

Application Ref: NP/11/398

Application Type Full
Grid Ref: SM84033144
Applicant Mr Tom O'Kane
Agent
Proposal Low impact development comprising a new dwelling, agricultural buildings, education room, farm shop, wind turbine and associated trackways and parking
Site Location Land Adjacent to Binchurn Farm, Trefin, Haverfordwest, Pembrokeshire, SA62 5AE
Case Officer Vicki Hirst

Summary

This application seeks permission for a low impact development comprising a new dwelling, agricultural buildings, education room, farm shop, wind turbine and associated trackways and parking on land to the west of Binchurn Farm, Trefin.

The application has generated a significant public response and raises complex issues. As such it is considered that the matter should be considered by the Development Management committee. In view of the nature of the proposal and issues it raises it is considered that members should view the site and the recommendation is therefore that a site inspection be carried out with a full report being brought to the January meeting.

Consultee Response

Llanrhian Community Council: Objecting, the issues raised are building in the open countryside is not desirable, development would double the size of Llanon, would have a high visual impact which is out of character with the area, and building design.

Welsh Water: As the applicant intends to utilise private treatment works Welsh Water have no comment to make.

Countryside Council for Wales: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

Public Response

The application has been advertised by the display of a site notice and by individual notifications to nearby residents.

168 objections had been received at the time of writing this report.

The main issues raised are:

- The development cannot be called low impact in view of its size

Item 6 - Report on Planning Applications

- There will be no public benefit or economic contribution from the project
- The data in the application is questionable particularly with regard to the living costs
- The proposal will be visually intrusive
- The turbine will be highly visible, noisy and unlikely to produce enough electricity for the site
- Building in the open countryside is contrary to National Park policies
- The proposal fails to meet a number of adopted development plan policies
- Views from existing houses will be spoiled
- There will be a negative impact on Trefin Conservation Area
- The National Park is sacrosanct and should be protected from development
- The designs are inappropriate and do not reflect local, traditional buildings or sit well with the topography
- The planting will fail in this exposed, coastal location
- The traffic will be hazardous and the roads are unsuitable
- It is not fair to allow this development when local people cannot gain planning permission for their own requirements
- There are concerns in relation to the volunteers being youth offenders
- There will be an adverse effect on tourism
- The proposal is reliant on grant aid
- There has been no agreement for rainwater harvesting off the adjacent barn
- There will be light pollution
- The turbine will have an adverse effect on birdlife
- The farm shop will be in direct competition with other local businesses decreasing their viability
- Volunteers will need CRB checks
- Approving the development will lead to an undesirable precedent for further proposals
- No site notices have been displayed

Policies considered

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 07 - Countryside
LDP Policy 08 - Special Qualities
LDP Policy 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 21 - Minerals Safeguarding
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 32 - Surface Water Drainage
LDP Policy 33 - Renewable Energy
LDP Policy 47 - Low Impact Development
LDP Policy 53 - Impacts on traffic

PPW4 Chapter 04 - Planning for Sustainability
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW4 Chapter 08 - Transport
PPW4 Chapter 09 - Housing
PPW4 Chapter 12 - Infrastructure and Services
SPG02 - Low Impact Development making a positive contribution
SPG06 - Landscape Character Assessment Study, June 2009
SPG08 - Validation of Planning Applications
SPG11 - Safeguarding Mineral Zones
SPG14 - Renewable Energy
TAN 02 - Planning and Affordable Housing
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 08 - Renewable Energy
TAN 12 - Design
TAN 18 - Transport
TAN 22 - Planning for Sustainable Buildings

Officer's Appraisal

Background

The application site comprises approximately 15.2 acres of pasture and rough grazing/woodland to the east of the small hamlet of Llanon, 1 mile south of Trefin. The site is undeveloped and is bordered by mature, native hedgerows and an area of scrub/woodland to the west. The land slopes gently upwards from north to south.

A pre-application enquiry was received earlier this year in relation to the possibility of establishing a low impact development on the land. (PA/11/0096). No view was expressed on the acceptability of the proposal but advice was given on the requirements for such an application.

Current Application

This application seeks permission for a low impact development comprising a new dwelling, agricultural buildings, education room, farm shop, wind turbine and associated trackways and parking on land to the west of Binchurn Farm, Trefin.

The application was accompanied by a significant amount of information comprising:

Design and Access Statement and Design and Sustainability Statement
Transport Statement and Travel Plan
Management Plan
Code for Sustainable Homes Assessment indicating the dwelling will achieve Level 5.

Soil Survey and Crop Rotation Information
Carbon Analysis and Ecological Footprint Analysis
Ecological Survey
Community Impact Assessment
Landscape Visual Assessment
Household Data

The applicant wishes to establish a low impact development and land based business on the site. His vision is to create a sustainable and functional home for his family, and produce and sell a range of home grown organic products, including fruit and vegetables and seeds which will be sold from a new farm shop on the land. He will offer educational opportunities to a cross section of local and wider community groups and individuals and enhance and protect the diversity of the site whilst living a low impact lifestyle. The site will be developed along permaculture principles and will include a number of new buildings, in particular a dwelling, volunteer barn, workshop and educational room, animal barns, polytunnel, farm shop and compost toilet.

The buildings will be constructed of timber frame structures with straw bale and lime plaster/larch cladding walls and sedum, mono pitch roofs, with locally sourced timber joinery. The house will contain three bedrooms and the volunteer barn will provide bunkhouse accommodation for groups on educational visits.

The application also includes the erection of a wind turbine in the south east corner of the site. The turbine will be 9 metres in height.

The land will be divided up to provide areas for cereal, fodder and livestock, meadow, broadleaf and fruit planting, and seeds and flowers, together with the "built" area comprising the house, animal sheds and volunteer barn and educational room. The layout plans and design drawings are attached to this report for information.

Analysis

This application is on the agenda at the discretion of the Head of Development Management due to the significant public interest in the proposal and due to the issues that the proposal raises.

This application falls to be considered in the main against policy 47 of the Local Development Plan, which relates to Low Impact Development making a Positive Contribution. The policy contains eight tests to be met in any application, with a requirement that they all be met to justify a proposal. The Supplementary Planning Guidance (SPG) in relation to Low Impact Development is also of direct relevance. The SPG sets out the National Park Authority's approach to proposals submitted under policy 47 and what issues an applicant will need to address to meet the tests in the policy.

In addition Technical Advice Note 6 – Planning for Sustainable Rural Communities published by the Welsh Government in July 2010 contains

advice in relation to One Planet Developments and takes forward Low Impact Development principles in the Wesh Context. It provides advice on the information required with an application, and how proposals must justify the need to live on site and how the inhabitant's requirements in terms of income, food, energy, and waste assimilation can be obtained directly from the site. The Government is currently preparing additional guidance on these matters but to date this has not been published.

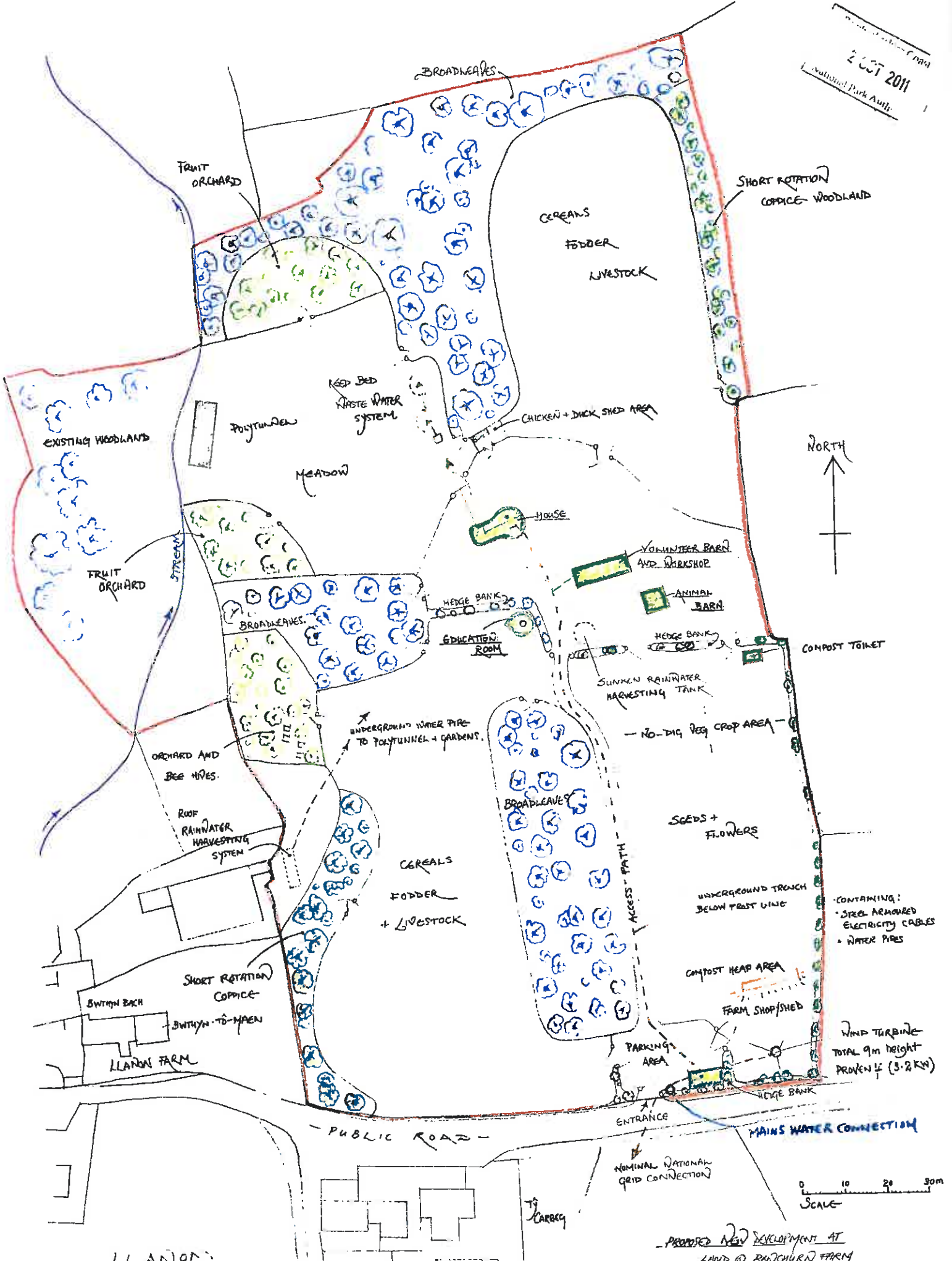
In the above policy context, the proposal requires a very thorough analysis, both with regard to the Authority's own policies but also with regard to TAN 6 which is a material consideration. It is therefore intended to bring a full report to the January meeting of the Development Management committee on these matters. However, to avoid any delay in processing this application it is considered that it is essential that members view the site to be able to fully understand the application and to relate the proposals to the site when the matter is fully deliberated. This site inspection is not an opportunity for any debate but merely as a visual inspection to gain an understanding and knowledge of the site's features and context. No public speaking will therefore be available on that day with the exception of pointing out matters of fact, but will be available to members of the public/applicant when the matter is considered in January.

Recommendation

It is therefore recommended that members endorse the officer's suggestion that a site inspection be carried out with regard to this proposal.

In the event that members do not agree with this recommendation, deferral will be necessary to enable a full report to be presented to the January meeting.

2 OCT 2011
National Park Authority



- CONTAINING:
- STEEL ARMoured ELECTRICITY CABLES
- WATER PIPES

0 10 20 30m
SCALE

Pembrokeshire Coast
12 OCT 2011
National Park Authority

PROPOSED NEW DEVELOPMENT AT
LAND TO BETHYDIN FARM
LLANON, IREFTW
SCALE 1:1000
17 August 2011

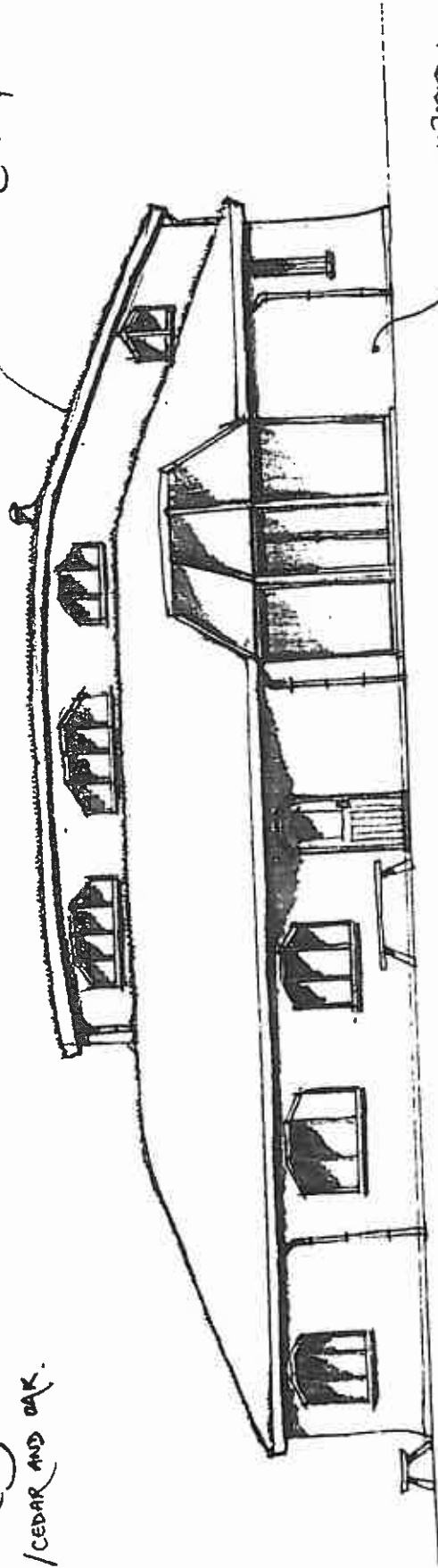
LLANON

MAESGYN
TO GWARTYD

11 3 98

ALL EXTERIOR JOINERY OF
LOCAL + SUSTAINABLY SOURCED
LARCH / CEDAR AND OAK.

CEDAR / GRASS ROOF
@ 20° pitch



UNFINISHED +
UNPAPERED WALLS
OF TIMBER FRAME + STRAND
BALE CONSTRUCTION

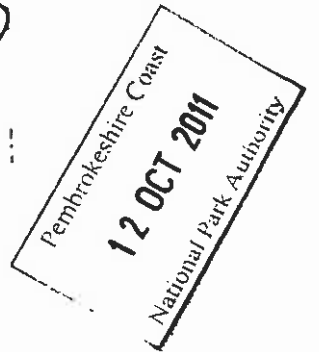
New build @ Llanon, Trefin.

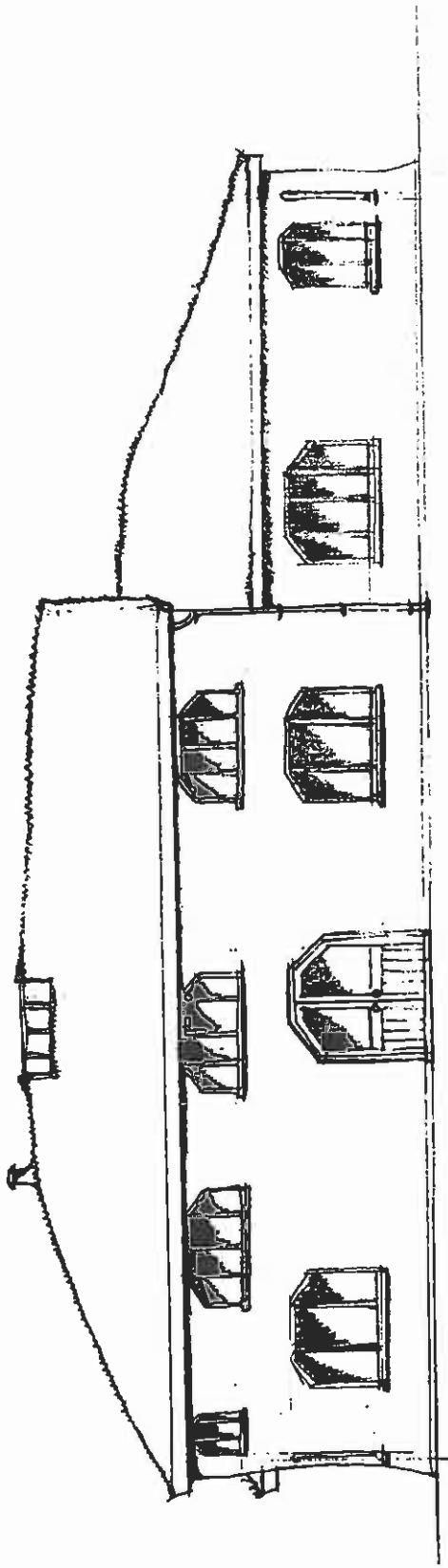
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13th July 2011.

SOUTH ELEVATION

NP 11 3 9 9 /





DORTH ELEVATION

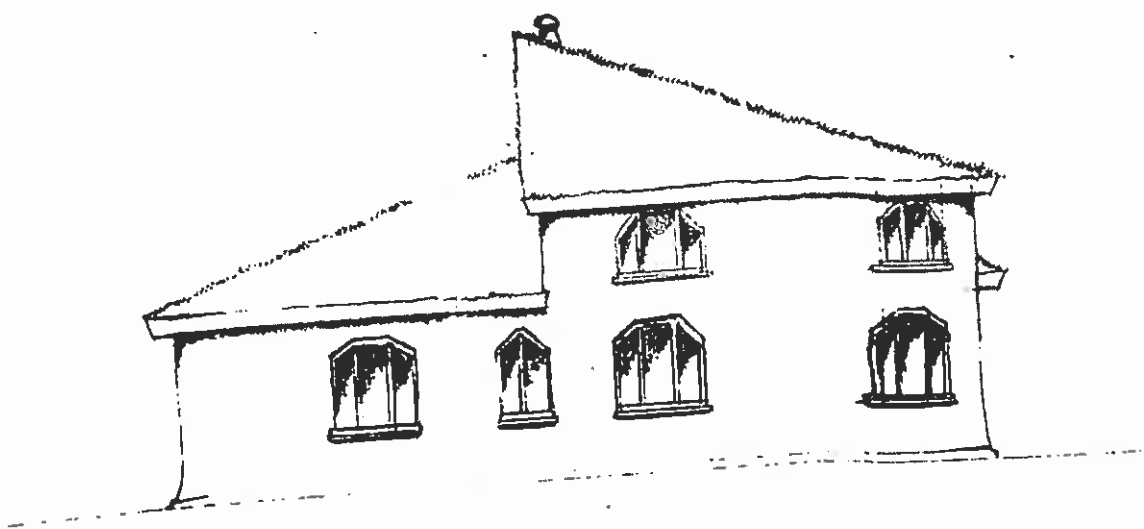
New Build @ Llaner, Trefin

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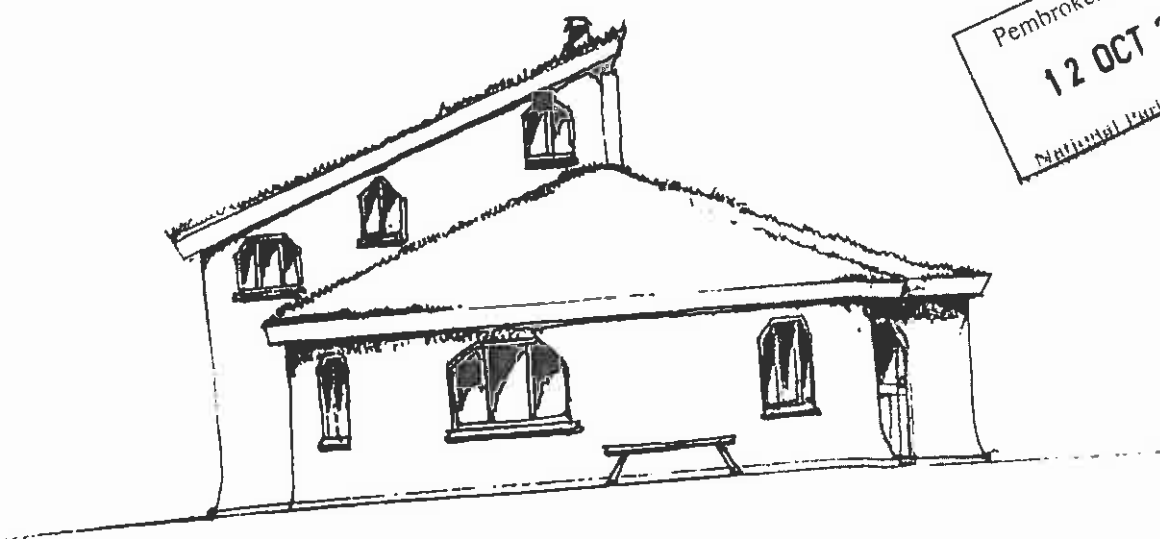
14th July 2011.

NP 11 3 98

Pembrokeshire Coast
12 OCT 2011
National Park Authority



EAST ELEVATION.



Pembrokeshire Coast
12 OCT 2011
National Park, S.W. Wales

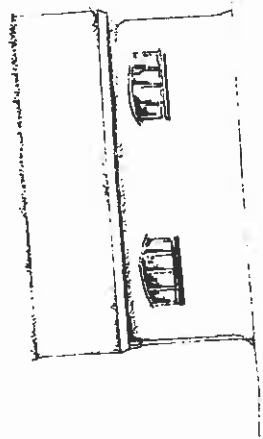
WEST ELEVATION

New Build @ Llanon, Trefin.
Scale 1:100
15th July 2011

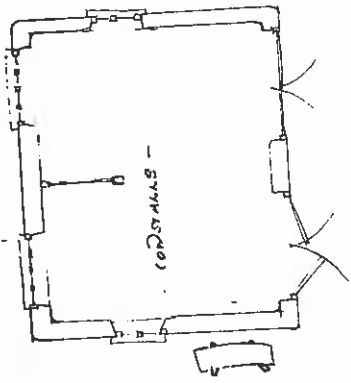
NP 11 3 98

NP 11 3 98

WEST ELEVATION

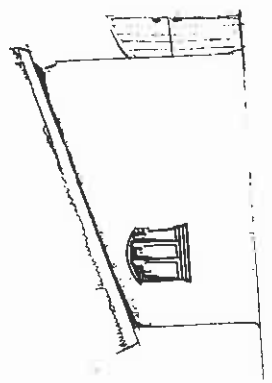


GROUND FLOOR PLAN

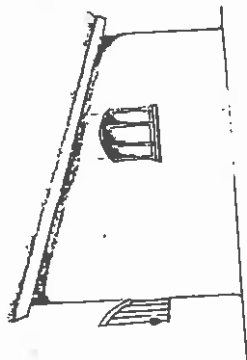


Total floor area: 30m²

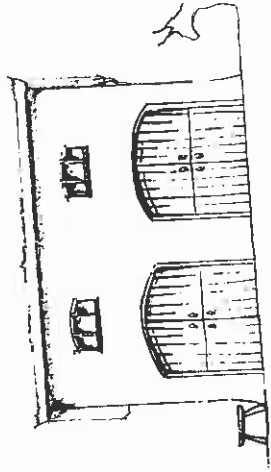
SEMI/GREEN ROOF
C. 5. m²



SOUTH ELEVATION



NORTH ELEVATION



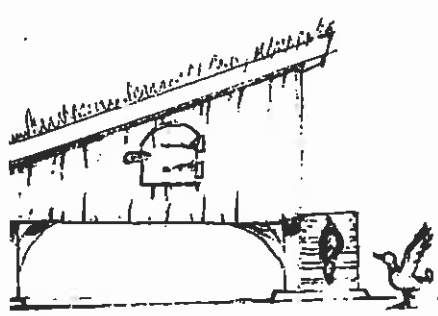
EAST ELEVATION

ASIAN BARN @ DORLING BU LOK AT BUKITMEN
ALAN TIBBIN
SCALE 1:100
28 July 2011

Pembroke City Council
12 OCT 2011
National Park Authority

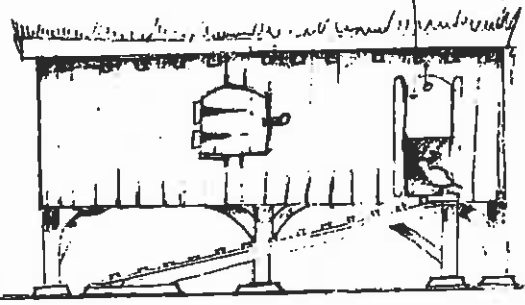
NP 11 3 9 8

WEST
 ELEVATION

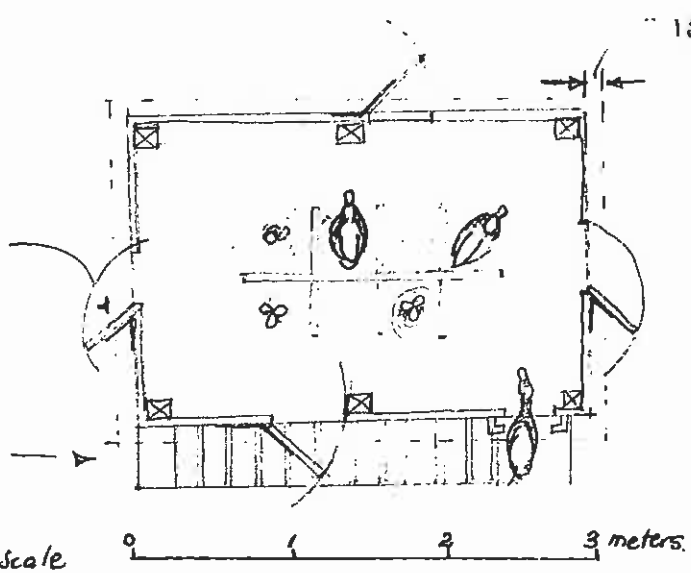
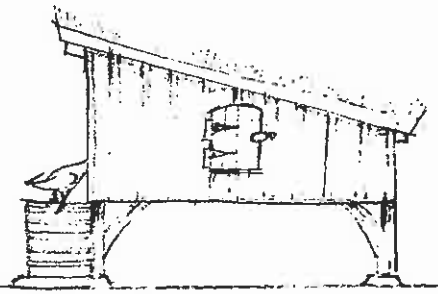


SOUTH ELEVATION

Sliding access door



EAST
 ELEVATION



ACCESS/INSPECTION
 DOORS.
 - on all 4 sides.

ACCESS RAMP

150mm roof overhang.

IN PLAN / SECTION

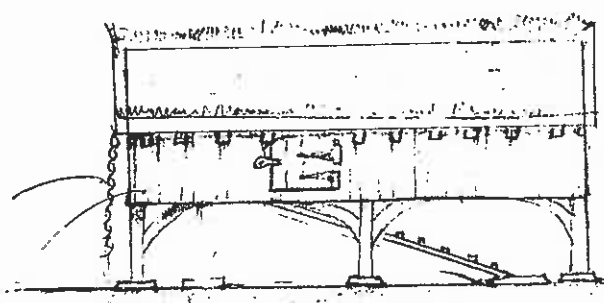
Showing nesting
 compartments.

(Total floor area. 6m².)

Scale

NORTH
 ELEVATION

s/steel. drain channels



SIDES:

Vertical larch cladding
 125mm and 150mm x 20mm boarding
 with min 15mm overlaps.

ROOF:

Turf over dpc + ply subframe.

THE DUCK SHED

NEWBUILD @ BINCHURN FERRIS

SHANNON, TRISTAN

Scale 1:50

6/9/11