

ENFORCEMENT

NP/13/0440 Llethyr, Pontfaen, Fishguard

Members may recall that planning permission NP/13/0440 was approved subject to conditions at the Development Management Committee of this Authority in December 2013. The planning permission included the regularisation, alteration and extension of an unauthorised pigsty, cattle store and hay barn; the erection of a new tractor store; the regularisation and redefinition of landscaping bund and the definition of ancillary agricultural storage areas.

As this particular site had a long planning history of applications and enforcement notices, Members stressed at that meeting that all the conditions imposed on the current planning permission had to be followed through and vigorously pursued by this Authority. Furthermore, Members also requested a report be brought back to this Committee in six months' time reporting on enforcement of the conditions. This report has been compiled as a result of that request.

The following conditions were attached to the planning permission NP/13/0440 dated 24th December 2013:

Condition 1 - The development hereby permitted shall be carried out, and thereafter retained, strictly in accordance with the deposited drawing numbers 05 (Block and Location Plan), 06 (extent of unauthorised works), 07 (Hay and Tractor Store) 08 (Pigsty), 09 (Cattle store and chicken shed), 10 (Earth Bund and Landscaping) all received on 30th September 2013, and subject to the requirements of Condition 5 of this permission.

Condition 2 - All external finishes shall be in accordance with the details provided on the application form accompanying the application and received on 30th September 2013.

Condition 3 - Unless the re-profiled banking proposed by the application is implemented within six months of the grant of this permission, the use of the buildings proposed by this application shall cease until such time as the re-profiling of the banking s implemented.

Condition 4 - All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the next planting season following the re-profiling of the bank required under Condition 2 of this planning permission.

Condition 5 - Notwithstanding the details of the storage areas provided on the plans hereby approved, all storage associated with the agricultural use of the land edged blue and red on drawing number 05 (Block and Location Plan) received on 30th September 2013 shall be contained within the area

marked "Machinery Storage" in the south east corner of the site and within the red line demarcating the application site within 3 months of the date of this permission. No storage (with the exception of baled feedstuffs) shall take place in any other location within the land marked red and blue on the above drawing in perpetuity and all storage that is not associated with the agricultural use of the land shall be permanently removed from the site within three months of the date of this permission.

Condition 6 - *No external lighting shall be provided without the prior written approval of the National Park Authority.*

At the time of writing this report, no works have commenced on site to construct any new additional buildings approved by this consent. However, of the above conditions attached to the planning permission, two conditions (conditions 3 & 5) required particular works or actions to be carried out within a certain timescale.

Condition 3 required the re-profiling of the banking within six months of the granting of planning permission and Condition 5 required that all storage associated with the agricultural use of the site was to be contained within the approved storage area within three months of the date of the planning permission. Following a number of site inspections and meetings carried out by the Authority's Enforcement Officer, Members can now be advised that conditions 3 and 5 of the planning permission have been complied with.

Following the completion of the works to re-profile the bank, Officers of this Authority have now written to the applicant reminding him that all planting, seeding and turfing comprised in the approved landscaping scheme shall be carried out in the next planting season (October 2014 to March 2015) as required by condition 4 of the planning permission. A site inspection will be carried out by Officers of this Authority in due course, in order to check that the approved planting scheme has been implemented.

Condition 6 (external lighting) of the planning permission has been formally discharged by officers of this Authority following the submission of an acceptable lighting scheme.

Finally, with reference to the proposed alteration and extension of the existing pig sty building, Members are advised that an amendment has recently been agreed by officers of this Authority allowing the provision of green box profile cladding (in lieu of previously approved timber boarding) to the exterior of the pig sty building to match the existing hay barn on site. However, as the existing pig sty building is the subject of an enforcement notice the applicant has been requested to carry out the necessary remedial works to re-clad the building in green box profile sheeting by 19th July 2014. A further site inspection has been arranged with the applicant to ensure that these works are carried out to the satisfaction of this Authority and a verbal report in this respect will be provided at the meeting.