

**Application Ref: NP/11/157**

**Application Type** Full  
**Grid Ref:** SR97569390  
**Applicant** Mr S Wheeler, National Trust

**Proposal** Seasonal mobile hot and cold snacks van  
**Site Location** National Trust Car Park, Broad Haven (South),  
Bosherston, Pembrokeshire

**Summary**

This application is brought before the Committee as the Officer recommendation to approve conflicts with the views of Stackpole Community Council. The application seeks to renew a temporary permission for the siting of a seasonal mobile catering/ice cream van at the National Trust Car Park, Broadhaven (South), Bosherston. Temporary planning permission has historically been granted at 3 yearly intervals for the siting of a similar facility for a period in excess of 10 years, the most recent permission having been granted in September 2007.

Concerns expressed by the Stackpole Community Council and interested parties relate in major part to the proposed sale of hot and cold food products from the facility, which has historically sold ice cream and related products only, and associated litter, noise and environmental problems. Further information has been sought from the applicant, who has confirmed that sales would be restricted to hot and cold drinks, cold snacks and sandwiches, with no hot 'fast food' sales. (Consequently, the applicant has agreed in writing that the original Description of Development "Seasonal mobile hot and cold snacks van" be amended to "Seasonal mobile catering van to sell hot and cold drinks, cold snacks and ice cream products only")

The most recent planning permission for the use permits 'the sale of hot snacks and ice cream only'. In view of the further information provided by the applicant, it is considered that the range of food and drink sold, and related issues may be controlled by the imposition of appropriate conditions. In these circumstances, it is considered that there is no sustainable planning objection to the proposed use, and the recommendation is to approve. However, in view of public concern regarding the potential expansion of inappropriate food sales at this site, it is considered that planning permission should only be granted for a further 3 year period so that the use may be monitored and any adverse affects identified, which would determine its appropriateness in the longer term.

**Consultee Response**

Stackpole Community Council: Strongly objects to the application on the following grounds:-

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- i) Purpose of the National Park is to conserve and enhance the environment, and the siting of a snack van at this location is a commercialisation not in line with this principle.
- ii) The proposal will lead to an increase in litter.
- iii) There is a lack of information regarding the period of the year when the van would be operational and where it would be sited in the car park.
- iv) The proposed generator could cause a noise nuisance, and other forms of power supply should be considered.

### **Public Response**

6 individual letters and one letter/petition with 13 signatures have been received, objecting on all or a combination of the following grounds:-

- i) The catering van is to be brought to, and removed from the site daily, and this will exacerbate existing traffic problems along single track roads.
- ii) The siting of the van is not identified.
- iii) There is no evidence of a public demand for the sale of products other than ice cream, and this should be quantified as part of the application.
- iv) The facility will compete with existing village outlets, which will affect their viability and potentially lead to their loss.
- v) Litter problems at the car park will be exacerbated.
- vi) As the van will be on site all day, this will lead to more unwanted camping and intrusion on and around the unspoilt beach and its hinterland.
- vii) The use will lead to increased noise pollution and smells.
- viii) The facility and the range of products that may be sold is not in keeping with the beautiful remote character of the locality

### **Policies considered**

LDP Policy 01 - National Park purposes and duty  
LDP Policy 07 - Countryside  
LDP Policy 08 - Special Qualities  
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 17 - Shore Based Facilities  
LDP Policy 30 - Amenity

### **Officer's Appraisal**

#### **Background & Description**

The application seeks to renew a temporary permission for the siting of a seasonal mobile catering/ice cream van at the National Trust Car Park, Broadhaven (South), Bosherton. Temporary planning permission has historically been granted at 3 yearly intervals for the siting of a similar facility

for a period in excess of 10 years, the most recent permission having been granted in September 2007. The facility is to be sited adjacent to the car parking area, directly to the east of the existing toilet block/National Trust attendants building. The current application differs in the sense that the applicants are now seeking permanent seasonal consent for the summer season, which has previously been conditioned to cover the period from Easter to the 30<sup>th</sup> September.

### **Current proposal**

The 2007 planning permission permits the "stationing of a mobile van for the sale of hot snacks and ice cream only", and the current renewal application seeks to continue operations for the same character of use. However, there has been significant public objection to the 'hot and cold food' element of the proposal on grounds of disturbance, smells, litter, highway safety and the belief that the provision of such a facility would detract from, and not be in keeping with, the essential countryside character of the locality.

In response, the applicant has clarified the nature of the proposed use, and has confirmed that there is "no requirement for permission to sell hot food and certainly not food of a 'fast food' nature....to categorise the range of food the Trust hopes to sell it would be ice cream, cold snacks and sandwiches in conjunction with hot and cold drinks".(To seek to re-assure concerned parties in this respect, the applicant has agreed to amend the original Description of Development, which read "Seasonal mobile hot and cold snacks van" to "Seasonal mobile catering van to sell hot and cold drinks, cold snacks and ice cream products only.)

In support of the application, it is stated that the applicant intends to operate the day time catering facility 'in house' for a trial period as opposed to licensing a concessionaire. It is proposed to operate a non motorised trailer which is approx 3.1m by 2m floor area with a 1.2m draw bar. If permanent planning permission is granted, it is possible that in the longer term this trailer may be replaced by a similar non motorised unit or possibly, although less likely, an ice cream van. A generator will be required, which will be sourced specifically for the purpose, to be of a 'low noise' type. The overnight siting of the trailer is not yet confirmed, but it is likely to be towed to the Stackpole Estate's tennis courts where there is also a suitable power supply.

In considering the application submitted, the Authority must pay due regard to the fact that planning permission has previously been granted for a catering facility at this location for a considerable number of years. Whilst the most recent permission allowed for the 'sale of hot snacks and ice cream only', it would appear that to date sales have been restricted to ice cream and related products only, and it is the stated intention of the applicant to widen the range of products sold which is generating most concern amongst interested parties, with the fear that a 'hot fast food' outlet is proposed, with the attendant disturbance, smells and litter problems which would adversely affect, and not be in keeping with, the character of the area.

Having sought further information from the applicant, the nature of the proposal has been clarified, with confirmation that there is no requirement for permission to sell hot snacks or food of a 'hot fast food' nature, and has categorised the range of food to be sold as 'ice cream, cold snacks and sandwiches in conjunction with hot and cold drinks. As such, it is considered that any planning permission granted may be conditioned to prohibit hot food and restrict sales to ice cream products, cold snacks, sandwiches and hot and cold drinks only, which may alleviate some of the concerns expressed. In respect of the siting of the facility, this has been the subject of discussion with this Authority, and the applicant has agreed that in the event of planning permission being granted, it will be sited immediately to the east of the existing building, effectively outside, but adjacent to, the car parking area, which is of advantage from a highway safety/pedestrian point of view, and is the area which has previously been used to site an ice cream van.

### **Conclusion/Recommendation**

Having considered the information submitted in support of the application, concerns expressed by interested parties, and the planning history of the site, your officers are of the opinion that there is no sustainable planning objection to the proposal (as amended) subject to safeguarding conditions relating to the siting of the facility, the range of products sold and the provision of adequate measures to deal with potential litter problems. However, in view of public concerns as to the possible adverse implications of the operation of such a facility in this sensitive location, it is not considered appropriate at this time to grant permanent seasonal consent, and recommend that permission be granted for a further 3 year period so that the use may be monitored and any adverse effects identified, which would determine its appropriateness in the longer term.

### **Conditions / Reasons / Informatives**

1. Temporary permission is hereby granted for a period of three years from the date of this Decision Notice, for the period from Easter to 30<sup>th</sup> September in each of those years.
2. Permission is granted for the sale of hot and cold drinks, cold snacks, sandwiches and ice cream products only, with the sale of hot food products specifically excluded.
3. The mobile catering van is to be operated as a daytime facility only, with the van removed daily from the site. No overnight parking/storage of the mobile catering/ice cream van on site is allowed.
4. The mobile catering van is to be sited immediately to the east of the existing toilet block/attendants kiosk building, which is in accordance with details contained in the applicant's letter dated 2<sup>nd</sup> June 2011.
5. Suitable provision is to be made for a litter receptacle on the site which must be emptied daily.

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6. No sign or other advertisement shall be erected or displayed on the structure or on adjoining land without the express prior written consent of the National Park Authority.

### **Reasons**

1. Only a temporary permission is considered appropriate for such a use in order that the impact can be fully assessed and reviewed. (Local Development Plan Policy 8 -Special Qualities and Policy 15-Conservation of the Pembrokeshire Coast National Park)

- 2,3,4,5,6. In the interests of protecting the visual amenity and character of the area. (Local Development Plan Policy 15 – Conservation of the Pembrokeshire Coast National Park)



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THE NATIONAL TRUST  
am Lyfald o Cofrestradau Hanesyddol aml Bryffordd a'r Marnod  
for Places of Historic Interest or Natural Beauty

**Tittl/ Title: Broad Haven  
Designated Area**  
[A3 Print]

Graddfa/Scale 1:2500  
Dyddiad/Date 11/4/2011  
Canol/Centre = 197595 E 193782 N  
Derbyddiwr/User S Wheeler



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13 APR 2011

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