

**Application Ref: NP/11/370**

**Application Type** Full  
**Grid Ref:** SM78633013  
**Applicant** Mr Ian Griffiths  
**Agent** Pembroke Design Ltd  
**Proposal** Change of use to provide bunkhouse accommodation & ancillary service areas, parking & wet weather facilities.  
**Site Location** Pwllcaerog, Berea, Haverfordwest, Pembrokeshire, SA62 6DG  
**Case Officer** Liam Jones

**Summary**

The application proposes the retention of a change of use of the site as part of a farm diversification scheme to provide for bunkhouse accommodation. The scheme also proposes various extensions to existing farm buildings at the site. The development is considered to be acceptable in principle in that the proposals will provide for farm diversification in terms of an educational and learning facility of agricultural practices in the countryside. The site has developed on two fronts with agriculture in a more simplified system and an increasing emphasis and activity on farm holiday business.

The extensions and alterations proposed to the existing buildings are considered to be of a scale in keeping with the character of the site and surrounding visual amenity and will cause no harm to the special qualities of the National Park and accordingly is recommended for approval subject to conditions.

The application has been reported to the Development Management Committee at the request of the Head of Development Management due to the extent of works carried out and the application being submitted as a result of an enforcement investigation carried out at the site.

**Consultee Response**

**St Davids City Council:** Supporting

**Environment Agency Wales:** No objection

**PCC - Head of Public Protection:** Reply - No adverse comments

**Dwr Cymru Welsh Water:** Reply - As the applicant intends utilising a private treatment works we would advise that the applicant contacts the Environment Agency who may have an input in the regulation of this method of drainage disposal.

**Dyfed Archaeological Trust:** Conditional Consent

**Public Response**

The application was advertised by display of a site notice displayed adjoining the site entrance.

One letter of representation has been received from the occupier of Maeshyfyd. The letter raises concern in respect of loud noise being played from the site on two occasions and request limits be imposed.

**Policies considered**

LDP Policy 01 - National Park Purposes and Duty  
LDP Policy 07 - Countryside  
LDP Policy 09 - Light Pollution  
LDP Policy 11 - Protection of Biodiversity  
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 29 - Sustainable Design  
LDP Policy 30 - Amenity  
LDP Policy 31 - Minimising Waste  
LDP Policy 32 - Surface Water Drainage  
LDP Policy 33 - Renewable Energy  
LDP Policy 35 - Visitor Economy  
LDP Policy 37 - Self-Catering Development  
LDP Policy 38 - Camping, Touring Caravans, Statics and Chalet Sites  
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 06 - Conserving the Historic Environment  
PPW4 Chapter 07 - Supporting the Economy  
PPW4 Chapter 11 - Tourism, Sport and Recreation  
SPG03 - Sustainable Design  
SPG06 - Landscape Character Assessment Study, June 2009  
SPG08 - Validation of Planning Applications  
SPG09 - Building Extensions  
SPG10 - Parking  
SPG13 - Archaeology  
TAN 05 - Nature Conservation and Planning  
TAN 06 - Planning for Sustainable Rural Communities  
TAN 12 - Design  
TAN 13 - Tourism

## **Officer's Appraisal**

### **Background & Description**

The application comprises a traditional two storey farmhouse building and a number of former agricultural buildings at the site known as 'Pwllcaerog Farm'. The site lies in the countryside and outside a Centre Boundary as identified in the Local Development Plan.

The application has been submitted as a result of an enforcement investigation into works carried out at the site (EC11/0034). Officers were alerted, in March 2011, by the Building Control Section of Pembrokeshire County Council, that various works and uses were being carried out at the site without the benefit of planning permission. Officers visited the site and noted that outbuildings had been converted into bunkhouses without the benefit of planning permission as well as other works providing for a new kitchen facility and stage. It was clear from the Authority's investigations that the use of the site being carried out was not the lawful or approved use of the site.

Through this submission the owner has explained that the site, which is owned by the National Trust, has been used for intensive agriculture for arable and livestock purposes for the last two decades. However as part of the ongoing farm diversification plan there has been an initial gradual move towards bunkhouse/educational/activity accommodation, which has escalated in the last 12 months or so.

### **History**

- NP/99/276 – Pwllcaerog Farm – Conversion of outbuilding to bunk barn – Approved – 3 August 1999
- NP/87/365 – Pwllcaerog Farm – Conversion of barn to one residential unit of accommodation – approved – 5 October 1987

### **Current Proposal**

The application has been submitted in an attempt to retain the overall use of the site as a farm diversification scheme to provide for bunkhouse, educational and activity accommodation at the site as well as the erection of new extensions and alterations to a number of the buildings. The proposed works are as follows:

- Farmhouse: Proposed ground floor rear extension measuring 6m x 5m and up to a height of 5.4m matching the footprint of a former extension. Materials include natural slate to the roof, stone clad wall and windows with curved heads
- Barn 1: A 2 No. dorm unit to the existing building proposed for retention along with a new zinc roof covering, lime washed render to upper course of building and a single storey front extension on the west

elevation. The extension is proposed to provide a lobby and wc/shower room. The extension measures 3m x 5.7m and upto a height of 3m with a lean to roof. The extension is proposed to be finished in corrugated zinc cladding and painted black to match existing building.

- Barn 2: A 2 No. dorm unit to the existing building proposed for retention with new window and door openings proposed. The building includes a kitchen/dining area on entry to the centre of the building and dorms on either end accessed through doorways. A new timber painted window with curved brick heads is proposed on the north facing elevation as well as a new door on the same elevation
- Barn 3: This building provides staff toilets/laundry and a wash up area and it is proposed to restore a pig sty on the rear north facing elevation to its original layout. The building itself has new grouted slate with cement ribs and timber doors. It is proposed to lime wash render the existing brick gable above the window on the west facing elevation.
- Barn 4: Proposed to retain the 1 No. bed unit with log and bin store. The unit includes internal accommodation comprising a kitchen, living/dining area, shower/wc and one bedroom. A metal corrugated clad lean-to garage has been erected on the east facing elevation and this is proposed to retain as a garage /store in connection with the farmhouse. New timber windows and doors have been fitted into existing openings.
- Barn 5: A 4 No. dorm unit to the existing building proposed for retention. The building includes a large kitchen/dining room, a long corridor and 4 No. dorms accessed off the corridor. It is proposed to erect a new single storey timber frame lean-to extension on the south facing elevation. The extension proposed measures 8m x 4m upto a height of 3.4m. The extension is proposed to provide a wc/shower room, disabled wc/shower as well as a cloakroom area.
- Shed 1 & Barn 6: Proposals include the provision of a wet weather function room/dining hall, male and female shower rooms, wash up area, kitchen area, dry store and walk in freezer. Making use of the existing adjoining building referred to as Barn 6 it is proposed to provide an office, staff changing room, boiler room and store. 120 P.V panels are proposed in the south facing roof.
- Shed 2: Proposals include the erection of a two storey extension to the existing building to be used as an indoor climbing centre and multi purpose games/activity/teaching space. The extension is along the same profile of the existing barn building with a width of 9.2m and length of 9m. The extension measures 7.9m in height and proposed to be finished in materials to match the existing building which includes fibre cement cladding and course of bricks to the lower level. 88 No. Solar P.V panels are proposed in the west facing roof. A large timber access door is proposed in the north facing elevation.

- Shed 3: The largest building on site is proposed to be retained in its current form with the addition of 5 further dorms taking the total to 10 dorms in the building in the ground and upper floor. The ground floor includes a communal dining/educational area, male and female w.c's, a commercial kitchen, stage, bar and multi-purpose entertainment area. Proposals include the erection of a single storey covered drying area on the south facing elevation of the building.
- Shed 4: No extensions or alterations are proposed to this building which is proposed to be retained as an animal welfare/display area.
- 1 No. Portacabin: Proposed to be used for specialist storage
- 2 No. static caravans: Proposed to be retained for overnight accommodation for staff and freelance instructors who assist at the site.
- 1 No. steel storage container: Proposed to be retained as a storage facility for heavy items or equipment that is of high value or demand.

The application has been supported with the following documents:

- Design and Access Statement
- Transport Statement
- Energy, Water and Drainage Efficiency Checklists
- Protected Species Survey
- 12 No. letters of support from various groups and bodies
- Assessment of farm diversification from a professional
- List of current user groups at Celtic Camping
- Justification for portacabin, 2 No. static caravans and steel storage container

### **Key Issues**

Consideration must be given to the Policy framework as outlined in the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010) as well as the following planning considerations relevant to this submission:

- The Principle of Development
- Visual Amenity and the Special Qualities of the National Park
- Neighbour Amenity
- Sustainability
- Biodiversity and Protected Species
- Highway Safety and Parking
- Surface Water and Drainage
- Archaeology

Principle of Development

The site lies within the countryside in a secluded coastal location to the northeast of St. Davids in the area known as Berea. In view of this Policy 7, which relates to developments proposed outside identified Centres of the Local Development Plan is of most relevance. This Policy permits the principle of certain forms of development in the countryside providing the development meets one of the 8 No. listed criteria of the Policy.

In view of the nature of the scheme proposed as an educational facility as part of farm diversification it is considered that the application fits comfortably with criterion c) of the above mentioned Policy in terms of the provision of farm diversification as well as criterion e) in that recreational activity is proposed where the need to locate in the countryside is essential. Through the submission the applicants have explained the types of activities that take place at the site and those groups who make use of the bunkhouse accommodation. The site is geared towards retaining agricultural use of the site whilst allowing groups to visit and be educated with courses tailored at dealing with 'field to plate' principles. For example, school groups visiting Pwll Caerog Farm have the opportunity to extend the National Curriculum by taking part in a number of environmental and conservation activities. These activities including hedge bank building and conservation and guided tours of the farm with an explanation of use. The submission states that the farm offers camping and bunkhouse accommodation for any size group up to 180 whilst large groups of over 100 are able to book use of the entire complex at certain times of the year. Colleges, schools, church and scout groups have attended the site in addition to more social groups including rugby clubs and other local activity providers. A range of activities can be undertaken at the site including coasteering, sea kayaking, surfing, climbing, canoeing, rope courses, boat trips, environmental projects, kite surfing, horse trekking, clay pigeon shooting, archery and assault courses. A list of user groups who have attended the site throughout 2010-2011 has been provided in the submission as well as letters of support from those who are aware of and have used the facilities.

In addition to the above use of the site various extensions to existing buildings are proposed and it is considered that the principle of the extension and conversion of these buildings to a range of other uses is acceptable in principle under criterion d) of the Policy.

Whilst the scheme is acceptable in principle consideration must be given to the potential impact of the development upon the surrounding area including visual amenity and special qualities of the National Park as well as consideration of its impact upon matters including neighbouring amenity, sustainability, biodiversity, highway safety and parking, surface water and drainage and archaeology. Consideration should also be given to any other relevant material planning considerations.

Visual Amenity and Special Qualities of the National Park

Policy 15 of the Pembrokeshire Coast National Park Local Development Plan (LDP) 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 landscape. Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd'). It is therefore considered relevant to take into account the works proposed to each of the buildings at the site and consider the potential impact of the works upon visual amenity of the surrounding site and the special qualities of the National Park:

Farmhouse

The extension proposed to the farmhouse is positioned to the rear and has been designed in keeping with the profile of the existing building. The applicant states that this is to be provided across the footprint of a previous extension to the building which has since been removed. The remains of a first floor doorway access and extension profile are visible on site. The extension will be to the rear of the dwelling, of a scale subservient to the existing building and finished in materials to match including natural roof slate, stone clad walls and curved head windows. In view of this the extension is considered to be acceptable in that it complies with the aims of the Local Development Plan particularly policies 15 and 30. The extension will be a sympathetic addition to the building that will harmonise with the existing site.

Barn 1

It is proposed to retain the existing 2 No. dorm units in the building along with proposals for a new zinc roof covering and lime washed render and the provision of a new single storey front extension on the west elevation. The barn is one of the first buildings visible on entry to the site and is a single storey block and stone building with a lean to corrugated roof. The alterations which will provide for a lean to timber constructed front extension to be finished in zinc cladding are designed in keeping with the building and will have no unacceptable impact on the visual amenity of the surrounding site. The works will provide for improvement to this existing building and enable a continuation of its use.

Barn 2

The second barn at the site is positioned alongside the existing farmhouse in a continuous single storey longhouse form. It is proposed to retain the 2 No. dorm unit within the building and also provide new window and door openings. The alterations are considered to be acceptable on design grounds and will cause no harm to the character and appearance of the existing building or wider visual amenity.

Barn 3

This barn is sited to the rear and west of the existing farmhouse and it is proposed to provide staff toilets, laundry and wash up areas. A new grouted slate roof is proposed with cement ribs to remain and proposed to restore the existing pig sty to the rear of the building. The works proposed to the outer course of the building are particularly minor and are considered to be in keeping with the building and wider visual amenity.

Barn 4

Barn 4 is a single unit of accommodation to be retained opposite the farmhouse. The unit includes internal accommodation comprising a kitchen, living/dining area, shower/wc and one bedroom. A metal corrugated clad lean-to garage has been erected on the east facing elevation and this is proposed to be retained as a garage /store in connection with the farmhouse. New timber windows and doors have been fitted into existing openings. The design of extension, whilst quite visible on entry to the site, is of a scale and appearance which reflects the existing building.

In terms of its use the building is self contained and provides the required facilities for a permanent form of residential accommodation. As the site lies within the countryside in a remote location and away from permanent bus routes it is not considered to be a sustainable location acceptable for an independent residential use. In view of this it is considered reasonable to require that this unit is used in connection with the use proposed as part of this scheme or for holiday accommodation. This approach is considered to be in line with the aims of Policies 7 and 37.

Barn 5

This building is positioned alongside Barn 4 and is a long single storey building proposed to be retained as use as a 4 No. dorm unit. Works to the building proposed consist of a new single storey timber frame lean-to extension on the south facing elevation and conservation roof lights to be installed in the main building and extension. The extension and roof is proposed to be clad with corrugated iron. Whilst the extension appears as an unorthodox addition to the building, introducing an 'L' shaped end to the building, in visual terms it is of a scale and appearance which will not be out of keeping with the character of the building or surrounding site area. The extension will measure no higher than 3.4m and with its ridge set below that of the existing building will, read comfortably as an extension.

Shed 1 & Barn 6

These buildings are located to the north boundary of the farmyard. Shed 1 is the larger agricultural barn which is proposed to be used as a wet weather function room, shower facilities and a kitchen area. Staff changing and office facilities are proposed to be sited within the adjoining building referred to as Barn 6. No. Apart from the installation of new window openings and external



render over block walls there are no significant works to the building. The works proposed are acceptable additions to the building and will have no negative impact on visual amenity.

### Shed 2

This building is sited within the centre point of the farmyard and it is proposed to erect a large extension on its south facing elevation. The extension is proposed along the same footprint and profile of the building to a length of 9m. Fibre cement cladding is to be used to match the existing building and a sliding door is proposed on the end elevation. The applicant has explained the extension is required to provide space for a mobile climbing frame. Whilst the extension is large and will increase the built development at the site it is not considered to be detrimental to the special landscape character of the National Park or surrounding visual amenity. The extension will match with the existing building and not be an over scaled addition to the farmyard.

### Shed 3

This building is the largest on site and is proposed to be retained in its current form with some small amendments to its outside consisting of a single storey timber covered area on the south facing elevation and new openings in the building. The extension is considered to be a small scale addition which will stand against the larger barn building. The additional works to the building are acceptable and will have no adverse visual impact.

### Portacabin, Steel Storage Container and 2 No. Static Caravans

To the south of Shed 3 the applicant is proposing to utilise a former silage pit for the storage of a portacabin, a steel storage container and 2 No. static caravans. Amended plans submitted show these sited within the area and set slightly apart. These are proposed to be painted 'National Trust Green' colour. A statement of justification for these elements of the proposal has been provided by the applicant.

The portacabin is proposed to continue to be used for specialist storage for the site. The applicant has stated that the very nature of the existing buildings means it is not possible to provide separate dry, temperature controlled areas for storage of clean bedding and dry foot products. Furthermore the area provides a direct, safe, solid concreted access for laundry services and food supplier deliveries. A steel storage container is proposed to be retained at the site as a storage facility for heavy items or equipment that is of a high value or demand. For example it would not be possible to store heavy items, or equipment that is of high value or deemed dangerous within the upper floors of low security farm buildings e.g. quad bikes & lawn mowers.

It is proposed to retain two of the existing three static caravans at the site for overnight accommodation for both staff and instructors as well as for use during the harvest seasons. The applicant has stated that it is not always practical for staff to travel home after late hours of work or prior to early starts

and they have utilised caravan accommodation for this. The justification for this approach is that it is essential that private facilities are kept separate to the residing groups but close enough to be on hand if needs must. Provision has been made for facilities for schools own staff within the dorm areas for night warden purposes and it has been stated that it would not be appropriate to have their own staff and instructors sleeping within the same facilities as the groups. The applicants have explained that the static caravans will be used mainly by freelance instructors who come to the site to deliver education packages including bushcraft, surfing, abseiling etc.. These are used for a base during the summer and it would be difficult for them to provide accommodation within existing buildings on site due to the temporary nature of their stay. Furthermore the applicant explains in their statement that the woodland planting scheme will begin following the end of the Tir Gofal Scheme in 2013 and as this work will necessitate volunteer workers on farm to help with tree planting the caravans would provide temporary accommodation.

Given that static caravans as those proposed are contrary to Policy 38 which does not allow new camping, caravanning, static caravan or chalet sites it is not considered that these could be justified as a permanent addition to the site. Notwithstanding this it is considered reasonable to allow a temporary permission for 3 years. This will give the business time to identify the need for the caravans and a more permanent solution should the overnight stays be considered essential to the operation of the business. This will also give the Authority the opportunity to monitor the situation and consider a permanent use proposed at a later date. The area is to be concealed within a former silage pit and the units will be painted green and surrounding by a 1.8m high fence which will screen the area from wider views into the site.

#### Neighbour Amenity

Policy 30 of the LDP refers to 'amenity' in general with criteria 'a' and 'b'; seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties. There are no immediate neighbours and as such the proposals in respect of the built development will have no impact upon the amenity of surrounding occupiers.

One letter of representation was received from the occupier of Maeshyfyd which states that they have had two causes for complaint this year in respect of loud noise played once until 02:00 hrs and again until 04:00. They do not wish to stop progress but ask that the planning committee insist on a realistic time for music and its volume.

Pembrokeshire County Council Pollution Control were consulted as part of the application and advised of no objection to the scheme put forward. Given the potential for noise it is considered reasonable to limit the time in respect of the use of the stage and bar area in Shed 3 by reason of a condition. However it would not be considered reasonable to place controls on the volume of music to be played given that this area of control would fall within the remit of the County Council licensing and pollution control sections.

Sustainability

Policy 29 of the LDP requires applications for extension to buildings to make energy, water and drainage efficiency improvements where appropriate and practicable. The applicant has provided the checklist for the existing dwelling house as well as to the buildings to be used commercially on the farmyard.

The completion of the forms show that the majority of energy efficient measures required as mandatory have or will be completed at the site. Loft insulation has been carried out in the existing dwelling and will be completed in the agricultural buildings. Measures such as draft proof doors in the dwelling, low energy bulbs, lagging for hot water, thermostats and dual or low flush toilets have all been provided for and features including a water butt and hose pipe trigger control will be completed for both the dwelling and farm buildings. In view of this, it is considered that the development meets the energy, water and drainage efficiency requirements of Policy 29 of the LDP and the supplementary planning guidance entitled 'Building Extensions'.

Biodiversity and Protected Species

The Authority has a duty to consider and have regard to protected species through the planning process. A Protected Species Survey was submitted with the application which concludes that evidence of a bat roost was found within crevices below the roof one of the buildings at the site (Barn 5) and other buildings have the potential to be used by bats. Small numbers of bats are found to be active around the site although the site conditions in a exposed windy coastal position tend to discourage bats. Nesting birds were found to be present within some buildings at the site. The Countryside Council for Wales has been consulted as part of the application and does not object to the scheme as submitted.

Highway Safety and Parking

There is considered to be sufficient parking to serve the development at the site in whole. Parking provision is available to the front of the existing farmhouse as well as on land along the south perimeter of the farmyard. Provision for vehicles has also been made within the former silage pit opposite Shed 3. Whilst the site offers sufficient parking on a whole, in order to ensure future clarity as to the areas of parking for visitors and staff, it is considered reasonable to require the submission of a plan, for agreement as to the parking areas to serve the development as approved.

Surface Water and Drainage

The applicant intends to utilise a private treatment works and in view of this the opinion of the Environment Agency has been sought. The Environment Agency raise no objection although provide general advice for the applicant in their response. The response states that, in accordance with Section 8.5 of the TAN15, surface water should be dealt with by way of a Sustainable

Drainage System (SUDS), to attenuate flows and prevent an increased risk of flooding. In view of this, and Policy 32 of the Local Development Plan, which states that developments will be required to incorporate sustainable drainage systems, it is considered reasonable to ensure a condition is attached requiring the submission of details to be agreed.

### Archaeology

Dyfed Archaeological Trust advise that the site is recorded as a medieval farmstead and consequently there is a strong possibility that archaeological material may extend into the application area and that any remains surviving as buried archaeological features would be adversely affected by the proposals. In view of this the Trust recommend the imposition of a condition, should permission be forthcoming, to provide for a programme of archaeological work in accordance with a written scheme of investigation. It requires that such a scheme provide for the submission of a written document to be approved prior to the development and that details be provided as to how the developer intends to mitigate against any adverse effects on the historic environment. This condition is recommended in line with Welsh Office Circular 60/96 – Planning and the Historic Environment. In terms of the proposed development such a condition is considered to be reasonable in the interests of preserving archaeological features and meets the aims of criterion d) of Policy 8 to ensure protection of the historic environment.

### Other Material Considerations

It can be noted that a public right of way, footpath 86/101, runs through the centre of the farmyard. It is not considered that the development will impact upon the public right of way and the Authority's rights of way officer advises that any permission be accompanied by an informative.

In the Design and Access Statement the applicant suggests that external lighting will be designed so as to be low-key and fed off the existing buildings and be directed towards the centre of the site in order to avoid light spillage. In order to assess and control any lighting proposed at the site in view of Policy 9 it is considered reasonable to require a scheme of lighting be agreed in writing prior to its use.

The plans show the provision of a number of solar panels to be sited on the existing buildings at the site. Notwithstanding the plans it is considered relevant to require full details of the scale, appearance and siting of the panels to be agreed prior to their installation on site. Such a condition is considered to be necessary in order to protect the visual amenity of the surrounding land.

### **Conclusion**

The scheme as submitted will allow the continuation and expansion of what is considered to be an acceptable farm diversification scheme at the site. The owners have explained the demand for this acceptable rural enterprise which will encourage education and external groups to visit the National Park

countryside. The extensions and alterations proposed to the existing buildings have been appropriately designed as such that they will match the character and appearance of the buildings and the general site. These will not appear incongruous in the surrounding landscape or adversely impact on the amenity of others. The static caravans proposed to be used at the site can only be justified for temporary permission in order to allow the business to assess the suitability of existing buildings on site to provide the accommodation.

In view of the above, and subject to conditions, it is considered that the development will meet the aims of Policies 1, 7, 8, 9, 11, 15, 29, 30, 31, 32, 33, 35, 38 and 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010) and accordingly is recommended for approval.

### **Recommendation**

The application be approved subject to conditions to provide for the following:

Development to be carried out within FIVE YEARS.

In accordance with the plans

Control over use of buildings at the site.

Barn 4 to be used in connection with approved use or for holiday accommodation only.

Two static caravans for temporary permission of THREE YEARS only

The 'Red Portacabin' and 'touring caravans' to be removed within THREE MONTHS

Portacabin/Storage Container and 2 Static Caravans to be painted green within THREE MONTHS

Detailed plans for design, appearance and height of the fencing and gates proposed

Details of any external lighting and hours of operation.

The multi-purpose entertainment area to be ancillary use only

The multi-purpose entertainment area, communal dining area, kitchen, stage and bar facilities shall not be used between the hours of 00:00 and 05:00.

A parking scheme

Drawings and details of surface water drainage proposals incorporating Sustainable Drainage Systems (SUDS)

Full details of the solar PV panels and their layout on the buildings

## Item 6 - Report on Planning Applications

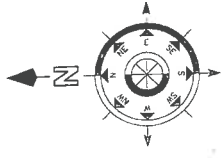
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Archaeological Condition for written Scheme of Investigation

The energy efficiency measures (Commercial), shall be carried out and brought into use within 6 months

### **Informatives**

Environment Agency Guidance  
Public Right of Way

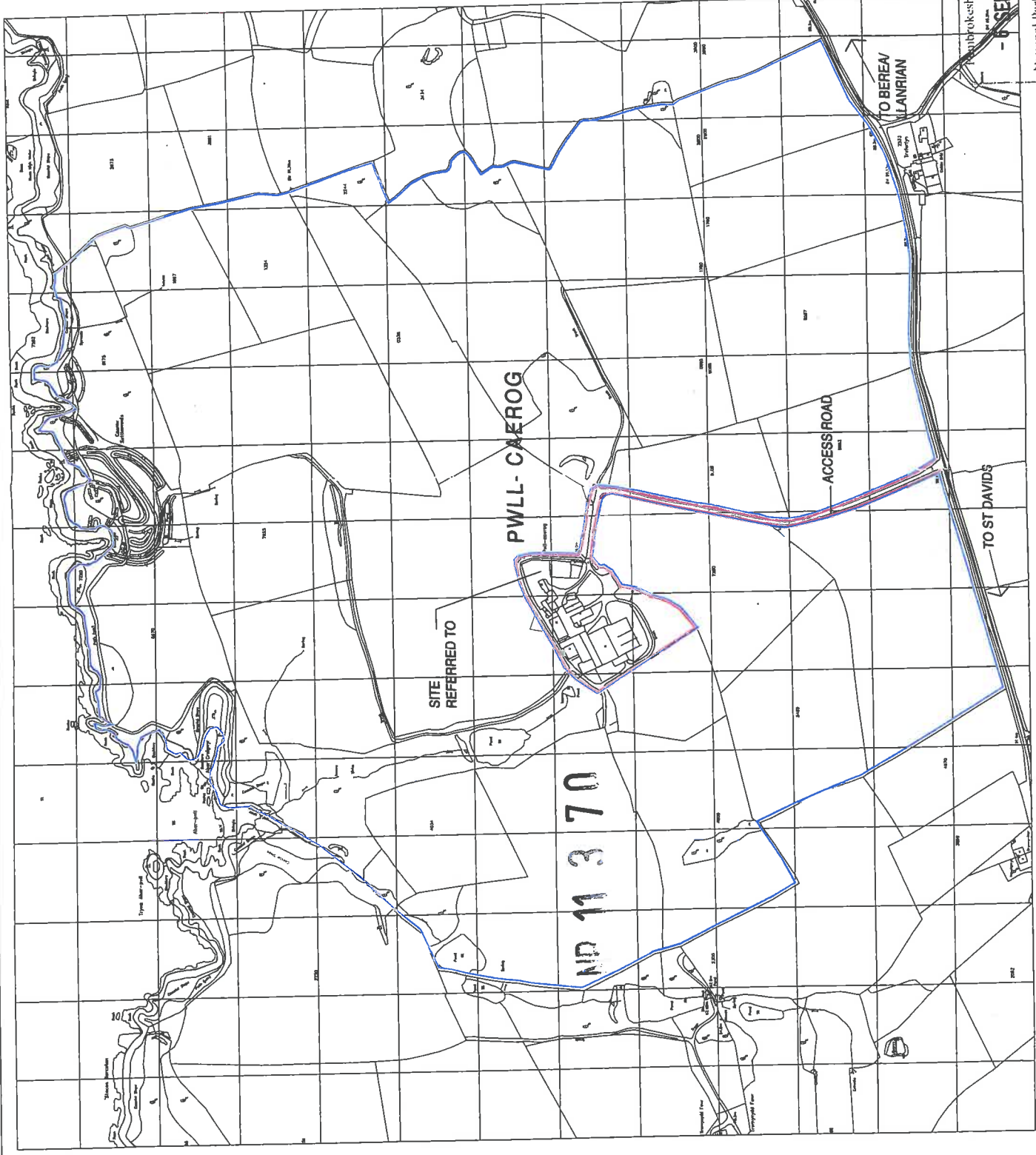


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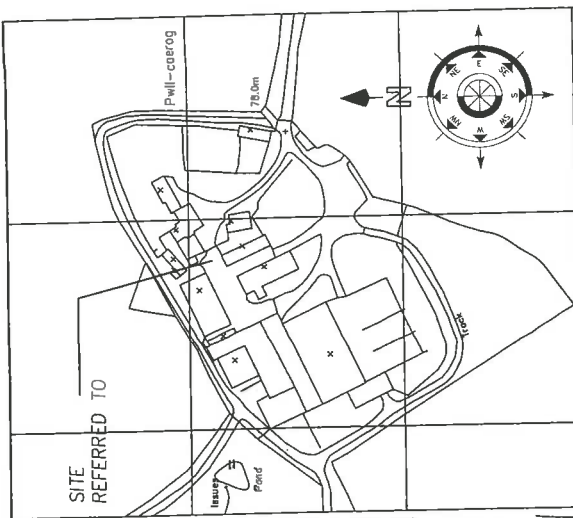
**SITE PLAN**

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|--|--------|---------------|
| REVISED NOTES:   | DATE   | REV           |
| © Pembroke Design, Ltd 2011  |        |               |
| <b>LOCATION PLAN</b>   |        |               |
| Project: CELTIC CAMPING COMPLEX, PWLL-CAEROG FARM, BEREA, NR ST DAVIDS, PEMBROKESHIRE.               |        |               |
| Client: ISM AGRICULTURAL CAMPING   |        |               |
| <b>PEMBROKE DESIGN</b>   |        |               |
| L I M I T E D  |        |               |
| DRAWN BY: J. JONES<br>CHECKED BY: J. JONES<br>DATE: 15/09/2011<br>SCALE: 1:5000<br>PROJECT NO: 11370 |        |               |
| Drawn by   | Scale  | Original Size |
| GLS/JD   | 1:5000 | A3            |
| Date   |        | Checked by    |
| JUNE 2011  |        | J. JONES      |
| JD   |        | Drawn by Ref  |
|  |        | 034           |



PEMBROKE DESIGN  
 PEMBROKESHIRE Coast  
 - 15 SEP 2011  
 National Park Authority

LOCATION PLAN 1:5000



LOCATION PLAN 1:2500

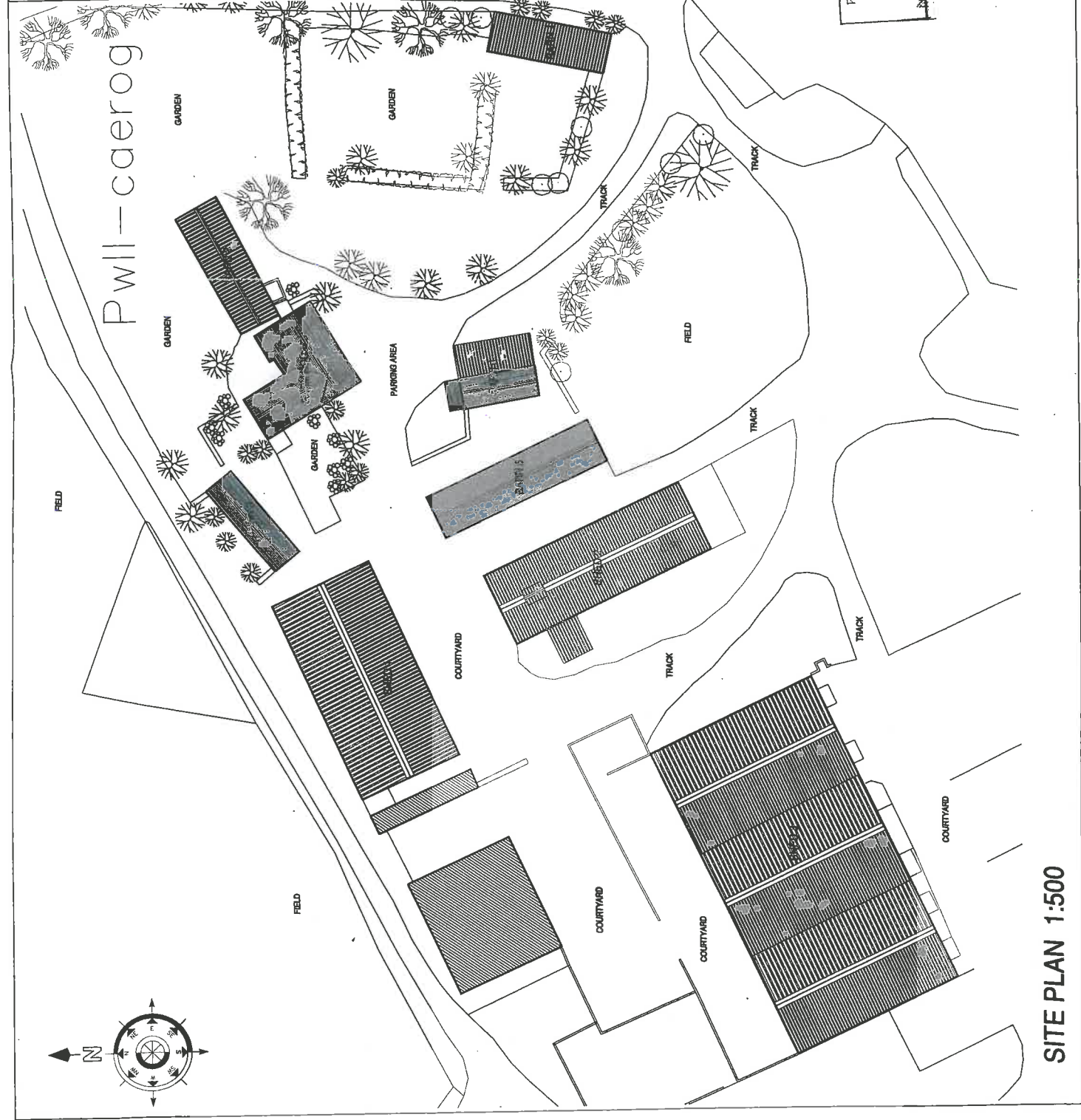
ND 11 3 70

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**SURVEY**

|   |            |            |
|---|------------|------------|
| REVISIONS   | DATE       | REV        |
| Pembroke Design Ltd 2011  |            |            |
| BLOCK PLAN/LOCATION PLAN  |            |            |
| Project   |            |            |
| CELTIC CAMPING COMPLEX,<br>PWLL-CAEROG FARM, BEREA,<br>NR ST DAVIDS, PEMBROKESHIRE. |            |            |
| Client  |            |            |
| IBM AGRI/ CELTIC CAMPING  |            |            |
| PEMBROKE DESIGN   |            |            |
| L I M I T E D   |            |            |
| Project No.   | 8335       | Scale      |
| Client Ref.   | 1500/1500  | AS         |
| Drawn   | JD         | Checked by |
| Date  | APRIL 2011 | Drawn No.  |
| Sheet No.   | 001        | Rev        |

Pembrokeshire Coast  
6 SEP 2011

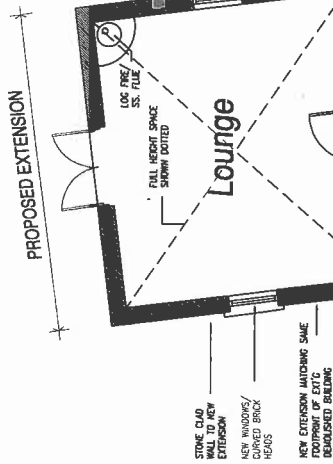


SITE PLAN 1:500



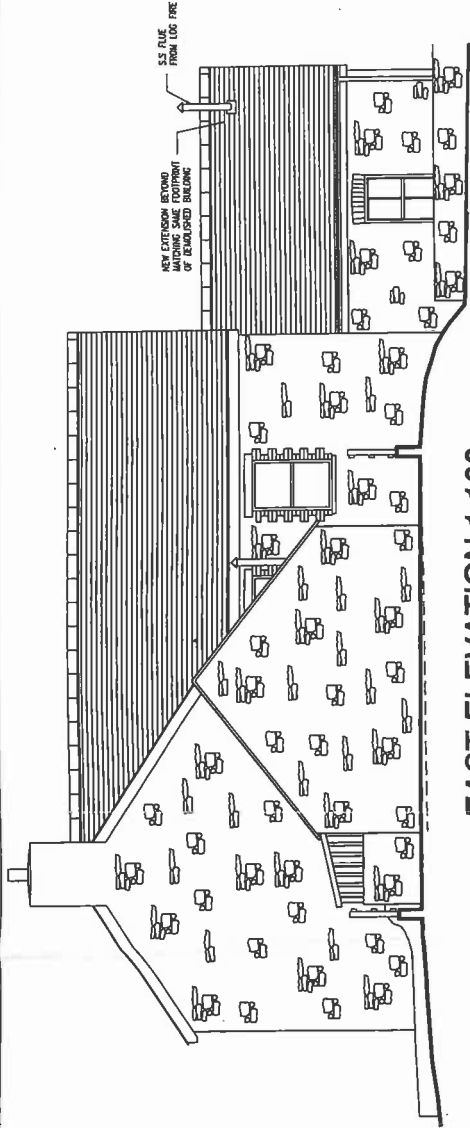


# FARMHOUSE



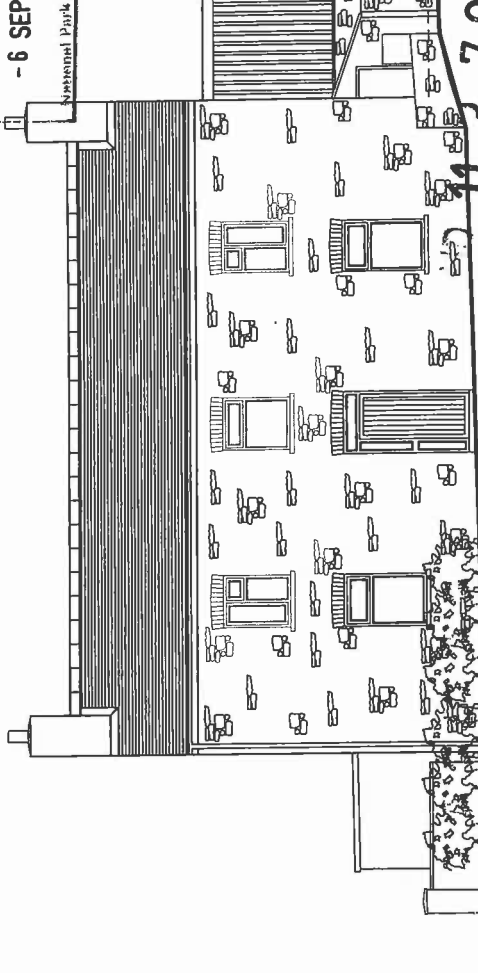
Adjoining Farmhouse  
(this section of house not surveyed)

FLOOR PLAN 1:100



EAST ELEVATION 1:100

Pembrokeshire Coast  
National Park Authority  
- 6 SEP 2011



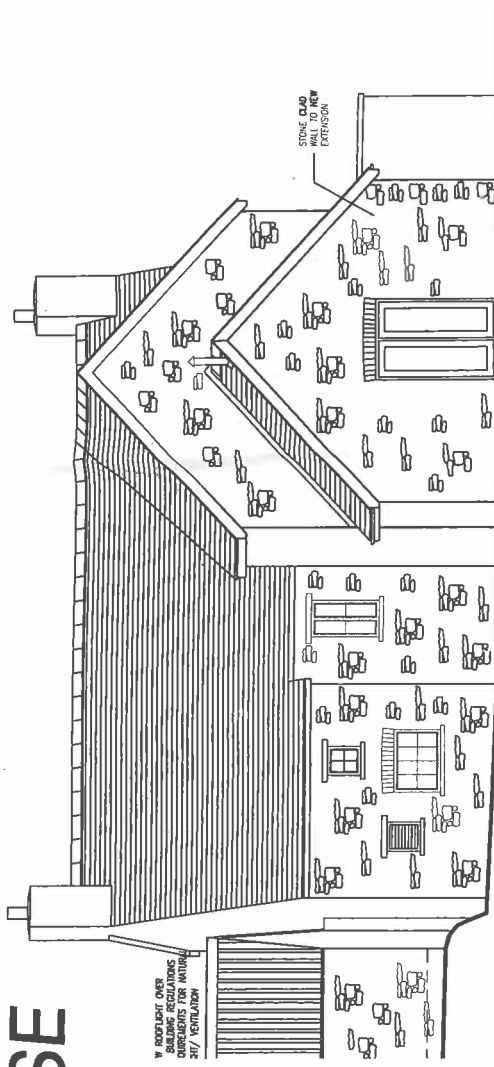
SOUTH ELEVATION 1:100

|  |               |
|--|---------------|
| DATE   | REV           |
| 06 SEP 2011  | 1             |
| REVISIONS NOTES:<br>© Pembroke Design Ltd 2011   |               |
| NAME: PRED & ELEVATIONS  |               |
| Project:<br>CELTIC CAMPING COMPLEX,<br>PWLLE-CARROG FARM, BEREA,<br>NR ST DAVIDS, PEMBROKESHIRE  |               |
| Client:<br>IBM AGRICULTURAL CAMPING  |               |
| L I M I T E D  |               |
| Pembroke Design Ltd<br>100 High Street<br>St David's Park<br>St David's<br>Pembrokeshire SA71 1AA<br>Tel: 01323 880000<br>Fax: 01323 880001<br>Email: info@pembroke-design.co.uk |               |
| Drawn  | Checked       |
| JD   | AS            |
| Scale  | Original Size |
| 1:100  | A3            |
| Date   | Checked by    |
| JUNE 2011  | 082           |

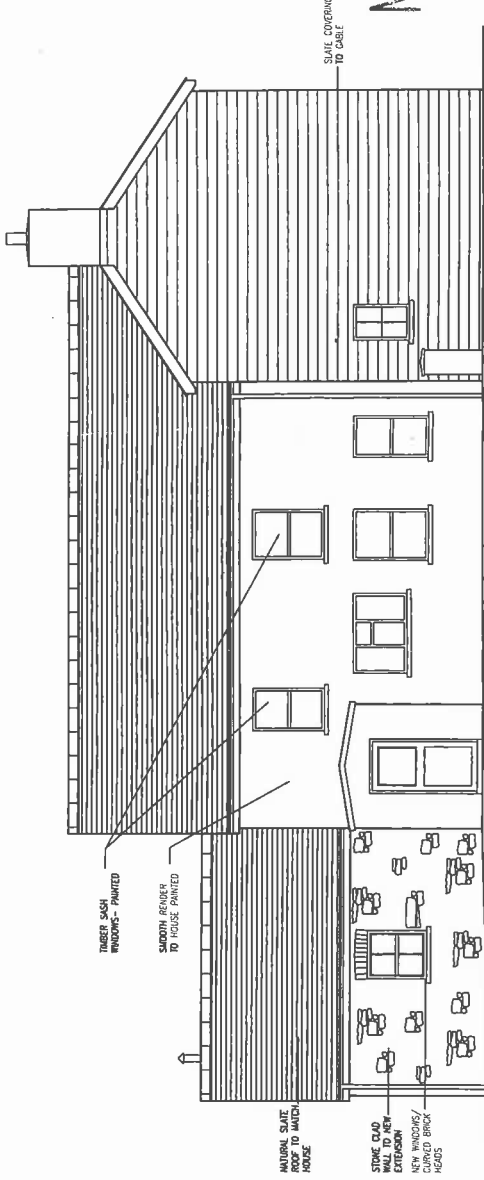
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PROPOSED

# FARMHOUSE



NORTH ELEVATION 1:100



WEST ELEVATION 1:100

NP 11 3 70

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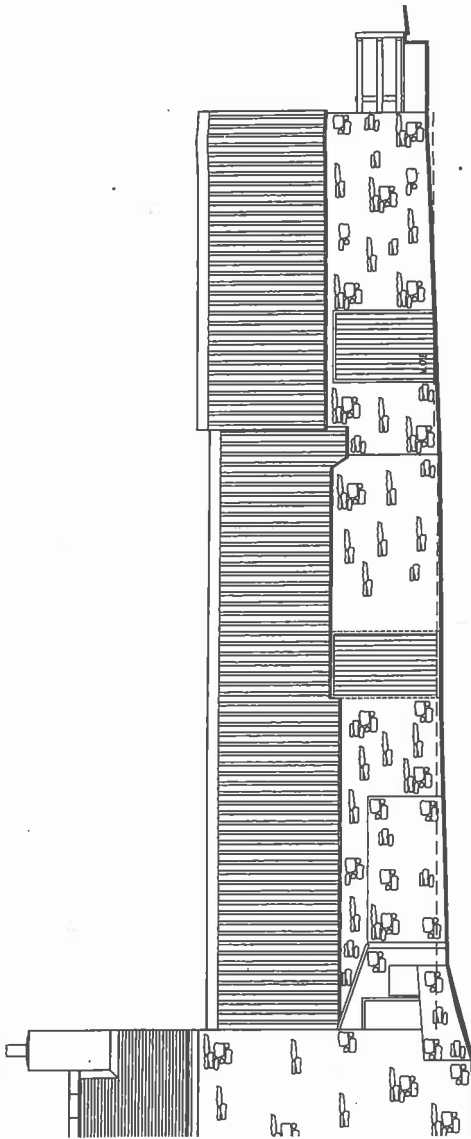
**PROPOSED**

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|--|--------------------|
| ARCHITECT: PAMBROKE DESIGN LTD 2011  | DATE: 11/03/2011   |
| PROJECT: CELTIC CAMPING COMPLEX, PMLL-CAEROG FARM, BEREA, NR ST DAVIDS, PEMBROKESHIRE. |                    |
| CLIENT: IBM AGRICULTURE  |                    |
| PEMBROKE DESIGN  |                    |
| LIMITED  |                    |
| DESIGNED BY: G.S.J.D.  | SCALE: 1:100       |
| DRAWN BY: J.D.   | CHECKED BY: J.D.   |
| DATE: JUNE 2011  | PROJECT NO: 0833 A |
| ISSUE NO: 0833   | DATE: 11/03/2011   |

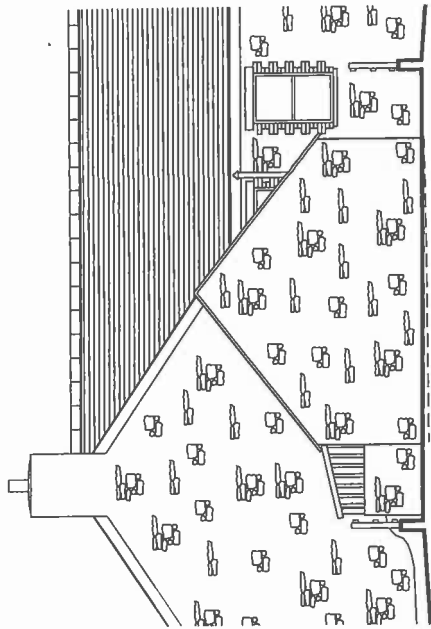
Pembrokeshire Coast  
 - 6 SEP 2011  
 National Park Authority



# BARN 2



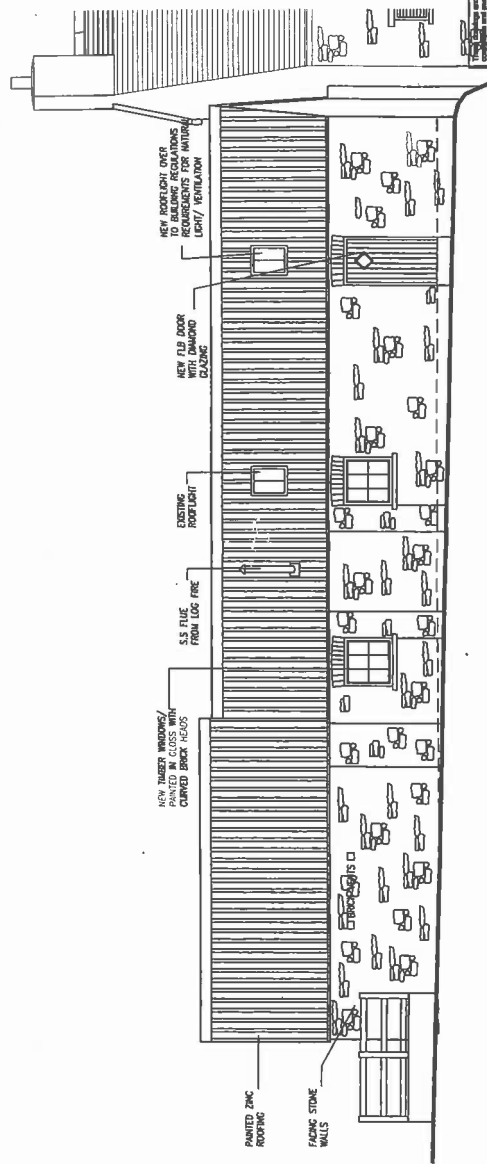
SOUTH ELEVATION 1:100



EAST ELEVATION 1:100

Pembrokeshire Coas  
 - 6 SEP 2011  
 National Park Author

11 3 70



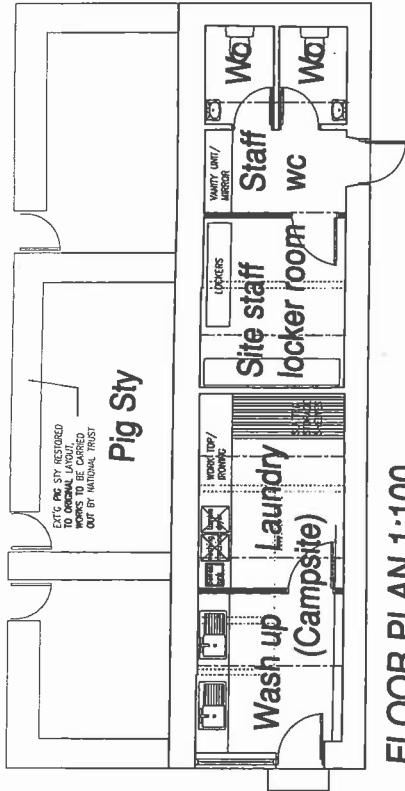
NORTH ELEVATION 1:100

Work to be carried out in accordance with the specifications and standards set out in the contract documents. The contractor shall be responsible for obtaining all necessary permissions and consents from the relevant authorities. The contractor shall be responsible for ensuring that all work is carried out in accordance with the relevant regulations and standards. The contractor shall be responsible for ensuring that all work is carried out in accordance with the relevant regulations and standards. The contractor shall be responsible for ensuring that all work is carried out in accordance with the relevant regulations and standards.

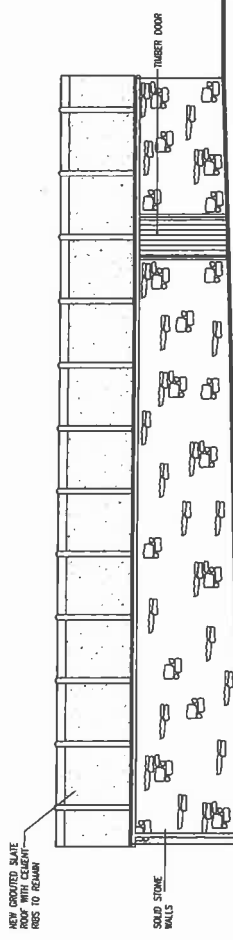
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| NATIONAL TRUST REQUIREMENTS CODE  |           | 2007/11 A     | DATE REV |
| REVISIONS   |           |               |          |
| © Pembroke Design Ltd 2011  |           |               |          |
| BARN 2 ELEVATIONS   |           |               |          |
| Project: CELTIC CAMPING COMPLEX, PWLL-CAEROS FARM, BEREA, NR ST DAVIDS, PEMBROKESHIRE.  |           |               |          |
| Client: IBM AGRICULTURAL CAMPING  |           |               |          |
| PEMBROKE DESIGN   |           | LIMITED       |          |
| * ARCHITECT: PEMBROKE DESIGN<br>* PROJECT NO: 2007/11 A<br>* DATE: 06/09/2011<br>* DRAWING NO: 11 3 70<br>* SCALE: 1:100<br>* SHEET NO: 1 OF 1<br>* PROJECT LOCATION: CELTIC CAMPING COMPLEX, PWLL-CAEROS FARM, BEREA, NR ST DAVIDS, PEMBROKESHIRE. |           |               |          |
| Drawn By  | Scale     | Original Size | Job No   |
| JD  | 1:100     | A3            | 6835     |
| Checked By  | Date      | Drawn By      | Job No   |
| JD  | JUNE 2011 | JD            | 018 A    |



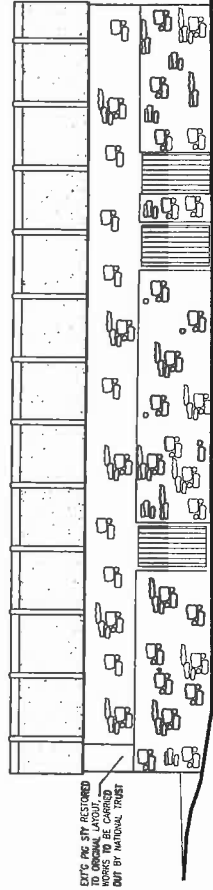
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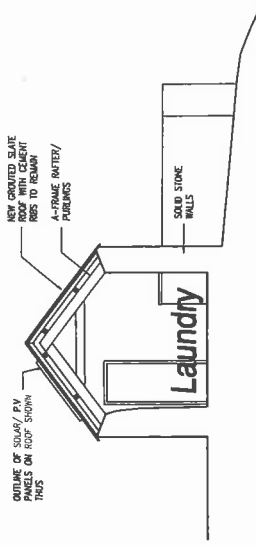
FLOOR PLAN 1:100



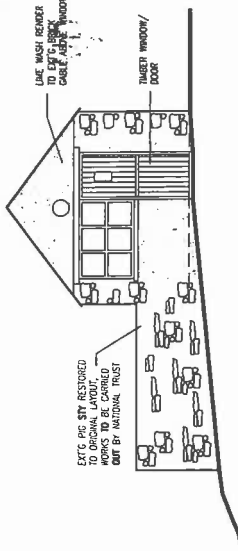
SOUTH ELEVATION 1:100



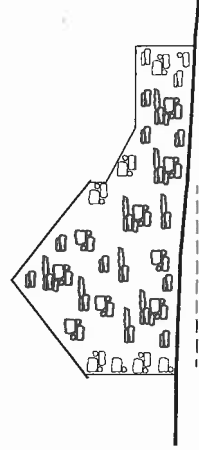
NORTH ELEVATION 1:100



SECTION A-A 1:100



WEST ELEVATION 1:100



EAST ELEVATION 1:100

Pembrokeshire Coast  
- 6 SEP 2011  
National Park Authority

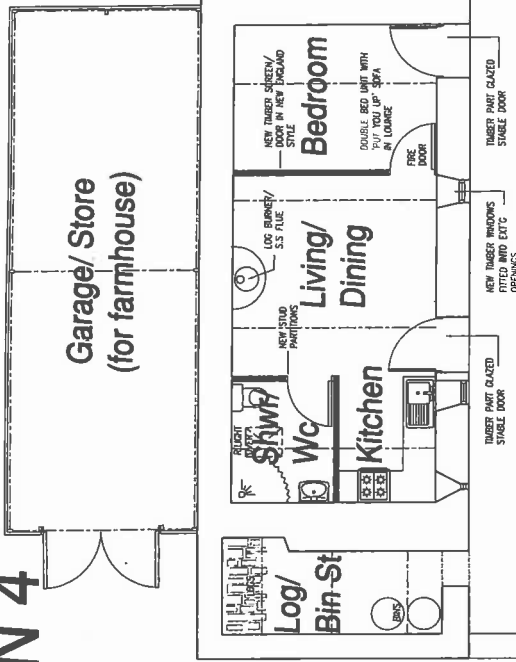
11370

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The contractor is responsible for obtaining all necessary permissions for the work to be undertaken.  
The contractor is responsible for ensuring that the work is carried out in accordance with the specifications and standards set out in the contract documents.  
The contractor is responsible for ensuring that the work is carried out in accordance with the specifications and standards set out in the contract documents.

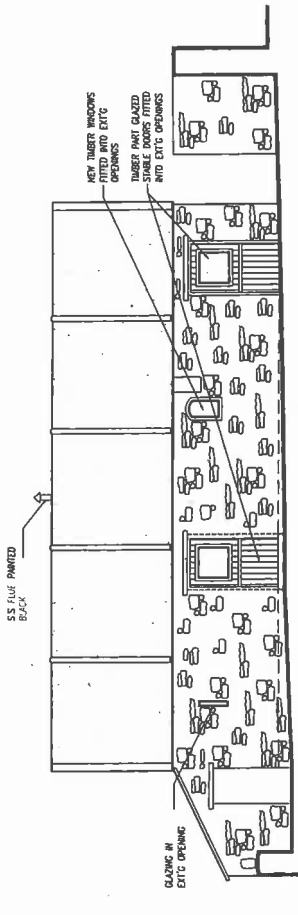
PROPOSED

|  |            |
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| NATIONAL TRUST REQUIREMENTS ADDED        | 20/07/11 A |
| DESIGN DATE                              | REV        |
| DESIGN                                   | DATE       |
| BARN 2 - FLOOR PLAN / SECTION ELEVATIONS |            |
| CELTIC CAMPING COMPLEX                   |            |
| PMLL-CARROG FARM, BEREA                  |            |
| NR ST DAVIDS, PEMBROKESHIRE.             |            |
| Client: IBIW AGRI/ CELTIC CAMPING        |            |
| PEMBROKE DESIGN                          |            |
| L I M I T E D                            |            |
| Project No.                              | 8335       |
| Scale                                    | As Shown   |
| Date                                     | JUNE 2011  |
| Drawn by                                 | JD         |
| Checked by                               | 019 A      |

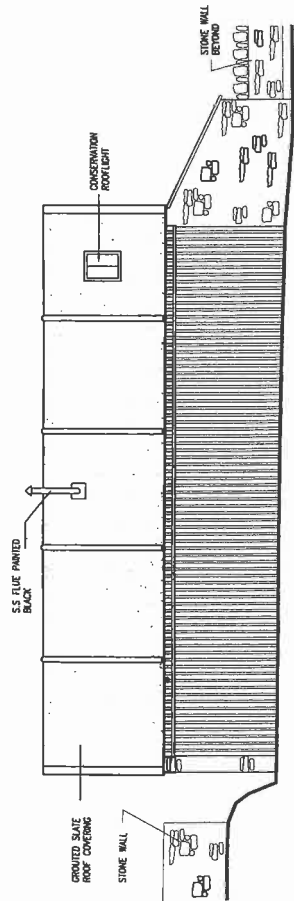
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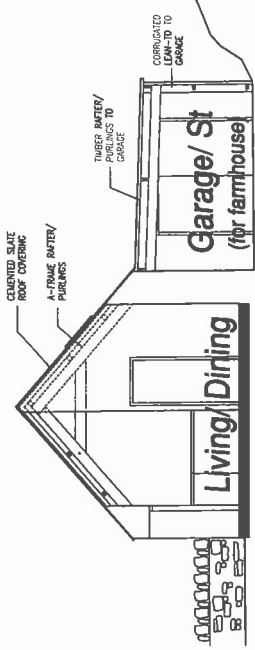
FLOOR PLAN 1:100



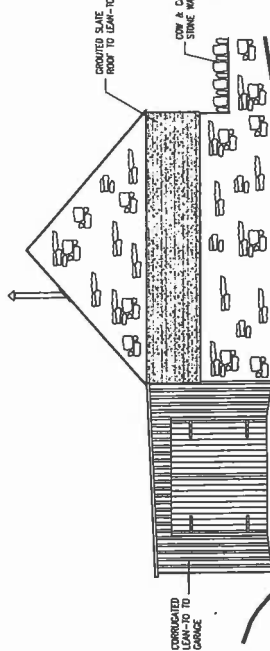
WEST ELEVATION 1:100



EAST ELEVATION 1:100

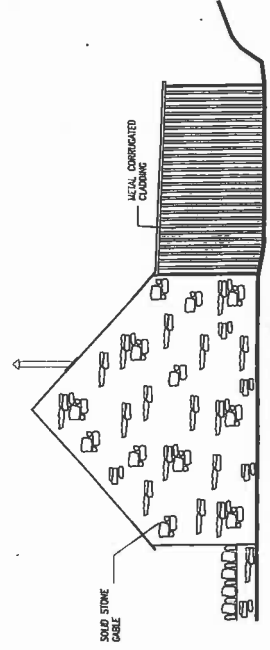


SECTION A-A 1:100



NORTH ELEVATION 1:100

10 11 3 70



SOUTH ELEVATION 1:100

Pembrokeshire Coast  
- 6 SEP 2011  
National Park Authority

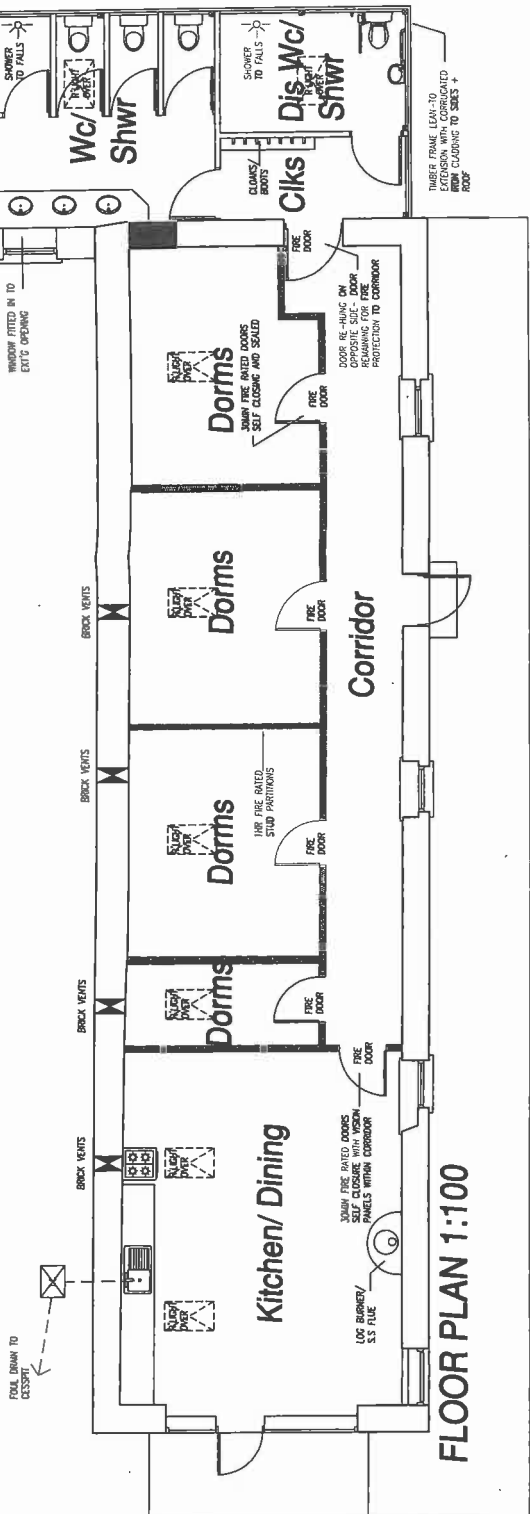
This drawing has been prepared in accordance with the provisions of the Building Regulations 2010. The contractor is to check all details and dimensions before construction. The contractor is to ensure that the work is carried out in accordance with the approved plans and specifications. The contractor is to ensure that the work is carried out in accordance with the approved plans and specifications. The contractor is to ensure that the work is carried out in accordance with the approved plans and specifications.

PROPOSED

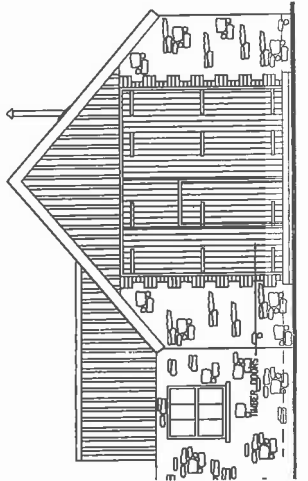
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|---|------------|
| NATIONAL TRUST RECOMMENDATIONS ADDED  | 20/07/11 A |
| REVISIONS NOTES   | DATE REV   |
| © Pembrokeshire Design Ltd 2011   |            |
| BARN 4 FLOOR PLAN SECTION/ELEVATIONS  |            |
| Project<br>CELTIC CAMPING COMPLEX,<br>PWLL-GAERGIG FARM, BEREA,<br>NH ST DAVIDS, PEMBROKESHIRE. |            |
| Client<br>IBW AGRU CELTIC CAMPING   |            |
| PEMBROKE DESIGN   |            |
| L I M I T E D   |            |
| Drawn   | Checked    |
| 1100  | A3         |
| 08  | 8335       |
| 020   | A          |
| JUNE 2011   |            |



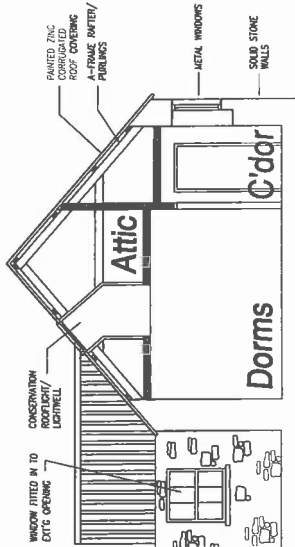
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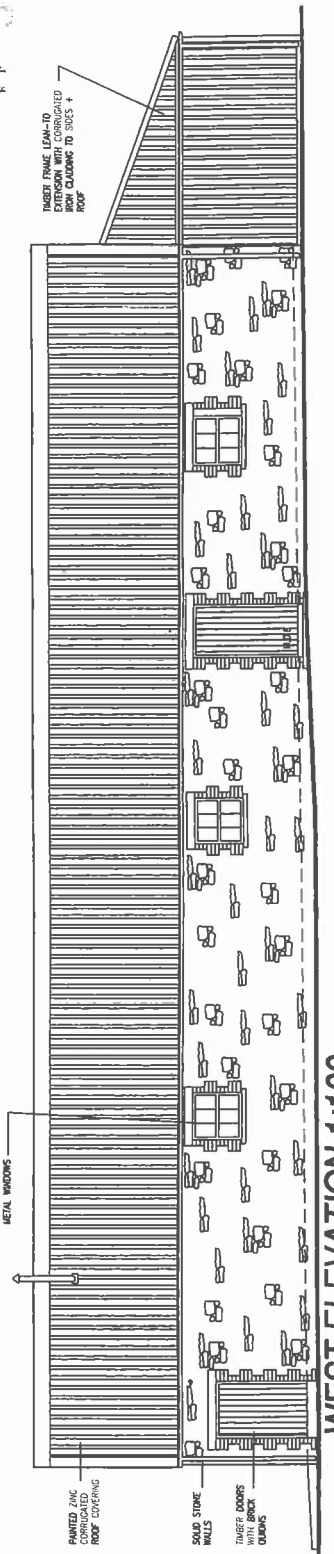
**FLOOR PLAN 1:100**



**NORTH ELEVATION 1:100**



**SECTION A-A 1:100**



**WEST ELEVATION 1:100**

NO 11370

Pembrokeshire Coast  
- 6 SEP 2011  
National Park Authority

**PROPOSED**  
These drawings and the approved consent with the authority of the Pembrokeshire Coast National Park Authority (NPA) are issued for the construction of the works described herein. The drawings are subject to the following conditions:  
1. The works shall be carried out in accordance with the approved drawings and the approved consent.  
2. The works shall be completed within the time specified in the approved consent.  
3. The works shall be carried out in accordance with the approved drawings and the approved consent.  
4. The works shall be completed within the time specified in the approved consent.  
5. The works shall be carried out in accordance with the approved drawings and the approved consent.  
6. The works shall be completed within the time specified in the approved consent.  
7. The works shall be carried out in accordance with the approved drawings and the approved consent.  
8. The works shall be completed within the time specified in the approved consent.  
9. The works shall be carried out in accordance with the approved drawings and the approved consent.  
10. The works shall be completed within the time specified in the approved consent.  
11. The works shall be carried out in accordance with the approved drawings and the approved consent.  
12. The works shall be completed within the time specified in the approved consent.

PROPOSED  
REVISIONS  
NO  
DATE  
BY  
APP'D  
BY

NO 11370  
DATE 06/09/11  
BY JAC/DC

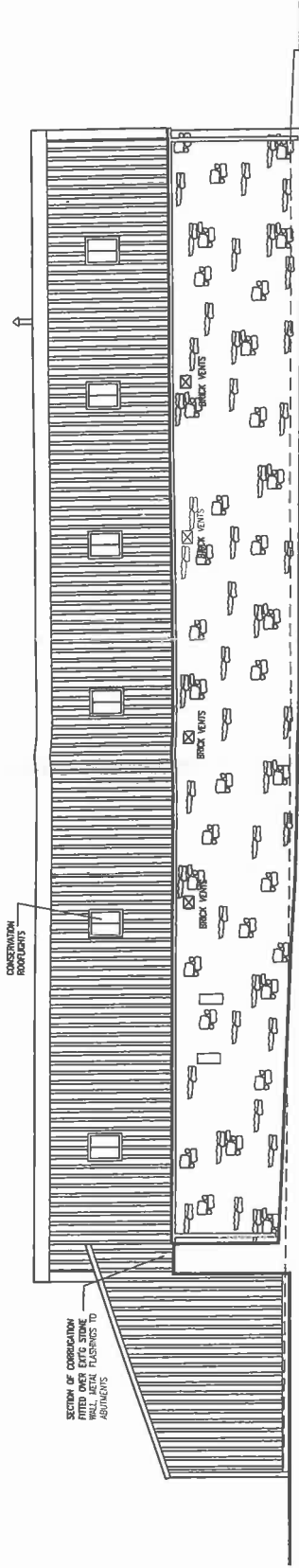
Project:  
**CELTIC CAMPING COMPLEX,  
PWLL-CAEROG FARM, BERA,  
NR ST DAVIDS, PEMBROKESHIRE**

BURN 6-FLOOR PLAN SECTION ELEVATIONS

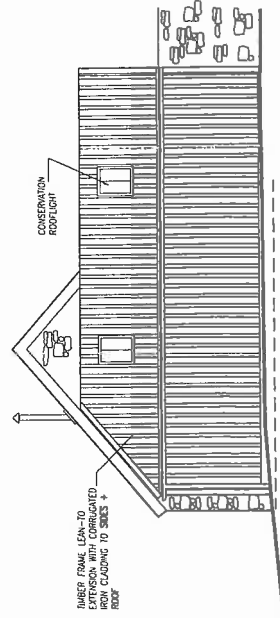
| L I M I T E D   |   |                             |
|---|---|-----------------------------|
| ARCHITECT<br>MR MORGAN<br>21 BRYAN ST<br>ST DAVIDS<br>Pembrokeshire, Pembrokeshire, Pembrokeshire | ENGINEER<br>MR JONES<br>21 BRYAN ST<br>ST DAVIDS<br>Pembrokeshire, Pembrokeshire, Pembrokeshire | DATE OF DRAWING<br>06/09/11 |
| Approved: [Signature]   | Checked by: [Signature]   | Date: 06/09/11              |
| DRAWN: [Signature]  | Checked by: [Signature]   | Date: 06/09/11              |

Approved: [Signature]  
Checked by: [Signature]  
Date: 06/09/11  
Drawn: [Signature]  
Checked by: [Signature]  
Date: 06/09/11

# BARN 5



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100

Pembrokeshire Coast  
- 6 SEP 2011  
National Park Authority

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**PROPOSED**

DATE / REV  
20/07/11 A  
REVISIONS NOTES  
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Project  
**BARN 5 - FLOOR PLAN SECTION ELEVATIONS**  
**CELTIC CAMPING COMPLEX,**  
**PWLL-CAEROG FARM, BEREA,**  
**NR ST DAVIDS, PEMBROKESHIRE**

Client  
**IBM AGRI/CELTIC CAMPING**

Design  
**PEMBROKE DESIGN**

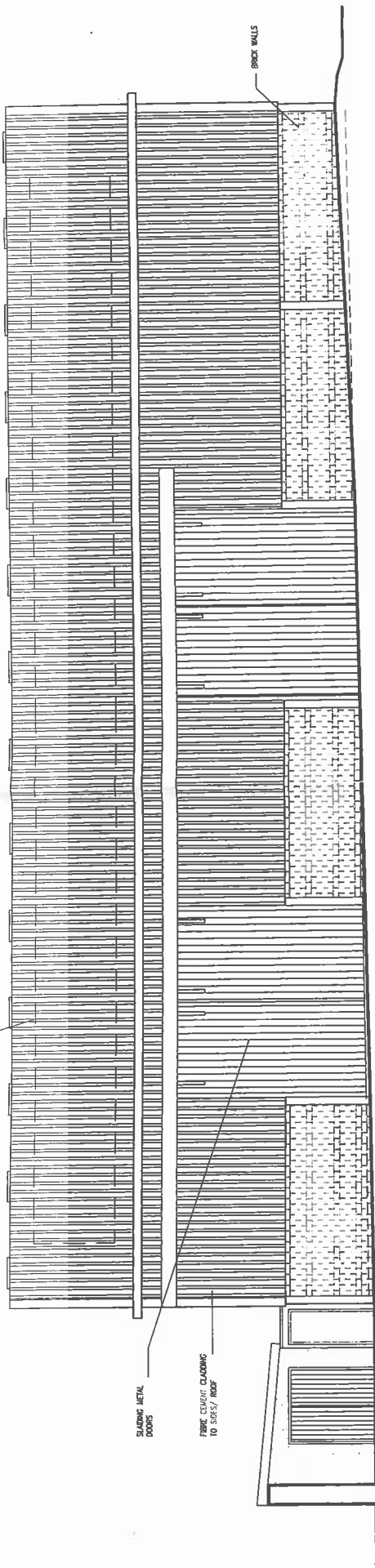
| LIMITED      |                 |
|--------------|-----------------|
| ARCHITECT    | PEMBROKE DESIGN |
| PLANNING     | PEMBROKE DESIGN |
| STRUCTURE    | PEMBROKE DESIGN |
| MECHANICAL   | PEMBROKE DESIGN |
| ELECTRICAL   | PEMBROKE DESIGN |
| LANDSCAPE    | PEMBROKE DESIGN |
| INTERIOR     | PEMBROKE DESIGN |
| EXTERIOR     | PEMBROKE DESIGN |
| CONSTRUCTION | PEMBROKE DESIGN |

| Original Date | Scale | Original Site | Draw No | Rev |
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| JD            |       |               | 022     | A   |

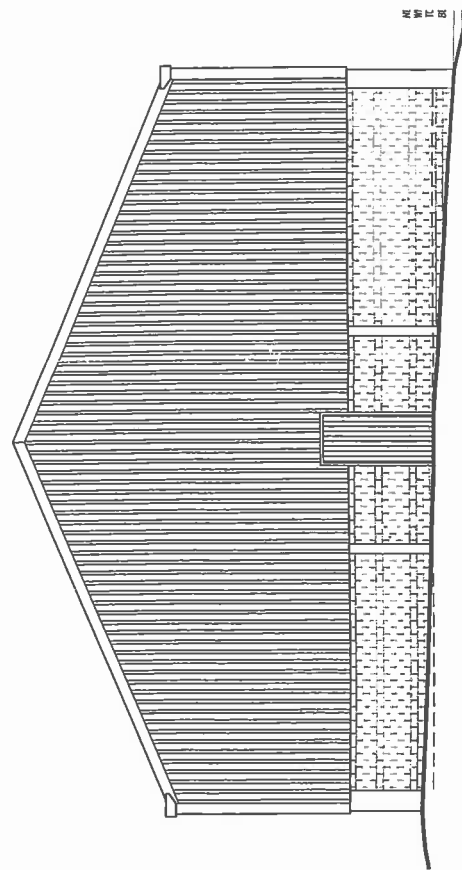
10 11 3 70

# SHED 1 + BARN 6

CONTOUR OF ROOF / ON  
PANELS ON ROOF SHOWN  
DOTTED



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100

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Works to be carried out in accordance with the contract documents. The contractor is to be responsible for the safety of the site and the safety of the public. The contractor is to be responsible for the safety of the site and the safety of the public. The contractor is to be responsible for the safety of the site and the safety of the public.

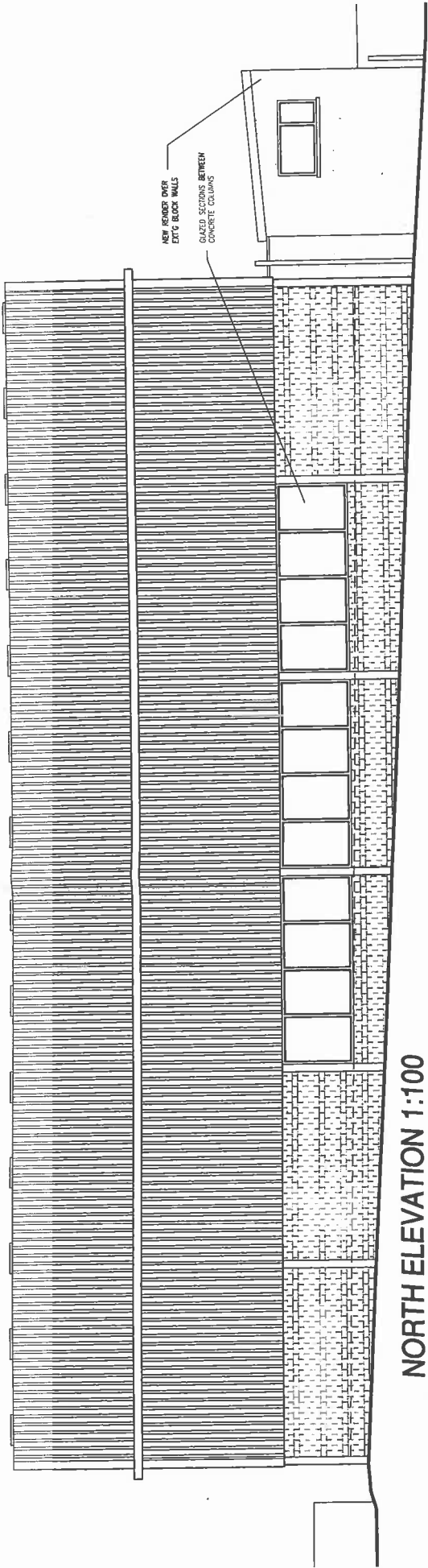
**PROPOSED**

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| REVISIONS NOTES   | DATE            | REV                |
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| Project: CELTIC CAMPING COMPLEX, PWLL-CAEIROG FARM, BERA, NNR ST DAVIDS, PEMBROKESHIRE. |                 |                    |
| Client: IBM AGRICULTURE/ CELTIC CAMPING   |                 |                    |
| PEMBROKE DESIGN LIMITED   |                 |                    |
| Drawn by: GUSKID  | Scale: 1:100    | Original Size: A3  |
| Checked by: JD  | Date: JUNE 2011 | Drawn by Ref: 8335 |
|   |                 | 025                |

NO 19 3 70

Pembrokeshire Coast  
- 6 SEP 2011  
National Trust Authority

# SHED 1 + BARN 6



NORTH ELEVATION 1:100

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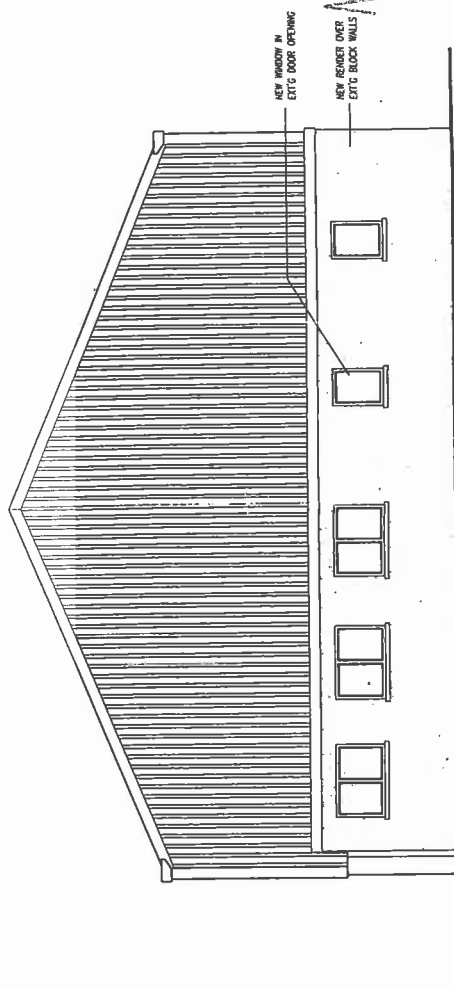
**PROPOSED**

AMENDING TRUST REQUIREMENTS LODG 20/07/11 A  
REVISIONS NOTES DATE REV  
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Client: **IBM AGRICULTURE**  
Project: **CELTIC CAMPING COMPLEX,  
PWL-CARROG FARM, BEREA,  
NR ST DAVIDS, PEMBROKESHIRE.**  
Drawing: **SHED 1 + ELEVATIONS**

|          |         |       |       |               |    |            |      |       |  |            |  |      |           |     |       |
|----------|---------|-------|-------|---------------|----|------------|------|-------|--|------------|--|------|-----------|-----|-------|
| U        |         | L     |       | I             |    | M          |      | I     |  | T          |  | E    |           | D   |       |
| Designed | GSJ/SJD | Scale | 1:100 | Original Size | A3 | Drawing No | 8335 | Drawn |  | Checked By |  | Date | JUNE 2011 | Rev | 024 A |

Pembrokeshire Coast  
- 6 SEP 2011  
National Park Authority

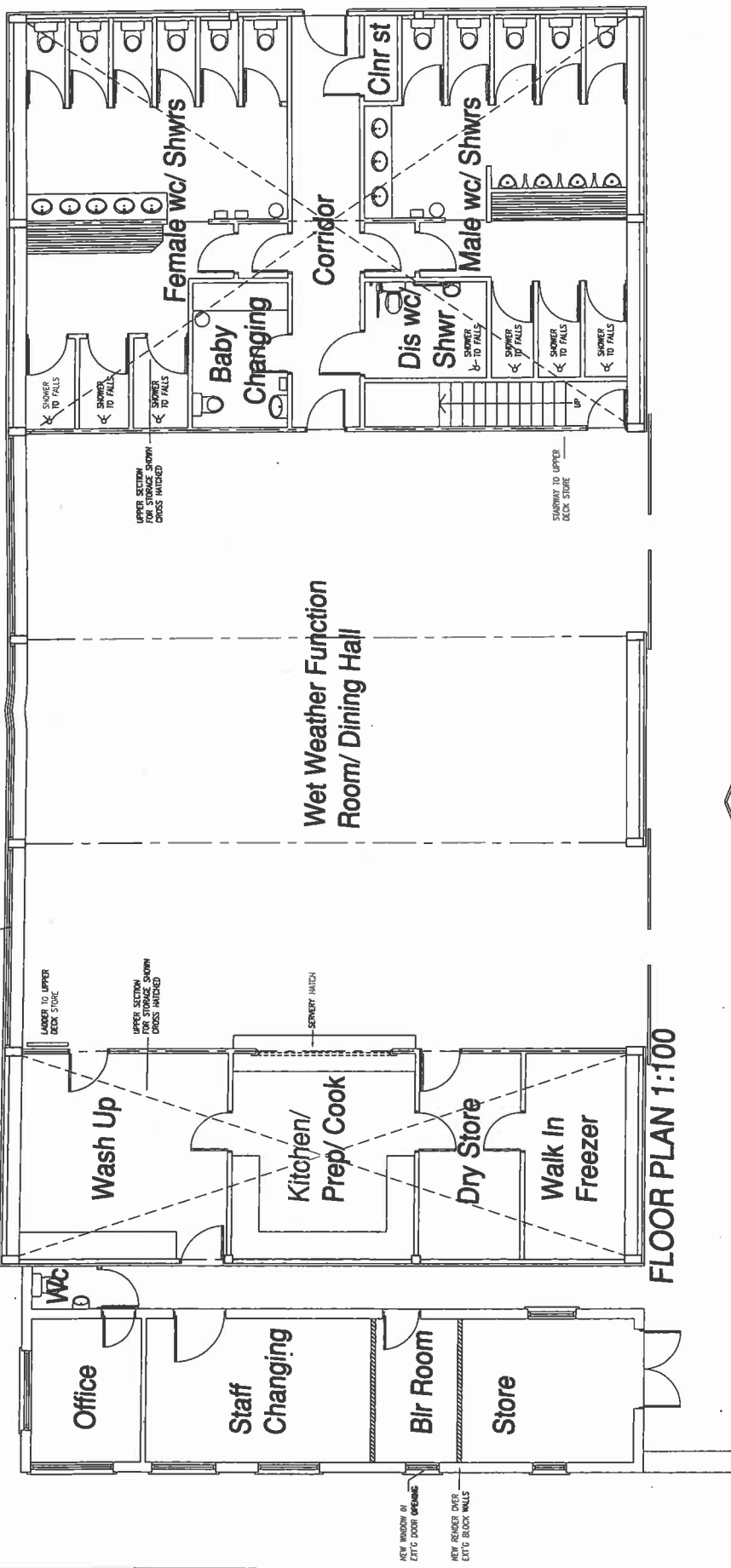


WEST ELEVATION 1:100

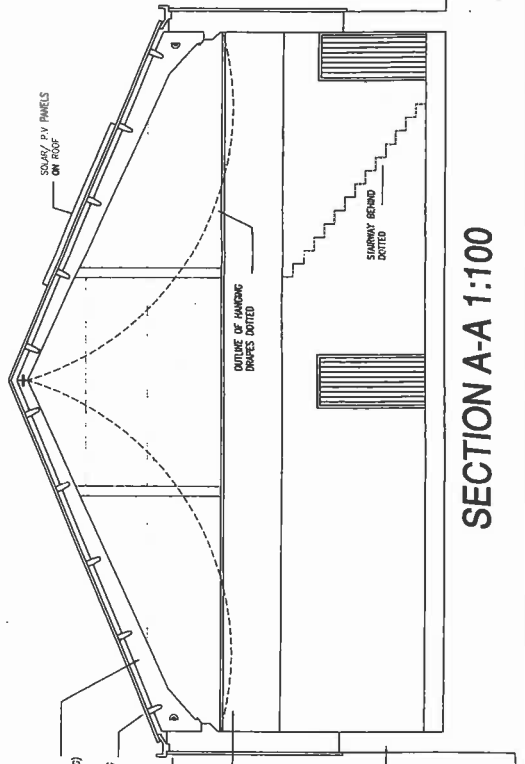
NP 11 3 70

# SHED 1 + BARN 6

Pembrokeshire Coast  
- 6 SEP 2011  
National Park Authority



FLOOR PLAN 1:100



SECTION A-A 1:100

NO 11 3 70

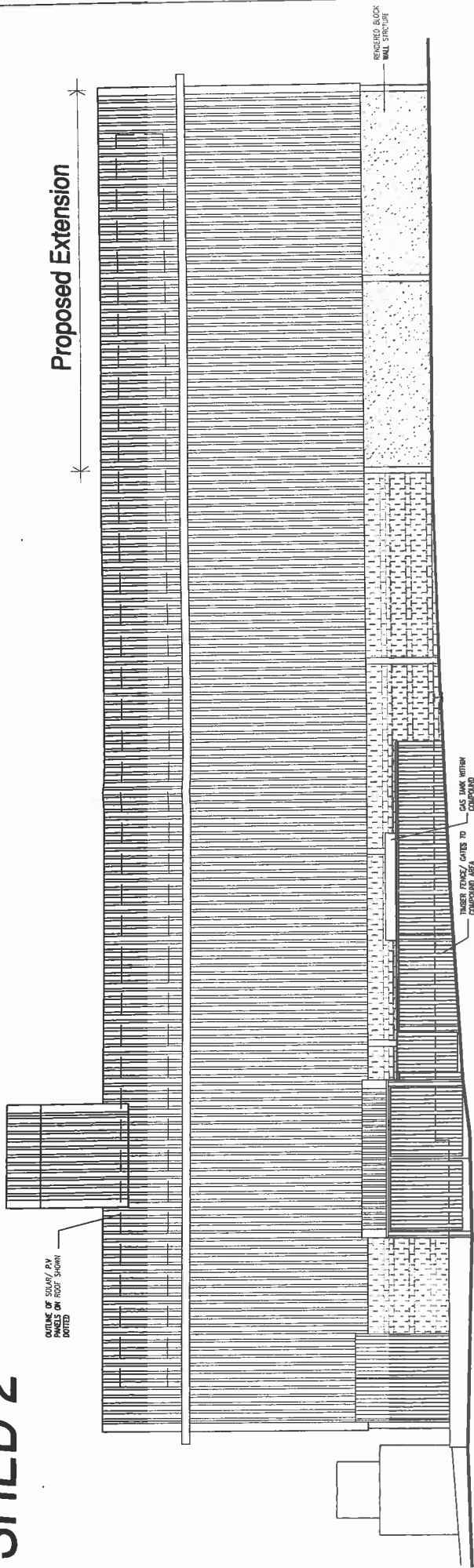
PROPOSED

|                                      |   |
|--------------------------------------|---|
| Author: NEST RECONSTRUCTORS ASSOC    | Project: SHED 1 - FLOOR PLAN/SECTION ELEVATION  |
| Drawn: Pembrokeshire Design Ltd 2011 | Client: CELTIC CAMPING COMPLEX, PWLL-CAEROG FARM, BERRA, NR ST DAVIDS, PEMBROKESHIRE. |
| Scale: 1:100                         | Drawn: AS   |
| Checked: JD                          | Date: JUNE 2011   |
| Job No: 8835                         | Drawn by: AS  |
| Drawn by: JD                         | Checked by: AS  |
|                                      | Date: JUNE 2011   |
|                                      | Job No: 023 A   |

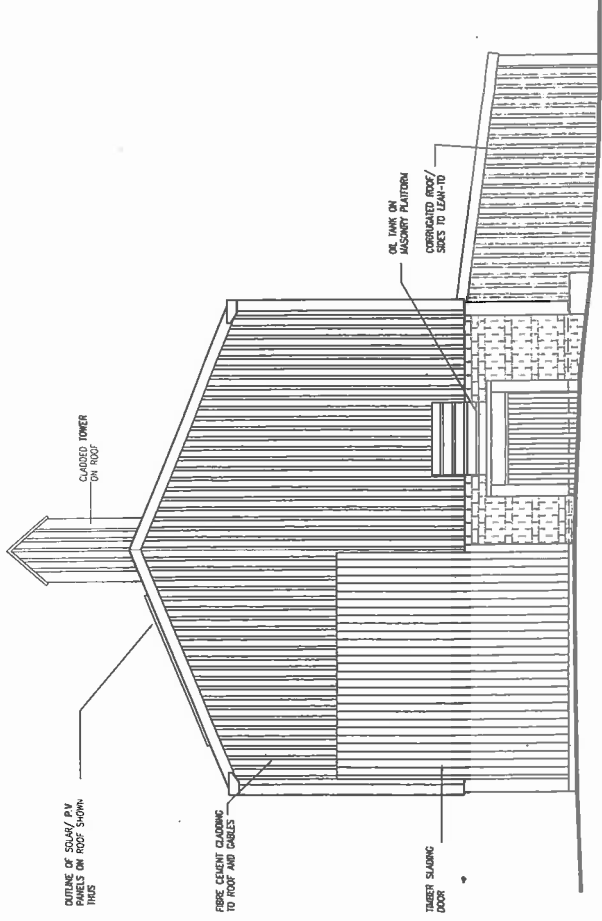
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# SHED 2

Proposed Extension



WEST ELEVATION 1:100



NORTH ELEVATION 1:100

**PROPOSED**

REVISIONS NOTES  
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DATE  
 REV

**PROPOSED**

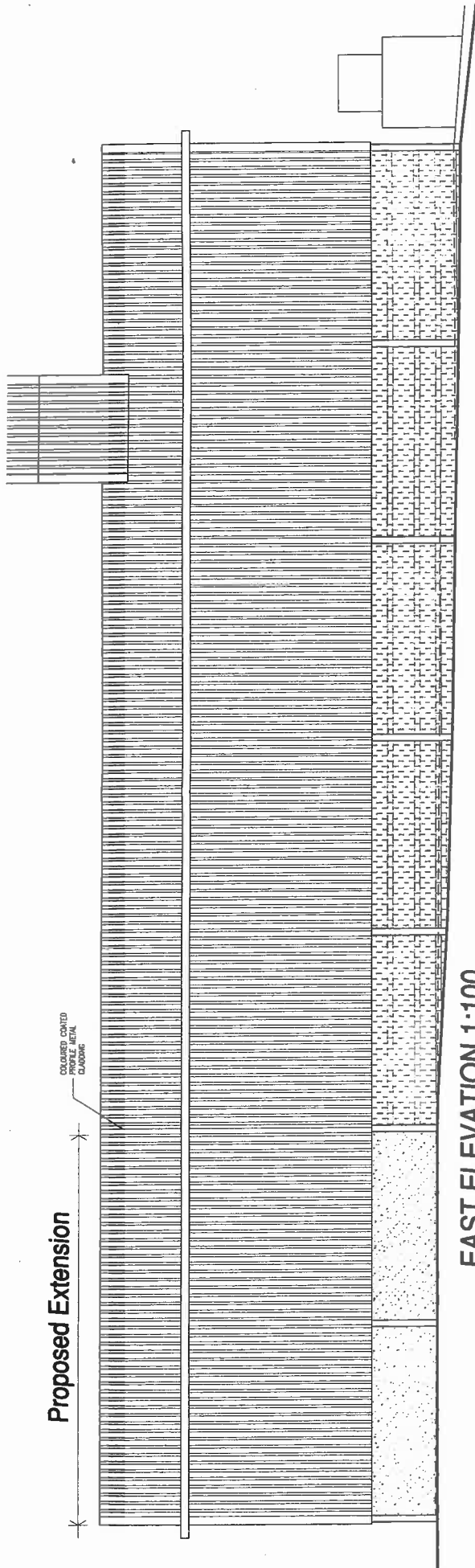
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| SHED 2 - ELEVATIONS   |                                       |                                |
| Project<br>CELTIC CAMPING COMPLEX,<br>PIVILL-CAEROG FARM, BEREA,<br>NR ST DAVIDS, PEMBROKESHIRE |                                       |                                |
| Client<br>IBM AGRIC/ CELTIC CAMPING   |                                       |                                |
| PEMBROKE DESIGN   |                                       |                                |
| L I M I T E D   |                                       |                                |
| DRAWN BY<br>GUS/JD<br>CHECKED BY<br>A3<br>DATE<br>027   | SCALE<br>1:100<br>DATE<br>06 SEP 2011 | SHEET NO.<br>8335<br>OF<br>027 |

Pembrokeshire Coast  
 - 6 SEP 2011  
 Pembrokeshire Coast Authority

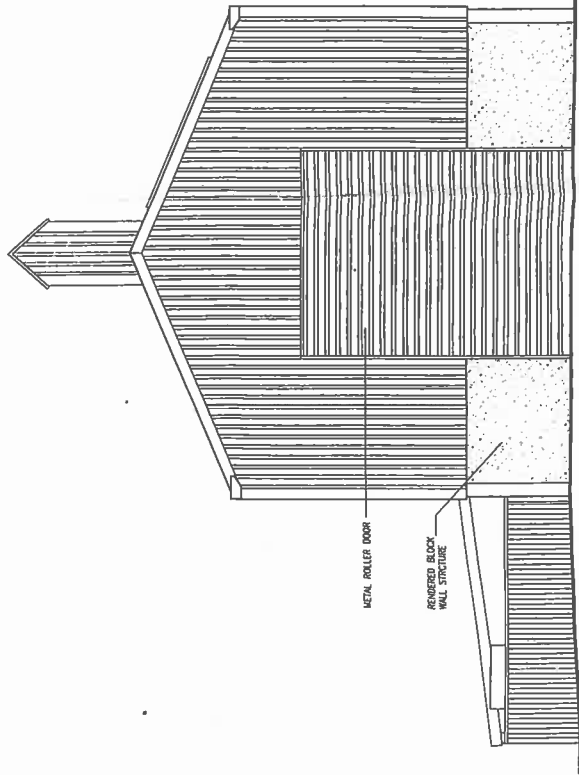
10 11 3 70

**Proposed Extension**

COLOURED COATED  
PROFILE METAL  
CLADDING



**EAST ELEVATION 1:100**



**SOUTH ELEVATION 1:100**

**PROPOSED**

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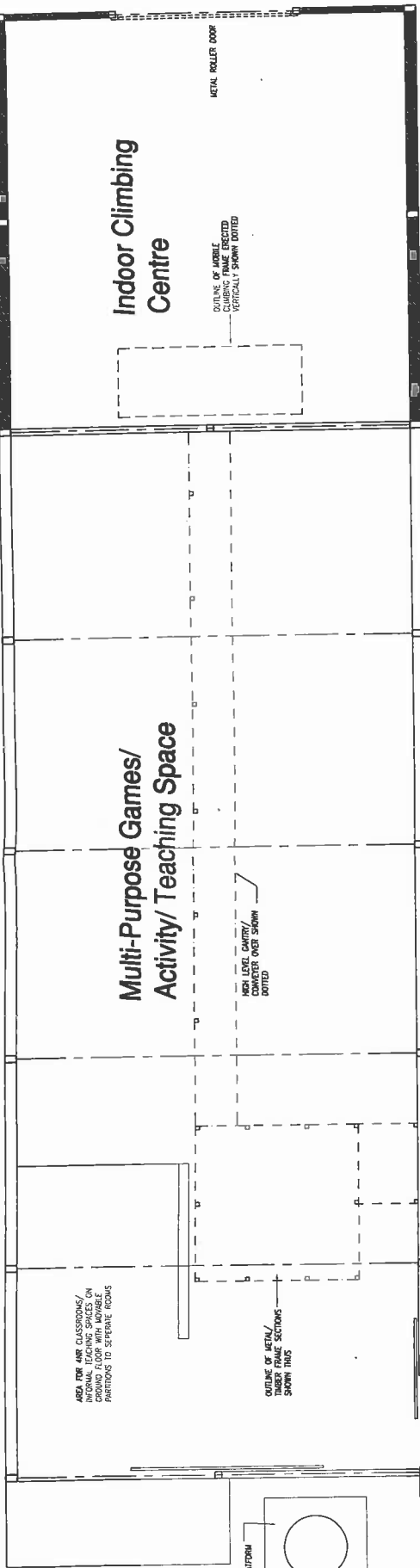
**NP 11 3 70**

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|---|---------------|----------|
| REVISIONS   | DATE          | REV      |
| 1   |               |          |
| © Pembroke Design Ltd 2011  |               |          |
| SHEE 2 - ELEVATIONS   |               |          |
| Project   |               |          |
| CELTIC CAMPING COMPLEX,<br>PWLL-CAEROG FARM, BERA,<br>NR ST DAVIDS, PEMBROKESHIRE |               |          |
| Client  |               |          |
| IBM AGRIC/CELTIC CAMPING  |               |          |
| PEMBROKE DESIGN   |               |          |
| LIMITED   |               |          |
| DRAWING DATA  |               |          |
| Scale   | Original Size | App No   |
| ASUD  | A3            | 8835     |
| Drawn   | Checkd by     | Drawn By |
| JD  | JUNE 2011     | 028      |

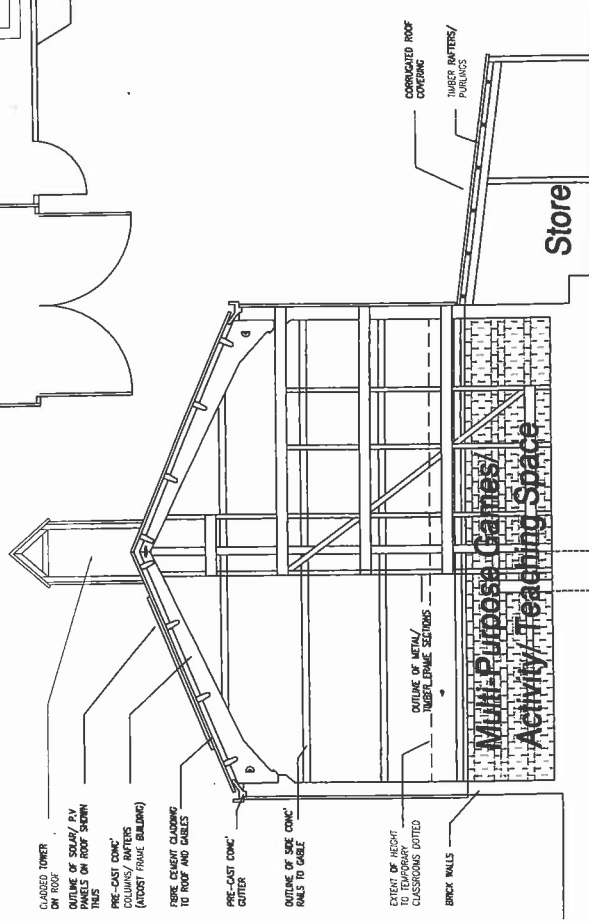
Pembrokeshire Coast  
- 6 SEP 2011

# SHED 2

Proposed Extension



FLOOR PLAN 1:100



SECTION A-A 1:100

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PROPOSED

|  |  |             |
|--|--|-------------|
| REVIEWS NOTES  | DATE   | REV         |
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| SHED 2 FLOOR PLAN SECTION ELEVATION  |  |             |
| Project  | CELTIC CAMPING COMPLEX,<br>PWLL-CAEROG FARM, BERA,<br>NR ST DAVIDS, PEMBROKESHIRE. |             |
| Client   | IBM AGRU/ CELTIC CAMPING   |             |
| PEMBROKE DESIGN  |  |             |
| LIMITED  |  |             |
| CONTRACT NO.   | CLIENT REF.  | PROJECT NO. |
| PEMBROKE DESIGN LTD<br>100, ST DAVIDS ROAD<br>ST DAVIDS, PEMBROKESHIRE, SA62 6PP | IBAM   | 8335        |
| Drawn  | Checked By   | Date        |
| JD   | JD   | JUNE 2011   |

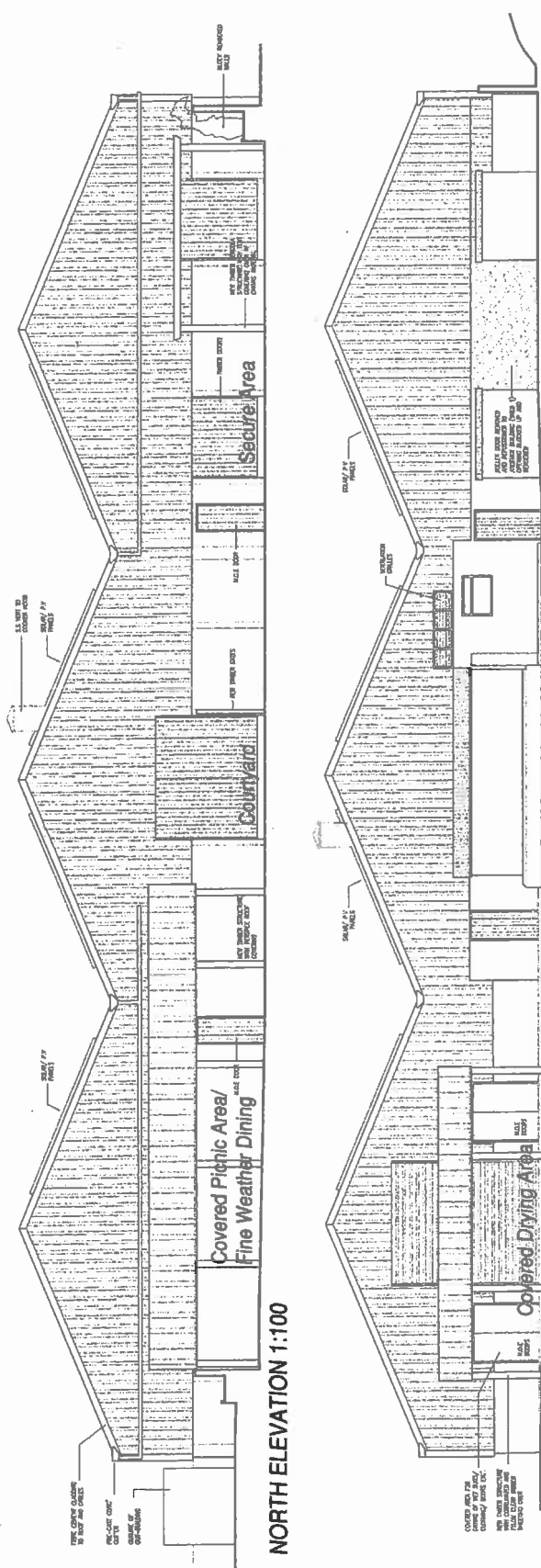
AP 11 3 70

Pembrokeshire Coast  
- 6 SEP 2011  
National Park Authority





# SHED 3



**PROPOSED**

NOT TO SCALE

DATE: 08/20/11

PROJECT: SR-03 ELEVATION

CLIENT: PARRIS CAMPING CENTER INC. PARRIS CAMPING CENTER INC. 1000 PARRIS CAMPING CENTER DRIVE PARRIS, KY 40362

DESIGNER: PEMBROKE DESIGN LIMITED

SCALE: 1:100

DATE: 08/20/11

DRAWN BY: JAC

CHECKED BY: JAC

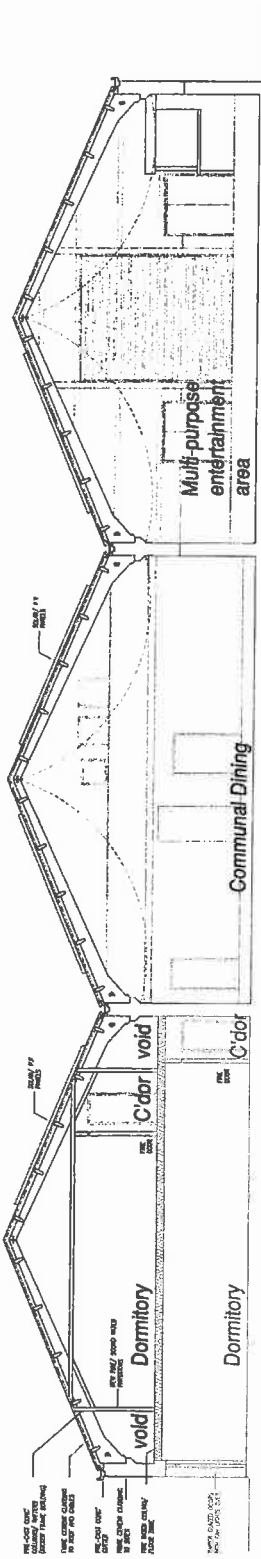
DATE: 08/20/11

PROJECT NO: SR-03

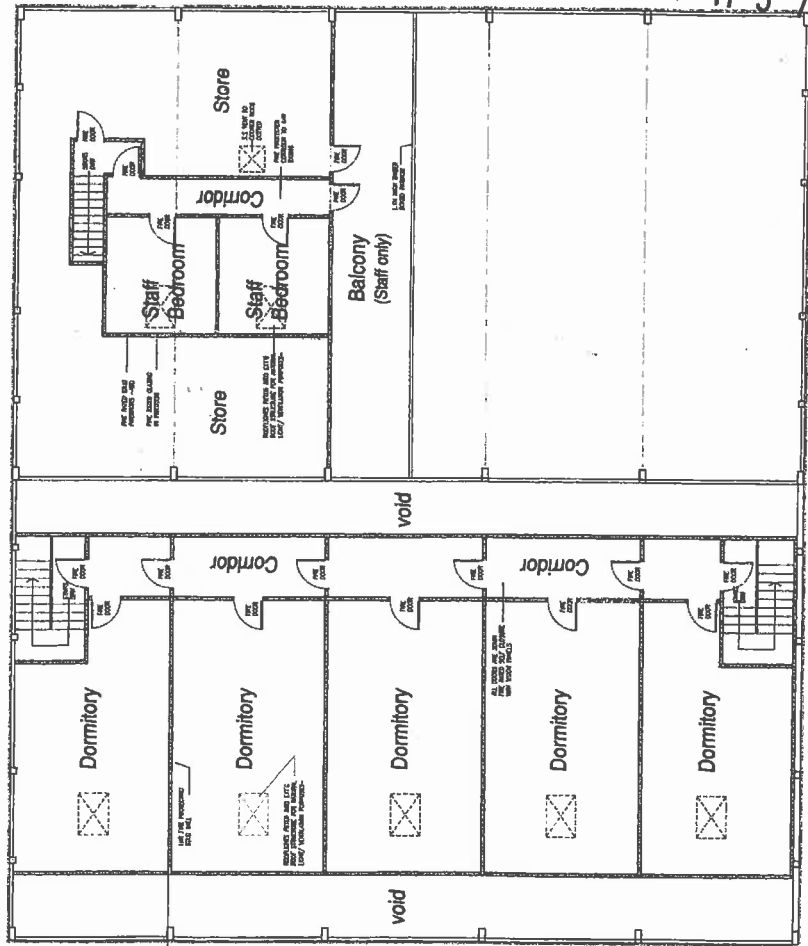
DRAWING NO: 031

Pembroke Design Limited  
- 6 SEP 2011  
National Draft Authority

# SHED 3



SECTION A-A 1:100



FIRST FLOOR PLAN 1:100

NP 11 3 70

Pathbreaking Concept  
- 6 SEP 2011  
National Park Authority

**PROPOSED**

Project Name: ...  
 Location: ...  
 Scale: ...

**PROPOSED**

|              |          |            |
|--------------|----------|------------|
| Project Name | Scale    | Date       |
| Client       | Drawn by | Checked by |
| Project No.  | Scale    | Date       |
| Project Name | Scale    | Date       |
| Client       | Drawn by | Checked by |
| Project No.  | Scale    | Date       |
| Project Name | Scale    | Date       |
| Client       | Drawn by | Checked by |
| Project No.  | Scale    | Date       |
| Project Name | Scale    | Date       |
| Client       | Drawn by | Checked by |
| Project No.  | Scale    | Date       |

**PROPOSED**

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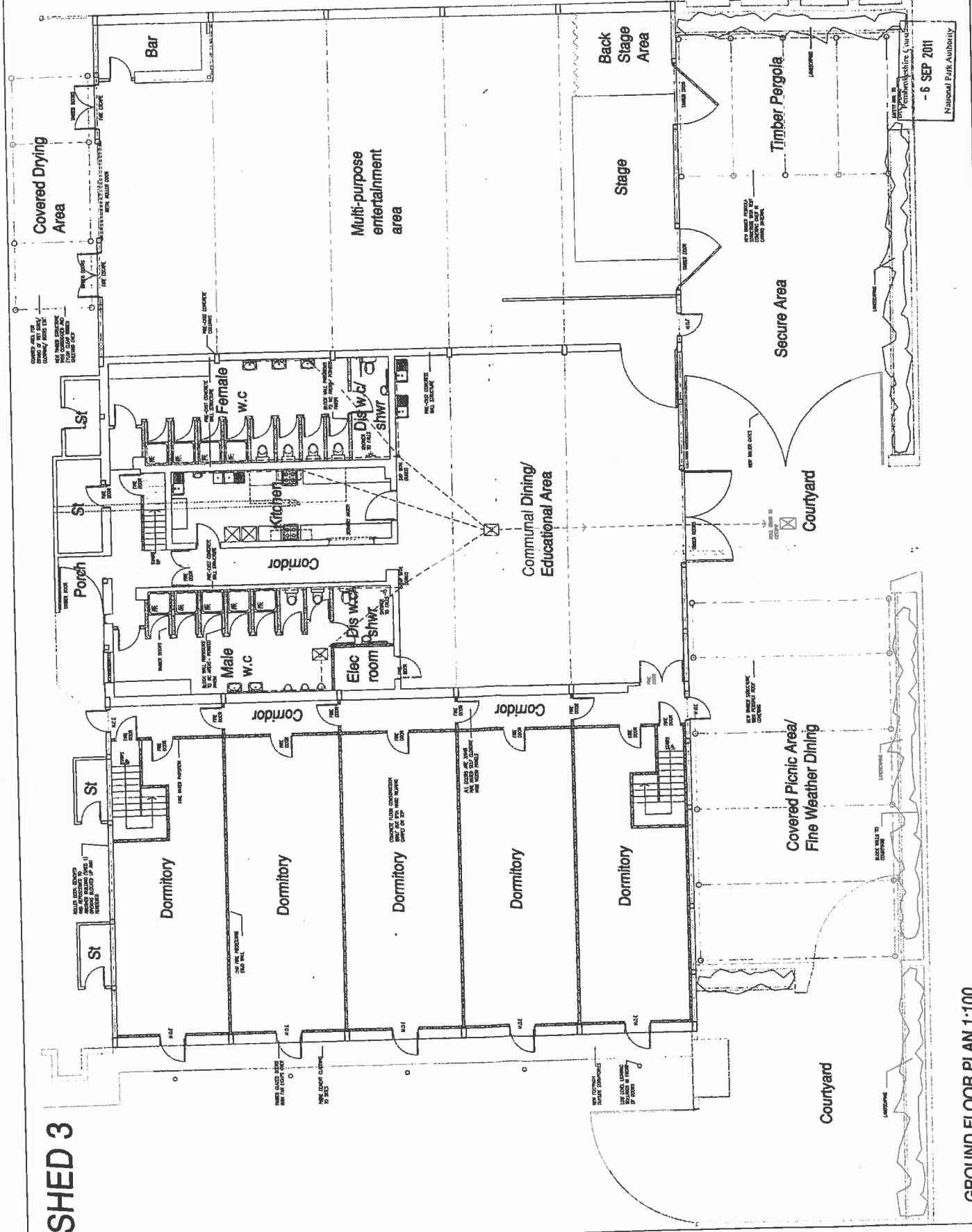
**PROPOSED**

**PROPOSED**

**PROPOSED**

**PROPOSED**

# SHED 3



**PROPOSED**

Client: Celtic Campus Complex, Pembroke, Co. Wick  
 Architect: Pembroke Design  
 Date: 6 SEP 2011  
 Scale: 1:100

Site: Celtic Campus Complex, Pembroke, Co. Wick  
 Project: Celtic Campus Complex, Pembroke, Co. Wick  
 Drawing: Ground Floor Plan  
 Scale: 1:100  
 Date: 6 SEP 2011  
 Drawn by: [Name]  
 Checked by: [Name]

GROUND FLOOR PLAN 1:100