Application Ref: NP/17/0180/FUL

Case Officer: Caroline Bowen
Applicant: Mr & Mrs Kilmister
Agent: Mr A Vaughan-Harries, Hayston Development & Planning
Proposal: Installation of 14 solar panels (2 rows of 7 panels), inverter & associated cabling on land to North of Fagwr Einon
Site Location: Fagwr Einon, Llanychæer, Fishguard, Pembrokeshire, SA65 9SP
Grid Ref: SM99373686
Date Valid: 22-Mar-2017  Target Date: 21-Jun-2017

This planning application is reported to the Development Management Committee, as the applicant is a former member of the National Park Authority.

Public consultation.

The application was appropriately advertised in accordance with statutory requirements. To date, no responses have been received to the proposal.

Consultee Response

PCNPA - Tree and Landscape Officer: Reply - Conditional consent
Natural Resources Wales: No objection
PCNPA - Ecologist: No adverse comments

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 07 - Countryside
LDP Policy 08 - Special Qualities
LDP Policy 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 30 - Amenity
LDP Policy 33 - Renewable Energy
PPW9 Chapter 03 - Making and Enforcing Planning Decisions
SPG06 - Landscape
SPG14 - Renewable Energy plus Addendum on Field Arrays
TAN 08 - Renewable Energy

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Constraints

LDP Mineral Safeguard
Recreation Character Areas
Landscape Character Assessment

Officer’s Appraisal

Site characteristics

Fagwr Einon lies to the south west of Dinas Cross and north of Llanychaer, on the lower slopes of Mynydd Dinas. The land subject of this application lies north of the main house. The application site is accessed via a rural lane which links the main A487 to Llanychaer.

The site is set well off the public highway, is surrounded by open countryside and is well-screened by mature trees and woodland pockets. The nearest neighbours lie over 100 metres from the site to the west and north

Planning history

- NP/02/220 – Extension.

Current Proposal

The application proposes the installation of a ground mounted solar array comprising 14 panels set out in 2 rows of seven, with associated inverter and underground cabling. The panels will be on land within the existing complex of the dwelling and outbuildings. The panels will cover an area measuring 11.9 metres by 2.8 metres and will be no more than 1 metre above ground level.

Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Other matters

Policy and Principle of Development

Policy 33 – Renewable Energy is the relevant policy for such developments, and states that ‘Small scale renewable energy schemes will be considered favourably, subject to there being no over-riding environmental and amenity considerations.’ The site is well screened in the wider landscape setting and the panels related appropriately to the existing farm complex. There is, therefore, no conflict with the relevant policy of the Local Development Plan.

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Visual Amenity and Special Qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special 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. Criterion ‘c’ resists development that would introduce or intensify a use which is incompatible with its location. Criteria ‘d’ and ‘e’ resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park, and/or fail to incorporate important traditional features.

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’).

The panels will be located on land adjacent to existing outbuildings and are read as part of the main complex. Due to the topography of the land, the existing mature landscaping and their positioning close to existing development, the panels would not be visible from any public vantage points, and would not be considered to cause harm to the visual amenity or special qualities of the National Park.

Other Matters.

Natural Resources Wales and the Authority’s Ecologist have been consulted. NRW raise no objection, subject to their standard planning advice. No adverse comments have been raised by the Authority’s Ecologist.

The Authority’s Tree and Landscape Officer has advised that there are no tree preservation orders on the site, and that, subject to details of tree/hedge protection being provided, together with a method statement for the proposed cable excavations in proximity to tree and hedgerow features, there is no objection to the proposal.

Conclusion

Following consideration of the policies contained within the Local Development Plan (adopted 2010) and in National Planning Policy in the form of Planning Policy Wales (Edition 9, November 2016); and having regard to all the material considerations identified for the proposal, it is considered that - on balance - the development is acceptable. The panels are not a prominent addition to the landscape, nor cause visual intrusion in the countryside.
Recommendation

That the application be approved subject to the following conditions

Conditions/Reasons

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: Expanded Location Plan 01, Location Plan 02a, Details of Solar Panels 03a and Photo Montage Sheet 04 dated 22nd March 2017.
   **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).

3. Details of methodology for cable excavations and foundation design to take account of existing trees, hedges and hedgebanks shall be submitted to and approved in writing by the local planning authority before the commencement of the development. Development shall thereafter take place in accord with the approved details.
   **Reason:** In the interest of protecting visual amenity and the special qualities of the area. Policy: Local Development Plan - Policy: 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

4. Any stand alone solar panels which are no longer needed for, or capable of microgeneration, shall be removed from the site, and the land restored to its original condition, as soon as is reasonably practicable.
   **Reason:** To protect the character and appearance of the site and its setting, and the amenity and appearance of the Pembrokeshire Coast National Park. Local Development Plan Polices 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 33 (Renewable Energy).
Installation of 14 No. Solar Panels (2 Rows of 7 Panels) and Inverter on land at
Fawrwy Ffion, Hanworth, SA6 9SP

Designated by: 
Checked by: 
File name: AVH_357 
Date: 16.03.2017 
Scale: A3 - 1:2500 
Client: Mr & Mrs Kilmister

Drawing Title: Expanded Location Plan

Site area referred to (Planning Unit)
Installation of 14 No. Solar Panels (2 Rows of 7 Panels) and Inverter on land at

Notes

Site area = 60m² (0.0016ha)
Total land in client ownership 67824m² (6.7824ha)

Magenta line indicates route of power cable

Cable route. Follow drive from field keeping to left side of track. Trench up to small culvert where cable will need to go above ground on 2 stakes to bridge culvert. Trench cable again up to house and follow existing cable into porch and cow in kitchen. Trench 75m approx. External cable 85m total.

Location Plan
Scale 1:2500

Vagwreinon

Item 5a)
PROPOSED PLAN VIEW

PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION
(East elevation handed)

Plan View - Scale 1:50

Elevations - Scale 1:100

Installation of 14 No. Solar Panels (2 Rows of 7 Panels) and Inverter on land at
Gerwen, Ffynon Uwchymynydd S.A.A.S. 2SP

Designed by
Checked by
File name
Date
Scale
Client

AVH_357
19.03.2017
A3 - As Shown
Mr & Mrs Kilminster

Drawing Title
Details of Solar Panels

Dwg No.