Application Ref: NP/14/0637

Case Officer  Andrew Richards
Applicant      Mr W Staniland
Agent          
Proposal       Diversification of Brumwells Garden Machinery with the provision of 12 sustainable camping pods with car parking on adjacent land and link the existing dwelling of Badgers Holt as a live-work dwelling for the two businesses

Site Location  Brumwell Garden Machinery, Badgers Holt, Jameston, Tenby, Pembrokeshire, SA70 8QB

Grid Ref       SS05589920
Date Valid     20-Nov-2014   Target Date  14-Jan-2015

Summary

The application was subject to a cooling off period as members were minded to approve the application subject to conditions and the decision would be contrary to policy.

The key issues to be considered in this case are the principle of development, the impact of the proposal on the visual amenities of the area, the impacts on trees and planting and biodiversity, minerals safeguarding, highways and access issues, sewage infrastructure issues and other material considerations.

Since the March Committee officers have been in discussions with Pembrokeshire County Council Access Officer who has confirmed that one unit would need to be suitable for disabled users and that the existing units are not currently suitable in their size or layout. The applicants have also recognised this issue and have now provided drawings which indicate a slightly larger unit that caters for disabled users. The applicants have confirmed that the disabled unit will be sited to replace the proposed unit closest to the existing access/carpark. The access officer has been consulted on the additional drawings and a further verbal report will be given to members on receipt of any consultation response received on this matter. The details of this matter can be dealt with by condition.

Nevertheless, whilst there is some sympathy with the applicants difficulties with his existing business and some weight can be afforded to the material considerations mentioned in previous reports, these along with the additional drawings do not outweigh the overall purposes of the National Park, the need to protect its special qualities and the clear policy presumption against this form of development. As such the application should be refused due to its non-compliance with the development plan and material considerations not outweighing the same.
As the scheme has been submitted as a diversification and that the existing house will be linked to the two businesses there is a need for a section 106 legal agreement to ensure that the business elements and need for residential accommodation on site are dealt with and secured within this application. Should members be minded to approve, then it would be appropriate to allow sufficient time for the legal agreement to be drafted and signed.

**Consultee Response**

**PCNPA - Park Direction:** Reply

**Natural Resources Wales:** No objection - Would however recommend that the applicant produces a pollution prevention management plan detailing all necessary pollution prevention measures for the construction phase of the development.

**Dwr Cymru Welsh Water:** Conditional Consent

**PCC - Transportation & Environment:** Conditional Consent

**Manorbier Community Council:** Approve

**Dyfed Archaeological Trust:** No adverse comments

**Public Response**

A site notice was posted and letters forwarded to the adjoining occupiers in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. No comments have been received at the time of writing this report.

**Policies considered**

Please note that these policies can be viewed on the Policies page Pembroke Coast National Park website - [http://www.pembrokeshirecoast.org.uk/default.asp?PID=549](http://www.pembrokeshirecoast.org.uk/default.asp?PID=549)

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 07 - Countryside
LDP Policy 08 - Special Qualities
LDP Policy 09 - Light Pollution
LDP Policy 13 - Historic Landscapes Parks and Gardens
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 35 - Visitor Economy
LDP Policy 38 - Camping, Touring Caravans, Statics and Chalet Sites
LDP Policy 52 - Sustainable Transport
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LDP Policy 53 - Impacts on traffic
PPW7 Chapter 04 - Planning for Sustainability
PPW7 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW7 Chapter 06 - Conserving the Historic Environment
PPW7 Chapter 07 - Economic Development
PPW7 Chapter 08 - Transport
PPW7 Chapter 11 - Tourism, Sport and Recreation
PPW7 Chapter 12 - Infrastructure and Services
PPW7 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG05 - Sustainable Design
SPG06 - Landscape
SPG10 - Safeguarding Mineral Zones
SPG12 - Parking
SPG13 - Archaeology
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 18 - Transport
TAN 23 - Economic Development

Officer’s Appraisal

Background

Members will recollect that at the Development Management Committee meeting of 4th March 2015, they were ‘minded to approve’ the above application against officer recommendation.

Members are requested to have re-read and made themselves familiar with the officer’s reports which are in the agenda pack for the meetings of 21st January and 4th March 2015 as officers do not intend to go over the information contained in these reports again at the April Committee.

The Director of Park Direction and Planning invoked the “cooling off” period to enable committee members to:

a) reconsider their preferred outcome in the light of any new evidence and if maintaining a similar stance also consider
b) any planning conditions which they consider should be imposed on the planning permission.

Current application

Since the discussion at March Development Management Committee where members where ‘minded to approve’ the application officers have been in discussion with the applicants and also the Access Officer at Pembrokeshire County Council who has raised concerns with the lack of units suitable for disabled users. The access officer has confirmed that one unit on the site would be needed to be suitable for disabled users and that the existing units are not currently suitable in their size or layout. The applicants have also recognised this issue and have now provided drawings which indicate a slightly larger unit that caters for disabled users. The applicants have also confirmed that the disabled unit will be sited to replace the proposed unit closest to the existing access/carpark at the southern part of the grassed site. The access officer has been consulted on the additional drawings and a further verbal report will be given to members on receipt of any consultation response received on this matter.

Key Issues

The key issues to be considered in this case are:

- The principle of development
- The impact of the proposal on the visual amenities of the area
- Impacts on trees and planting
- Impacts on biodiversity
- Mineral Safeguarding
- Highways and Access issues
- Sewage infrastructure issues
- Other Material considerations

Nevertheless, whilst there is some sympathy with the applicants difficulties with the existing business and some weight can be afforded to the material considerations mentioned in previous reports, these along with the additional drawings do not outweigh the overall purposes of the National Park, the need to protect its special qualities and the clear policy presumption against this form of development. As such the application cannot be supported due to its non-compliance with the development plan and material considerations not outweighing the same.

Diversification

The thrust of this application is to allow the existing business and its owners to develop further income from the new camping site. To ensure that this new
enterprise provides for as suggested, it would be appropriate to tie the land for the camping site to the existing business and dwelling. This would prevent any part or parts of the site being sold off separately and thus not achieving the initial aims. It would also give Members confidence that the owner is accepting that by granting planning permission Members would be going against adopted local planning policy and that this application has been considered sympathetically and significant weight has been given to the economic arguments of the diversification of the existing business which are seen to over-ride existing adopted policy in this circumstance.

Your officers have discussed and explained the nature of a section 106 agreement with the applicant. However, until such time as there is a firm decision to approve, the legal instruction, drafting and signing of such have been delayed to reduce the costs of any aborted legal fees.

Conclusion

The principle of this proposal does not comply with adopted policies in relation to the provision of new camping, caravanning and static sites within the open countryside. Furthermore, the proposal would represent an unacceptable intrusion into the countryside, which would be out of character with and detrimental to the special qualities of the National Park. Whilst the applicant has stated that he considers that there are material considerations that override the adopted policies in this case, it is not considered that these considerations are sufficiently compelling to justify a departure to the development plan. As such the application fails to comply with the requirements and aims of policies 1, 7, 8, 30, 35 and 38 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).

Recommendation

That the application be refused for the following reasons:

1. Policies 35 and 38 of the Pembrokeshire Coast National Park Local Development Plan state that new camping, caravanning, static caravan or chalet sites will not be permitted in the National Park. The provision of twelve camping pods and their associated development in an open countryside location is therefore contrary to adopted Development Plan Policy.

2. Policies 1, 8, 15, and 30 of the Pembrokeshire Coast National Park Local Development Plan seek to protect and enhance the pattern and diversity of the landscape, and prevent development that fails to harmonise with or enhance the landform and landscape character of the National Park, that fails to incorporate traditional features, and that is insensitively and unsympathetically sited within the landscape and visually intrusive. The proposed camping pods (and the associated ancillary development to them), due to their siting, location, design, and landscape features form a visually intrusive and discordant addition to
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this rural area that is harmful to the special qualities of the National Park and therefore contrary to Adopted Development Plan Policy.

3. Insufficient information has been provided to detail the proposed disabled unit in respect of its visual appearance and location within the site. In addition to this the application also requires a Section 106 legal agreement to tie the land for the camping site to the existing business and dwelling and this has not been provided.
Note

All year round tourist accommodation
**EXTERNAL FINISHES**

1. **External envelope**
   - Treated timber cladding consists of feather edge, 150mm boards cut from European Larch or Douglas Fir

2. **Windows**
   - Wooden windows - stained to requirements

3. **Doors**
   - Wooden windows - stained to requirements
Sectional Elevation Showing Proposals in Context
(Scale 1:250)

- 30mm x 300mm 'Perfo-AK' ground reinforcement system laid directly onto existing grass surface

Typical Detail - Road Construction - Scale 1:10
'Perfo-AK' ground reinforcement system

'Perfo-AK' ground reinforcement system
PERFO system to be laid directly on the existing grass surface, the grass to be cut as short as possible beforehand. Small undulations to be levelled out using topsoil or a sand/soil mixture (20:80). PERFO sections to be laid out in position and clipped together using foot pressure row by row. Installation should only take place when the ground is soft enough to ensure the sections can be compacted into the surface easily and completely.

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Sectional Elevation in Context plus Road Construction Detail
Doc M Contour 21 Back To Wall Pack LH

Illustrated
S6966 Doc M Contour 21 back to wall left hand corner pack, rimless WC pan, water saving delayed fill Concealed cistern with spout, lever, grab rails, hinged support rail with toilet roll holder, seat no cover with retaining buffers, copper tails on TMVS mixer tap

Configuration options

Weights
S6966 66.41KG
Colours
Blue (LI) Stainless Steel (MY) White (AC) Grey (LJ) Charcoal (RN)

Special Notes
Doc M packs are available both right and left hand corner arrangement, illustrated is left hand arrangement. Supplied with layout drawings, detailing the fixing positions necessary for Doc M compliance.

Frequently used applications
Education  Factory
Hotels  Office
Public Building  Pubs and Clubs
Retail  Sports and Leisure

Features
DocM Water Saving

Accreditations
LANTAC

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