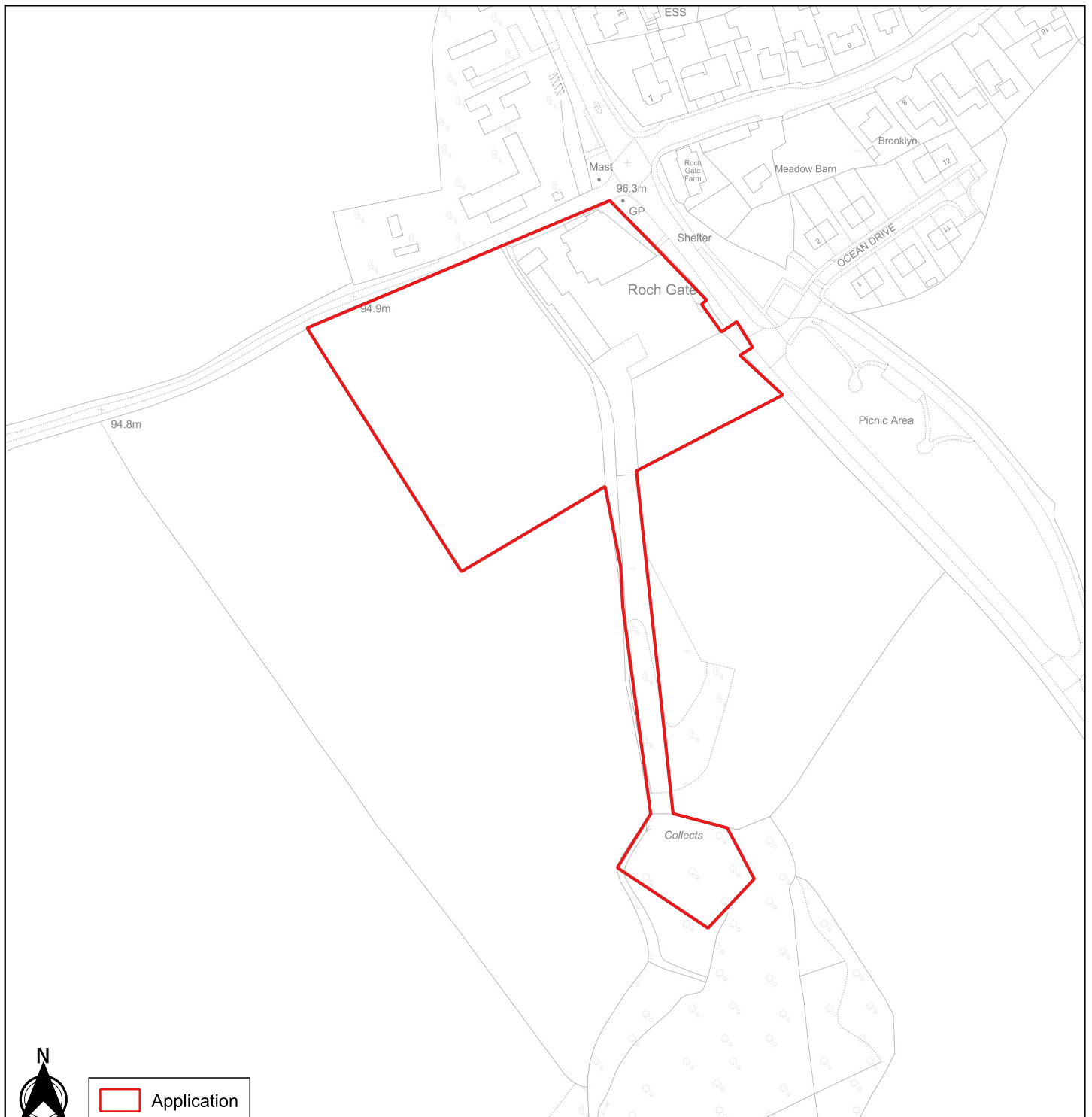
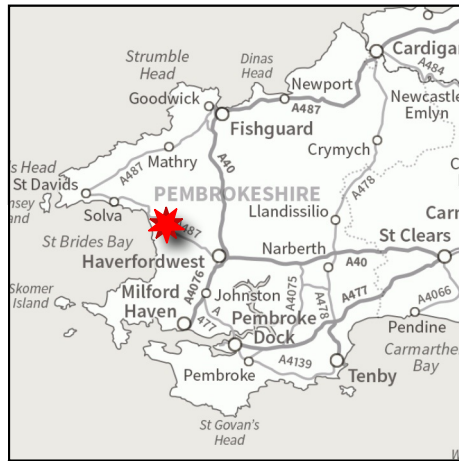




Parc Cenedlaethol  
Arfordir Penfro  
Pembrokeshire Coast  
National Park

Graddfa/Scale: 1:2,500



# PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY COMMITTEE REPORT



**Ref No:** NP/24/0484/FUL

**Proposal:** Redevelopment of former motel/restaurant site for a mixed commercial & community use, including village shop/post office, bistro/restaurant and conference facilities together with new vehicular access, car parking & highway improvements, landscaping & biodiversity enhancements plus change of use of adjacent land to provide tourism development comprising of up to 18 timber style holiday lodges together with parking & landscaping (Amended Scheme)

**Site Location:** Rochgate, (Former Hotel), Roch, Haverfordwest, Pembrokeshire, SA62 6AF

**Recommendation:** Conditional Approval

**This application is being presented to the Development Management Committee in accordance with the scheme of delegation as the proposal constitutes major development to which objections have been received. The proposal is also considered to be a departure from the policies of the Local Development Plan 2 and has been advertised as such.**

The full plans and associated documents can be viewed online via the following link [Citizen Portal Planning - application details](#)

## Summary:

This application was originally received in September 2024. During the course of the application amended plans have been received reducing the number of lodges from 25 to 18 and removing previously included industrial units from the scheme, the amendments also added further landscaping and biodiversity enhancement in the form of a wild meadow.

These changes have reduced the overall landscape impact of the scheme and resulted in a smaller land area on greenfield land being used alongside the redevelopment of the site of the former Roch Gate Motel. The proposal will result in some visual and landscape impact on the National Park and NRW have raised concerns and objected to the proposal based on the landscape and visual impact information available at the time of writing the report. The proposal however is recognised as bringing significant benefits in terms of removing a building which is causing harm to the National Park landscape at present, given its significant dilapidation and disrepair.

The proposal is also recognised as delivering both economic and community benefits including as part of its provision a local shop and post office presence in a settlement which currently does not have this service. Subject to appropriate conditions including a phasing condition, conditions to control the use of the lodges and managerial accommodation, the proposal is considered acceptable in terms of matters of highways access, biodiversity, drainage and public amenity. As such, the scheme is recommended for conditional approval.

## Consultee Response

- Nolton and Roch Community Council – Support
- Heneb – Conditional consent
- Defence Infrastructure Organisation – No objection
- Dwr Cymru / Welsh Water: Advisory and Conditional consent
- PCC Public Protection: Conditional consent

- NATS Safeguarding: No objection
- PCC Civils: Conditional consent
- Western Power: No response received
- PCC Highways: Conditional consent
- PCNPA Ecologist: Conditional consent
- PCNPA Tree and Landscape: Conditional Consent
- NRW: Objection
- Coal Authority: Site is within defined Development Low Risk Area - No specific comment to make.
- PCNPA Building Conservation Officer: No objection

## Public Response

A site notice, press advert and neighbour notification letters were posted in accordance with requirements of the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012*.

A significant volume of representations have been received from third parties. The vast majority of the respondents are supportive of the development proposal citing benefits such as economic benefits, improved facilities for the community including the provision of a village shop and the opportunity to improve the visual appearance of what is described as an eyesore.

Objections/ Expressions Concerns are summarised below:

- *Visually intrusive expansion into open countryside*
- *Road can be very busy at times to cross – is it possible to make the crossing safe for those wanting to use the shop?*

Where material, these concerns are discussed in the main body of this report.

The Community Council has supported the application noting that they consider the current building to be an eyesore and that it was the number one issue for the community when Planed produced a community action plan in 2018. The Community Council identify a number of benefits from the development including creation of employment, community wellbeing, improved appearance of the scheme, alleviating second home concerns. They concluded that they had balanced the impact concerns of the lodges with the overwhelming positive benefits of the entire scheme and are in full support of the application.

## Policies considered

### National Policy

All planning applications in Wales need to be determined in accordance with the statutory National Development Plan:

- [Future Wales: The National Plan 2040](#) (FW)
- [Planning Policy Wales 12](#) (PPW12).

### Technical Advice Notes

The Future Wales Plan should be seen and read as a whole, and in conjunction with National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) as well as considering the following Welsh Government Technical Advice Notes (TAN's)

[www.gov.wales/technical-advice-notes](http://www.gov.wales/technical-advice-notes):

- TAN 5 – Nature Conservation and Planning
- TAN 5 – Nature Conservation and Planning
- TAN 6 – Planning for Sustainable Rural Communities
- TAN 12 - Design
- TAN 13 – Tourism

- TAN 18 – Transport
- TAN 24 – The Historic Environment

#### Local Development Plan 2 (Adopted September 2020)

Additionally, within the Pembrokeshire Coast National Park, The Local Development Plan 2 (LDP2) is also the relevant development plan with the following policies being applicable to this proposal.

- Policy 01 (National Park Purposes and Duty)
- Policy 07 (Countryside)
- Policy 08 (Special Qualities)
- Policy 11 (Nationally Protected Sites and Species)
- Policy 14 (Conservation of the Pembrokeshire Coast National Park)
- Policy 29 (Sustainable Design)
- Policy 30 (Amenity)
- Policy 32 (Surface Water Drainage)
- Policy 38 (Visitor Economy)
- Policy 41 (Caravan, Camping and Chalet Development)
- Policy 54 (Community Facilities)
- Policy 56 (Retail in the National Park)
- Policy 57 (Town and District Shopping Centres)
- Policy 59 (Sustainable Transport)
- Policy 60 (Impacts of traffic)

These policies can be viewed on the Policies page of Pembrokeshire Coast National Park website: <https://www.pembrokeshirecoast.wales/wp-content/uploads/2024/01/LDP-Text-for-Adoption-Web.pdf>

#### LDP2 Supplementary Planning Guidance

In addition, the Authority produces Supplementary Planning Guidance (SPG) on various topics, and these may be material considerations in the determination of any future application made. In respect of the proposal the most relevant SPG's are:

- Landscape Character SPG
- Caravan and Camping Capacity SPG
- Sustainable Design SPG
- Biodiversity SPG

#### Constraints

- Biodiversity Issue
- Safeguarding Zone
- Hazardous Zones
- Potential for surface water flooding
- Recreation Character Areas
- Low Coal Risk
- Affordable Housing Submarkets
- Seascape Character Areas
- Landscape Character Areas

## Relevant Planning History

- **NP/20/0155** – Proposed demolition of buildings and redevelopment of 14 dwellings - Withdrawn
- **NP/13/0441** – Demolition of existing Motel and replace with 40 bed hotel with adjoining restaurant and associated parking and landscaping – Approved – 30 Jan 2015 expired 30 Jan 2020
- **NP/09/061** – Roch Gate Motel, Roch – Refurbishment – Approved – 19 April 2009
- **00/004/s** – Roch Gate Motel, Roch – Post Sign – Refused – 25 April 2000
- **00/0003/s** – Roch Gate Motel, Roch – Wall mounted sign – Refused – 17 March 2000
- **NP/97/190** – Roch Gate Motel, Roch – Extension to kitchen and alterations for living accommodation – Approved – 20 June 1997
- **NP/92/477** – Roch Gate Motel Roch – Additional car parking – Approved – 25 March 1993
- **NP/92/472** – Roch Gate Motel, Roch – New Function Room – Approved – 25 March 1993

## 1. Officer's Appraisal

### Site and Proposed development

1. The site is located at the edge of Roch village, 3.5km northeast of Nolton and 9km northwest of Haverfordwest and 14km southeast of St David's. The majority of Roch is outside of the National Park and within the County Council's area of planning jurisdiction. The village is categorised as a Service Village within the Pembrokeshire County Council's Local Development Plan, where there is considered to be a good provision of services and facilities to meet the day-to-day needs of their population, but plays a more limited role for the wider population. The County Council's LDP encourages proposals to develop and expand employment premises in Service Villages as a means of reducing the need for people to travel long distances to work in towns.
2. The site is situated alongside and to the west of the A487 which forms the boundary of the National Park in this location. The proposal site is wholly within the National Park and a prominent site as visitors travel through the area in order to visit nearby Newgale beach or travel between Haverfordwest and St David's. Whilst technically in a countryside location, the site has a strong relationship with the village of Roch. It is the site of the former Roch Gate Motel which closed in 2008 is currently in a state of significant disrepair. The part of the site previously occupied by the motel is considered to fall within the definition of previously developed land set out in Planning Policy Wales Edition 12. It includes partially collapsed buildings. The remainder of the site is considered to be greenfield in nature. To the immediate south and west of the site lie agricultural fields, with the coast and Newgale beach further west. To the immediate north of the site is the C3067 with further agricultural fields beyond that. To the east of the site is the A487 which separates the site from the main village of Roch.
3. The proposal is for a range of uses within a site measuring 2.64ha, as stated in the Planning Statement accompanying this enquiry. Of this area, approximately 0.45ha was occupied by the former Roch Gate Motel and is categorised as brownfield land. The remaining 2.19ha occupies greenfield land.

## Current Proposal

4. The proposal comprises:
  - 18 lodges
  - 'The Gate' building which would include proposed new commercial development in the form of:
    - a shop and post office (approx. 177 square metre net floorspace for sales area)
    - 2 conference rooms (approx. 144 square metre net floorspace)
    - Managers accommodation and storage (approx. 125 square metre net)
    - WC provision and changing areas
    - Rental unit / hot desk accommodation
    - Kitchen and freezer area
    - Bistro area (approx. 138 square metre net floorspace)
    - External seating area
    - Bin storage
  - New vehicular access from A487 and exit only onto C3067
  - Associated parking spaces including 8 ULEV charging bays and designated disabled parking spaces
  - Secure cycle parking
  - Amenity / Green space area
  - New pedestrian cross over point to Roch village and associated provision
  - Proposed wild meadow
5. The proposal extends onto adjacent greenfield land to the west to accommodate up to 18 holiday lodges. The proposal also includes landscaping and biodiversity enhancements.
6. It is noted in the Business Plan submitted with the application that the proposed village shop would have a traditional agricultural theme and "showcase locally produced products from preserves to vegetables to meat produce." The post office is anticipated to operate 3-5 days a week and also enable banking transactions.
7. With regard to the proposed bistro and bar (A3 use), the premises is proposed to be open 8:30am to 10pm on weekdays and until 12am on weekends and seat up to 68 interior covers and an additional 50 covers outside in summer season.
8. The proposed conference centre would be multi-functional, with the Business Plan stating the room would be available for hire for a variety of community, social, sporting and educational uses.

## 2. Key Issues

The application raises the following planning matters:

- 2.1. Policy and Principle of Development
- 2.2. Siting, Design, and Impact upon the Special Qualities of the National Park
- 2.3. Amenity and Privacy
- 2.4. Biodiversity, Protected Sites, Green Infrastructure & Landscaping
- 2.5. Access and Parking
- 2.6. Surface Water Drainage and Foul Drainage

## 2.1. Policy and Principle of Development:

9. Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the National Park comprises Future Wales - The National Plan 2040 (FW) and the Local Development Plan 2 (LDP2).
10. Future Wales – The National Plan 2040 (FW), was adopted on 24th February 2021 and is the National Development Framework for Wales, and the national tier of the Development Plan. Policy 4 (Supporting Rural Communities) of FW states that Strategic and Local Development Plans must identify their rural communities, assess their needs, and set out policies to support them.
11. On page 104, Future Wales states that: 'National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas...and that Future Wales policies respect the functions of National Parks in terms of their statutory purposes...'.
12. The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.
13. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW12 promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

### **Policy 1 (National Park Purposes and Duty)**

14. This policy requires that all development within the National Park is compatible with the two National Park purposes of conserving and enhancing the natural beauty, wildlife and cultural heritage of the Park and the public understanding and enjoyment of the special qualities. It notes that in determining proposals, due regard will be paid to the need to foster the economic and social well-being of local communities, provided this is compatible with the statutory National Park purposes.

### **Policy 7 (Countryside)**

15. The site is within the countryside and adjacent to the settlement boundary of Roch, which is identified as a Rural Centre in LDP 2. Proposals in a countryside location, whether on greenfield or brownfield land are expected to comply with LDP 2, Policy 7 'Countryside'. With reference to this proposal, criterion e) specifies that new or extended community facilities will be acceptable, subject to meeting the specific criteria of Policy 54 (Community Facilities).

### **Policy 54 (Community Facilities)**

16. Policy 54 (Community Facilities) (Strategy Policy) of LDP2 criterion a) states "with new and extended facilities these will be permitted where they are convenient to public transport, shops and other services where this is required to serve the needs of the user." The policy does not specify what uses may be considered as a community facility, but the supporting text reads: "Meeting the local needs of communities means bringing homes, jobs, facilities and services within close reach and supporting existing

facilities and services.” (Paragraph 4.301). Community Facilities is defined in the LDP Glossary of Terms:

*“Community facilities provide for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community. Facilities are usually located within a village or town that is regularly used by the local community. These can include convenience shops, public houses, cinemas, petrol filling stations, children’s formal play areas, playing fields, doctors’ surgeries, schools, village/community halls, nursing homes, churches, allotments, etc”.*

17. The proposed village shop / post office accords with the definition of a community facility. The proposed restaurant / bistro is within the same use class A3 as a public house. It is a matter of judgement whether the proposed conference facilities is classed as a community facility, as it is similar to a village/community hall, however, it is dependent on the degree to which the facility would be used by the local community.
18. In terms of Policy 54 (Community Facilities) of LDP2, it is noted that the policy requirement is for proposals to be well located to serve the community’s needs. The proposed facilities would be situated on the opposite side of the A487 to the centre of Roch, which is a busy road and has a current speed limit of 40 mph. It is noted that the proposal includes a proposed pedestrian crossing to ensure the safe crossing of the A487. This element is discussed in greater detail under access below, but the Local Highway Authority is satisfied with this element, and it is considered to provide an appropriate and safe mechanism to link the proposals to the main village of Roch. It is also noted that there is a bus stop on the same side of the A487, within close proximity to the site.
19. With regard to whether the proposed community facilities are required to serve the needs of the user, it is noted that community facilities in Roch comprising of a village shop, post office and fish and chip shop on Church Road, closed in recent years. Planning permission was granted by Pembrokeshire County Council in September for the redevelopment of the site for housing. The officer’s delegated report states that an objection was received to the proposals over concern that the scheme would leave Roch without the facilities it needs. The applicant however, provided evidence that the continued use of the two commercial units as community facilities was no longer viable. Marketing information demonstrated the site had been on the open market since November 2022 when the shop ceased trading. It is noted that there is an existing community hall, ‘Victoria Hall’ in Roch, school and public house ‘The Victoria Inn’. Due to the recent closure of community facilities in Roch, it is considered that the proposed community facilities, in particular the shop/post office are required to serve and support the community. A trip generation assessment was provided as part of the Transport Statement and is discussed in greater detail below.
20. Policy 56 (Retail in the National Park) of LDP2 sets out a retail hierarchy and seeks to ensure that Tenby Town Centre and District Centres at Saundersfoot, St Davids and Newport maintain their position in the retail hierarchy relative to one another and larger centres outside the area. The policy sets out that *“within defined retail centres proposals for new retail development which are of a scale and design appropriate to the Centre and accord with the retail hierarchy will be supported. Proposals that would undermine the retail hierarchy or have an unacceptable adverse effect on the character or appearance of the Centre and/or the amenity of neighbouring properties will not be permitted”.*
21. Policy 57 (Town and District Shopping Centres) of LDP2 intends to ensure the vitality, viability and diversity of shopping centres is maintained and enhanced. Criterion b)



supports the change of use, redevelopment or development of new buildings in a rural Centre for retail or commercial uses (A1, A2 and A3 uses) or community facilities. The policy specifically requires the proposal to be in the rural centre (not adjacent to, or outside of the Centre), whereas the proposal is outside of the rural centre of Roch. The proposal therefore does not comply with policy 57. Set against this however, a part of the site is previously developed land and it is considered that both this and the benefit to the community should be given weight as material considerations alongside consideration of the site's location adjacent to the Centre boundary. The supporting text to Policy 57 reads: "The Authority will resist any proposals which may potentially damage or undermine the retail role of these centres by restricting development outside these centres in accordance with national planning policy. The exception to this will be the recognition of the important role rural provision makes to Park communities. Additional provision of retail at these locations is encouraged where compatible with the scale of the centre." (paragraph 4.308). Criterion b), requires the proposed scale to be compatible with the scale of the centre.

22. As stated in PPW 12, a sequential test should be followed when determining planning applications for retail and other complementary uses (paragraph 4.3.18). Future Wales, Policy 6, 'Town Centre First' seeks to direct significant new commercial, retail, education, health and public service facilities within town and city centres. The policy also requires a sequential approach to be used to inform the identification of the best location for these developments in Local Development Plans. Preference should be given to locate new retail (A1) food and drink (A3) offices (B1) and conference facilities uses within the tier 1 hierarchy of Centre. The applicant must demonstrate whether there are suitable sites for the proposal in the Centres of Tenby, St Davids, Saundersfoot and Newport.

### **Retail Impact Assessment**

23. A Retail Impact Assessment has been prepared by Landsker Business Solutions to consider the impact of the proposed A1 retail uses. The assessment states; "given the location and the lack of amenities within a 5 mile radius of Roch, there is a requirement to consider the 'need' for the proposed development." The Assessment includes a basic Retail Needs Test which uses information in the South West Wales Regional Retail Study Report to calculate future retail spend. The survey states that the proposed development at Roch will not detract from or displace any of the existing retail provision at Haverfordwest or St Davids due to the distance. The assessment also provides qualitative research and support from local residents and groups.

### **Summary of Retail policy position**

24. It is acknowledged that the site is in a countryside location and that the application has not demonstrated how a sequential approach has been undertaken as required by Future Wales (policy 6) and PPW. This is set against the fact that it will introduce a service to a community which is not currently served by a village shop in a location immediately adjacent to a settlement. A Retail Impact Assessment has indicated that there will not be a displacement from other nearby Retail centres and weight should also be given to the reuse of previously developed land. Overall, the proposal is considered acceptable in terms of likely retail impacts despite not complying with Policy 57 Town and District Shopping Centres and the sequential test requirements of PPW and Future Wales.

### **Proposed lodges**

25. The development of 18 lodges is proposed entirely on the greenfield land within the site. The supporting statement with the application states that "the proposed lodges meet the legal definition of a caravan" (page 19). Policy 38 (Visitor Economy) (strategy

policy) of LDP2, allows limited caravan, camping and chalet development, in accordance with Policy 41.

26. Policy 41 (Caravan, Camping and Chalet Development) of LDP2 allows for the consideration of sites away from the coast and Preselis and in locations not intervisible with them. Proposals coming forward must ensure that the new development avoid sensitive locations, units are sited so that they can be readily assimilated into the landscape without causing an unacceptable adverse effect on the National Park landscape and that there are no unacceptable adverse cumulative effects when considered in conjunction with other development in the locality. The supporting text to the policy identifies what size of development is classed as small, medium or large. The area of land in this proposal covered by the lodges (excluding external landscaping boundaries) is approximately 10,632 square metres which equates to just over 1 hectare of land in size (1.0362). LDP2 identifies sites of this size (between 0.5 hectares and 3 hectares) as being medium in size.
27. The proposed development site sits within the St Brides Bay Landscape Character Area (LCA12). The Authority has developed Supplementary Planning Guidance on caravans and camping sites. The guidance shows there to be a high/medium sensitivity to medium static sites in this LCA. With particular reference to this proposal, the characteristics that make the area sensitive to development are the primarily pastoral sloping landscape which forms the backcloth to the coast; irregular small fields and large open rationalised fields; areas of hedgebanks/low cut hedges or fences which tend to be open to view; the majority of the area being highly intervisible with St Brides Bay; Roch Castle (Listed Building) as a distinctive landmark; and key views from the Coast Path and from boat trips. It states that the value of the area lies in its National Park status, historic features and the SSSI.
28. The SPG summarises that capacity for further development in the area is limited due to existing sites visible in the landscape and the openness of the area and the sloping land towards the coast. In terms of new sites, the capacity is limited to small static sites and medium and small seasonal sites back from the coast avoiding slopes and skylines. In addition, the siting guidance and mitigation states that sites should avoid rectilinear layouts with consideration given to curving access roads and spaces. The indicative plan for the tourism development shows a fairly regimented and linear layout, however, it is accepted that the proposed layout is likely to be the only practical option in order to reduce potential landscape and visual impacts. Enhanced landscaping of the field boundaries to the west and south are welcomed, as is the confinement of the lodges behind the proposed redevelopment of the brownfield site.
29. The applicants have submitted a LVIA which has assessed that landscape and visual impacts from 9 viewpoints within the National Park. The Authority accepts that the LVIA accords with the guidelines in GLVIA3 and largely accepts the outcomes of the assessment. It is accepted that the redevelopment of the existing, dilapidated motel building will result in an improvement in views from viewpoints 1 and 4. It is also accepted that there will be limited views of the proposed tourism development from viewpoints 2, 3, 5, 6 and 7. Whilst it is accepted that in the long term the site will be largely screened from viewpoint 8, there will be visual impacts in the short term until proposed landscaping is established. The proposed tourism development will extend development into the open countryside and will be visible in the landscape. The site is also at the edge of the National Park and where the first glimpses of the coast are visible when travelling from the south-east. Existing development is very much defined to the west by the A487, with only sporadic development, largely agricultural to the coastward, west of the road. Whilst this includes the site of the now dilapidated Roch

Gate Motel, the proposed lodges would increase the footprint of the developed area significantly on greenfield land in a highly prominent location. However, the resubmission has reduced the number of lodges from 25 to 18 and a smaller footprint, largely confined to land behind the brownfield site and has resulted in a reduced likely landscape and visual impact. The proposed landscaping will also significantly reduce the potential for the visual impact of the development when approaching from the south. External landscape hedging proposed is significant at just over 0.5 hectares in area.

30. NRW have raised concerns about the LVIA information supplied and further information has been requested from the applicant. They have confirmed that without this information they would object to this development. A verbal update on this matter will be provided to Committee. In response to their written concerns the applicants Landscape specialist has stated:

*“The proposed main building at Roch Gate is orientated in such a way that the massing, when viewed from the south (the direction of Photo Viewpoints 8 and 9), is significantly reduced when compared to the current derelict buildings. Also, the holiday lodges are small, relatively unobtrusive structures.*

*As the landscape strategy shows, mitigation measures are extensive and robust. A 15-metre-wide woodland belt is proposed to surround the site. This woodland, at the time of planting, will contain understorey whips, 2.5-metre-high feathered trees and 3.5-4-metre-high standard trees. The landscape mitigation measures will provide significant screening from day one. Prior to full establishment, whilst the proposed main building may still be visible, the lodges will be screened. Once established, the landscape mitigation will completely screen all views from the south and west.”*

31. Policy 14 (Conservation and enhancement of the Pembrokeshire Coast National Park) of LDP2 states that development will not be permitted where this would have an unacceptable adverse effect on the qualities and special landscape character of the Pembrokeshire Coast National Park including locally distinctive characteristics by:
- a) causing visual intrusion; and/or
  - b) introducing or intensifying a use which is incompatible with its location; and/or
  - c) failing to harmonise with, or enhance the landform, landscape and seascape character of the National Park; and/or
  - d) losing or failing to incorporate important traditional features.
32. The proposed tourism development would intensify the land use and extend development further into the countryside, however the benefits of redeveloping the existing site together with extensive landscaping mean that overall whilst there is likely to be some minor additional visual intrusion into the landscape, the scheme as a whole is considered acceptable in landscape terms when this additional intrusion is set against the benefit of improving a site which significantly visually detracts currently from the special qualities of the National Park, and which will provide a community benefit with the replacement of the village Post Office and shop.

### **Summary**

33. With regard to the 18 proposed lodges on greenfield land, Policy 41 ‘Caravan, Camping and Chalet Development’ allows for the consideration of sites away from the coast and Preselis and in locations not intervisible with them. The proposed development site sits within Landscape Character Area 12: St Brides Bay where there to be a high/medium sensitivity to medium static sites. The proposed tourism development would intensify the land use and extend development further into the countryside, but it is recognised that the proposed enhanced landscaping will reduce

the potential for adverse landscape and visual impacts resulting in a relatively minor intrusion into the countryside and overall enhancement of the site. Officers also recommend that considerable weight be given to the benefit of redeveloping the existing dilapidated site to the community benefits identified as a result of provision of a local shop and post office which would reduce the need for residents of Roch to travel further afield for these services.

34. The proposal as a whole does not comply with Policy 57 Town and District Shopping Centres, the sequential test in PPW and Future Wales and is considered likely to introduce some minor visual impacts on the landscape of the National Park as well as introducing a medium sized static caravan site in an area with only limited landscape capacity and where there is sensitivity to this type of development). Set against this however, it is recognised that the scheme will deliver significant benefits in addressing a visually intrusive dilapidated prominent site on previously developed land. The scheme will also introduce additional community facilities and support an active economic use on the edge of a village together with extensive landscaping and ecological enhancements. On balance, these benefits are considered to outweigh the identified policy conflicts, and the scheme as a whole is considered to be compatible with the National Park purposes both of conserving and enhancing the natural beauty, wildlife and cultural heritage of the Park and of promoting the public understanding and enjoyment of the special qualities.

## **2.2. Siting, Design, and Impact upon the Special Qualities of the National Park**

35. Policy 08 (Special Qualities), of LDP2, 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. These qualities are characteristics and features which individually or in combination contribute to making the National Park unique.
36. Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.
37. Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness.
38. As set out above, it is recognised that the extension into the greenfield land by the lodge development will introduce some elements of visual intrusion into the National Park landscape. This is set against some enhanced visual impacts from specific viewpoints relating to the existing buildings and the benefits of reduced travel for the local community associated with a local shop and post office. The reduced scale of the proposals to 18 from the previous 25 is now considered by Officers to represent a balance which can be supported.
39. With regard to the design of the lodges themselves they are utilitarian in style using charcoal grey roof tiles, anthracite grey uPVC windows and composite wood cladding of a grey colour. Decking areas are proposed alongside together with structural glass balconies. Type A and C are 2 bed and Type B is 3 bed. A jacuzzi is also proposed with Type C lodges.
40. The Gate building is primarily single storey in nature, with a middle two storey section creating an entrance focus and providing a managers' accommodation area. The

materials proposed include slate on the two-storey section of the roof, with the single storey roof using standing seam zinc metal roofing. Windows are described as colour coated UPVC glazed screens or metal. Timber cladding is proposed as a material treatment for both 'The Gate' and the Bistro which sit on either side of the main entrance. The main entrance is proposed to be a natural random stonework entrance. In order to ensure an appropriate standard of design is achieved, conditions relating to materials are recommended with windows specified as metal and a natural timber cladding sought.

With regard to historic interests which form a Special Quality of the National Park – the PCNPA Buildings Conservation Officer has considered the relationship between the site and Roch Castle. Section 314A of the 1990 Town and Country Planning Act in considering whether to grant planning permission for development which affects a listed building or its setting, states that the local planning authority must have special regard to the desirability of preserving (a) the listed building, (b) the setting of the building, or (c) any features of special architectural or historic interest the building possesses. The PCNPA Buildings Conservation Officer has noted that the site is visible from the castle parapet. Whilst elements of the new build are two storeyed, the combination of the proposed planting, distance and topography mean that the proposal will have a negligible impact on the setting of the Roch Castle (which is Grade 1 listed). There will be no impact on the setting of other listed buildings including the gates to Roch Castle and St Mary's church.

41. Subject to appropriate conditions, the design as a whole is considered acceptable, and benefits from extensive landscaping proposals which have been discussed with Officers to screen the lodge element within the landscape. The proposal is considered acceptable in terms of historic impacts.

### **2.3. Amenity and Privacy:**

42. Policy 30 (Amenity) of LDP2 seeks to protect the amenity of people living in the National Park and states that development will not be permitted where it has an unacceptable adverse effect on amenity, particularly where:
  - e) the development would have a detrimental impact on the quality of the environment currently enjoyed by people living, working or visiting the Park; and/or
  - f) the development is of a scale incompatible with its surroundings; and/or
  - g) the development leads to an increase in traffic or noise or odour or light which has a significant adverse effect; and/or
  - h) the development is visually intrusive.Policy 30 (Amenity) supports Policy 14 (Conservation of the Pembrokeshire Coast National Park) in not allowing development that creates a visual intrusion.
43. PCC's Public protection team have been consulted and have advised that provided appropriate conditions are put in place to control impacts at each stage, that the overall development can be considered acceptable in terms of amenity and privacy impacts.
44. Conditions proposed include the requirement for a Construction and Environmental Management Plan to be prepared prior to construction and in relation to hours of operation. Subject to these conditions, the proposal is considered acceptable in terms of amenity. It is recognised that the proposal once operating will result in increased traffic to the site, with potential amenity impacts, however as discussed in the Access and Traffic section these elements are also recommended for controls in the form of planning conditions and are overall considered acceptable.

## **2.4. Biodiversity, Protected Sites, Green Infrastructure & Landscaping**

45. PPW12, TAN5 and LDP2 Policy 11 (Nationally Protected Sites and Species) requires biodiversity considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.
46. To comply with Planning Policy Wales 12 (2024) and the Environment (Wales) Act 2016, planning authorities are expected to ensure every development positively contributes to biodiversity.
47. Chapter 6 of Planning Policy Wales 12 states that green infrastructure plays a fundamental role in shaping places and our sense of well-being, and is intrinsic to the quality of the spaces we live, work and play in.
48. It also states that a green infrastructure statement should be submitted with all planning applications and that the green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the stepwise approach has been applied.
49. The PCNPA Ecologist has been consulted and has commented as follows:  
  
*'Much of the site consists of improved grassland, with boundary hedgerows and some scrubby vegetation to the rear of the dilapidated buildings. Both a PEA and a bat survey were undertaken and have confirmed that the only real areas of ecological significance are the boundary hedgerows, which are proposed to be retained. Overall, the Ecologist has advised that she is satisfied with the level of information provided and the recommendations made, whilst also suggesting some additional planting for the Western boundary hedgerow to be provided alongside the biodiversity enhancements described in the Green Infrastructure Statement.'*
50. In the amended plans received, additional strengthening of hedgerows was introduced as well as a biodiversity enhancement in terms of a managed meadow.
51. The PCNPA Tree and Landscape Officer has also been consulted and has offered conditional support, subject to conditions controlling and providing additional clarity on the landscaping measures proposed.
52. Subject to appropriate conditions the proposal is considered acceptable in matters of biodiversity and to introduce appropriate biodiversity and green infrastructure enhancements to the site. The proposal therefore meets the criteria of Policy 11 of LDP2 and the requirements of Planning Policy Wales (Edition 12) and the Environment (Wales) Act.

## **2.5. Access and Parking**

53. Policy 59 (Sustainable Transport) of LDP2 is a strategic policy that ensures opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car by permitting proposals that assist in delivering improved traffic and parking management.
54. Additionally, Policy 60 (Impacts of traffic) of LDP2 permits development where appropriate access can be achieved.

55. The site is located west of the principal road travelling through Roch, the A487 (Haverfordwest and St David's). A secondary access route – C3067 (Hayscastle to Newgale Sands) is located to the north of the site. The site's existing access is located off the C3067, approximately 40 metres with the junction with the A487/C3067, both the A487 and the C3067 are 40 mph on the boundary of the site.
56. The proposed site plan illustrates that a new access to the development will be created off the A487 to enable vehicles to directly enter the site from the arterial road and the existing access off the C-road will become the site exit. The Local Highway Authority have commented that it is most likely that the higher volume of traffic will be approaching from the south and thus a left turn into the site, would not significantly impede the flow of traffic on the A478. The Local Highway Authority therefore welcome the traffic flow strategy for the site. It is noted that the new access onto the A478 would cross the highway verge and therefore require an additional licence from Highways which is considered under separate legislation and would be the subject of an informative.
57. The access width, radii and stopping sight distances proposed are identified as being suitable by the Local Highway Authority as are the visibility splays and swept path analysis which demonstrates space for emergency and refuse vehicles to manoeuvre safely in, out and around the site.
58. With regard to connections to the main village of Roch, the proposed site plan shows that the site will be accessible to pedestrians via a new footway from the C3067 to the junction of the A487/C0367 and a new pedestrian access created from the A487 on the eastern boundary opposite the Bus Stop. The plan also shows a new pedestrian crossing point and pedestrian refuge island, with associated safety bollards and infrastructure linking the new access to the offside footway (this element reflects previous recommendations from the Local Highway Authority).
59. The application has been supported by a TRICS Assessment of trip generation within the Transport Statement.
60. Overall, subject to control by appropriate conditions in relation to the timing of works, delivery of parking and various highway improvements the proposal is considered acceptable in terms of matters of transport, including access and parking and to accord with relevant local and national planning policies.

## **2.6. Surface Water Drainage and Foul Drainage:**

61. Policy 32 (Surface Water Drainage) of LDP2 requires that development will be required to incorporate sustainable drainage systems for the disposal of surface water on site. This is to minimise adverse environmental impacts during construction and upon completion.
62. The developer has indicated that foul flows are to be disposed of via the public sewerage system and Dwr Cymru have not objected to this, subject to a condition preventing surface water from being disposed of in this manner.
63. The applicant has indicated that the surface water is set to be drained to a soakaway which is considered acceptable. The proposed development will be required to gain SUDS consent and therefore there is an appropriate mechanism through separate legislation to address the delivery of this element.

64. Dwr Cymru / Welsh Water have also identified that the proposed development is crossed by a trunk/distribution watermain, which the statutory undertaker requires access to. It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru / Welsh Water before any development commences on site. Dwr Cymru records also indicate that the proposed site is crossed by a public sewer. Under the Water Industry Act 1991 Dwr Cymru / Welsh Water has rights of access to its apparatus at all times with a 3-metre buffer requirement and an informative to this effect will be added to any permission.
65. Overall, the proposal is acceptable with regard to the requirements of Policy 32 of LDP2 and TAN 15.

### **3. Conclusion**

66. The scheme as a whole is considered likely to deliver economic and community benefits including the provision of a village shop and post office. Whilst there is an extension into a greenfield site as a result of the lodge element of the proposal, this is set against significant visual improvement of the existing area of previously developed land and the wider community and economic benefits identified. The significant landscaping proposed, together with biodiversity enhancements are welcomed and will assist in assimilating the scheme into the landscape. The proposal is a departure to LDP Policy 57 (Town and District Shopping Centres) of LDP2, and also a departure to Policy 41 (Caravan, Camping and Chalet Development) of LDP2 in that it introduces retail uses outside a retail centre and a medium static site in an area with medium/high sensitivity to this type of development. The proposal has not demonstrated a sequential approach to site selection for retail but has demonstrated that there will not be an impact on the retail hierarchy of the National Park.
67. The significant landscaping proposed, and design means that whilst there is considered likely to be some additional visual intrusion from the development it is not such that it will cause an unacceptable adverse effect on the landscape of the National Park or its special qualities. The proposed development is considered to comply with Policy 54 (Community Facilities), Policy 7 (Countryside) of LDP2 and to be compatible with the purposes of the National Park. Overall, therefore the proposal is considered to accord with the strategic direction of the adopted Local Development Plan 2.
68. A number of conditions are proposed to ensure appropriate delivery timing of various elements of the scheme and to control the various elements of the development in accordance with the requirements of national and local policy. On balance, subject to these conditions, the scheme is considered acceptable and recommended for approval.
69. In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

### **4. Recommendation**

**APPROVE**, subject to the following conditions:



1. The development shall begin no later than five years from the date of this decision.  
**Reason:** Required to be imposed pursuant to Section 91 (1) of the *Town and Country Planning Act 1990* (as amended).
  
2. The development shall be carried out in accordance with the following approved plans and documents:
  - G01B Location Plan received 27/02/2025
  - G05E Proposed Site Layout received 27/02/2025
  - G06D Proposed part site layout received 27/02/2025
  - G07C Proposed ground floor received 27/02/2025
  - G08C Proposed first floor received 27/02/2025
  - G09C Proposed elevations received 27/02/2025
  - D01A Design Ideas Sheet received 27/02/2025
  - G10C Proposed elevation sections received 27/2/2025
  - G11A Lodge Type A received 27/02/2025
  - G12A Lodge Type B received 27/02/2025
  - G13 Lodge Type C received 27/02/2025
  - Appendix K Wyndrush/November 2023 Bat Activity Survey
  - Appendix J Preliminary Ecological Assessment
  - Appendix O Rochgate Green Infrastructure Statement
  - 103A Vehicle Swept path received 31/10/2024**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 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
  
3. Notwithstanding the information provided on approved Plan GO5E, prior to the commencement of development a full Phasing Plan shall be submitted to, and approved in writing by, the local planning authority. The Phasing Plan shall include details of the timing of the phased delivery of demolition of all existing buildings which must be set out as stage 1 of delivery prior to any other works taking place on site. The phasing plan shall also specify the timing and delivery of all other elements of the scheme including the landscaping and installation of the perimeter fencing, installation of infrastructure, construction of the Gate Building and associated infrastructure for lodge development and the installation of roadways, pavements, parking and road crossing schemes. The development shall thereafter proceed entirely in accordance with the Phasing Plan so approved or in accordance with any revisions to the approved Phasing Plan that shall be first submitted to, and approved in writing by, the local planning authority.  
**Reason:** To ensure that the scheme is developed in a manner which delivers the anticipated landscape benefits associated with demolition of the existing buildings and associated landscaping and that the landscape and special qualities of the National Park are protected during construction. Policy: Local Development Plan 2: Policy 8 (Special Qualities).
  
4. No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (Heneb TTfWA - DM) will monitor all aspects of this work through to the final discharging of the condition. This work will

not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.

**Reason:** To protect historic environment interests whilst enabling development

5. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

**Reason:** To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

6. No development shall take place until a Construction Environmental Management Plan (CEMP) shall be submitted to the Local Planning Authority and approved in writing for assessment as to the acceptability of all control and mitigation techniques to be employed at the development site in relation to the control of noise emissions, dust and fine particulate material emissions during demolition and construction phases of the development. The approved CEMP shall be implemented in carrying out the development.

**Reason:** To protect public health, the local amenity and the environment from the adverse impact of unwanted dust.

7. During the demolition and construction phases of the development the associated works shall take place within the following time constraints; 08:00 to 18:00 hours Monday to Friday 09:00 to 13:00 hours Saturday. No Sunday and/or Bank Holiday working

**Reason:** To protect public health, the local amenity and the environment from the adverse impact of unwanted noise.

8. All external plant and equipment shall be so installed and maintained so as to comply with BS4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound.

**Reason:** To protect public health, the local amenity and the environment from the adverse impact of unwanted noise.

9. Prior to the erection of any external lighting on the approved site, a scheme for lighting shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details. All lighting associated luminaries shall be installed at the development site so as to be in compliance with the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light.

**Reason:** To protect public health, the local amenity and the environment from the adverse impact of intrusive light.

10. Prior to commencement of development, the result of percolation testing shall be submitted to and approved by the Local Planning Authority to ensure that the proposed drainage can be implemented. If the results determine that the proposed SuDS system will not work, a revised drainage strategy will also need to be submitted and approved. Such scheme as is approved shall be implemented and retained thereafter.

**Reason:** In order to ensure the scheme does not cause surface water flooding and in accord with Schedule 3 of the Flood and Water Management Act 2010

11. No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. This shall include further information and plans on the following:
  - a. Parking for vehicles, site personnel, operatives and visitors
  - b. Loading and unloading of plant and materials

- c. On-site turning for construction vehicles
- d. Storage of plant and materials
- e. Erection of hoarding or heras fencing as indicated on a submitted plan
- f. Measures to prevent the deposit of material on the highway
- g. Consideration of the school and no movement/deliveries within the school pick up/drop-off times

Please note: Pembrokeshire schools operate an asymmetric week and many schools in the area will finish between 12noon and 1pm on a Friday. This will need to be considered within any future CTMP. The approved CTMP shall be complied with in carrying out the development.

**Reason:** To ensure highway safety is protected in accordance with the requirements of Policy 60 (Impacts of Traffic) of the PCNPA LDP2.

12. The site shall not be occupied until the new footways, tactile pavings, pedestrian crossing and pedestrian refuge island with associated road markings as shown in plan GA.05C has been constructed in accordance with the approved plans.

**Reason:** To ensure safe routes for pedestrians in accordance with the requirements of Policy 59 (Sustainable Transport) of the PCNPA LDP2.

13. Before the commencement of construction of any other part of the development the access off the A487 shall be completed in accordance with the details shown in drawing no. GA.05C and retained for as long as the development remains in existence.

**Reason:** To ensure highway safety is protected in accordance with the requirements of Policy 60 (Impacts of Traffic) of the PCNPA LDP2.

14. Before the commencement of the development the 2.4m X 120 m visibility splay west of the exit access on to the C3067 as shown on plan no. GA.05C shall be provided and maintained free of any obstruction exceeding 0.6m in height for as long as the development exists.

**Reason:** To ensure highway safety is protected in accordance with the requirements of Policy 60 (Impacts of Traffic) of the PCNPA LDP2.

15. The off-street parking facilities (for all vehicles, including cycles) shown on the plan GA.05C hereby approved shall be provided before the development is first occupied, and thereafter retained for that purpose.

**Reason:** To ensure appropriate parking provision for vehicles and cycles in accordance with the requirements of Policy 59 (Sustainable Transport) of the PCNPA LDP2.

16. All retained trees, hedgebanks and hedge boundary features and/or any trees whose canopies overhang the site shall be protected by the duration of the development (in accordance with **BS5837: 2012 'Trees in relation to design, demolition, and construction – Recommendations'**). The type and position to be agreed with the Local Planning Authority prior to commencement. The protection measures shall be implemented prior to any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any protection area, and the ground levels within those areas shall not be altered, nor shall any excavation (in relation to connecting to existing infrastructure) be made, without the prior written consent of the local planning authority. No works to trees will be carried out without prior approval from this authority.

**Reason:** To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

17. 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 immediate landscape. The approved scheme shall include the following details:

- Clarification of planting / landscaping proposals
- Scale plan on proposed site layout showing precise site-specific locations
- Schedules of plants (trees and hedges)
- Plant species
- Plant supply sizes
- Proposed numbers of each proposed species
- Hedge planting density and method (e.g. double staggered)
- Implementation programme / timescale / phasing of planting
- Management and replacement of failures details
- Details of any constructed green features – Green roofs / Pembrokeshire hedgebanks

Development shall thereafter take place in accordance with the approved details. Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority.

**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 of the site and surrounding area. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 07 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders.

18. A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas and for the proposed wild meadow as indicated on the proposed site layout (GO5E received 27/02/2025), shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The landscape management plan shall be implemented prior to the occupation of any of the lodges on the site. The landscape management plan shall be carried out as approved.

If within a period of 5 years from the date of the planting of any tree, hedge or plant proposed as part of the approved landscaping scheme, or any tree planted in replacement of it, is removed, uprooted or destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place during the next planting season immediately following the death/removal/destruction.

**Reason:** To prevent detrimental impact to trees and ensure appropriate enhancement of trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation

19. The lodges hereby permitted shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 90 days in any 365-day period / calendar year. An up-to-date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.  
**Reason:** In order to ensure that the accommodation is occupied solely for holiday letting purposes and no other residential purpose in accordance with Technical Advice Note 13 – Tourism and to prevent inappropriate development in the countryside in accordance with Local Development Plan 2 – Policies: (Countryside).
20. The occupation of the accommodation shown on G08C proposed first floor plan received 27/2/2025 shall be limited to a person solely or mainly employed in The Gate business as identified edged red on the approved Location Plan G01B received 27/2/2025.  
**Reason:** In order to ensure that the accommodation is solely for staff purposes and not other residential purpose to prevent inappropriate development in the countryside in accordance with Local Development Plan 2 – Policies: (Countryside).
21. The use of the Bistro (A3) as shown on the approved Plan G07 Proposed Ground Floor received 27/02/2025 shall not be carried out outside the hours of 8.00am to 10pm Monday to Friday, 8.00am to 12am on Saturdays and Sundays.  
**Reason:** To protect local amenity and the environment.
22. The retail area for sales of the Shop and Post Office shall be limited to 177 square metres as identified within the approved plan G07 Proposed Ground Floor received 27/02/2025.  
**Reason:** In the interests of protecting the vitality and viability of nearby retail centres. Policy: Local Development Plan 2 - Policy 56 (Retail in the National Park) and Future Wales Policy 6 Town Centre First.
23. The A3 Bistro use shall be limited to the floorspace identified as the Bistro area within the approved plan G07 Proposed Ground Floor received 27/02/2025. Notwithstanding the provisions of Schedule 2 and Part 3 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no change of use from A3 (Bistro) to Class A1 (shop) shall be permitted  
**Reason:** In the interests of protecting the vitality and viability of nearby retail centres. Policy: Local Development Plan 2 - Policy 56 (Retail in the National Park) and Future Wales Policy 6 Town Centre First
24. Prior to the construction of The Gate building hereby approved details of the material to be used in the construction of the external surfaces of the building shall be submitted to and approved in writing by the local planning authority. Development shall then be carried out in accordance with the approved details and retained as such in perpetuity.  
**Reason:** To ensure a satisfactory standard of external appearance and to accord with Policy 29 Sustainable Design of PCNPA LDP2.

## 5. Informatives

### Public Sewer

The proposed development site is crossed by public sewers with the approximate position being marked on the attached Statutory Public Sewer Record. The positions shall be accurately located, marked out on site before works commence and no operational development shall be carried out within a specified easement zone 3m either side of the centreline of the public sewers. The applicant is advised to contact Welsh Water to discuss.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com).

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times

### Water Asset

The proposed development is crossed by a trunk/distribution watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s).

It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

### SAB approval required

Pembrokeshire County Council as SuDS Approving Body (SAB) considers that by virtue of the fact that the construction area having drainage implications appears to be in excess of 100 square metres / more than one property; the proposed works will require SAB approval prior to the commencement of any works on site relating to this application. Please see [www.pembrokeshire.gov.uk/planning-contacts/sustainable-drainage-approving-bodysab](http://www.pembrokeshire.gov.uk/planning-contacts/sustainable-drainage-approving-bodysab) for more information.

### If a watercourse is present on site

Due to the existence of an ordinary watercourse, the applicant should be made aware that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of Pembrokeshire County Council under Section 23 Land Drainage Act 1991 as amended by the Flood and Water Management Act 2010. Consent is also required to alter a culvert in a manner that would be likely to

affect flow of an ordinary watercourse, and for temporary as well as permanent works. The applicant can obtain further details from Mr Neville Davies - [ldconsent@pembrokeshire.gov.uk](mailto:ldconsent@pembrokeshire.gov.uk).

Under no circumstances should any structure be built over ordinary watercourses or within a minimum of 3 metres measured each side from the top of bank of any watercourse, or within a minimum of 3 metres measured each side from the outer face of a culvert, without the prior written agreement of the local land drainage authority. This will ensure that access is maintained for future maintenance.

### **Highways**

The permission hereby granted shall not be construed as authority to carry out works on the highway (including verge) or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit, and potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Care Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. The StreetCare team can be contacted via [streetcare@pembrokeshire.gov.uk](mailto:streetcare@pembrokeshire.gov.uk) or 01437 7764551 for an updated list.

The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and other street furniture/equipment.

The developer is reminded it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecute persistent offenders. (Highways Act 1980, Sections 131, 148 and 149).

It is the responsibility of the Authority to provide the naming and numbering of all roads and new developments and to facilitate in the provision of service connections. To ensure suitable and accurate addressing is provided, contact the Street Naming & Numbering Officer on 01437 775224 / [snn@pembrokeshire.gov.uk](mailto:snn@pembrokeshire.gov.uk) at the earliest opportunity should this application be approved.

Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The highway Authority will pass on the cost of any excess repairs compared to the normal maintenance costs to the applicant/organisation responsible for the damage.

### **Invasive Species**

There are two Cotoneaster species on site which are listed under Schedule 9 of the Wildlife and Countryside Act 1981, this means that it is an offence to allow the release or spreading of these species in the wild. The applicant must therefore take the necessary precautions to remove and prevent the spread of these species.

### **European Species**

It is recommended that the applicant be informed that all British bat species are European Protected Species by virtue of their listing under Annex IV of EC Directive 92/43/EEC ('The Habitats Directive'). This Directive has been transposed into British Law under the Conservation of Habitats and Species Regulations 2017. British bats are also protected under Schedule 5 of the Wildlife and Countryside Act (1981) (as amended).

It is recommended that the applicant and contractors be informed of the possibility of encountering bats unexpectedly during works. If bats are encountered on site works should stop immediately and NRW should be contacted (Natural Resources Wales, - General Enquiries: [enquiries@naturalresourceswales.gov.uk](mailto:enquiries@naturalresourceswales.gov.uk) or 0300 065 3000 Mon-Fri, 8am - 6pm) a licence may then need to be applied for from NRW. Licences are not automatically granted by virtue of a valid planning consent and it may be possible that the necessary licence application may be refused

### **Nesting Birds Informative**

The vegetation on this application site may be used by nesting birds. It is recommended that the applicant be made aware that under the Section 1 of the Wildlife and Countryside Act 1981 (as amended) it is an offence to kill or injure any wild bird, take, damage or destroy the nest of any wild bird while that nest is in use or being built.

Any works affecting nesting birds on site must be done outside the nesting season, which is recognised to be from March to August inclusive, unless it can be demonstrated by a suitably qualified ecologist that nesting birds are absent. It should be noted that birds may still be nesting outside this season, therefore care should be taken to ensure that no nesting birds are affected.