Item 5 - Report on Planning Applications

Application Ref: NP/16/0122/FUL

Case Officer: David Griffiths
Applicant: Mr D Williams
Agent
Proposal: Erection of polytunnel for non-commercial cultivation of fruit & vegetables
Site Location: Golwg Y Graig, Dinas Cross, Newport, Pembrokeshire, SA42 0XD
Grid Ref: SN3871
Date Valid: 07-Mar-2016   Target Date: 01-May-2016

Summary

This planning application is being reported to the Development Management Committee of this Authority as the applicant is related to a member of staff employed by this Authority.

Planning permission is sought for the erection of a polytunnel for the purpose of growing fruit and vegetables within the rear garden of the dwelling house known as Golwg Y Graig, Dinas Cross.

Ancillary buildings and structures can be built within the curtilage of a dwelling house under 'permitted development' rights as catered for under Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013, subject to certain conditions. Further restrictions and conditions apply to sites within a Conservation Area or a National Park. Planning permission is required in this instance as the ground floor area of the proposed structure exceeds 10 square metres and is sited more than 20 metres from any wall of the dwelling house.

The proposed polytunnel is considered acceptable and will not have a detrimental impact upon the character of the property or surrounding amenity. As such the application complies with the relevant policies of the Local Development Plan (LDP) and is therefore recommended for approval.

Consultee Response

Dinas Cross Community Council: Supporting
PCNPA - Tree and Landscape Officer: There are no additional comments in relation to trees and landscape to be made regarding this development.
PCNPA - Access Manager: No P.R.O.W affected
PCC - Ecologist: No adverse comments

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and no responses have been received at the time of writing this report.
Policies considered

Please note that these policies can be viewed on the Policies page PEMBROKESHIRE COAST NATIONAL PARK website -  
http://www.pembrokeshirecoast.org.uk/default.asp?pid=549

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 06 - Rural Centres
LDP Policy 08 - Special Qualities
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 32 - Surface Water Drainage
PPW8 Chapter 04 - Planning for Sustainability
PPW8 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
SPG05 - Sustainable Design
TAN 05 - Nature Conservation and Planning
TAN 12 - Design

Constraints

LDP Mineral Safeguard
Biodiversity Issue
Rights of Way Inland - within 50m
Potential for surface water flooding
LDP Centre: 100pc aff housing; 30 units/ha
Recreation Character Areas

Officer's Appraisal

Site and Context

Golwg Y Graig is a two-storey, terraced property located within the Rural Centre of Dinas Cross (as defined by the LDP). The property faces south onto the A487 Trunk Road that runs through Dinas Cross. There is a small forecourt area with pedestrian gated access to the front of the property. To the rear of the property is an L-shaped garden of moderate size with a detached garage outbuilding located within the north east corner. Access to the rear garden is obtained off a public bridleway located to the east. The garden area is mainly laid to lawn and patio with an area within the north-west corner of the garden curtilage currently used for the growing of fruit and vegetables in raised beds. The garden area is enclosed with established hedge bank and tree boundaries.
Relevant Planning History

There is no relevant planning history

Description of Proposal

The application proposes the siting of a polytunnel for the growing of fruit and vegetables ancillary to the use of the dwelling house. The polytunnel will measure 5.0 metres long by 3.0 metres wide with a height of 2.25 metres. The polytunnel will be finished in a polythene cover with a single access opening at both ends.

Key Issues

The application raises the following planning matters:

- Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Biodiversity

Principle of Development:
Ancillary buildings within the curtilage of existing dwelling houses are generally acceptable where they are well related to the dwelling house, and where the use is incidental to the enjoyment of the dwelling house as such. The proposed structure is located within the rear garden curtilage of the dwelling house and will be used for the growing of fruit and vegetables ancillary and incidental to the enjoyment of the dwelling house.

Siting, Design and Impact upon the Special Qualities of the National Park:
Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced. Policy 15 of the 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 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

The polytunnel is designed as a very lightweight structure and is located within the north-west corner of the garden that is currently used for the growing of fruit and vegetables with raised bed areas. The size and scale of the proposed polytunnel is not considered to be out of keeping to the setting and would be adequately screened by existing mature trees and hedge banks that form the site boundary.

Amenity and Privacy:
Policy 30 of the LDP refers to ‘amenity’ in general seeking to avoid incompatible development and significant adverse impact upon the amenity
enjoyed by neighbouring properties particularly where the development is an
inappropriate use, is of a scale incompatible with its surroundings,
development leads to an increase in traffic, noise, odour or light or the
development is visually intrusive.

The proposed polytunnel will be used for the growing of fruit and vegetables in
association with the residential use of the dwelling house and will not be used
for any commercial purpose. Polytunnels are appropriate to garden settings
and it is considered that the existing levels of amenity and privacy would not
be adversely affected.

Biodiversity:
PPW, TAN5 and LDP Policy 11 requires biodiversity and landscape
considerations to be taken into account in determining individual applications.
The presence of a species protected under UK or European legislation is a
material consideration when dealing with applications that are likely to result
in disturbance or harm to the species or its habitat.

The PCNPA Ecologist has been consulted and has no objection regarding the
proposed development.

Conclusion

The proposed polytunnel is considered acceptable and will not have a
detrimental impact upon the character of the property or surrounding amenity.
As such the application complies with policies 1, 6, 8, 11, 15, 29 and 30 of the
Local Development Plan and is therefore recommended for approval.

Recommendation

APPROVE, subject to the following conditions:

1. The development shall begin not later than five years from the date of
   this decision.
   Reason: Required to be imposed pursuant to Section 91 (1) of the
   Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following
   approved plans and documents:
   Site Location Plan (received 02/03/2016);
   Proposed Site Location Plan (received 07/03/2016);
   Existing Plan (received 02/03/2016);
   Proposed Plan (received 07/03/2016)
   Proposed Block Plan (received 07/03/2016);
   Proposed Elevations (received 07/03/2016).
   Reason: In order to be clear on the approved scheme of development
   in the interests of protecting visual amenity and the special qualities of
   the National Park. Policy: Local Development Plan — Policies 1
   (National Park Purposes and Duty), 8 (Special Qualities), 15
   (Conservation of the Pembrokeshire Coast National Park) and 29
   (Sustainable Design).
Item 5f)
Standing Stone

Golwg y Graig, Dinas Cross, Newport, Pembrokeshire
Public rights of way plan

Pembrokeshire County Council
County Hall
Haverford West
Pembrokeshire
SA61 1TP

Scale 1:1000
EXISTING PLAN
GOLwg Y GRAIG
DINAS CROSS
NEWPORT
SA 42 0XD

NP 16 1 2 2

Scale 1: 600
PROPOSED PLAN

- GOLWG Y CRAIG
- DINAS CROSS
- NEWPORT
- SA42 OXD

Pembroke:shire Coast
National Park Authority

7 MAR 2016

Scale 1: 500