

**Application Ref: NP/17/0180/FUL**

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

Pembrokeshire Coast National Park Authority

Development Management Committee – 21<sup>st</sup> June 2017

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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.

### *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**

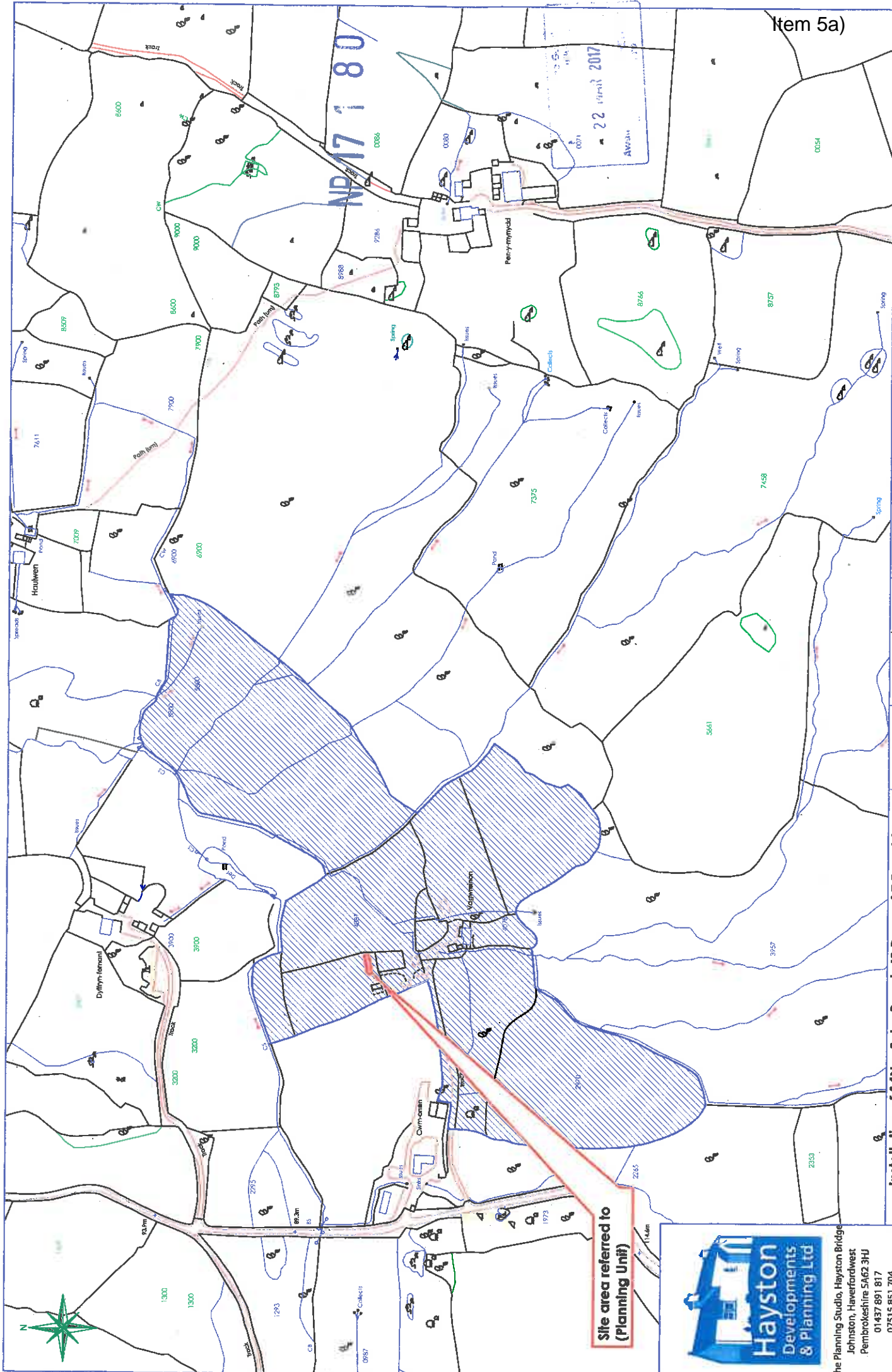
Following consideration of the policies contained within the Local Development Plan (adopted 2010) and in National Planning Policy in the form of Planning Policy Wales (Edition 9, November 2016); and having regard to all the material considerations identified for the proposal, it is considered that - 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).



Item 5a)

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

**Installation of 14No. Solar Panels (2 Rows of 7 Panels) and inverter on land at Fawwr Finon Iannvchner SA65 9SP**

**Evanderd Iannvchner Plan**

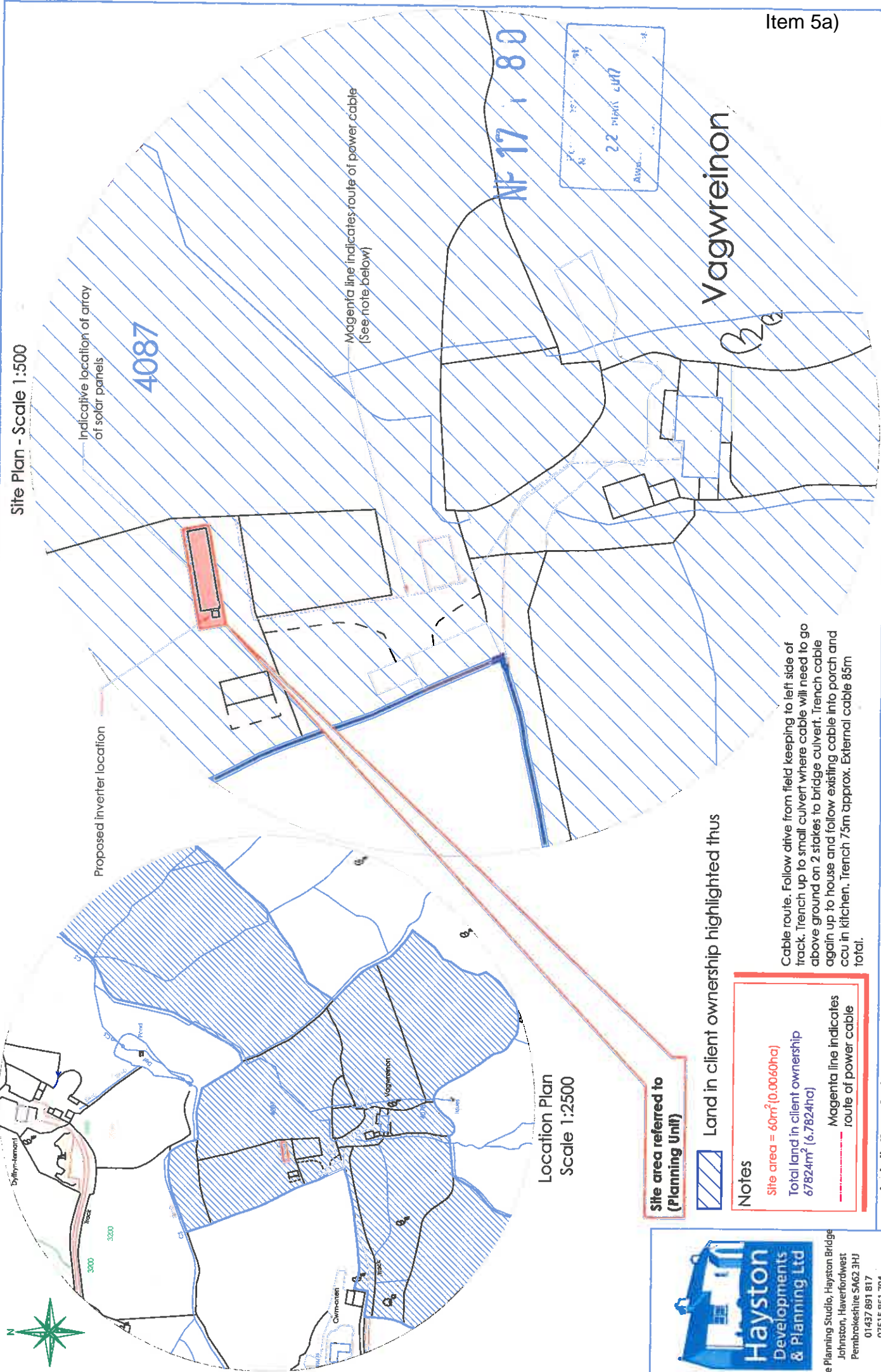
Dwg No. 01

**Site area referred to (Planning Unit)**



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Site Plan - Scale 1:500



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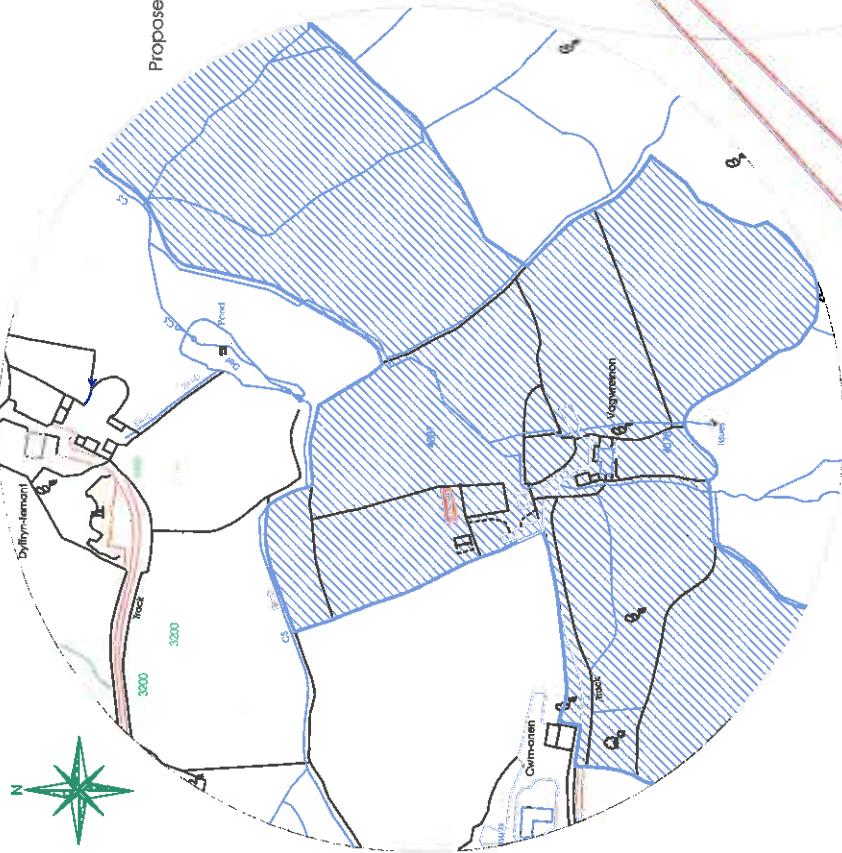
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Item 5a)

Indicative location of array of solar panels

Proposed inverter location

Magenta line indicates route of power cable (See note below)



Location Plan Scale 1:2500

Site area referred to (Planning Unit)

Land in client ownership highlighted thus

**Notes**  
 Site area = 60m<sup>2</sup> (0.0060ha)  
 Total land in client ownership 67824m<sup>2</sup> (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 ccu in kitchen. Trench 7.5m approx. External cable 85m total.

**Installation of 14No. Solar Panels (2 Rows of 7 Panels) and Inverter on land at**

Ffynwyr Ffynon I lanwrhaer SA45 9SP

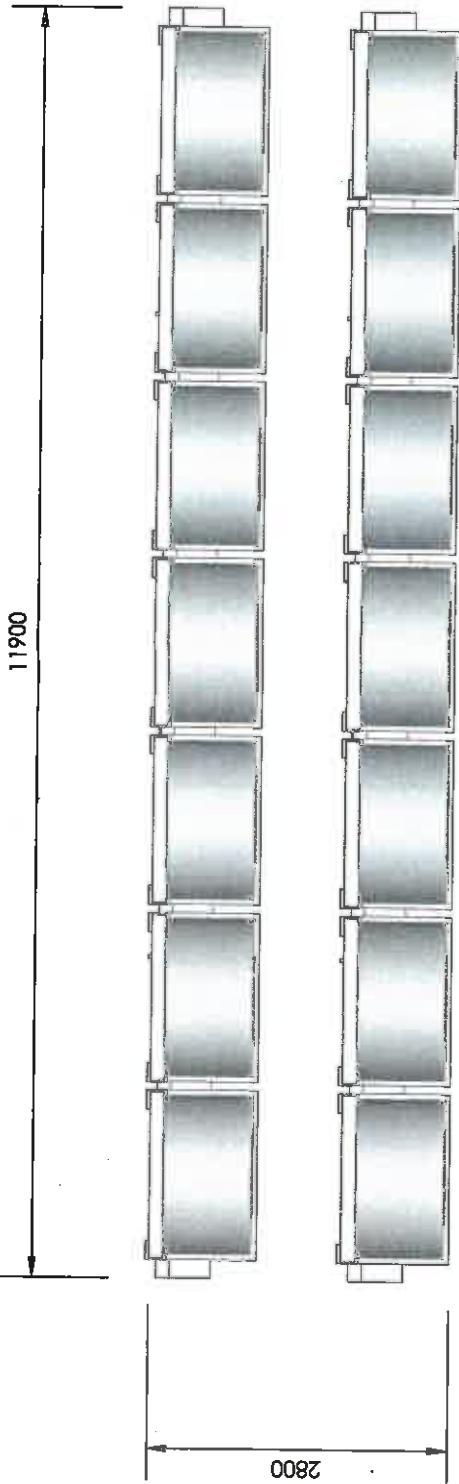


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Designed by	Checked by	File name	Date	Scale	Client
		A VH_357	19.03.2017	A3 - As Shown	Mr & Mrs Kilmister
Drawing Title					
Location Plan					

Dwg No.





Plan View - Scale 1:50

# PROPOSED PLAN VIEW



# NF 17 | 80



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION  
(East elevation handed)

Elevations - Scale 1:100

**Installation of 14No. Solar Panels (2 Rows of 7 Panels)  
and Inverter  
on land at  
Ffawwr Finon Ilanvchrner SA65 9SP**

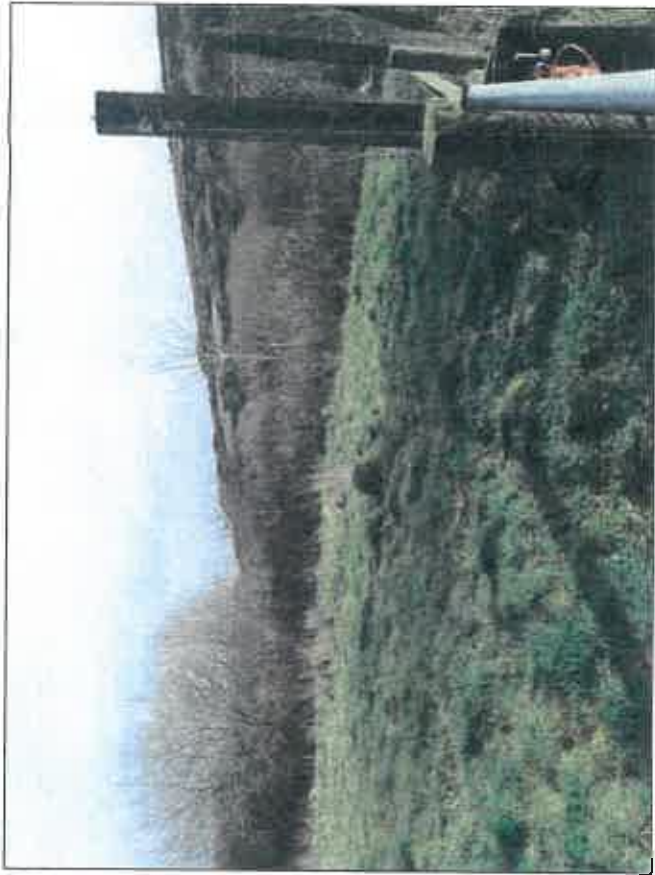
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Drawing Title Details of Solar Panels

Dwg No.



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22.03.2017

Item 5a)



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**Installation of 14No. Solar Panels (2 Rows of 7 Panels)  
 and Inverter  
 on land at  
 Fagwyr Eion, Llanychaer SA65 9SP**

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		AVH_357	16.03.2017	Not to Scale	Mr & Mrs Kilmister

Drawing Title  
 Photo Montage Sheet

Dwg No. **04**