

**Martletwy Community Council**  
**Clerk: Mrs Lizzie Lesnianski**  
**Bramley Lodge, Landshipping, Narberth SA67 8BG**  
**Tel: 01834 891488 Email: [martletwycommcouncil@gmail.com](mailto:martletwycommcouncil@gmail.com)**  
**Minutes of an Extra Ordinary meeting of Martletwy Community Council**  
**held Monday 18th October 2016 at Lawrenny Village Hall, Lawrenny at 7.30pm**

**Present:**

Philip Eynon (Chairman); John Williams (Vice Chairman); David Cole, Mike Lewis, Gill Williams (Councillors); Rob Lewis (County Councillor); Lizzie Lesnianski (Clerk)

**Apologies:** None

**16/074: Planning:**

Application Received: Application 16/0549/PA: One Planet Development to develop a low impact small holding Land east of New Park Campsite, Martletwy, Narberth, Pembrokeshire

All Councillors were involved in a lengthy and frank discussion on all aspects of this application. Councillors unanimously agreed the response from the Community Council should be in objection to this application. They felt it was unsustainable and unable to be self-sufficient. After a great deal of discussion the Clerk was instructed to write a draft response and circulate it to all Councillors for comment before submitting it to Pembrokeshire County Council Planning Department. A copy of the response is attached for public record.

Signed:.....*P.H. Eynon*..... Date:.....*7-11-16*.....

**Planning Application: 16/0549/PA**

**Main Location: Land east of New Park Campsite, Martletwy, Narberth, Pembrokeshire**

**Full Description: One Planet Development to develop a low impact small holding.**

#### **COMMENTS BY MARTLETWY COMMUNITY COUNCIL**

At an extra ordinary meeting of the Martletwy Community Council held on Tuesday 18th October at 7.30pm at Lawrenny Sports Club, Councillors examined all the documents and had a full and frank discussion with regard to the planning application 16/0549/PA. They have unanimously agreed the following comments should be offered by the Council to the decision makers at Pembrokeshire County Council.

The Council unanimously object to the planning application 16/0549/PA on the following basis: Following careful scrutiny of the development documents by the Councillors of Martletwy Community Council, and in particular the 56 page Application Document, the councillors unanimously question the sustainability of the project. There are a large number of instances throughout the application, and particularly in the management plan, where the applicant's figures in some cases are not consistent and in others do not add up to a fully sustainable project. In summary the Martletwy Community Council's main reasons for objecting to the application are as follows and are all the unanimous opinions of the Councillors of the Community Council:

#### **GENERAL OBSERVATIONS**

- a. The amount of water the applicants would require would surely require a water abstraction licence, and due to a dry summer, and the stream flow reduced to a trickle, abstraction would become unlikely, therefore a licence might not be granted and the amount of water required would be unavailable to the project. Without first obtaining such a licence Councillors do not see that planning permission could be granted
- b. The application mentions a "lay-by" on the road east of New Park, Landshipping. It is not a lay-by, it is an essential passing place and should not be utilised in any way other than for the purpose for which it is used. The road is a single track road and only one of two that serve the village. It is very important therefore all passing places are kept clear and for use at all times by emergency and service vehicles and to ensure agricultural equipment can be passed safely.
- c. The applicants talk of using car tyres throughout the development. As has recently been witnessed during a severe fire at nearby Cresselly Home Farm, car tyres are extremely flammable and once taken hold are difficult to extinguish. The Council have concerns for the surrounding area and in particular neighbours on both the Martletwy and Landshipping sides of the property. The Council respectfully request car tyres are not used in such close proximity to neighbouring dwellings.
- d. The application mentions the nearest neighbours were consulted. However upon investigation the Councillors can confirm one of the very nearest properties to the site, Bramley Lodge, Landshipping, has not at any time been approached by the applicants, nor have they met the applicants when visiting the land. The residents of Bramley Lodge therefore have not been given an opportunity to respond to the plans.
- e. The Stanley Arms Public House (mentioned under 6.Community Impact Assessment) of the 56 page Application Document, will be well known to the Planning Department who will also be very aware there are no immediate plans to re-open it as work is on-going. It would seem unlikely the Public House will be open for a good few number of years to come. The Councillors therefore suggest this nullifies the use of this property in the applicant's Community Impact Assessment.
- f. There appears to be no reference to the cost of Council Tax, Business Rates or Insurances.



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### **GENERAL OBSERVATIONS (cont'd)**

g. Councillors confirmed the field under development where the applicant's plan to grow crops is prone to more frost than surrounding fields due to topography, and cold air collecting in hollows. It was also noted by Councillors no farmer in living memory has tried to grow any cereals on this land due to the poor quality of the soil.

### **APPLICATION DOCUMENT (56 pages)**

#### **Section 3. Design / Strategy**

a. The application document states the land will accommodate one household, a family of two adults. The Council query why two adults require the use of 4 vehicles.

b. The development requires a great deal of trackway. This is the introduction of alien landscaping to the green location. It will also require a mass tonnage of hard-core / aggregate to be brought onto site. The Council suggests this is in polar opposition to the practise guidance for a One Planet Development, and Council further queries if this meets the guidelines of One Planet Development.

c. Considering the outline programme of the 5 year plan, dealt with in greater depth in the Business and Improvement section 4 of the application document – see below, this application is neither sustainable nor self-sufficient and as such the Council believe it should not be considered against One Planet Development guidelines (Tan 6) but against policies which seek to control development in the open countryside.

d. Under the heading outline programme, Year One, within the Design / Strategy section, the applicant's state they will "Set up yurt". The Council can find no evidence of a yurt included on the application drawings. There is also no mention of the yurt being dismantled upon completion of the house. The Community Council seek verification on this matter prior to any consideration of approval.

#### **Section 4. Business and Improvement Plan**

##### **Land Based Activity - Subsistence-Food.**

a. At no time throughout their calculations on p13 for the 5 year forecast for "Food Needs", and income from land based activity, have the applicants factored in any rate of inflation.

b. Furthermore, under close scrutiny, the percentages and values in paragraph 1 on the same page often do not add up. For example, Year 1 column lists the Veg Box Scheme as producing £56 of the £2649 cost of their Food Needs, 4% of their Food Needs met. However 4% of £2649 is, Council believes, £105.96.

c. If the applicants are growing vegetables for their own use in year 1 where is the cost of the seeds accounted for. The 6 year projection on p.13 lists the "veg box scheme for their own use as yielding £56 value of vegetables. On p15 the 5 year projection has no seeds purchased in year 1.

##### **Enterprise – Income / Organic Veg Box Scheme**

a) Councillors agreed suitable vegetable growth in Pembrokeshire, in order to fulfil orders for 6 boxes a week over a 40 week period is, excessively optimistic, especially for the size of the area of land to be utilised for this scheme.

b) The plan has a period of only 3 months when there is no production. Taking into consideration normal weather conditions in Pembrokeshire throughout the year the Council do not believe it is achievable, especially in light of no allowance made for failure of crops.

c) The applicants do not have experience at growing crops to this extent.



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#### Enterprise – Income / Organic Veg Box Scheme (cont'd)

- d) Research by Councillors of local successful veg box schemes shows these businesses buy in vegetables across the year to supplement their own growth. These are farms with far more, and better quality, land. If this development were to do this it would severely alter their financial plan and in addition reduce the low impact of the scheme, by increasing carbon emissions.
- e) Again, as previously, no inflation is allowed for in any of the financial figures. Inflation would impact on the cost of boxes and other materials required for this scheme each year and considerably over a five year period. There are also no contingency costs included in case of problems.
- f) The applicant lists locals and residents as their main source of customers. The vast majority of local residents grow their own vegetables nullifying their customer base from the offset. This could have a serious impact on their projected figures as well as carbon emissions at site.
- g) No contingency costs have been included for pest control. Pests are a considerable problem in this area and will be increased by the introduction of the many nature areas within the development.
- h) Within the figures there is no accurate breakdown of costs. It is difficult to ascertain what the sums listed equate too. They mention £15 for a large box of veg for 4 people but no other specific figures or quantities. The Council does not believe sufficient, accurate or in-depth figures have been supplied for any of the land based activities.
- i) The large quantities the applicants plan to produce for this scheme will require extensive watering throughout the growing process. The Council is concerned the volume of water required for this scheme far exceeds the water produced by the development.

#### Almond Milk Production.

- a. The Council is seriously concerned about this aspect of the application.
- b. Accessible data researched by Council suggests if growth is successful for every almond nut grown a considerable amount of water is required. The Council does not believe this low impact small holding will have the water supply to cover these quantities. If they plant 30 trees, plus 12 in case of failure, this is a total of 42 trees. On this basis if, as the applicant states, each tree produces 2500 almonds per season they would require possibly hundreds of thousands of litres of water each year. No provision for this quantity of water appears to have been included in the plans.
- c. On page 15 & 16 of the management plan the applicant's state they will use 15% of almonds in their litre of milk produced. As the other main ingredient of almond milk is water this is a further large consumption of water. From the plans it seems unlikely the water produced at the site will fulfil the needs of the Almond production in addition to the needs of the family as well as the 10 visitors camping on site for the "experience"
- d. 80% of the world's almonds are grown in California because they have hot summers and mild winters. Almond trees are not considered to be adaptive. The Council questions how they will manage in naturally moist, heavy clay based soil, in marshy ground in the Pembrokeshire climate.
- e. Bearing in mind, under the sub heading of Ceramics, further into the document, the applicants plan to condition the 130 tonnes of clay soil dug from the ground using the freeze thaw method to improve it, they have made no contingency for protecting sensitive frost intolerant almond trees.
- f. Almond trees are mostly found on semi-arid land and Councillors believe are unlikely to crop as well in Pembrokeshire's natural habitat.
- g. No inflation costs have been included in the costs for bottles in years 4 & 5.
- h. No delivery costs have been included in the 5 year projection of costs.
- i. Apart from the additional trees no contingency has been made for problems. In particular there are many vermin, including squirrels, in the area, which will be encouraged by the nature areas included on the property. Council presumes squirrels and birds could be a main source of vermin for almond trees.



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##### Almond Milk Production (cont'd)

j. For the applicant's to produce food stuff such as Almond milk presumably they would need to pass the stringent health and safety requirements for food production. The Councillors of the Community Council are concerned this may not be achievable based on the facilities on the site.

##### Fruit Juices

a. The Council is once again concerned about the volume of water required for this scheme.

Especially when added to both the almond milk production and veg box scheme.

b. The Councillors reiterate their concerns from j) above. For the applicant's to produce food stuff such as Almond milk presumably they would need to pass the stringent health and safety requirements for food production. The Councillors of the Community Council are concerned this may not be achievable based on the facilities on the site.

c. Again the Councillors have the same concerns regarding the financial information provided for this enterprise. No inflation is factored into any of the figures provided. No contingency costs included.

d. Again the Council believe no contingency costs or practices have been put in place to protect crops from vermin.

##### Eager Vegan – Organic Vegan Pesto – Organic Jams

a. Farmers markets are stringent about whom they let in to sell products and often have waiting lists. They will also often not duplicate product. Councillors are concerned the applicants are unaware of this and have assumed they will get places at the markets. The Council do not believe the applicants have factored in fuel costs and carbon emissions created in travel to the various venues.

b. The Councillors reiterate their concerns from j) above. For the applicant's to produce food stuff such as Almond milk presumably they need to pass the stringent health and safety requirements for food production. The Councillors are concerned this may not be achievable.

c. Again the Councillors have the same concerns regarding the financial information provided for this enterprise. No inflation is factored into any of the figures provided. No contingency costs included.

d. Again the Council believe no contingency costs or practices have been put in place to protect crops from vermin.

##### Willow

a. Again, amongst other concerns, the Councillors have the same worries regarding the financial information provided for this enterprise. No inflation is factored into any of the figures provided. No contingency costs are included.

b. Councillors are concerned selling willow from the site, or shipping it out via postal services for eBay sales, will increase carbon emissions, with the increase traffic to site to collect the willow.

##### Ceramics

a. The Councillors are concerned because the applicant's state growing based activity will be substantially reduced during the winter months of January, February and March. However according to the information provided for the veg box scheme this will run from June to February each year and they forecast income for the veg boxes of £600 in year 2 and £1200 in year 3. They will also be producing almond milk, fruit juices, and food stuffs for the Eager Vegan project. They do not see this volume of work being sustainable by, in the main, 2 people.



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##### Ceramics (cont'd)

b. The Council are also concerned where the applicants plan to store the 130 tonnes of clay. This is a large volume of clay. The applicants plan to dig the ponds in year 1 but not manufacture the kiln until year 2 or the house until year 3. The 130 tonnes of clay left outside to "freeze and thaw" could be an eyesore and spoil the area for visitors and residents alike.

c. Again Councillors are deeply troubled by the vague financials supplied for this project. No inflationary rates have been applied for and the figures all rise in increments of £5 or £10. Councillors are concerned by the large amount of firewood this scheme will require in order to produce enough heat to fire the quantity of ceramics required to meet the income forecasts.

d. No costs appear to have been included for health and safety measures to be put in place. Fire Extinguishers for example will be required, as well as a yearly maintenance programme. Also fire alarms will be required.

e. No delivery costs have been included in the Table of Costs. Nor the impact of carbon emissions with delivery and sales. The scheme refers to shops "further afield" and anywhere in the South West Wales Region. Councillors again raised the issue of the increase in traffic if customers were to collect, or eBay was used.

f. The applicant's state 1 person will be required to work on this project 3 days a week during January, February and March. This leaves just one other person to do all the other work on those 3 days. This would appear unsustainable.

g. Some years ago a pottery business, run from a property in Landshipping, called Woodhouse Grange, were unable to use the local clay as it proved totally unsuitable for making any pots or plates as they were all cracked or extremely brittle. They had to buy in all their clay. This query should be addressed prior to any approval being considered.

##### Experience Week

a. Councillors are deeply concerned by the impact of an Experience Week.

b. 10 people on the course living in tents would seem to constitute a campsite. Furthermore how will the infrastructure, such as 1 compost toilet, cope with the 500% increase in population on site?

c. If these 10 all travel separately and all drive there will be an additional 10 cars on site having an impact on carbon emissions

d. Councillors are concerned by the fact this enterprise requires the applicants to produce food, in a restaurant type way, for the public on site. This constitutes a different business altogether. It also brings into question whether they will require additional licences.

e. Again the figures are incomplete and have not factored in any inflation or health and safety requirements, or the lighting of the tents for health and safety reasons.

f. Councillors strongly oppose this scheme.

##### Occupants

Within this section the applicants state they will be employed full time on their land-based enterprises. Their figures on p.25 show income from the schemes above only, without the costs of setting up any of the site, including accommodation, sheds, polytunnels, vegetable patches and all the other parts of the development. In the first year they forecast a loss of income of £953 with income of £366 in the 2<sup>nd</sup> year. Council are concerned these figures are unsustainable.

##### Volunteers

The application mentions volunteers. These will again impact on the infrastructure of the development with their hygiene needs, as well as possible vehicles to travel to site. The Health and Safety procedures and costs already mentioned will have to take into consideration volunteers being on site.