

**Application Ref: NP/19/0309/FUL**

<b>Case Officer</b>	Kate Attrill		
<b>Applicant</b>	J & L Reynolds & Lant		
<b>Agent</b>	Mr T Wimbush		
<b>Proposal</b>	A One Planet Development to include a cabin, shed, livestock barn, produce barn, compost toilet, greenhouse, farmgate stall and removal of hedgerow to create car parking area (part retrospective)		
<b>Site Location</b>	Lily Pond Farm, Whitewell Lane, Penally, Tenby, Pembrokeshire, SA70 7RY		
<b>Grid Ref</b>	SS09689945		
<b>Date Valid</b>	30-Jul-2019	<b>Target Date</b>	12-Jun-2020

This application is being brought back to the Development Management Committee following a site visit by Committee Members on the 10th February 2020. Originally scheduled to be brought to the 18<sup>th</sup> March 2020 Committee, it has been delayed due to the current Government guidance during the Coronavirus epidemic. The application is referred to the Development Management Committee for consideration as the application is classed as major development.

Since the last scheduled Committee meeting, the Inspector's final report on LDP2 has been received from Welsh Government and is now a material consideration of significant weight. However, LDP 1 remains the current adopted Local Development Plan until such time LDP2 is formally adopted.

The report has been amended to reflect updates and further information received since 18<sup>th</sup> March 2020.

**Consultee Response**

**Penally Community Council:** Objecting

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

**PCNPA Planning Ecologist:** Conditional Consent

**PCC - Transportation & Environment:** Conditional Consent

**PCC - Public Protection:** No adverse comments

**PCC - Drainage Engineers:** Conditional Consent - SAB approval will be required

**Agricultural Advisor Carms CC:** Concern

**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. In this case, due to the nature of the site, two site notices were posted at the southern and northern ends of the lane on which the development is sited on the 14th June 2019 when the application was first received.

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No objections have been received in regard to the application apart from that from the Community Council.

### **Policies considered**

Please note that these policies can be viewed on the Policies page Pembrokehire 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 11 - Protection of Biodiversity

LDP Policy 13 - Historic Landscapes Parks and Gardens

LDP Policy 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 28 - Composting

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

LDP Policy 47 - Low Impact Development

LDP Policy 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

PPW10

SPG02 - Low Impact Development making a positive contribution

SPG05 - Sustainable Design

SPG06 - Landscape

SPG19 - Siting and Design of New Farm Buildings

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

### **LDP2 Update**

The Inspectors Report on the soundness of LDP2 was received by this Authority on the 13<sup>th</sup> May 2020. The requirements are that the Plan should be adopted within 8 weeks of its receipt due to the persisting exceptional circumstances relating to the Corvid-19 restrictions limiting public access to documents, the Plan will be reported to a future National Park Authority meeting for Adoption.

In the interim the Inspector's report has been made available on the National Park Authority website to help provide a context for Development Management Committees and applications determined through the delegated powers process.

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The findings in the Inspector's Report are binding on the Authority and although not yet formally adopted by the Authority, the policies in LDP2 now become a material consideration of significant weight, but in this case, do not alter the policy context for this application.

### **Constraints**

LDP Mineral Safeguard  
Ancient Monument - within 500m  
Potential for surface water flooding  
Recreation Character Areas  
Landscape Character Assessment  
Seascape Character Assessment  
Affordable Housing Submarkets  
Seascape Character Areas

### **Officer's Appraisal**

#### **Site and Context**

The application site is approximately 28 acres and lies to the west of Penally and immediately adjacent to Whitewell Lane which runs between the A4139 and the Ridgeway. The land slopes down to the south east from the ridgeway. The original vehicular access was located to the south of the existing reservoir.

#### **Relevant Planning History**

The applicants first submitted a permitted development Prior Determination application (NP/18/0500 refers) for five barns, but the basic premise of Prior Determination is that an application is submitted prior to development, and in this case, development had already commenced and so it was therefore not possible to proceed via that route, so a full planning application was requested.

The applicants then submitted a full planning application (NP/18/0717/FUL refers) for the barns proposed, but introduced a residential element part way through the application and then submitted a One Planet Development (OPD) Management Plan later again in the processing of that application. This application was refused on the basis of insufficient information on the 29th March 2019.

#### **Description of Proposal**

Planning permission is sought for a single temporary dwelling in the form of a cabin which fits within the definition of a caravan and a number of outbuildings under the principles of One Planet Development (OPD). The application is submitted partly in retrospect, with a shed/office/store already having been built and a barn being partly constructed, and the new access and parking area already in place.

To be assessed as OPDs applicants are expected to be able to meet 65% of their basic food needs from their land, either by producing all of the 65% from the land, or by producing no less than 30% from their land and the remaining 35% using income derived from the sale/barter of produce grown and reared on their site.

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In this application for an OPD the applicant expects to derive 65% of their food directly from the land.

The development proposes:

One cabin (caravan) - 4m by 10 metres  
One shed (including office and store) - 6 metres by 6 metres  
One livestock barn – 6 metres by 12 metres  
One produce barn – 6 metres by 12 metres  
One compost toilet 3 metres by 2.4metres  
One farmgate stall – 4 metres by 2 metres  
One greenhouse – 4 metres by 8 metres  
A new access and parking area measuring 15 metres by 12 metres

This application seeks to establish that the applicants will be able to meet their needs through their farming the land with heavy horses, primarily producing wheat, oats, barley, potatoes, carrots, beans, onions and leeks.

Two working horses, (and potentially two foals), a milking cow and chickens will also be kept.

Proposals also include:

- Developing a sheltered garden for salads crops and herbs
- Creating a coppice for fuel and building materials
- Planting fruit and nut trees and soft fruit bushes
- Wildflower meadows for bees
- Planting willow for making baskets and fuel
- Four courses (12 people pre course) per year on scything and hay making, working horses 1, 2 & 3 on a donation led basis (there is no elaboration as to whether these are residential or non-residential courses)

Further information relating to the EFA (Ecological Footprint Analysis), revised scaled plans (revising the position of the composting toilet) and an amended Management Plan were received on the 29th January 2020. A draft S106 Agreement to tie the ownership of the land and the occupation of the dwelling to the use hereby proposed has also been received, and this was then revised again following concerns over the wording which would have allowed for occupation after retirement (contrary to the OPD guidance but in line with rural enterprise dwellings) but has not yet been received in its final form.

### **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
- One Planet Development Considerations

### **Policy:**

Pembrokeshire Coast National Park Authority  
Development Management Committee – 10<sup>th</sup> June 2020

## **National policy**

PPW (edition 10, December 2018) defines One Planet Development (OPD) as that which through its low impact either enhances or does not significantly diminish environmental quality. OPD may take a number of forms and can either be single homes, co-operative communities or larger settlements. They may be located within or adjacent to existing settlements, or be situated in the open countryside. PPW requires that OPD located in the open countryside should provide for the minimum needs of the inhabitants in terms of income, food, energy and waste assimilation over a period of no more than five years from the commencement of work.

The essential characteristics of OPD from PPW are that development must have a light touch on the environment, be land-based, have a low ecological footprint, have very low carbon buildings, evidenced by carbon analysis, and shall be the sole residence for the proposed occupants. This is to be evidenced by a clearly understood Management Plan produced by a competent person(s), setting out the objectives of the proposal, the timetable for the development of the site and the timescale for review.

## **Local Policy**

Whilst Local Development Plans are not intended to repeat national planning policy, there are local policies in the adopted Pembrokeshire Coast National Park Local Development Plan which are relevant to the consideration of this proposal.

Policy 7(g) Countryside specifically allows for Low Impact Development (which has a similar definition to OPD in PPW) that makes a positive contribution, and the companion Policy 47 of the Local Development Plan contains eight tests to be met in any application, with a requirement that they all must be met to justify a proposal. The Supplementary Planning Guidance (SPG) in relation to Low Impact Development sets out the National Park Authority's approach to proposals submitted under policy 47 and was updated to take into account the subsequent adoption of national OPD policy requirements.

The principle of OPD is supported by national and local planning policy, which (subject to appropriate details) allow for such developments in the open countryside

## **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. Criteria (d) and (e) resists development that would fail to harmonise

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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)).

In terms of the proposal, the most significant landscape impact to date has been the removal of a large section of hedgerow to create a parking area, and although new mounds have been created around this area, they have not yet mitigated for the loss of the historic boundary which has opened views into the site not previously possible.

An amended planting/landscaping plan to address the screening of the site from the car parking area was received on the 29th January 2020 which is considered acceptable.

The usual policies of the National Park need to be balanced against the One Planet Development guidance, which requires that developments are zero-carbon in construction and operation (with the exception of buildings which do not require Building Control).

The One Planet Practice Guidance states at 3.4:

Landscape: One Planet Development in the open countryside should have a positive impact on the surrounding landscape. This, to a significant extent, should be 'built into' One Planet Development, as traditional land use activities and habitat management were what created historic landscapes in the first place. Thus OPD can either reinforce or recreate valued traditional landscape features such as hedges, orchards, woodlands, copses and meadows. One Planet Development is generally small scale, and so should not have a major landscape impact. Nevertheless it is important to ensure that: (a) features created (such as hedgerows, hedgebanks and walls) reflect the traditional characteristics of the local landscape; (b) dwellings and other structures including access tracks are located where they can be recessed into the landscape as part of the wider design for the site, such that they do not stand out in views from public vantage points; and (c) new features created under (a) above, provide additional screening (using native species) where this will help the overall development blend into the wider landscape.

A key concern of the Authority in regards to this application is the materials, and their subsequent visual impact on the landscape, and in particular the clay tiles proposed for the barn roofs. These tiles were chosen by the applicants based on being a sustainable, natural material which will be long-lasting and which they believe are appropriate to the locality.

Had the Authority been able to comment on the proposed materials at pre-application stage, a more traditional agricultural material would likely have been suggested and could have been sourced as second hand, but the applicants have explained that they considered this option and discounted it.

However, the wider landscape is not considered to be significantly negatively impacted on by the choice of materials and a suggestion of further landscaping

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immediately adjacent to the barns is recommended through condition to further screen the buildings from views through the parking area

The hedgerow removed to facilitate the access point is to be mitigated for, and additional landscaping to screen views from the parking area towards the caravan/cabin and barns has been agreed.

### **The proposed Management Plan.**

The Welsh Government OPD Practice Guidance document states that a OPD requires persons to live more sustainably (and differently) than the norm in the 21st century. This is to be demonstrated through the Management Plan which should broadly identify the following;

- Baseline – the current condition and features of the site
- The chosen Design/Strategy
- A Business and Improvement Plan.

This is further subdivided into

- Land based activity
- Land Management
- Energy and Water
- Waste
- Zero Carbon Buildings
- Community Impact Assessment
- Transport Assessment and Travel Plan
- Ecological Footprint Analysis
- Phasing, Monitoring and Exit Strategy

For OPD, the site must be capable of meeting the minimum needs of the residents in terms of productive capacity and size, however there is no minimum or maximum size of site defined.

The parts of the site used for residential use should be already well screened or be capable of being well screened in the surroundings. There must be opportunities to conserve and enhance the biodiversity, cultural heritage and landscape of the site, adding to its environmental capital, and the site should be accessible to modes other than the private car, to reduce its use.

A revised management plan was received on the 29th January which addresses the following matters.

### ***Baseline***

The baseline is an essential element as this is a benchmark against which the applicant must demonstrate that their development conserves and enhances the site, adding to its environmental capital. The applicant has provided an audit of the site's characteristics, which uses LANDMAP - an all-Wales landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated.

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An ecological appraisal of the aerial photographs and maps for the area show that it is adjacent to the open countryside and has scrub habitat, woodland, hedgerows and streams, all offering bat foraging opportunities. Fields are generally small in size and managed un-intensively, and thus the wildlife connectivity value of the area is high. The site is approximately 800m from the coast and as such, has moderate to high levels of exposure.

The Authority's Ecologist was concerned that there was insufficient information submitted initially, and further information was requested relating to a bat survey, hedgerow removal and replacement, the siting of the compost toilet by a watercourse, the flow rates and abstraction from the watercourse, and lack of construction and environmental management plan relating to the construction of a track.

Following our Ecologists comments, further ecological information was submitted on the 30th September 2019. The information provided states that there will be no negative impacts on any protected species as a result of the proposals.

One issue of concern highlighted in the previous report was the lack of farmland bird survey, which is a contributory factor in assessing the improvement of biodiversity. The submitted ecological report was undertaken in April 2019, although breeding bird surveys are usually undertaken between April and mid-June. The PCNPA Ecologist has stated that it would be reasonable to require a further survey in the spring/summer of 2020 to which the applicants have agreed with the aim of having a clear baseline to underpin future monitoring. This is suggested to be required by way of condition.

### ***Design/Strategy***

The design/strategy section of the Management Plan is intended to demonstrate the overall layout of land uses and activities on the site. The proposal is for a single household development with five buildings being applied for – a dwelling in the form of a cabin, which is to be located to the lower part of the site, two barns, one for produce and one for livestock, a greenhouse, a shed (already built) to house an office and storage area (although previously used for residential purposes), a compost toilet, and a farm stall.

It is noted that the current shed has thus far been used for residential purposes in addition to the touring caravan sited on the parking area and this use would be expected to cease once the proposed caravan has been constructed and occupied. A condition to ensure this has been suggested.

### ***Business and Improvement Plan***

The OPD Practice Guidance states that the business and improvement element of the Plan is essentially the fundamental justification for the development, where it should describe how people on the land are able to reduce their environmental impact by meeting their everyday needs from the site, whilst also enhancing the environmental benefits of the site through their activities.



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A revised viability assessment was submitted as part of the amended Management Plan and also referred to the trial period of the food stall which was operated for a 5 week period at the end of 2019.

The land based income is stated to be assessed conservatively and predicted to be sufficient to meet minimum income requirements by Year 5 and appears reasonable.

### ***Land based activity***

Food and income for an occupant have to be derived from the land-based resources of the site, which must be the results of the labours of the occupant of the site and not of hired hands. The land-based activities on the site must, therefore, be capable of generating an income that would be sufficient to meet both the minimum income needs and minimum food needs of the occupant within five years of first habitation on the site.

From the submitted information, the applicants consider that they have demonstrated that they would be able to meet their own basic needs from income derived from the site. Following the amended Management Plan, it does appear possible that they may meet their basic needs, but this may need to be reviewed in light of the current restrictions on travel/farm gate sales and whether this will have an impact on the 5 year schedule.

### ***Land Management***

OPD in the open countryside have the objective of conserving, managing and, where possible, enhancing environmental quality – the baseline information is the benchmark for assessing the environmental impact of the development.

As such, existing landscape features are expected to be retained, and opportunities taken to extend features such as hedgerows and woodland, which could expand wildlife corridors. Views to, from, and within the site are important, as it would be expected that new development would blend into the surroundings so as not to detract from the original landscape character.

The position of new buildings should, therefore, be chosen so that they would not be obtrusive in the landscape, i.e. by using the existing lie of the land or tree/hedgerow cover. New planting can provide screening in addition to improving local micro-climates and offering shelter.

The planting of the new hedgerows is proposed to be undertaken in year 3 at 2022.

In terms of the essential criteria for land management specified in the guidance document, the applicants have provided sufficient evidence that:

- The existing semi-natural habitats are in favourable condition.
- All identified cultural heritage features are maintained in good condition.
- There is (will be) an increase in the number / area / length of traditional characteristic landscape features and all are under appropriate traditional management.

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The contributory criteria refer to:

- (Named) semi-natural habitat(s) is/are extended / created.
- There is an increase in the population of farmland birds on the site.
- There is an increase in the population of honey bees.

Of the contributory criteria above, the applicants had proposed an additional survey be undertaken in spring/summer 2020 but this may not now be possible in the current situation, and it may be reasonable to request this be undertaken in the next year, with those criteria all then formally re-assessed at Year 5.

Of the essential criteria, the applicants have made a commitment to undertake the essential and contributory criteria, and if achieved, will meet the criteria for land management.

### ***Energy and Water***

The energy needs of the site must be minimised and met from sources or renewable energy on site. OPD guidance allows for small amounts of non-renewable fuel for purposes such as bottled gas for cooking in warmer months where wood stoves are not lit, or for running agricultural machinery/equipment, and these fuels would be accounted for in the ecological footprint of the development

The applicant has proposed a solar array next to the cabin of 4x 250W panels. The system will be connected to a battery reserve of 440Ahrs.

For the dwelling, heating is primarily sourced by passive solar primarily from the south which is to be supplemented by a wood burner cooking range, fed by biomass sourced from short rotation coppice willow which will be grown on site and thinning of the woodland area.

The shed is also proposed to have a 500W solar array on the roof which will be connected to a battery reserve of 220Ahrs.

In respect of water usage, the applicant indicates that the predicted domestic water use will be no more than 500 litres per week, compared to a household average of 1050 litres per week. Water will be mainly sourced from rainwater harvesting and from the two springs on site (the upper for livestock and the lower for domestic use/milking parlour and livestock).

Although the reservoir was installed in the 1960's to supply water to the potato crops, the applicants have stated that they will not be using this for crop supply, but will instead be using this as a wildlife haven.

It is considered that the Management Plan is reasonable in this respect and adequately addresses the issue of energy and water usage at the site.

### ***Waste***

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It is an essential characteristic that all waste produced on One Planet Developments should be assimilated on site in sustainable ways.

The applicants have indicated that all domestic food waste will be composted on site, that grey water from the cabin and the shed will be filtered before being returned to ground through two separate reed-bed filtration systems. No details of the size or method of construction of these reed beds has been submitted.

The 'humanure' from the compost toilet is stated as being used for the nuttury trees as mulch, and the urine is to be watered into fields compost heaps and gardens.

Following concerns on the proximity of the compost toilet to the adjacent watercourse, the proposed location has been revised to be more than 10 metres away from the watercourse which has addressed previous concerns.

The updated waste strategy is now considered acceptable and advice from Natural Resources Wales regarding the potential necessity for discharge consents has been passed onto the applicants.

### ***Zero Carbon Buildings***

OPDs should be exemplars of Welsh Government's zero carbon aspiration and achieve zero carbon status in terms of construction and use of the development.

Paragraph 3.82 of the OPD Guidance states: In practice the requirements for the zero carbon standard for construction are found mainly in the Code for Sustainable Homes (CSH) and for use in a revised Part L of the Building Regulations produced by Welsh Government. One Planet Development is required to meet these standards, but it is recognised that the ways in which it achieves them may vary from those for more 'conventional' development. What is important is that a similar overall 'zero carbon' performance is achieved in construction and use, not how it is achieved. For One Planet Development the zero carbon requirements relate to both domestic and ancillary buildings subject to Building Regulations control.

The application states that there is no current Welsh definition of 'zero-carbon in use' and furthermore, that evidence has been provided that the development will be zero carbon being off-grid in nature and that none of the structures will require Building Regulations approval.

The application details that the construction of all buildings has been carefully considered to be as low impact as possible and that re-cycled materials will be used as far as possible including reclaimed blocks and brick for the cabin and compost toilet, and reclaimed doors and windows for the cabin, toilet and shed.

The One Planet Practice Guidance (2012) states at paragraph 3.89 that: 'A definition of zero carbon in use for buildings in Wales will be published by the Welsh Government'. To date, there has been no definition published.

In that the guidance does not require any buildings exempt from Building Regulations to be zero carbon in construction, and the applicants have confirmed

that none of the buildings require BR approval, the application meets the essential criteria.

### ***Community Impact Assessment***

OPD should not impact negatively on neighbouring communities and should not be insular; and Local Development Plan policy requires such developments to demonstrate significant public benefits.

The applicant aims the proposal to be an open project welcoming visitors to see horse-powered farming in action in the 21st century and did originally propose a nature trail to be open on Sundays, but has since removed this element of the proposal. The proposal now is to host guided tours by appointment.

Officers conclude that there would be no negative impact on the neighbouring community and that the application has demonstrated sufficient community interaction for the OPD to be assimilated into the community.

### ***Transport Assessment and Travel Plan***

As OPD's in the open countryside are intended to be self-sustaining, it is anticipated that there would be little need for residents to travel off-site and for many goods to be brought to the site. Transport movements are likely to be generated by the occupant, by the on-site enterprise and by visitors, but the impact of visitors coming to buy produce was not mentioned in the originally submitted Management Plan. Although the site is located close to several large caravan sites, the likelihood of people walking to the site to buy heavy produce is questionable.

3.118 Of the OPD Guidance states: 'One Planet Developments should aim to significantly reduce the environmental impacts of transport, both by reducing the need to travel and favoring low carbon modes of transport'. The practice guide to OPD states at para 3.123: 'on site enterprises will generate transport movements ranging from local deliveries of produce such as a box scheme through to receipt of goods and supplies from off-site and delivering goods to more distant locations such as processed food or craft items. All of these need to be accounted for, as some could significantly increase the overall transport impact of the site. Enterprises which are well embedded in the local economy will generally have lower transport impacts.'

The guidance goes to state at para 3.124: The transport associated with visitors has three important components: the number of trips, the modes of transport concerned, and the distance travelled to the site. Sites might receive regular visits from local schools. They might organise courses which attract people from a wide range of origins. Visitors might drop in on an on-going basis, or only for pre-arranged open days. All visitors need to be accounted for, as some could significantly increase the overall transport impact of the site and will be a consideration in the assessment of overall Ecological Footprint.'

The applicants have stated that the sale of produce from the farm gate stall is crucial to their meeting their income, and since the application was last brought to

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Committee, have provided an amended section of the Management Plan which details the traffic implications of the farm stall.

Sales from the farm gate are predicted to be £2100 per year following the trial period of late 2019.

The bulk of fruit and vegetable sales is predicted to come from wholesale distribution with an expected 30 visits a week from passing vehicular customers with an expectation that the stall will only appeal to existing passing traffic rather than generating traffic movements and a predicted 20 visits per week by foot.

### ***Ecological Footprint Analysis***

The applicant advises that their current ecological footprint is 4.35 global hectares (against a quoted national average of 3.6 global hectares). Using the Welsh Government Ecological Footprint Analysis tool, the applicant has projected that they would achieve a footprint of 1.86 global hectares in 5 years, which would meet the goal of 1.88 set by the Welsh Government.

Officers consider that the further information submitted adequately assesses the previous concerns over the calculation of the EFA.

### ***Phasing, Monitoring and Exit Strategy***

#### ***Phasing***

The Management Plan proposes a 5 year strategy for development of the site.

There has been considerable debate as to which year the development should now be considered to be in given the site's occupation from early 2019.

For the purposes of monitoring reports, the One Planet Development Guidance states that the annual monitoring should be submitted in the first year following habitation. The applicants have stated that as they began food production late in the year and did not have a full year to trial production they would wish to be considered now to be in Year 1.

Phasing has now been suggested, and agreed as to be started from 1st January 2020 as Year 1, which although not strictly in accordance with the OPD guidance, (which suggests the phasing should begin at the point of occupation) that does not recognize the partly retrospective nature of this application.

#### ***Monitoring***

The applicant has identified the essential criteria required for monitoring (which is set out in the TAN 6 OPD Practice Guidance), and intends to provide an update to the data provided in the original Management Plan in the annual monitoring report. A commitment to re-assess the ecological footprint analysis is also included.

#### ***Exit Strategy***

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The chosen strategy addresses both the bio-degradable and non-biodegradable elements of the development. The applicant has stated that the dwelling could be craned off site, the shed dismantled, compost toilet dismantled, and the greenhouse and stall would be removed from site.

The exit strategy has been amended since the original submission to now propose that all buildings are removed (over a twelve month period) from the site if the project fails to achieve one or more of the essential criteria of the One Planet Development characteristics over a period of two years without having instituted clear and effective measures to address the identified problems. A condition is suggested to ensure the exit strategy and is one of the key conditions necessary to be applied to any planning approval.

### Conclusion

Officers have considered the proposed One Planet Development against the relevant national planning policy framework contained in Planning Policy Wales 10 and TAN 6; taking into consideration the policies of the Pembrokeshire Coast National Park Local Development Plan The proposed Management Plan is considered to sufficiently address the requirements for a One Planet Development in the open countryside, and, as such, officers support the proposed development.

### Recommendation

That Officers are given Delegated Powers to Approve subject to the final Unilateral Undertaking to tie the cabin/dwelling and land together in perpetuity which must be submitted within the next three months and subject to the following conditions:

1. The development is hereby approved under Section 73A of the Town and Country Planning Act 1990 (as amended) which allows for retrospective consent.
2. The development shall be carried out in accordance with the following approved plans and documents: Management Plan, Location Plan (1.1), Proposed Layout (1.2), Gradient Plan (1.3), Parking and Access (1.4), Cabin and Greenhouse Plan (2.1), Cabin and Greenhouse Elevations (2.2), Cabin and Greenhouse Elevations (2.3), Outbuilding plans and elevations (3.1), Barn plan (4.1), Barn Elevations (4.2), Timber store (5.1), Stall (6.1) all received 12th September 2018 and Extended Phase 1 Ecology Survey Report and Entranceway (1.5) received 6th November 2018. **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. The occupation of the dwelling hereby approved in connection with the One Planet Development shall be limited to resident(s) solely working on the land in accordance with the provisions of the Management Plan and any resident

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dependents. The dwelling shall be occupied as the sole residence of the resident(s). **Reason:** To ensure that the occupation of the dwelling conforms to the principle of One Planet Development and the agreed Management Plan as part of the One Planet Development. Policy: TAN 6 - Planning for a Sustainable Rural Community and Local Development Plan Policy 47 - Low Impact Development.

4. The use of the site shall be carried out in accordance with the management objectives set out in the Lily Pond Farm Management Plan 2020 received 29th January 2020. **Reason:** To ensure that only the agreed scheme is implemented and complied with as part of the One Planet Development. Policy: Local Development Plan - Policy 47 (Low Impact Development Making a Positive Contribution).
  
5. No later than on the 2nd January each year, commencing in the first year after development has been approved, the occupiers of the site shall submit to the local planning authority a written report giving details of the activities carried out during the previous twelve months, setting out performance against the management objectives included within the Management Plan and as set out in Sections 14, 15 & 16 - Phasing, Monitoring and Exit Strategy and as required by the Welsh Government Practice Guidance One Planet Development (October 2012). In the event that the report identifies that any objective has not been met, a supplementary report setting out corrective or mitigating measures together with a timetable for achieving the objective or target shall be submitted to the local planning authority no later than the 23rd April of that year. Those measures shall be implemented in accordance with the supplementary report.  
In the event that any revised objective or target is not achieved within the agreed timeframe within the supplementary report, or if the One Planet Development otherwise fails to meet the requirements of the conditions of this planning permission, the Exit Strategy set out in the Management Plan shall be invoked, the residential use of the land shall cease and the dwellinghouse and other domestic structures removed from the land. **Reason:** To ensure that the site is being managed in accordance with the approved plan. Policy: Local Development Plan - Policy 47 (Low Impact Development Making a Positive Contribution).
  
6. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
  - i) the parking of vehicles of site operatives and visitors;
  - ii) loading and unloading of plant and materials;
  - iii) storage of plant and materials used in constructing the development;
  - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - v) wheel washing facilities;
  - vi) measures to control the emission of dust and dirt during demolition and construction; and

## Item 5 - Report on Planning Applications

- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works. **Reason:** To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 53 (Impacts of Traffic).
7. Prior to the erection of any external lighting, a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for protected species, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. **Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 9 (Light Pollution), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).
8. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the cabin and to development or the siting of a caravan within the curtilage of the cabin), no development of Parts I , 6, 40 and 43 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.  
**Reason:** To preserve the character of the area. Local Development Plan - Policy 1 - National Park Purposes and Duty, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity.
9. All produce to be sold or bartered as part of the approved One Planet Development is to be sourced from the land subject of this application, and from no other source. **Reason:** To ensure that only the agreed scheme is implemented and complied with as part of the One Planet Development. Policy: Local Development Plan - Policy 47 (Low Impact Development Making a Positive Contribution).
10. Works must be carried out in strict accordance with section 5.3 of the submitted Extended phase 1 ecology report dated April 2019. **Reason:** To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.
11. The development must proceed in strict accordance with the ecological recommendations contained within section 5.2 of the submitted reptile report



## Item 5 - Report on Planning Applications

dated August 2019. **Reason:** To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

12. The development must proceed in strict accordance with the ecological recommendations contained within section 5.3 of the submitted bat report dated August 2019. A full scheme of the referenced enhancements must be submitted to and approved by the LPA within three months of the date of this decision. **Reason:** To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

13. No development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the landscape. The approved scheme shall include the following details:

- a) Initial tree, hedge and hedgebank Information;
- b) Proposed site specific tree, hedge and hedgebank work;
- c) Tree, Hedge and Hedgebank Protection;
- d) Arboricultural Method Statement (AMS);
- e) Any foundation design within RPA of any retained trees;
- f) Pembrokeshire hedgebank implementation detail; and
- g) Proposed landscaping details.

An informative has been attached to provide further guidance on the exact information required for the subsequent discharge of the landscaping scheme. The development shall be carried out in accordance with the approved details.

**Reason:** In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

14. Within 3 months of the date of this decision there shall be submitted to and approved in writing by the local planning authority a revised scheme of landscaping. The scheme shall include:

- confirmation of hedgebank sections (to the 80m & 55m & 50m of new hedgerow (as shown on the landscaping plan submitted July 2019)
- height/species/numbers of trees to be planted as shown on plan Drawing 2.1 received 29th January 2020
- a detailed species list with sizes and numbers for the new woodland areas (as shown on the landscaping plan submitted July 2019), nuttery and orchards.

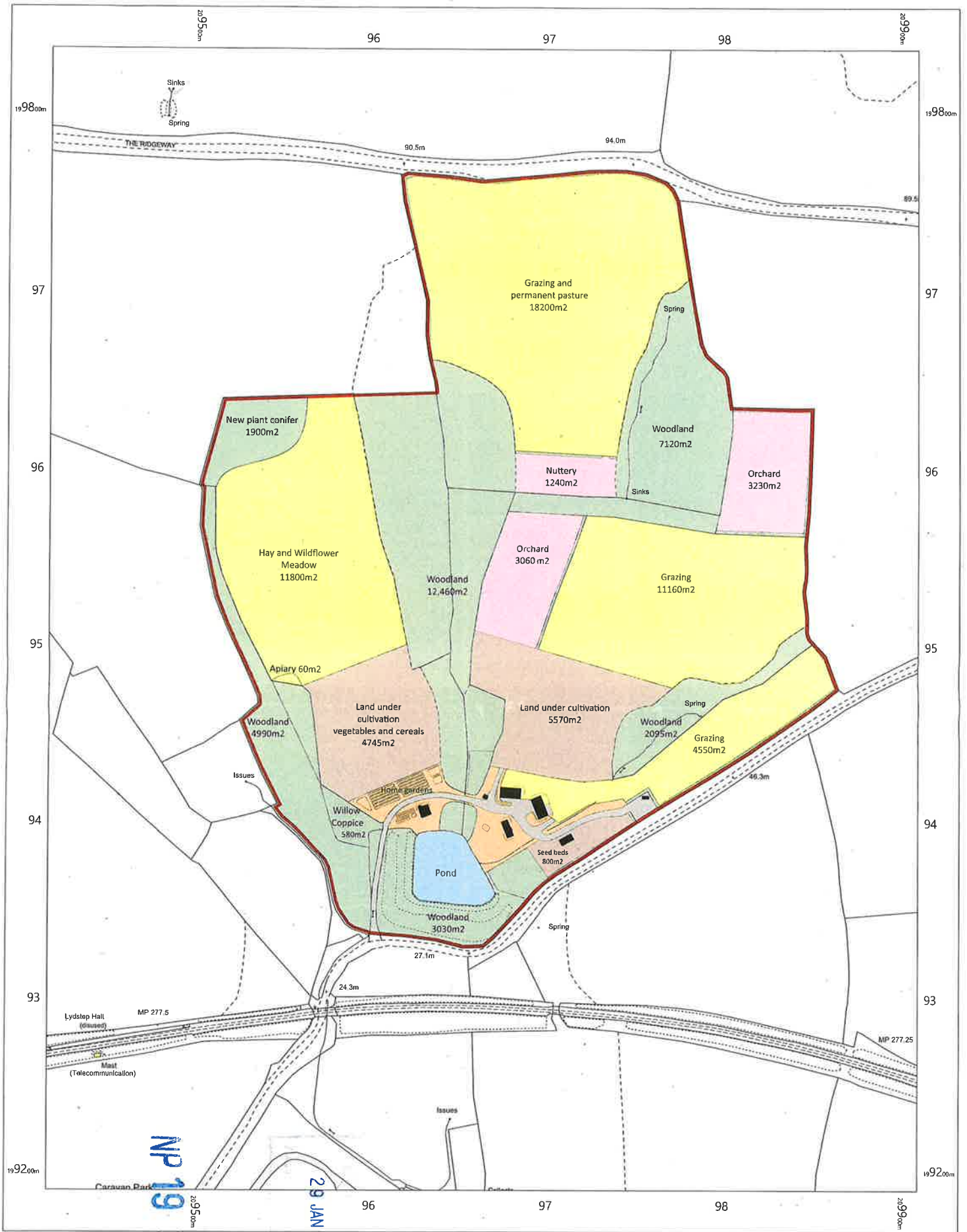
**Reason:** In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15

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(Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

15. All planting, seeding or turfing comprised in the approved details of landscaping to screen the parking area and new barns shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. **Reason:** In the interests of protecting the visual amenity and special qualities of the area. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
  
16. Within 12 months of the approval hereby granted, a breeding farmland birds survey of the site undertaken by a suitably qualified ecologist, shall be submitted to the Pembrokeshire Coast National Park Planning Authority. **Reason:** In order to meet the criteria of the One Planet Development Guidance in providing an adequate baseline on which to re-assess the contributory criteria for Land Management.

# Lily Pond Farm



Lily Pond Farm  
 Drawing 1.3  
 Land Use Plan  
 1:2000  
 January 2020

NP 19 3 09

29 JAN 2020

	Woodland (32175m <sup>2</sup> )		Home Garden (2170m <sup>2</sup> )
	Grazing/Hay (45710m <sup>2</sup> )		Pond (1488m <sup>2</sup> )
	Fruit and Nut (7530m <sup>2</sup> )		Hardstanding / Tracks / Buildings (1495m <sup>2</sup> )
	Field Cultivation (11115m <sup>2</sup> )		Hedgerow (1510m <sup>2</sup> )

N  
↑

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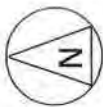
**Page 45**

Lily Pond Farm

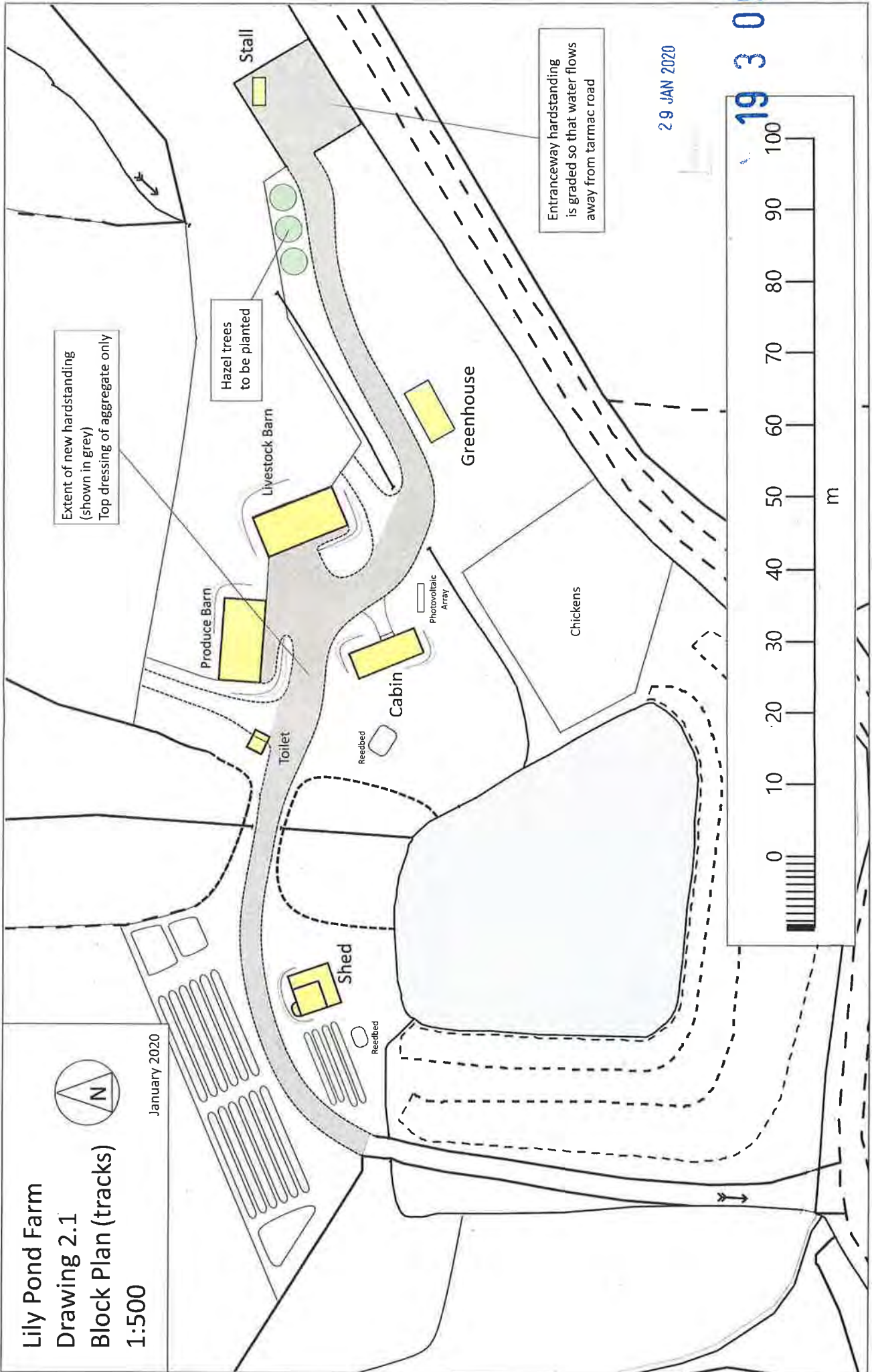
Drawing 2.1

Block Plan (tracks)

1:500



January 2020



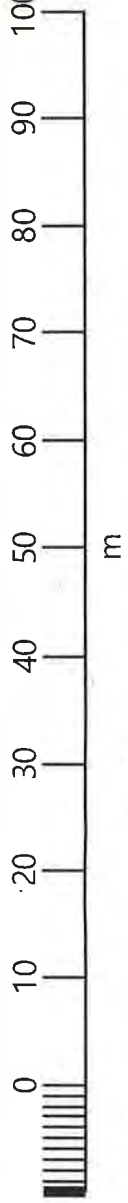
Extent of new hardstanding (shown in grey)  
Top dressing of aggregate only

Hazel trees to be planted

Entranceway hardstanding is graded so that water flows away from tarmac road

29 JAN 2020

19 3 09



Lily Pond Farm

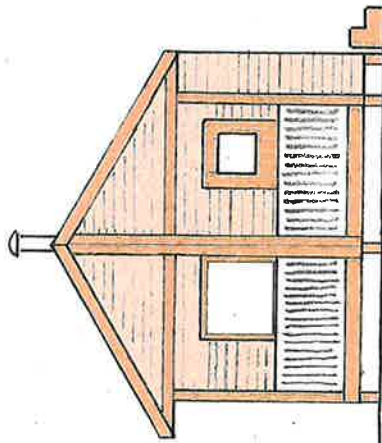
Drawing 3.2

Cabin Elevations

1:100

January 2020

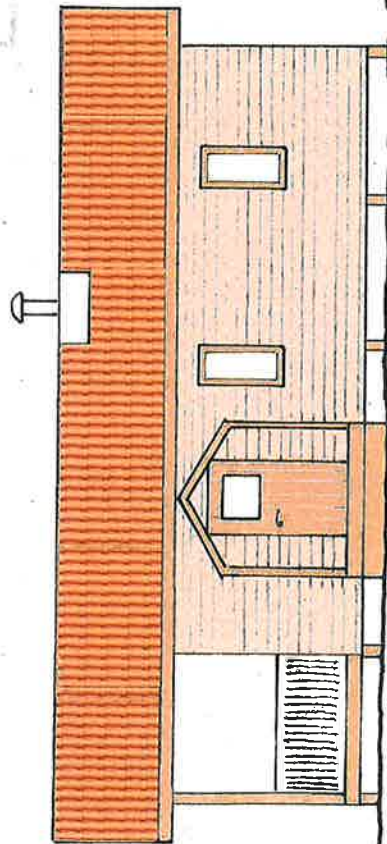
NP 19 3 09



34.0m asl

North

29 JAN 2020



34.0m asl

West



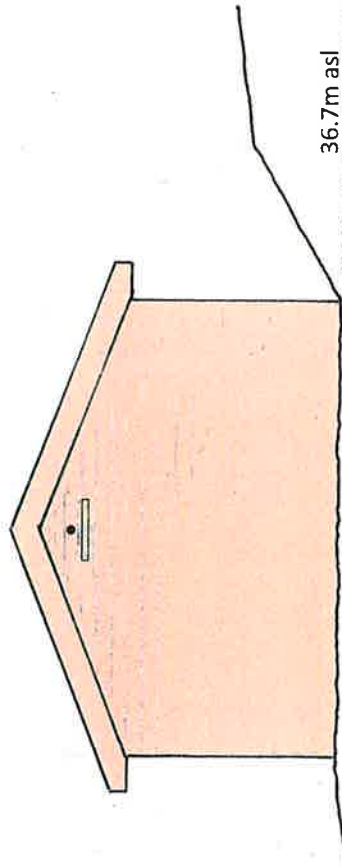
Lily Pond Farm

Drawing 5.2

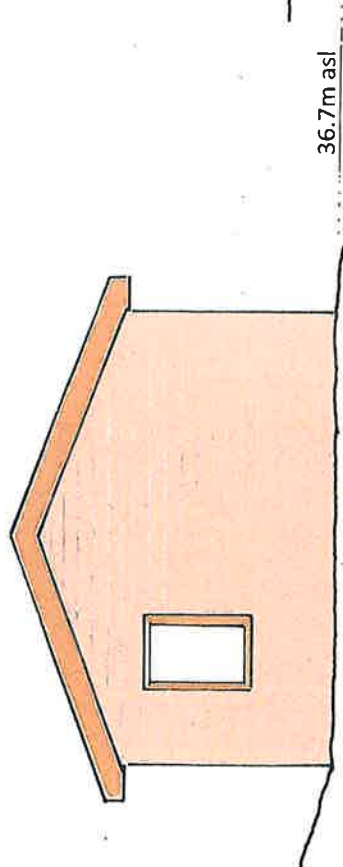
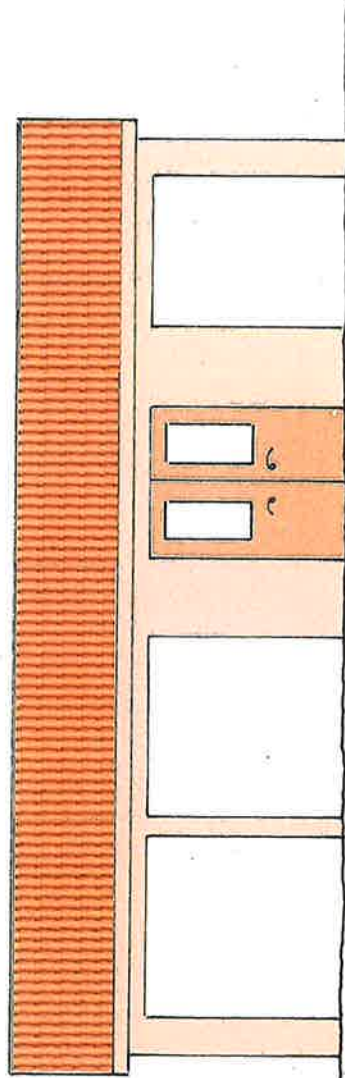
Produce Barn Elevations

1:100

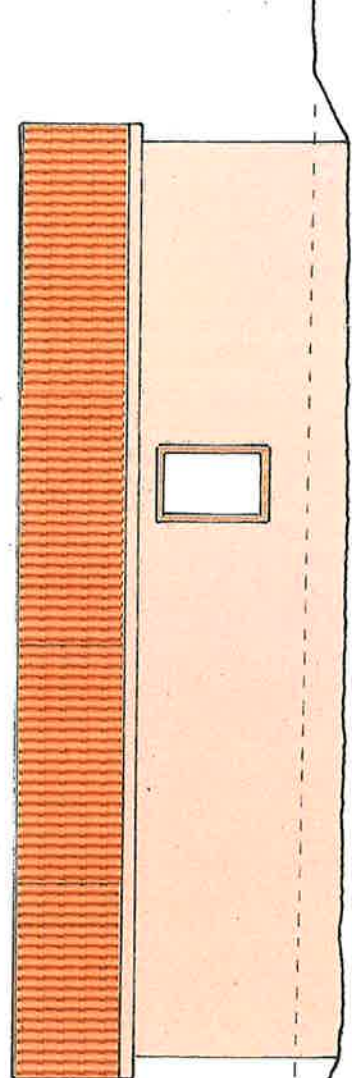
36.7m asl  
NP 19 3 09  
- 3 JUN 2019  
Landscape Architecture  
Landscape Architecture  
Landscape Architecture



East



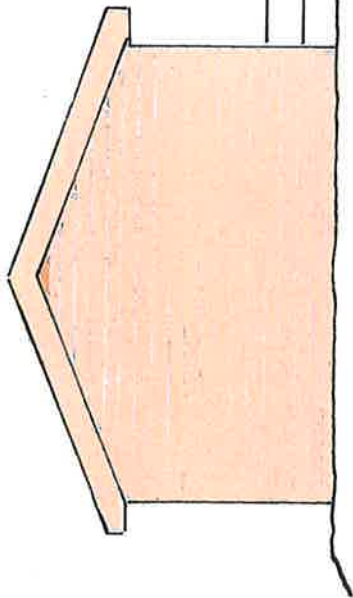
West



Lily Pond Farm Drawing 5.3  
Livestock Barn Elevations 1:100

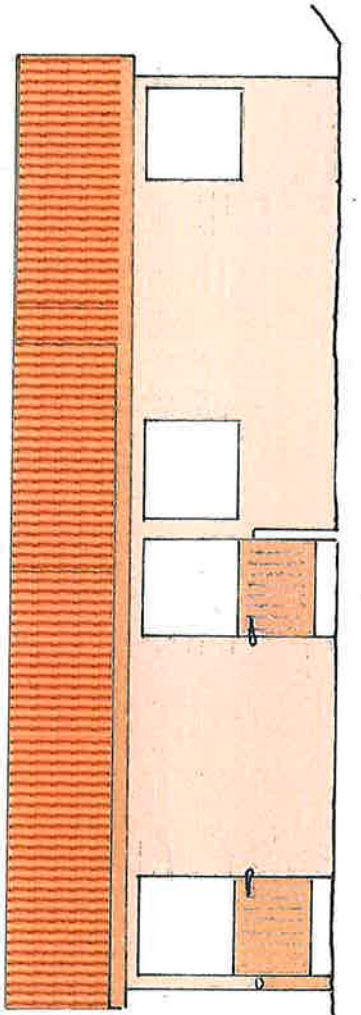
3 JUN 2019  
The Planning Authority  
Awarded Planning Permission

Nº 19 3 09

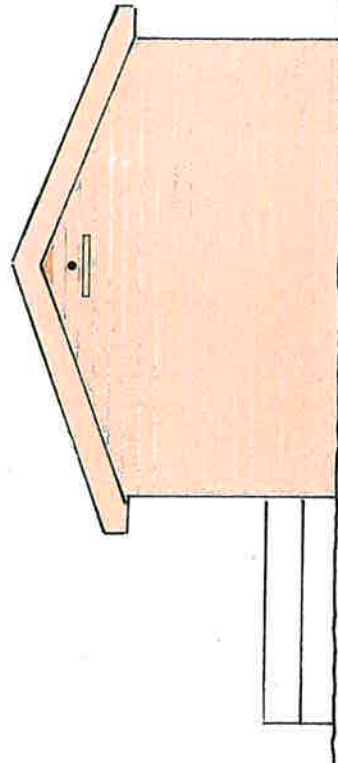


South

36.2m asl

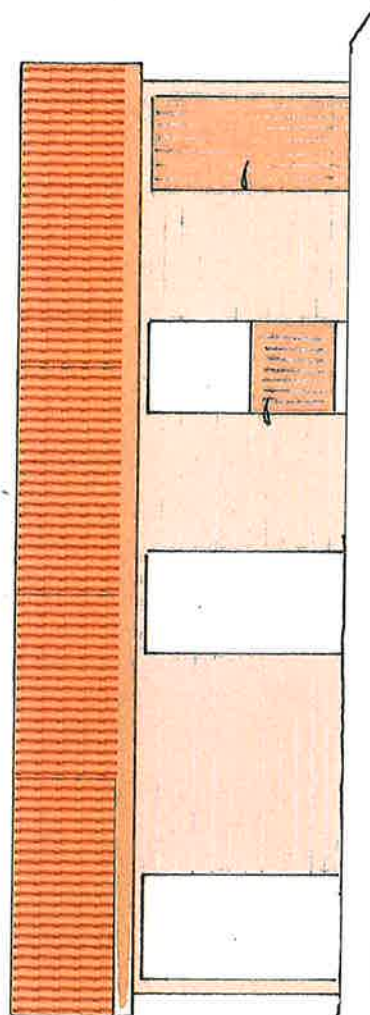


East



North

36.2m asl



West

