

**Application Ref: NP/16/0122/FUL**

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

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

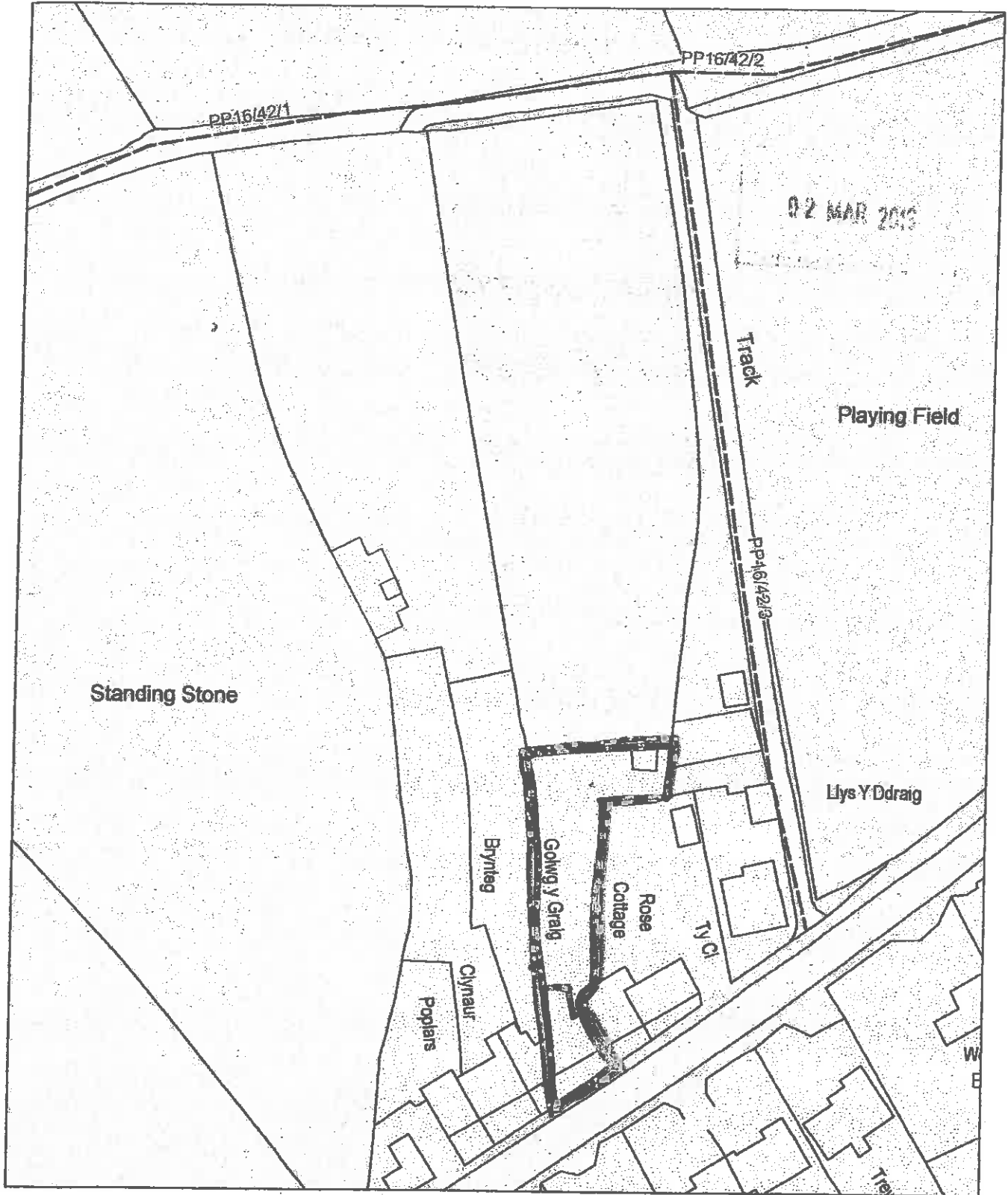
Pembrokeshire County Council  
County Hall  
Haverford West  
Pembrokeshire  
SA61 1TP



Scale 1:1000

NP 16

22



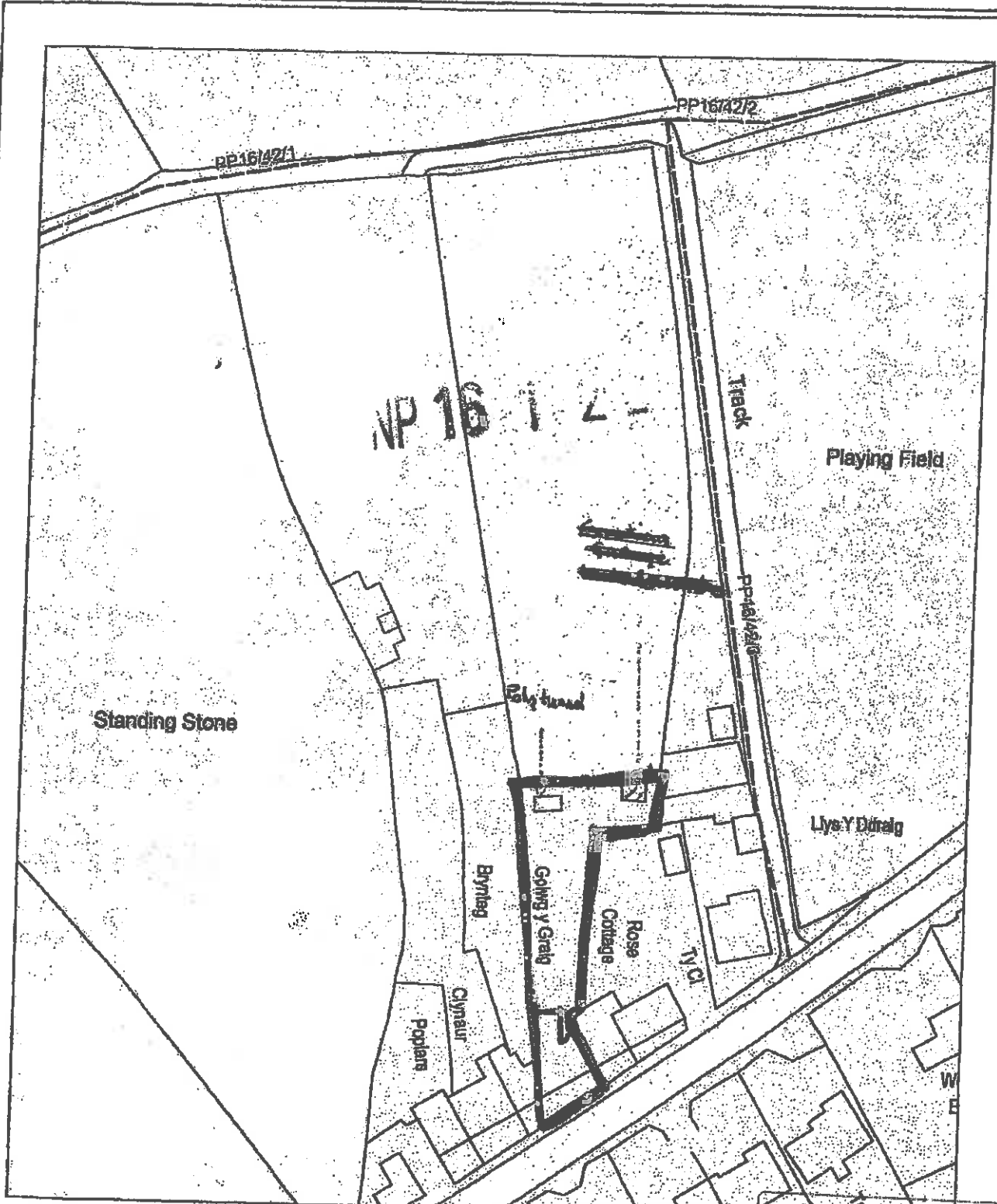
Public Bridleway 

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



Public Bridleway - - - - -

Pembrokeshire Coast  
National Park Authority

- 7 MAR 2016

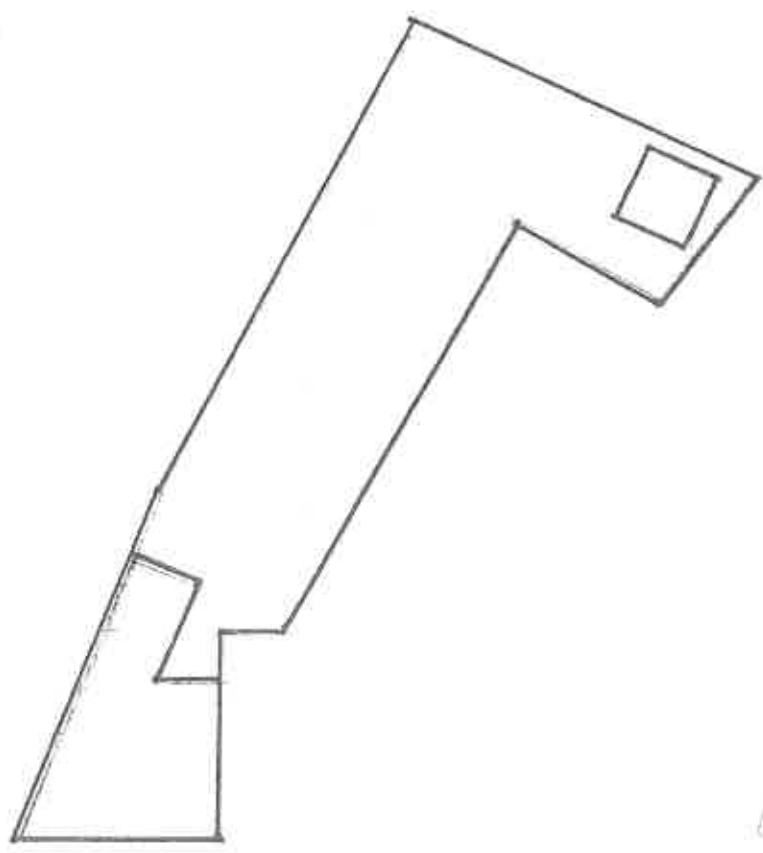
This map is reproduced from the Ordnance Survey map by the Pembrokeshire County Council with the permission of The Controller of Her Majesty's Stationary Office, Crown Copyright. All rights reserved.  
Additional Information - Copyright Pembrokeshire County Council. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence Number: 10002344 (2008).



EXISTING PLAN

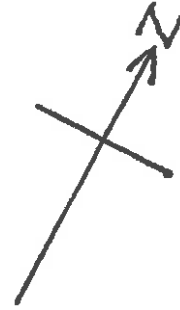
GOLWG Y GRAIG  
DINAS CROSS  
NEWPORT  
SA 42 OXD

NP 16 1 22

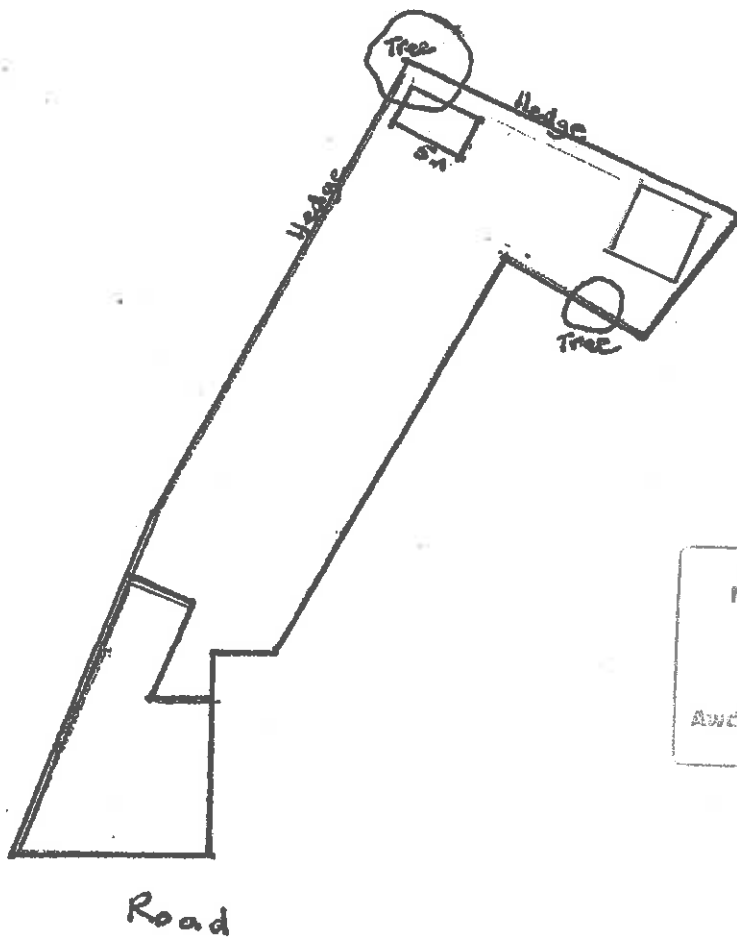


07 MAR 2013  
L...

SCALE 1: ~~1000~~ 600



PROPOSED PLAN  
GOLWG Y GRAIG  
DINAS CROSS  
NEWPORT  
SA42 0XD



Pembrokeshire Coast  
National Park Authority  
- 7 MAR 2016  
Awdurdod Penrhyn Gogleddol

SCALE 1: ~~2000~~ 500

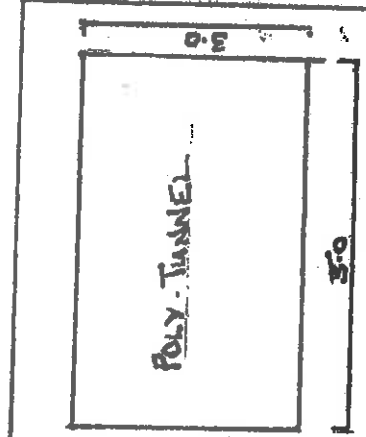


NON-COMMERCIAL POLY-TUNNEL FOR FRUIT AND VEGETABLES  
SOLING Y GRANG, DNAS CROSS,  
NEWPORT SA442 0XD

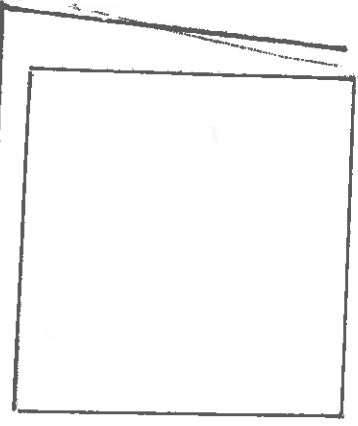


BOUNDARY HEDGE

EXISTING STONE WALL



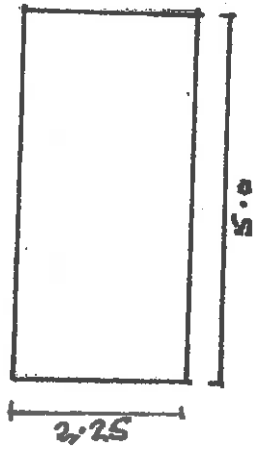
BOUNDARY HEDGE



Pembrokeshire Coast  
National Park Authority  
- 7 MAR 2016  
AUCURDOD PARC CENADR  
ARFORDIR

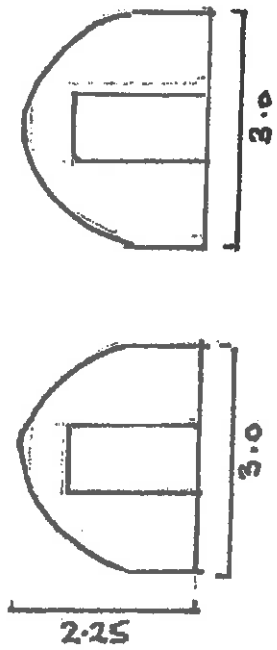
Scale 1:100

DNW 1 2007  
DNAS CRASS  
NEWPORT  
SA42 0XD



ELEVATION

Pembrokeshire Council  
National Park Authority  
- 7 MAR 2016  
Awdurdod Parc Cenedlaethol  
Arfordir Penfro



SCALE 1:100