrokeshire Coast National Park Local Development Plan.
5. The approved landscaping works shall be carried out in accordance with the approved details (**1506/60A – Block Plan as Existing / Proposed and Green Infrastructure Statement**) during the first planting season immediately following agreement of the landscaping scheme and the agreed implementation program. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.  
**Reason:** In the interest of protecting visual amenity and the special qualities of the area. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 12 (Local Areas of Nature Conservation or Sites of Geological Interest), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
6. No development shall commence until details of a scheme for the disposal of surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the use of the development and retained for the lifetime of the development.  
**Reason:** To ensure an appropriate means of disposal for surface water. Policy: Local Development Plan 2 – Policy 32 (Surface Water Drainage) of LDP2.