

**Application Ref: NP/19/0543/FUL**

**Case Officer** Kate Attrill  
**Applicant** Mr & Mrs C & K Allen, Celtic C Shellfish  
**Agent** Mr A Vaughan-Harries, Hayston Development & Planning  
**Proposal** Provision of rural enterprise dwelling (created from existing mobile home) in association with existing established fishing business (approved under application NP/12/0614)  
**Site Location** Driftwood Lodge (adjacent to The Pool House), Hasguard Cross, Haverfordwest, Pembrokeshire, SA62 3SJ  
**Grid Ref** SM85341098  
**Date Valid** 10-Oct-2019      **Target Date** 04-Dec-2019

The application is referred to the Development Management Committee for consideration at the request of Cllr Peter Morgan.

**Consultee Response**

**PCC - Transportation & Environment:** No objection

**PCNPA Tree and Landscape Officer:** Conditional Consent

**Public Response**

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of either neighbour letters or a site notice. A site notice was displayed from the 25th October 2019 adjacent to the site.

One objection has been received in regard to the application which alleges that the applicant is not engaged in a rural enterprise business.

**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 09 - Light Pollution

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  
LDP Policy 44 - Housing  
LDP Policy 45 – Affordable housing  
LDP Policy 52 - Sustainable Transport  
LDP Policy 53 - Impacts on traffic  
PPW10  
TAN 06 - Planning for Sustainable Rural Communities  
TAN 12 - Design  
TAN 23 - Economic Development

### **Constraints**

Safeguarding Zone  
Hazardous Zones  
Recreation Character Areas  
Low Coal Risk  
Affordable Housing Submarkets  
Seascape Character Areas

### **Officer's Appraisal**

#### **Site and Context and Planning History**

The site relates to a planning unit at Hasguard Cross which comprises a parcel of land formerly used in connection with the West Wales Diving Centre. The site contains a building which houses a pool which was formerly used as the diving centre and which was given planning permission to be extended in association with what was deemed to be an 'agricultural use as a 'vivier' business at the time.

A 'vivier' is defined as a livewell, or a reservoir where fish and crustaceans are placed to keep them alive until they are consumed or distributed.

The site lies adjacent to a small cluster of buildings adjacent to the B4327.

The rural enterprise 'Celtic C Shellfish' is described as a family business specializing in selling live sea products direct to retailers, local hotels and restaurants. The applicants submitted a Planning Report under a previous application (NP/12/0614) which stated that they have been operating out of Little Haven for a number of years starting in 2003 and were granted a temporary planning permission in May 2009 to use a site at the Old Quarry off Strawberry Hill in Little Haven (NP/09/152), but, this was only granted temporary planning permission in May 2009 (NP/09/152). The site (at Strawberry Hill) was initially used for storing fishing equipment but had no facilities for the storage of live products.

Temporary approval was then granted for a static caravan/mobile home at the current application site for a period of three years in order to be able to prove there was a 'functional need' for the dwelling to be located here, which expired on the 19th

June 2016. The buildings and use of the land were granted on a standard five-year commencement period whilst the static caravan was granted a three-year temporary consent under the same application. The reasons given for the three-year period for the mobile home were: “to test the evidence of justification for a new dwelling in accordance with Tan 6”.

A subsequent application to make the static caravan permanent was submitted in 2018 under NP/18/0382. However, on visiting the site in 2018, the case officer found that the storage tank, approved under NP/12/0614 in 2013, had not yet been used in association with the rural enterprise and there was deemed to be no functional need and the application was refused under delegated powers.

### **Description of Proposal**

The application proposes to retain the static caravan originally granted temporary consent in 2012 with the addition of a raised decked area, new cladding, a new roof and a small extension for a porch as a permanent dwelling. The caravan measures 11 metres by 8 metres.

### **Key Issues**

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park

### **Policy:**

Local Development Plan Policy 7 (b) seeks to restrict the location of new dwellings in the open countryside unless they are for essential farming or forestry needs.

Welsh Government Technical Advice Note 6 at para 4.4 is of particular relevance as it relates to new dwellings on established rural enterprises, which this application proposes.

TAN 6 states ‘New permanent dwellings should only be allowed to support established rural enterprises providing:

- a. there is a clearly established existing functional need;
- b. the need relates to a full-time worker and does not relate to a part-time requirement;);
- c. the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so;
- d. the functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned;); and
- e. other normal planning requirements, for example siting and access, are satisfied.

Given the specialist nature of such applications, PCNPA consults with an independent agricultural consultant on such applications. His comments will be verbally reported to Committee members as they have not been received at the time of writing this report.

A letter (dated 12th January 2018 and received 10th October 2019) from a business consultant has been submitted with the application which states that the 'vivier' storage facility 'would soon be ready for use' as all equipment was on site ready for installation.

A revised and updated letter was then received on the 11th November following a site visit by the business consultant on the 31st October 2019.

The application hinges on the need for the applicants to be on site to ensure the security and maintenance of the vivier unit. Based on the vivier unit having been in operation for less than a year since the original temporary consent (NP/12/0614) was granted to prove the functional need, it would appear that this is an exceptional circumstance which would justify the granting of a second temporary consent, as the functional need has not yet been proven for the three year period as recommended in TAN6.

The originally submitted business case in 2012 refers to the vivier tank impacting on the business by allowing for a less intensive fishing operation by allowing the storage of shellfish, so although the business has been shown to be viable and profitable without the operation of the tank, its operational impact on the business has not yet been assessed through any received accounts. At present, there is insufficient information/evidence to show that the use of the tank is viable and that there is therefore a need for a permanent dwelling on site to support the business.

### **Siting & Design**

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. 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 fails to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

The application proposes alterations to the mobile unit to attach it permanently with dwarf walls to the ground, a new roof, timber cladding and extensions to the decked area at the frontage.

The siting of the dwelling in the same location, with a slightly increased footprint will not in itself, give rise to harm to the special qualities of the National Park. It is the principle of its permanent retention that is at issue.

## **Conclusion**

TAN6 states that: 'Where the case is not completely proven for a dwelling permission should, not be granted for it, but it may be appropriate for the planning authority to test the evidence by granting permission for temporary accommodation for a limited period. Three years will normally be appropriate to ensure that the circumstances are fully assessed.' However, this is also subject to the response, yet to be received, from our Agricultural Assessor which will be verbally updated to Committee.

In this instance, a further temporary period of three years is suggested for the functional need to be proven.

## **Recommendation**

APPROVE, subject to the following conditions:

1. The building and any associated chattels associated with the residential use shall be removed from the land in its entirety and the land shall be restored to its former condition on or before 4th October 2022 in accordance with a scheme of work submitted to an approved in writing by the local planning authority prior within three months of the date of this decision.
2. The occupancy of the dwelling shall be restricted to those:
  - a. solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those;
  - b. who would be eligible for consideration for affordable housing under the local authority's housing policies: or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b);
  - c. widows, widowers or civil partners of the above and any resident dependants.

Reason: In order to comply with Policy 7 of the Pembrokeshire Coast National Park Local Development Plan and Technical Advice Note 6 (Planning for Sustainable Rural Communities) 2010.

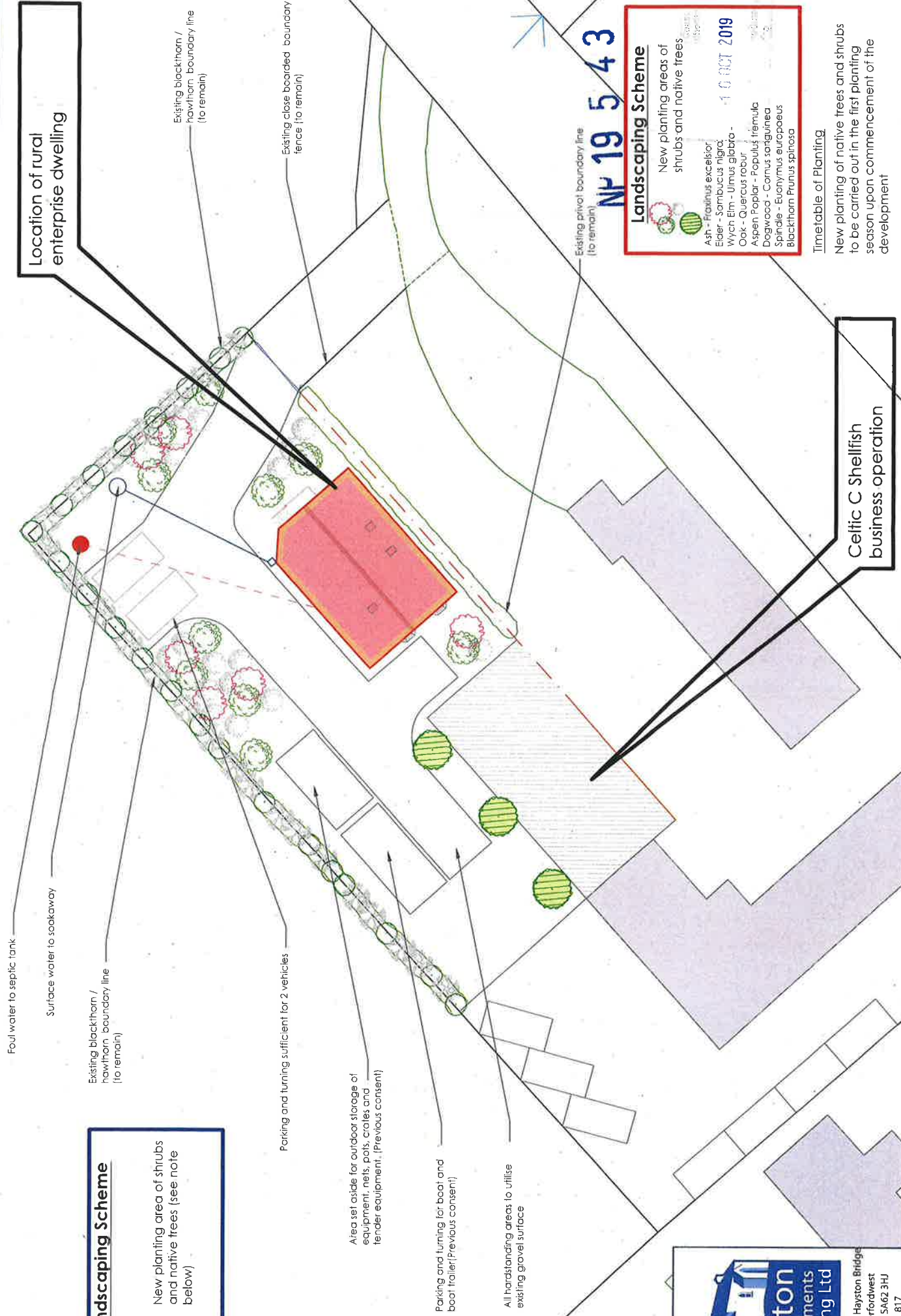
3. The development shall be carried out in accordance with the following approved plans and documents:
  - Location and Block Plan 01
  - Site Plan 02
  - Proposed Floor Plan 03
  - Proposed Elevations 04Reason: In order to be clear on the approved scheme of development in the interests of protecting 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).



**Landscaping Scheme**

New planting area of shrubs and native trees (see note below)



**NP 19 5 4 3**

**Landscaping Scheme**

New planting areas of shrubs and native trees

**10 OCT 2019**

Ash - Fraxinus excelsior  
 Elder - Sambucus nigra  
 Wych Elm - Ulmus glabra  
 Oak - Quercus robur  
 Aspen Poplar - Populus tremula  
 Dogwood - Cornus sanguinea  
 Spindle - Euonymus europaeus  
 Blackthorn Prunus spinosa

**Timetable of Planting**

New planting of native trees and shrubs to be carried out in the first planting season upon commencement of the development

**Celtic C Shellfish business operation**

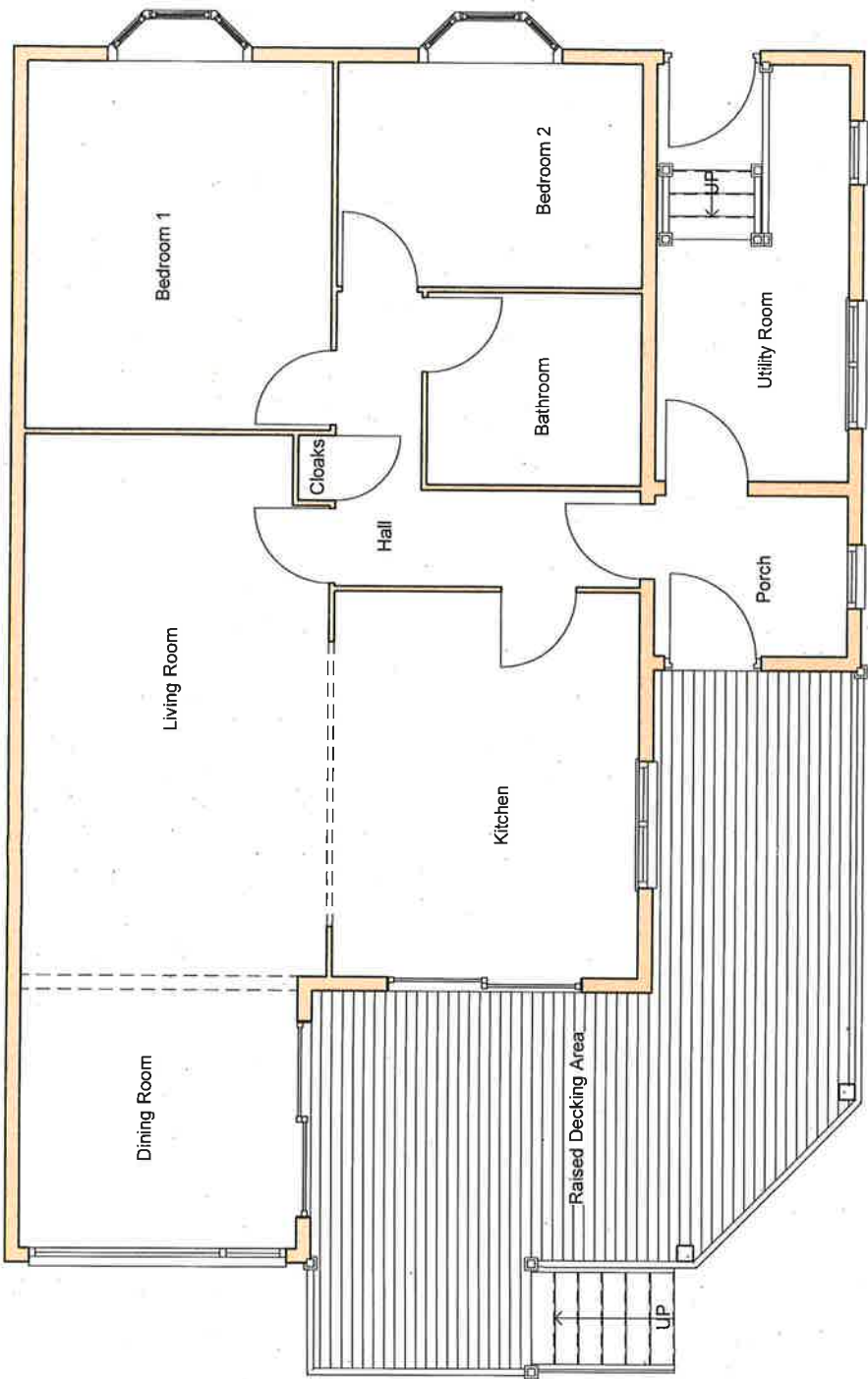
Provision of Live/Work Rural Enterprise Dwelling (Created from Former Mobile Home) in Association with Celtic C Shellfish Business Operator Approved & Operating Under Permission NP/12/0614 at Driftwood Lodge, Hasguard Cross, Pembrokehire		Client Mr Chris & Mrs Kim Allen
Designed by Hayston Developments & Planning Ltd	Checked by Mr Chris & Mrs Kim Allen	Scale A3 @ 1:250
File name AVH - 376	Date 11.07.2017	Drawing Title Site Plan
Dwg No. <b>02</b>		Page <b>53</b>

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NP 19 5 4 3

10 OCT 2019



**EXTERNAL FINISHES**

1.	Roof Covering	Blue Black Composite Slate
2.	Walls	Timber cladding with horizontal emphasis
3.	Rain Water Goods	Black uPVC Half Round Guttering with Circular Downpipes

4.	Windows	Profiled uPVC (Brown in colour to match existing)
5.	Doors	Profiled uPVC (Brown in colour to match existing)



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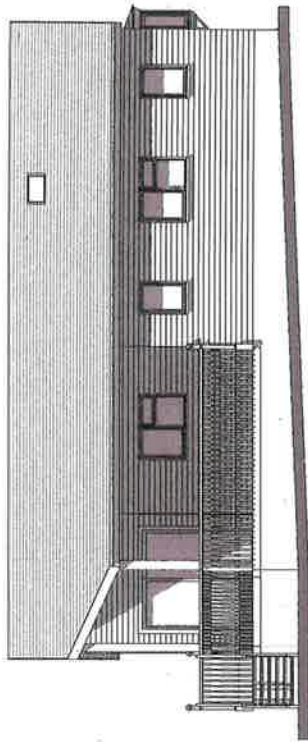
No.	Description	Date

<b>Ground Floor Plan</b>	
Project number	AVH376
Date	11.07.2017
Drawn by	
Checked by	
Scale	1:50

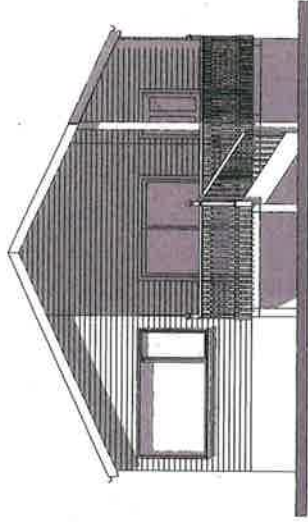


**Provision of Live/Work Rural Enterprise Dwelling (Created from Former Mobile Home) in Association with Celtic C Shellfish Business**  
**Operation Approved & Operating Under Permission NP/12/06/14**  
**at**  
**Driftwood Lodge, Hasguard Cross, Pembrokeshire**

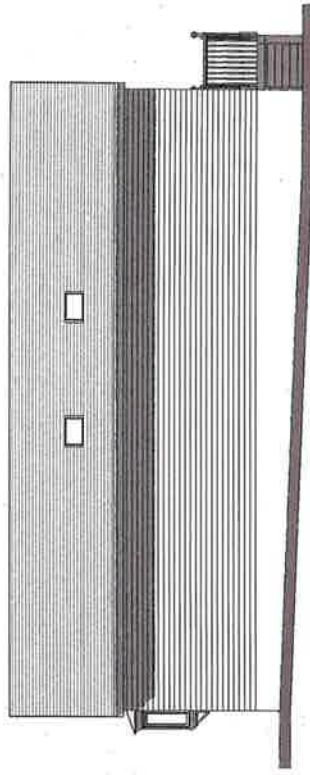




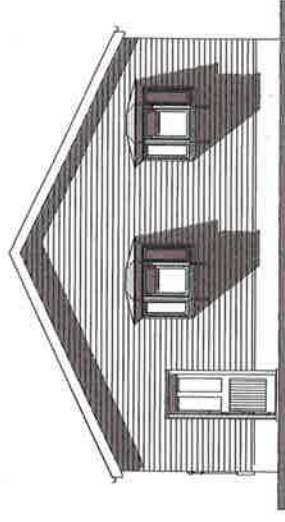
**West**



**North**



**East**



**South**

**Hayston**  
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**NP 19 5 43**

10 OCT 2019  
Approved  
11/07/2017  
AVH376  
Project number  
Date  
Drawn by  
Checked by  
Scale  
1 : 100

No.	Description	Date

**Elevations**

Project number AVH376  
Date 11.07.2017  
Drawn by  
Checked by

**04**

Scale 1 : 100

**Provision of LiveWork Rural Enterprise Dwelling (Created from Former Mobile Home) in Association with Celtic C Shellfish Business**  
Operation Approved & Operating Under Permission NP/12/0614  
at  
Driftwood Lodge, Hasguard Cross, Pembrokeshire