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 Item 5 - Report on Planning Applications
 

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**Application Ref: NP/14/0637**

<b>Case Officer</b>	Andrew Richards		
<b>Applicant</b>	Mr W Staniland		
<b>Agent</b>			
<b>Proposal</b>	Diversification of Brumwells Garden Machinery with the provision of 12 sustainable camping pods with car parking on adjacent land and link the existing dwelling of Badgers Holt as a live-work dwelling for the two businesses		
<b>Site Location</b>	Brumwell Garden Machinery, Badgers Holt, Jameston, Tenby, Pembrokeshire, SA70 8QB		
<b>Grid Ref</b>	SS05589920		
<b>Date Valid</b>	20-Nov-2014	<b>Target Date</b>	14-Jan-2015

**Summary**

The application was subject to a cooling off period as members were minded to approve the application subject to conditions and the decision would be contrary to policy.

The key issues to be considered in this case are the principle of development, the impact of the proposal on the visual amenities of the area, the impacts on trees and planting and biodiversity, minerals safeguarding, highways and access issues, sewage infrastructure issues and other material considerations.

Since the March Committee officers have been in discussions with Pembrokeshire County Council Access Officer who has confirmed that one unit would need to be suitable for disabled users and that the existing units are not currently suitable in their size or layout. The applicants have also recognised this issue and have now provided drawings which indicate a slightly larger unit that caters for disabled users. The applicants have confirmed that the disabled unit will be sited to replace the proposed unit closest to the existing access/carpark. The access officer has been consulted on the additional drawings and a further verbal report will be given to members on receipt of any consultation response received on this matter. The details of this matter can be dealt with by condition.

Nevertheless, whilst there is some sympathy with the applicants difficulties with his existing business and some weight can be afforded to the material considerations mentioned in previous reports, these along with the additional drawings do not outweigh the overall purposes of the National Park, the need to protect its special qualities and the clear policy presumption against this form of development. As such the application should be refused due to its non-compliance with the development plan and material considerations not outweighing the same.

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As the scheme has been submitted as a diversification and that the existing house will be linked to the two businesses there is a need for a section 106 legal agreement to ensure that the business elements and need for residential accommodation on site are dealt with and secured within this application. Should members be minded to approve, then it would be appropriate to allow sufficient time for the legal agreement to be drafted and signed.

### **Consultee Response**

**PCNPA - Park Direction:** Reply

**Natural Resources Wales:** No objection - Would however recommend that the applicant produces a pollution prevention management plan detailing all necessary pollution prevention measures for the construction phase of the development.

**Dwr Cymru Welsh Water:** Conditional Consent

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

**Manorbier Community Council:** Approve

**Dyfed Archaeological Trust:** No adverse comments

### **Public Response**

A site notice was posted and letters forwarded to the adjoining occupiers in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. No comments have been received at the time of writing this report.

### **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 13 - Historic Landscapes Parks and Gardens

LDP Policy 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 21 - Minerals Safeguarding

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

LDP Policy 35 - Visitor Economy

LDP Policy 38 - Camping, Touring Caravans, Statics and Chalet Sites

LDP Policy 52 - Sustainable Transport

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LDP Policy 53 - Impacts on traffic  
PPW7 Chapter 04 - Planning for Sustainability  
PPW7 Chapter 05 - Conserving and Improving Natural Heritage and the Coast  
PPW7 Chapter 06 - Conserving the Historic Environment  
PPW7 Chapter 07 - Economic Development  
PPW7 Chapter 08 - Transport  
PPW7 Chapter 11 - Tourism, Sport and Recreation  
PPW7 Chapter 12 - Infrastructure and Services  
PPW7 Chapter 13 - Minimising and Managing Environmental Risks and Pollution  
SPG05 - Sustainable Design  
SPG06 - Landscape  
SPG10 - Safeguarding Mineral Zones  
SPG12 - Parking  
SPG13 - Archaeology  
TAN 05 - Nature Conservation and Planning  
TAN 06 - Planning for Sustainable Rural Communities  
TAN 12 - Design  
TAN 15 - Development and Flood Risk  
TAN 18 - Transport  
TAN 23 - Economic Development

### **Officer's Appraisal**

#### **Background**

Members will recollect that at the Development Management Committee meeting of 4<sup>th</sup> March 2015, they were 'minded to approve' the above application against officer recommendation.

Members are requested to have re-read and made themselves familiar with the officer's reports which are in the agenda pack for the meetings of 21<sup>st</sup> January and 4<sup>th</sup> March 2015 as officers do not intend to go over the information contained in these reports again at the April Committee.

The Director of Park Direction and Planning invoked the "cooling off" period to enable committee members to:

- a) reconsider their preferred outcome in the light of any new evidence and if maintaining a similar stance also consider

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- b) any planning conditions which they consider should be imposed on the planning permission.

### **Current application**

Since the discussion at March Development Management Committee where members were 'minded to approve' the application officers have been in discussion with the applicants and also the Access Officer at Pembrokeshire County Council who has raised concerns with the lack of units suitable for disabled users. The access officer has confirmed that one unit on the site would be needed to be suitable for disabled users and that the existing units are not currently suitable in their size or layout. The applicants have also recognised this issue and have now provided drawings which indicate a slightly larger unit that caters for disabled users. The applicants have also confirmed that the disabled unit will be sited to replace the proposed unit closest to the existing access/carpark at the southern part of the grassed site. The access officer has been consulted on the additional drawings and a further verbal report will be given to members on receipt of any consultation response received on this matter.

### **Key Issues**

The key issues to be considered in this case are:

- The principle of development
- The impact of the proposal on the visual amenities of the area
- Impacts on trees and planting
- Impacts on biodiversity
- Mineral Safeguarding
- Highways and Access issues
- Sewage infrastructure issues
- Other Material considerations

Nevertheless, whilst there is some sympathy with the applicants difficulties with the existing business and some weight can be afforded to the material considerations mentioned in previous reports, these along with the additional drawings do not outweigh the overall purposes of the National Park, the need to protect its special qualities and the clear policy presumption against this form of development. As such the application cannot be supported due to its non-compliance with the development plan and material considerations not outweighing the same.

### **Diversification**

The thrust of this application is to allow the existing business and its owners to develop further income from the new camping site. To ensure that this new

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enterprise provides for as suggested, it would be appropriate to tie the land for the camping site to the existing business and dwelling. This would prevent any part or parts of the site being sold off separately and thus not achieving the initial aims. It would also give Members confidence that the owner is accepting that by granting planning permission Members would be going against adopted local planning policy and that this application has been considered sympathetically and significant weight has been given to the economic arguments of the diversification of the existing business which are seen to over-ride existing adopted policy in this circumstance.

Your officers have discussed and explained the nature of a section 106 agreement with the applicant. However, until such time as there is a firm decision to approve, the legal instruction, drafting and signing of such have been delayed to reduce the costs of any aborted legal fees.

### **Conclusion**

The principle of this proposal does not comply with adopted policies in relation to the provision of new camping, caravanning and static sites within the open countryside. Furthermore, the proposal would represent an unacceptable intrusion into the countryside, which would be out of character with and detrimental to the special qualities of the National Park. Whilst the applicant has stated that he considers that there are material considerations that override the adopted policies in this case, it is not considered that these considerations are sufficiently compelling to justify a departure to the development plan. As such the application fails to comply with the requirements and aims of policies 1, 7, 8, 30, 35 and 38 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).

### **Recommendation**

That the application be refused for the following reasons:

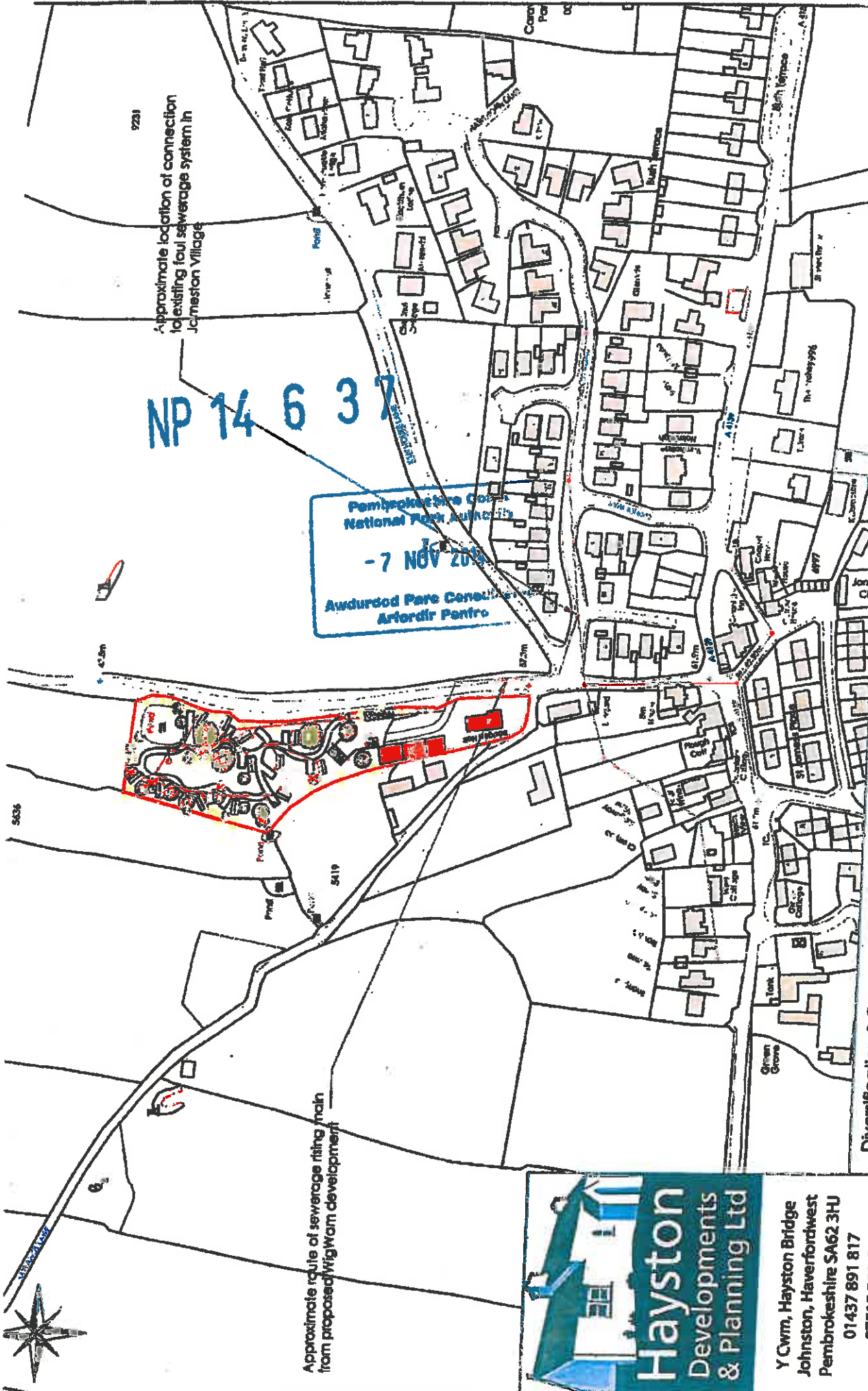
1. Policies 35 and 38 of the Pembrokeshire Coast National Park Local Development Plan state that new camping, caravanning, static caravan or chalet sites will not be permitted in the National Park. The provision of twelve camping pods and their associated development in an open countryside location is therefore contrary to adopted Development Plan Policy.
2. Policies 1, 8, 15, and 30 of the Pembrokeshire Coast National Park Local Development Plan seek to protect and enhance the pattern and diversity of the landscape, and prevent development that fails to harmonise with or enhance the landform and landscape character of the National Park, that fails to incorporate traditional features, and that is insensitively and unsympathetically sited within the landscape and visually intrusive. The proposed camping pods (and the associated ancillary development to them), due to their siting, location, design, and landscape features form a visually intrusive and discordant addition to

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this rural area that is harmful to the special qualities of the National Park and therefore contrary to Adopted Development Plan Policy.

3. Insufficient information has been provided to detail the proposed disabled unit in respect of its visual appearance and location within the site. In addition to this the application also requires a Section 106 legal agreement to tie the land for the camping site to the existing business and dwelling and this has not been provided.



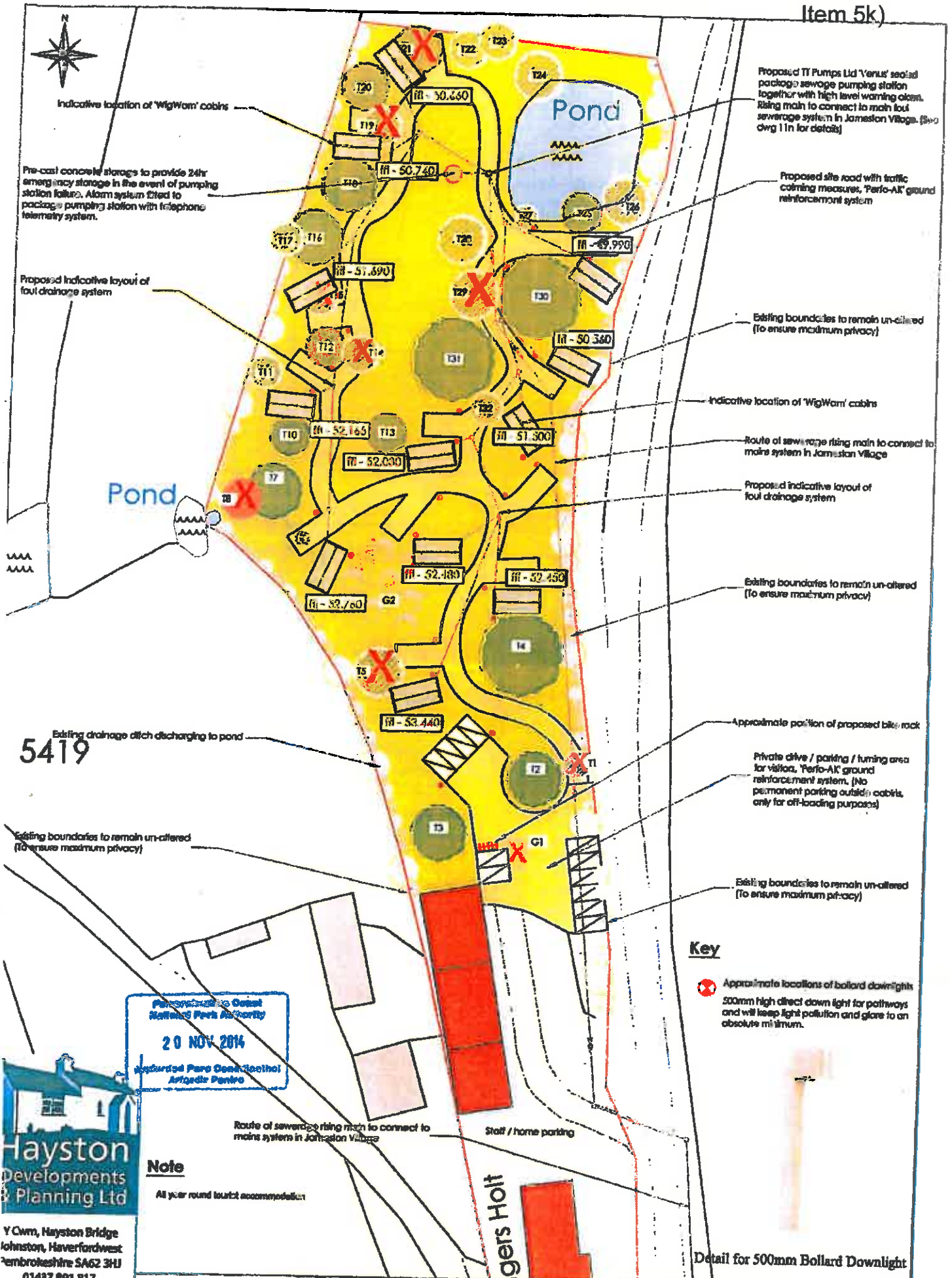
Client  
Mr & Mrs William Staniland  
Dwg No. **11D**

Scale  
A4 @ 1@2500  
Date  
20.10.2014  
Drawing Title  
Sewer Information Plan

Diversification & Expansion of Brumwell Garden Machinery  
with 12 No. Sustainable Holiday Wigwams  
at  
Brumwell Garden Machinery, Jameston, Tenby, Pembrokeshire

**Hayston**  
Developments  
& Planning Ltd

Y Cwm, Hayston Bridge  
Johnston, Haverfordwest  
Pembrokeshire SA62 3JU  
01437 891 817  
07515 851 704  
pusper10@aol.com  
planningpembrokeshire.co.uk



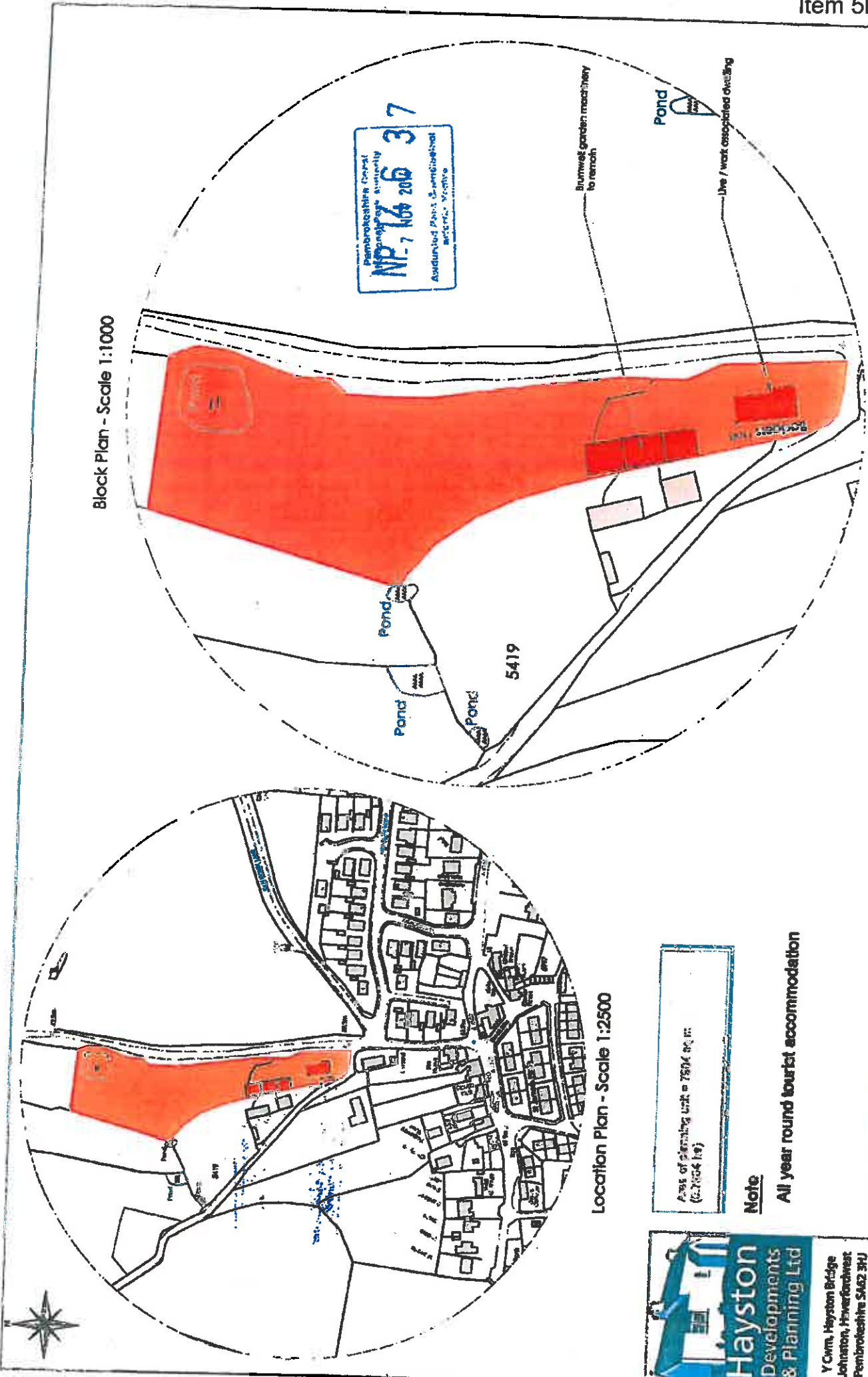
**Key**

Approximate locations of bollard downlights  
500mm high direct down light for pathways and will keep light pollution and glare to an absolute minimum.

Detail for 500mm Bollard Downlight

Diversification & Expansion of Brumwell Garden Machinery with 12 No. Sustainable Holiday Wigwams at Brumwell Garden Machinery, Jameston, Tenby, Pembrokeshire	File name	Date	Scale	Client
	AVH_85	19.11.2014	1:500	Mr & Mrs William Staniland
Drawing Title				Dwg No.
Proposed Site Plan				02s





Pembrokeshire Council  
 Planning & Development  
 NP-7 16/2016 37  
 Approved Plans & Permitted  
 Developments

Location Plan - Scale 1:2500

Block Plan - Scale 1:1000

Note  
 Area of planning unit = 7594 sq m  
 (2,7004 ha)

All year round tourist accommodation

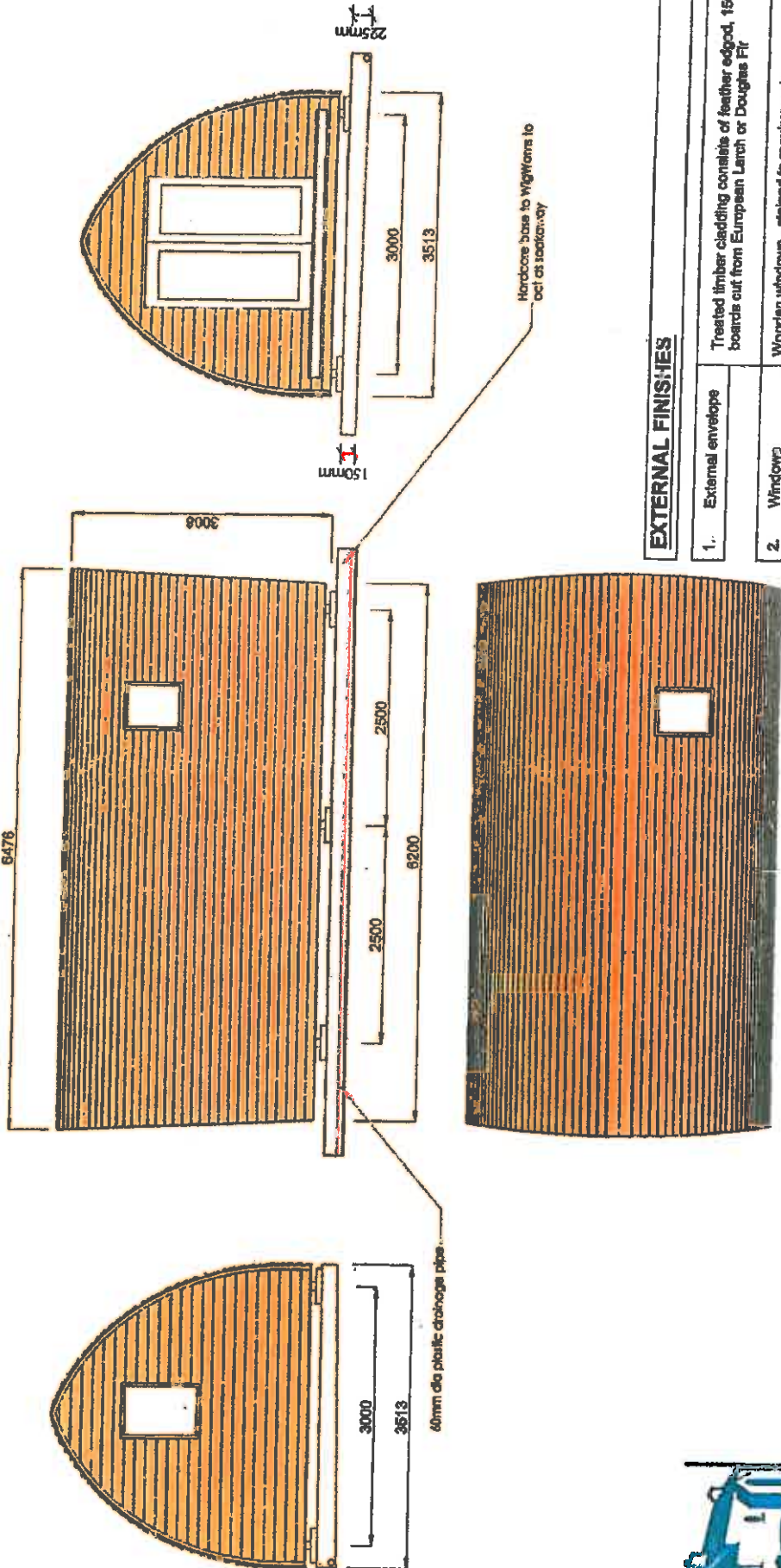
Diversification & Expansion of Brumwell Garden Machinery  
 with 12 No. Sustainable Holiday Wigwams  
 at  
 Brumwell Garden Machinery, Jameston, Tenby, Pembrokeshire

**Hayston**  
 Developments  
 & Planning Ltd

Y Cwm, Hayston Bridge  
 Johnstons, Haverfordwest  
 Pembrokeshire SA62 3JU  
 01437 891 817  
 07515 851 704  
 puser10@odf.com  
 planning@pembrokeshire.co.uk

Designed by	Checked by	File name	Date	Scale	Client
		AYH_L65	02.05.2014	As shown	Mr & Mrs William Staniland
Drawing Title					
Location & Block Plans					
					Dwg No. <b>01m</b>





**EXTERNAL FINISHES**

1. External envelope	Treated timber cladding consists of feather edged, 150mm boards cut from European Larch or Douglas Fir
2. Windows	Wooden windows - stained to requirements
3. Doors	Wooden windows - stained to requirements

Pembrokeshire Coast National Park Authority  
 20 NOV 2014  
 Approved Plans Certificate:  
 Architects Practice

Designed by	Checked by	File name	Date	Scale	Client
		AVLBS	19.11.2014	A3@1:50	Mr & Mrs William Staniland
Drawing title					
WigWam Elevations and Roof Plan					

DWG No. **03n**

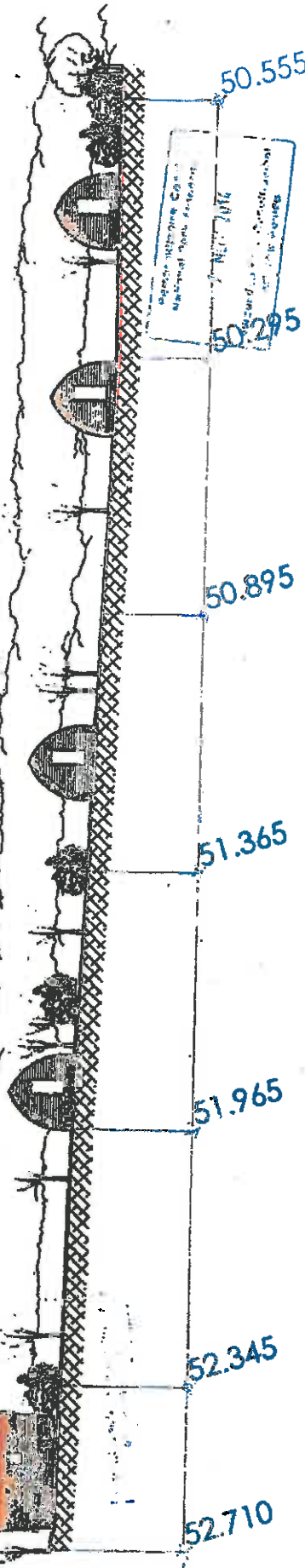


Y Cwm, Hayston Bridge  
 Johnson, Haverfordwest  
 Pembrokeshire SA62 3JU  
 01437 891 817  
 07515 851 704  
 puspier10@aol.com  
 planning@pembrokeshire.co.uk

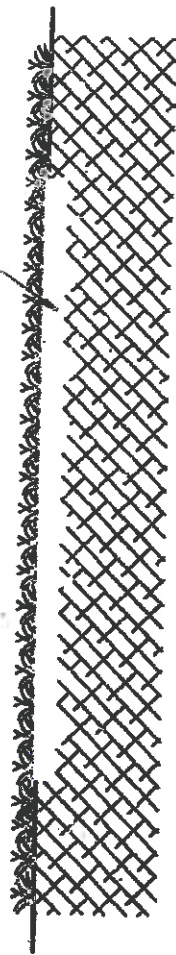
Diversification & Expansion of Brumwell Garden Machinery  
 with 12 No. Sustainable Holiday Wigwams  
 of  
 Brumwell Garden-Machinery, Jarneston, Tenby, Pembrokeshire

Sectional Elevation Showing Proposals in Context  
(Scale 1:250)

NP 14 6 37



300mm x 300mm 'Perfo-AK' ground reinforcement system  
laid directly onto existing grass surface



Typical Detail - Road Construction - Scale 1:10  
'Perfo-AK' ground reinforcement system

'Perfo-AK' ground reinforcement system

PERFO system to be laid directly on the existing grass surface, the grass to be cut as short as possible beforehand. Small undulations to be levelled out using topsoil or a sand/soil mixture (20:80). PERFO sections to be laid out in position and clipped together using foot pressure row by row. Installation should only take place when the ground is soft enough to ensure the sections can be compacted into the surface easily and completely.

**Hayston**  
Developments  
& Planning Ltd

Y Carn, Hayston Bridge  
Johnston, Neverfordwest  
Pembrokeshire SA62 3HU  
01437 891 817  
07515 851 704  
pau@x10@co.uk  
planning@pembrokeshirena.co.uk

Diversification & Expansion of Burmwell Garden Machinery  
with 12 No. Sustainable Holiday Wigwams  
of  
Burmwell Garden Machinery, Jameston, Tenby, Pembrokeshire

Designed by	Checked by	Date	Scale	Client
A_VH_85		06.05.2014	A3@1:250	Mr & Mrs William Stanford

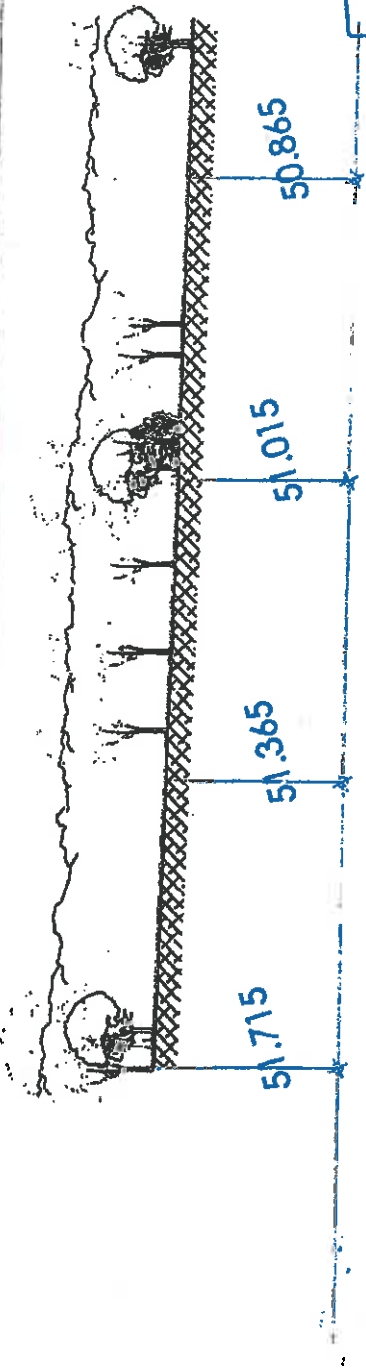
Sectional Elevation in Context plus Road Construction Detail

Dwg No. **05m**

Item 5a)  
Item 5k)

NP 14 6 3 7

Pembrokeshire Coast  
National Park Authority  
- 7 NOV 2014  
Amurford Park, Cemodolsthal  
Ardurda'r Penrhod

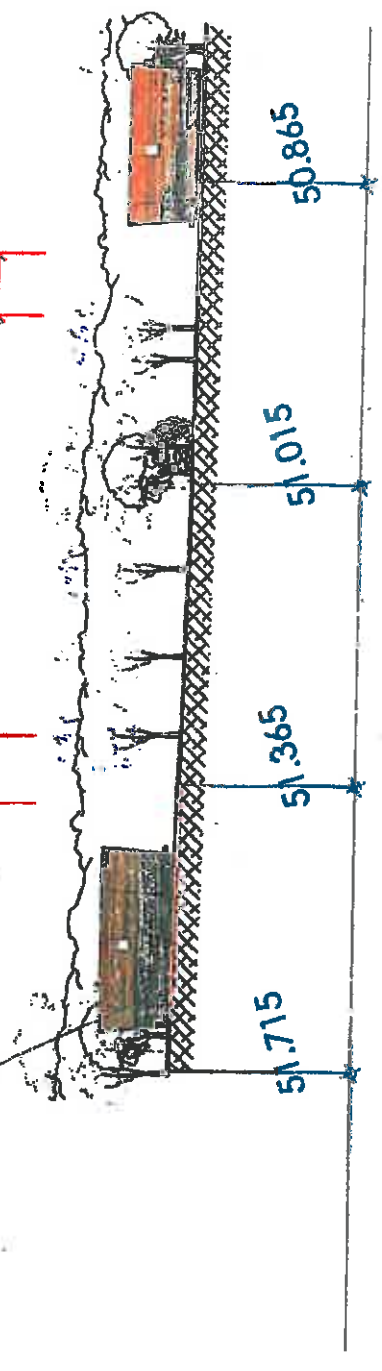


Existing Sectional Elevation (B - B)  
(Scale 1:250)

Red line indicates area of possible regrading necessary to enable Wigwam units to be installed with level floor. (50 to 150mm)

Extent of road along section's -a

Extent of road along section's -b



Proposed Sectional Elevation (B - B)  
(Scale 1:250)

**Road Construction**

PERFO-AK ground reinforcement system to be laid directly on the existing grass surface, the grass to be cut as short as possible beforehand. Small undulations to be levelled out using topsoil or a sand/soil mixture (20:80). PERFO sections to be laid out in position and clipped together using foot pressure row by row. Installation should only take place when the ground is soft enough to ensure the sections can be compacted into the surface easily and completely.

**Note**

Existing levels to remain un-altered unless slight grading is required around the base of the Wigwam unit to allow for the floor to be leveled in position.  
(Anticipated regrading to be between 50 - 100mm around base area only of units.)

Diversification & Expansion of Brumwell Garden Machinery with 12 No. Sustainable Holiday Wigwams at Brumwell Garden Machinery, Jarneston, Tenby, Pembrokeshire

**Hayston**  
Developments  
& Planning Ltd

Y Cwm, Hayston Bridge  
Johnston, Haverfordwest  
Pembrokeshire SA62 3JU  
01437 891 817  
07515 851 704  
planner10@aol.com  
planning@brumwellmachinery.co.uk

Designed by	Checked by	Date	Scale	Client
		05.05.2014	A301:250	Mr & Mrs William Staniland

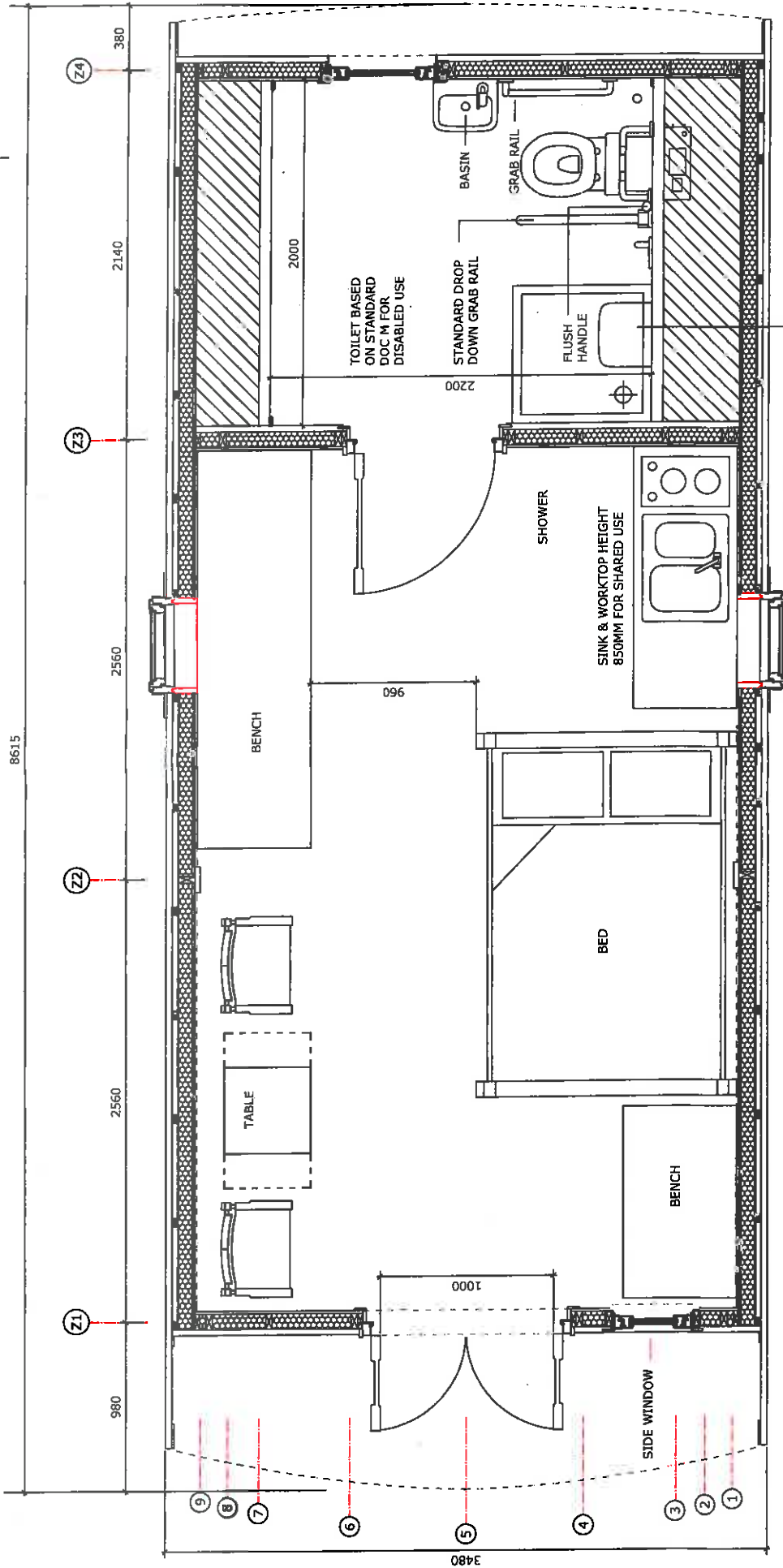
Existing and Proposed Sections along Section B - B (As marked on Site Plan)

Dwg No. **09m**

Item 5a)

Item 5k)

NOTES :



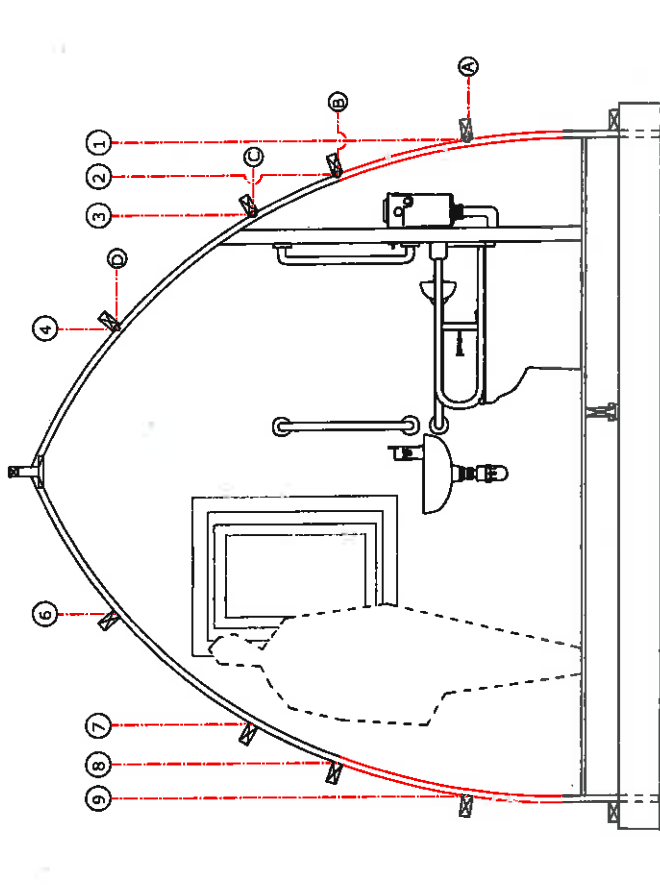
210-01

22 MAR 2015

Item 5a)	
DATE	REV
DESCRIPTION	REV
<b>WIGWAM cabins</b>	
STATUS	PLANNING
SCALE AT A3	1:25
JOB No	RWW/D-1.0
BY	YTB
DATE	20-08-15
DATE	21.0
REV	-

PROJECT:	THE RUNNING WATER WIGWAM DELUXE
DRAWING TITLE:	FLOOR PLAN: DISABLED CABIN ARRANGEMENT
NOTES:	WIGWAM CABIN COMPANY: PO BOX 28630 CAMMIE PARKWAY EDINBURGH EH4 9BU EMAIL: info@wigwamcabins.com TEL: 0131 450 7126

NOTES:



310-01



310-02

2 JAN 2002  
 2 JAN 2002

Item 5a)

WIGWAM CABIN COMPANY  
 PO BOX 59510  
 CAMMIE PARKWAY  
 EDINBURGH  
 EH4 9BU  
 EMAIL: info@wigwamcabins.com  
 TEL: 0281 450 7126

NOTES:

PROJECT:  
THE RUNNING WATER WIGWAM DELUXE

DRAWING TITLE:

TOILET SECTION:  
DISABLED CABIN ARRANGEMENT

**WIGWAM**  
 cabins

STAGES: PLANNING

DATE	DESCRIPTION	REV
20-08-15		310
SCALE	DATE	SCALE
1:25	RWWD-1.0	1:25
DATE	SCALE	SCALE
20-08-15	1:25	1:25

Product Data Sheet



## Doc M Contour 21 Back To Wall Pack LH

### Illustrated

**S6968** Doc M Contour 21 back to wall left hand corner pack, rimless WC pan, water saving delay fill Conceala cistern with spatula lever, grab rails, hinged support rail with toilet roll holder, seat no cover with retaining buffers, copper tails on TMV3 mixer tap

### Configuration options

### Weights

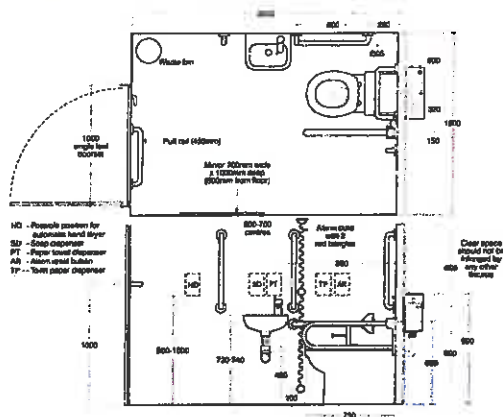
S6968 66.41KG

### Colours

Blue (LI)  
Stainless Steel (MY)  
White (AC)  
Grey (LJ)  
Charcoal (RN)

### Special Notes

Doc M packs are available both right and left hand corner arrangement, illustrated is left hand arrangement. Supplied with layout drawings, detailing the fixing positions necessary for Doc M compliance



**Notes**  
Lift hand corner installation illustrated  
This layout is a typical example of the only layout for this building  
Wall and floor finishes must conform to BS 6841  
Wall finish must comply with grab rails and sanitary fittings  
Emergency lighting must be provided  
Lower section, slip resistant  
Door to fit in place with light action privacy bolts with emergency release mechanisms  
The top pan is capable of accepting variable height toilet seats  
Any fire alarm must be visible and audible signal to alarm occupants with hearing or visual impairments  
Any emergency maintenance alarm system must:  
a) Visual and audible indication to indicate that an emergency call has been received  
b) A reset control switch is from a wheelchair and the WC or have the wheelchair and the alarm sounding unit  
c) A signal that is distinguishable visually and audibly from the fire alarm

### Frequently used applications

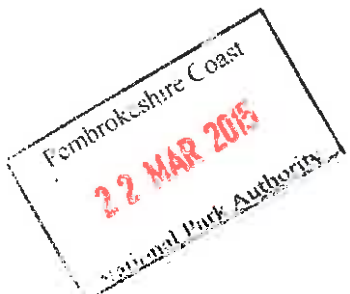
- |                 |                    |
|-----------------|--------------------|
| Education       | Factory            |
| Hotels          | Office             |
| Public Building | Pubs and Clubs     |
| Retail          | Sports and Leisure |

### Features

DocM  
Water Saving

### Accreditations

LANTAC



Tel: 0870 122 8822  
Fax: 0870 122 8282  
Email: info@idealspec.co.uk  
Web: www.idealspec.co.uk

