



## Outline Planning Permission

Town and Country Planning Act 1990

Name and address of Applicant

Name and address of Agent (if any)

Mr Alan Monday  
Cwm Bach  
MOYLEGROVE  
Cardigan  
SA43 3BW

### Part I - Particulars of application

Date of application: **28-Jul-2011**

Application Number: **11/0367/PA**

Particulars and location of development:

**Erection of a retail unit with storage & office - Rolling Motorhomes,  
SLEBECH, Haverfordwest, SA62 4PT**

### Part II - Particulars of decision

The Pembrokeshire County Council hereby give notice in pursuance of the provisions of the **Town and Country Planning Act 1990** that **outline planning permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. Approval of the details of the layout, scale and appearance of the building(s) and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.  
*Reason: This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.*
2. Plans and particulars of the reserved matters referred to in the condition above, relating to the layout, scale and appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.  
*Reason: This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.*
3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the

date of this permission.

*Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).*

4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

*Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).*

5. The proposed building shall be used as a retail, storage, office and toilet facility ancillary to the use of the site for the storage, display, sale, service and repair workshop for caravan and motorhomes and for no other purpose in Class A1, B1 and B8 of the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking or re-enacting that Order with or without modification.

*Reason: For the avoidance of doubt as to the extent of this permission and to accord with Policy 14 of the JUDP for Pembrokeshire.*

6. The scale of the building shall be within the following scale parameters 27m to 30m in length, 10m to 12m deep and 3.1m to 3.4m in height.

*Reason: To ensure a satisfactory form of development to accord with Policy 78 of the JUDP (adopted 13 July 2006).*

7. No drainage from the development shall be connected to or allowed to discharge into the trunk road drainage system.

*Reason: To prevent pollution of the water environment and to accord with Policy 111 of the JUDP for Pembrokeshire.*

#### **NOTES TO APPLICANT:**

1. This decision relates only to the plans identified below:  
The 1:500 and 1:1250 scale plans received on 13 and 28 July 2011.
2. Having regard to the details of the application proposals, and the relevant provisions of the Joint Unitary Development Plan for Pembrokeshire (adopted 13 July 2006) as summarised below  
Policies 1, 14, 78, 100 and 111.

It is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan.

This informative is intended only to be a summary of the reasons for the granting of planning permission. For further details on the decision, please see the application report under the above reference.

**Date: 16-Sep-2011**

**County Hall  
Haverfordwest  
Pembrokeshire**



**HEAD OF PLANNING**

Pembrokeshire County Council

## Notes

1. If you are aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, then you can appeal to the National Assembly for Wales under Section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). The National Assembly has power to allow a longer period for the giving of a notice of appeal but it will not normally be prepared to exercise this power unless there are special circumstances which exclude the delay in giving notice of appeal. The National Assembly is not required to entertain an appeal if it seems to it that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of any development order, and to any directions given under the order. In practice, the National Assembly does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the National Assembly.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the National Assembly for Wales, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the National Assembly on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Your attention is drawn to the fact that the proposed development may be located in an area affected by radon gas. Further information may be obtained from the Council's Building Control Section.**

**Note: This decision refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under Building Regulations or any other enactment, byelaw, order or regulation.**

Pembrokeshire County Council