

REPORT OF THE DEVELOPMENT MANAGEMENT TEAM LEADER ON ENFORCEMENT AND OTHER MATTERS

Reference: EC/18/0115

Received on: 30th July 2018

Site Address: Carn Nwchwn Farm, St Davids, Haverfordwest, Pembrokeshire, SA62 6QN

Breach: Unauthorised use of land as a campsite

Background

Since 2015 the Authority has received complaints that the above mentioned land has been used as a camping and caravanning site, without the benefit of planning permission and in excess of the 28 days in a calendar year permitted under the Town and Country Planning (General Permitted Development) Order 1995.

Prior to 2018 officers negotiated with the landowner on the matter in an attempt to resolve the issue without having to take formal enforcement action, however the breaches of planning control continued.

Following an enforcement investigation during 2018, sufficient evidence was gathered to prove that the site had been occupied in excess of 28 days in that calendar year. An enforcement notice was served on 16th October 2018 requiring the landowner to cease the use of the land as a campsite for a period in excess of 28 days in one calendar year and to remove from the land all structures associated with the unauthorised use. The enforcement notice came into effect on 18th November 2018.

The Authority has received a number of complaints this summer indicating that the campsite has been open for more than 28 days and has found that the site is available to book through online booking portals for a period in excess of 28 days.

Planning History

Enforcement

EC/18/0179 – Unauthorised Engineering works – Permitted Development

EC18/0115 - Use of land as campsite in excess of 28 days – Enforcement Notice Served

EC/17/0121 - Use of land as campsite in excess of 28 days – Structures removed and use ceased

EC16/0066 - Use of land as campsite in excess of 28 days – Use ceased

EC/15/0092 – Use of land as campsite in excess of 28 days – Signs removed and use ceased

EC/15/067 – Non-compliance with planning permission NP/15/0084 – Resolved

EC/13/0103 – Unauthorised toilet block and new access – Structures removed

Planning

NP/15/0084/FU – Farm diversification project involving the conversion of 3 existing redundant barns to bunkhouse accommodation and associated facilities, staff

accommodation, workshop, office food store and launderette. Construction of a small link building between barns 1 and 2 to accommodate kitchen facilities. Creation of parking area and cycle stands. Storage hoppers for biomass pellets and recycling compound. Works to the site access to improve visibility and create 2 passing bays – Approved

Policy

The Development plan for the area comprises the Pembrokeshire Coast National Park Local Development Plan (adopted 2010) and within which the following policies are relevant:-

POLICY 1 – NATIONAL PARK PURPOSES AND DUTY
POLICY 7 – COUNTRYSIDE
POLICY 8 – SPECIAL QUALITIES
POLICY 15 – CONSERVATION OF THE PEMBROKESHIRE COAST NATIONAL PARK
POLICY 30 – AMENITY
POLICY 38 – CAMPING, TOURING CARAVANS, STATICS AND CHALET SITES

Conclusions

The site lies in the open countryside and the use of the land as a campsite is not an appropriate use at this location as it detracts from the character and appearance of the surrounding landscape. The use of the land, by virtue of its scale, form, appearance and location, has a detrimental impact upon the special landscape character of the Pembrokeshire Coast National Park, which the Authority has a statutory duty to conserve and enhance. The campsite appears as an intrusion in an otherwise mainly open, unspoilt landscape.

The Authority has a statutory duty to ensure that development does not damage the natural beauty, character and special qualities of the National Park. The breach of planning control has a harmful impact on the character and appearance of the National Park and, as such, the development fails to comply with the aims of the Local Development Plan.

The enforcement of planning control is in the wider public interest by preventing inappropriate and harmful development and to allow unauthorised development would undermine the Authority's ability to take action against similar inappropriate, development within the National Park.

Recommendation

The Chief Executive/Director of Park Direction and Development Management Team Leader be authorised to instruct solicitors to commence prosecution proceedings in the Magistrates Court for non-compliance with the Enforcement Notice and for seizure of profits under the Proceeds of Crime Act 2002.