

**Application Ref: NP/11/368**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SN05720015
<b>Applicant</b>	Mr C Izzard
<b>Agent</b>	Mr M Howlett, Sureline Design Services Ltd
<b>Proposal</b>	Conversion of existing stone-walled barn to holiday let
<b>Site Location</b>	Beavers Hill Farm, The Ridgeway, Manorbier, Tenby, Pembrokeshire, SA70 8LQ
<b>Case Officer</b>	Liam Jones

**Summary**

This application is one of two applications brought before members seeking planning permission for the conversion of barns into holiday lets. This submission relates to a redundant single storey farm building which lies at Beavers Hill Farm and opposite the main farmhouse dwelling.

Whilst the scheme offers the opportunity of bringing a redundant farm building into a new use Policy 7 of the Local Development Plan requires that conversions will be judged against accessibility to Centres within the plan. The site lies a distance of 1.22km from the nearest settlement or bus route where the Authority identifies the maximum distance for suitable accessible walking and cycling travel to be 1km.

In view of the policy framework the application fails to provide the required level of accessibility and would be contrary to both Local and National planning policies in that the site is remote from services and facilities and the only realistic means of access is by private car. There are no material considerations which would outweigh the Local Development Plan, the applicant has not advised that the development would meet affordable housing needs and accordingly the scheme is recommended for refusal.

This application is on the agenda as the recommendation is contrary to the view expressed by the Community Council.

**Consultee Response**

**Manorbier Community Council:** Supporting

**Countryside Council for Wales:** No objection

**Dwr Cymru Welsh Water:** Reply - As the applicant intends utilising a cesspit facility, we would advise that the applicant seeks the appropriate advice from the Building Regulations Authority or an Approved Inspector.

**Dyfed Archaeological Trust:** No objection

**Environment Agency Wales:** No objection

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

### **Public Response**

The application has been advertised by display of a site notice adjoining the site. No letters of representation have been received.

### **Policies considered**

LDP Policy 01 - National Park Purposes and Duty  
LDP Policy 07 - Countryside  
LDP Policy 08 - Special Qualities  
LDP Policy 11 - Protection of Biodiversity  
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 29 - Sustainable Design  
LDP Policy 30 - Amenity  
LDP Policy 31 - Minimising Waste  
LDP Policy 32 - Surface Water Drainage  
LDP Policy 33 - Renewable Energy  
LDP Policy 37 - Self-Catering Development  
LDP Policy 52 - Sustainable Transport  
LDP Policy 53 - Impacts on traffic  
PPW4 Chapter 01 - Introduction  
PPW4 Chapter 04 - Planning for Sustainability  
PPW4 Chapter 07 - Supporting the Economy  
PPW4 Chapter 08 - Transport  
PPW4 Chapter 09 - Housing  
SPG03 - Sustainable Design  
SPG08 - Validation of Planning Applications  
SPG10 - Parking  
TAN 05 - Nature Conservation and Planning  
TAN 06 - Planning for Sustainable Rural Communities  
TAN 13 - Tourism  
TAN 18 - Transport

### **Officer's Appraisal**

#### **Background**

This application is one of three applications which has been submitted proposing development at Beavers Hill Farm. The site is accessed from the Ridgeway between Lamphey and Tenby.

Planning permission has recently been granted for a replacement dwelling adjoining the application building (NP/11/367).

### **Relevant Planning History**

- NP/11/405 - Beavers Hill Farm, Manorbier – Conversion of existing redundant barn to holiday let – Under Consideration and found elsewhere on this agenda
- NP/11/367 - Beavers Hill Farm, Manorbier – Demolition of existing chalet and outbuildings and construct new house as replacement dwelling – Approved – 28 May 2012
- NP/11/172 – Beavers Hill Farm, Manorbier – Renovation of existing barn & conversion to dwelling – Withdrawn
- NP/09/028 – The Cabin, Beavers Hill, Manorbier – Use of cabin as a dwelling (Certificate of Lawfulness) – Approved 5 March 2009
- NP/393/81 – Beavers Hill, Manorbier – Use of farm orchard as site for six static caravans – Refused – 13 October 1981

### **Current Proposal**

This application proposes the conversion of an existing stone walled long barn at the site into a single holiday let.

Plans show the building would be retained in its single storey form and internal accommodation would comprise of a large kitchen/diner/lounge, two bedrooms, a bathroom and ensuite. The main building measures 18.3m x 5.3m whilst there is a smaller utility building alongside measuring 6.6m x 3m.

Existing openings in the building are proposed to be retained and used on the north elevation with the removal of doors to be replaced with windows. Three new windows and access doors are proposed on the south facing elevation. No changes are sought to the adjoining structure which is proposed to be used as a utility room to serve the main building.

The submission indicates a new slate roof and repairs to the existing stonework to the outer course of the building. Solar panels as well as four roof lights are proposed in the roof of the south elevation

The application has been supported with the following submissions:

- Design and Access Statement
- Energy Statement
- Structural Engineers Report
- Bat Survey
- Tree Report
- Transport Statement

## Key Issues

The main issues to consider in this application for the conversion of the building into a holiday use relate to the following planning matters:-

- Principle of development
- Impact of the alterations on the character and appearance of the building
- Impact upon the special qualities of the National Park
- Highway safety, access & parking
- Biodiversity
- Amenity and privacy
- Sustainability

### *Principle of Development*

The site lies outside any of the Centres identified in the Local Development Plan and as such lies in a countryside location. Policy 7 of the Plan sets out the types of developments that may be permissible in countryside locations. These include the conversion of appropriate buildings to a range of uses and sensitive filling in or rounding off to isolated groups of dwellings. In assessing these particular proposals the policy advises that accessibility to the Centres identified within the Plan will be an important consideration. This is to maximise opportunities for sustainable travel through walking, cycling and using public transport to reach a range of facilities and services that would normally be beneficial for the end-users of the proposed development.

The building subject of this application is considered to be of a form and appearance suitable for conversion. The structural report submitted with the application concludes that the building is structurally sound and satisfactory to sustain the necessary alterations for conversion. In this respect the main consideration rests with the accessibility of the development for future principle occupiers.

Accessibility to new developments is seen as an important consideration in Policy 7 and locating developments so as to minimise the demand for travel, especially by private car is one of the key policy objectives of the Welsh Government (Planning Policy Wales, para 4.4.2). Whilst accepting that opportunities for reducing car use in rural areas is more limited than in urban areas, the Welsh Government's policy is to direct the majority of new development to settlements with good accessibility by non-car modes when compared to the rural area as a whole. (Planning Policy Wales, para 4.6.7).

When assessing accessibility the Authority uses advice published by The Institute of Highways and Transportation Guidelines for Providing Journeys on Foot. This suggests that a target distance between the site and a range of facilities is between 300m and 600m and an acceptable distance for those same facilities is between 600m and 1000m.

Taking into consideration that the National Park is a rural area, the maximum distance advised above – ie. 1km, is the standard used by the Authority when assessing how accessible a site is. The assessment needs to ensure that the means of accessing facilities from the site can provide a realistic alternative to car borne travel. This means that walking and cycling routes have to be open, appropriate and safe for pedestrian or cycling use.

The Authority calculates the measurement as an actual distance along appropriate routes from the site to a reasonable point in the nearest Centre, where a range and facilities and services are available measured along the shortest route, including roads and footpaths. A site will also be considered to be accessible if there is a train station or bus route within a kilometre walking distance of the site.

The nearest opportunity for accessing a Centre and bus stop lies at Jameston which is 1.22km south of the site along a track road. Whilst taking into account that the application proposes a holiday let use which would not attract the same level of use as a new full residential dwelling it would appear that the only reasonable means of accessing any services and facilities from the site for general everyday needs would be by private car.

Planning Policy Wales (Para. 8.1.1) advises that *“The Assembly Government supports a **transport hierarchy** in relation to new development that establishes priorities in such a way that, wherever possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles.”* Furthermore the Welsh Government requires land use planning to help achieve its transport objectives by reducing the need to travel, especially by private car, locating development where there is good access by public transport, walking and cycling. One exception to this policy would be the provision of affordable housing in appropriate buildings.

In view of the policy framework the application fails to provide the required level of accessibility and would be contrary to both Local and National planning policies in that the site is remote from services and facilities and the only realistic means of access is by private car. No assessment has been submitted in relation to the need for affordable housing in the locality and the applicant has not advised the development would meet such needs.

### *Character and appearance of the building*

The building lies opposite the main farmhouse at Beavers Hill and adjacent to an existing cabin. Its form is only of single storey and its condition appears to have deteriorated. The roof is made up of corrugated sheeting, a large portion of the building contains ivy and some parts particularly around the reveals have begun to crack. Notwithstanding this the applicant's structural report demonstrates the building is structurally sound and capable of conversion. The main openings at present face onto the farm aspect of the property with two doorways and various window openings present. The scheme involves the repair of this facade and with only windows on this elevation. Works to the

south facing elevation comprises of the creation of three new window openings as well as a double access door. Rooflights and solar panels are shown proposed in the roof of the building.

Taking into account the nature and appearance of the building the alterations sought are considered to result in an acceptable form of development with limited impact upon the character and appearance of the building.

*Impact upon the special qualities of the National Park*

Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Policy 30 seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd')

The site is not wholly visible from the outside and from the public highway to the north and east. The development will not cause significant visual intrusion or be insensitively sited within the landscape and as a result complies with the principle aims of Policy 15 – Conservation of the Pembrokeshire Coast National Park. The development will be compatible with its surroundings in accordance with Policy 30 and additional landscaping shown on plan comprising of a new hedgerow would help integrate the changes sought into the setting.

*Highway Safety, Access & Parking*

Plans show the provision of two parking spaces along the track as well as a turning area to be edged with precast concrete path edgings. The Highway Authority is satisfied that there is sufficient parking to serve the site. The turning area is quite restrictive although vehicles should find this adequate enough. Visibility at the site entrance is considered to be satisfactory.

*Biodiversity*

A bat survey was submitted to support the application and found no bats to be using the buildings subject of the application in 2010 or 2011. Given that bats have been recorded in the general area of the building and the site being within 3km of the Pembrokeshire Bat Sites and Bosherton Lakes Special Conservation Area (SAC) the survey suggests mitigation could be incorporated into the scheme. The application plans show provision for a bat entry tube/bat box in the side elevation of the barn as well as provision for a hedgehog house. CCW has been consulted on the application and raises no objection. The proposal therefore complies with the aims of Policy 11 – Protection of Biodiversity in that it would not disturb or otherwise harm protected species or their habits.

### *Amenity and Privacy*

Policy 30 of the LDP refers to 'amenity' in general with criteria 'a' and 'b' seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties. The application proposal is contained near two existing dwellinghouses although is not considered to result in any adverse impact upon the amenity of others.

### *Sustainability & Energy Efficiency Measures*

Policy 29 of the LDP refers to sustainable design and expects all proposals for development to demonstrate an integrated approach to design and construction in terms of 'a' place and local distinctiveness, 'b' environment and biodiversity, 'c' community cohesion and health, 'd' accessibility, 'e' energy use, 'f' energy generation, 'g' materials and resources, 'h' water and drainage, 'i' waste and 'j' resilience to climate change. Policy 31 of the LDP refers to minimising waste requiring development to minimise, re-use and recycle waste generated during demolition and construction.

The Design and Access Statement and Energy Assessment places full emphasis on the need for sustainable construction within the development. The scheme is proposed to feature significant levels of insulation and has been designed with living spaces facing south to maximise passive solar gain. Solar panels have been incorporated and materials are to be sourced locally where possible with timber to be re-used where appropriate. As such the proposal complies with the above cited policies.

### *Other material considerations*

In the submission the applicant has stated that whilst the proposal would not meet the accessibility criteria for new developments in countryside locations it would be designed in such a way that overall sustainability, by means of there being lower carbon emissions, would be far greater than that of a similar cottage built to current minimum standards which does lie within an accessible location. Whilst this is a consideration this approach could be used to justify all new dwellings and new holiday lets in unsustainable locations and in existing buildings and would not meet the transport hierarchy assessment as set out in Planning Policy Wales (Edition 4, February 2012).

### **Conclusion**

In conclusion the principle of development of the site is found to be unacceptable in view of its unsustainable location outside a Centre Boundary. The acceptability of the scheme on other matters including its impact upon the qualities of the National Park and its sustainable construction is not considered to be sufficient to outweigh the Local Development Plan in this instance. No assessment has been submitted in relation to the need for affordable housing in the locality and the applicant has not advised the development would meet such needs in order to overcome the accessibility objection to the scheme.

Accordingly users of the holiday let would be wholly reliant on private motor vehicles which is contrary to both Local Development Plan Policy 7, Policy 37, Policy 53 and National planning policy in the form of Planning Policy Wales (2011, Edition 4).

**Recommendation**

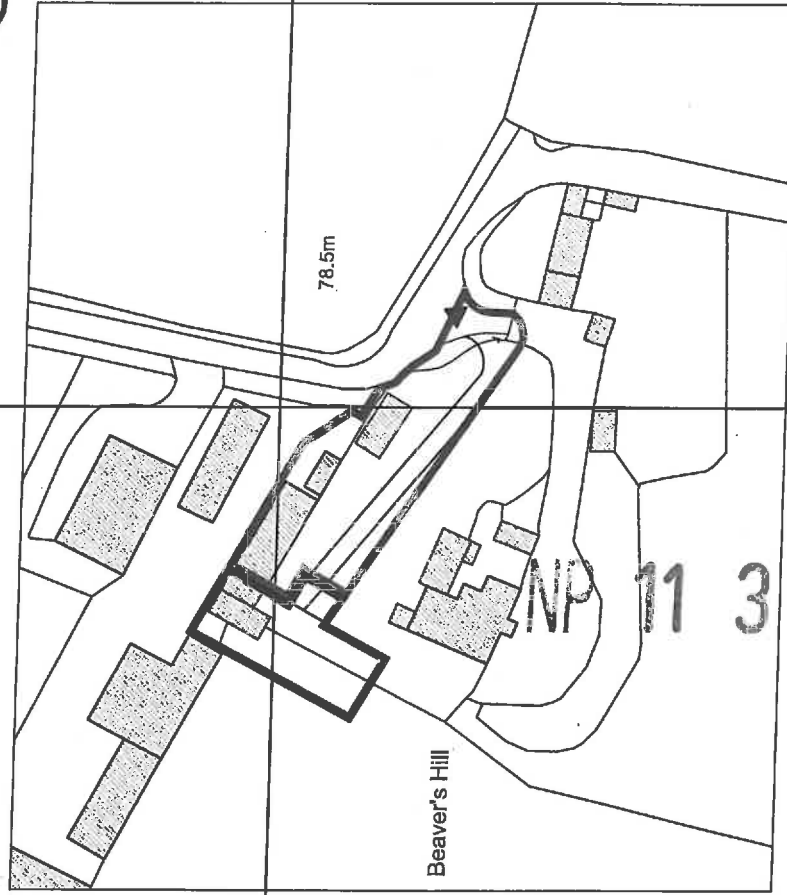
That the application be refused for the following reason:

**Reasons**

1. The proposed conversion to a single letting unit of holiday accommodation would result in an isolated new holiday unit in transport terms which would result in users of the holiday letting unit being reliant on the use of private motor vehicles. As a result the proposal is considered to be located in an unsustainable and unacceptable location and is contrary to Policy 7 (Countryside), Policy 37 (Self Catering Development) and Policy 53 (Sustainable Transport) of the Pembrokeshire Coast National Park Adopted Local Development Plan (September 2010) as well as National Policy found in Planning Policy Wales (Edition 4, February 2011).



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Beaver's Hill

78.5m

200300m

200200m

200100m

205700m

**sureline**  
DESIGN SERVICES LTD

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E-mail: mail@sureline.org.uk

Site: Beaver's Hill, Manorbier  
Plot: Barn conversion  
Client: Chris Izzard

Drgs:	Location plan
File:	Beaver's Hill Barn
Scale:	1/1250
Date:	30/08/11
Dm:	MDH
Drg no:	lp@1250
REV:	F

31 AUG 2011

200200m

200100m

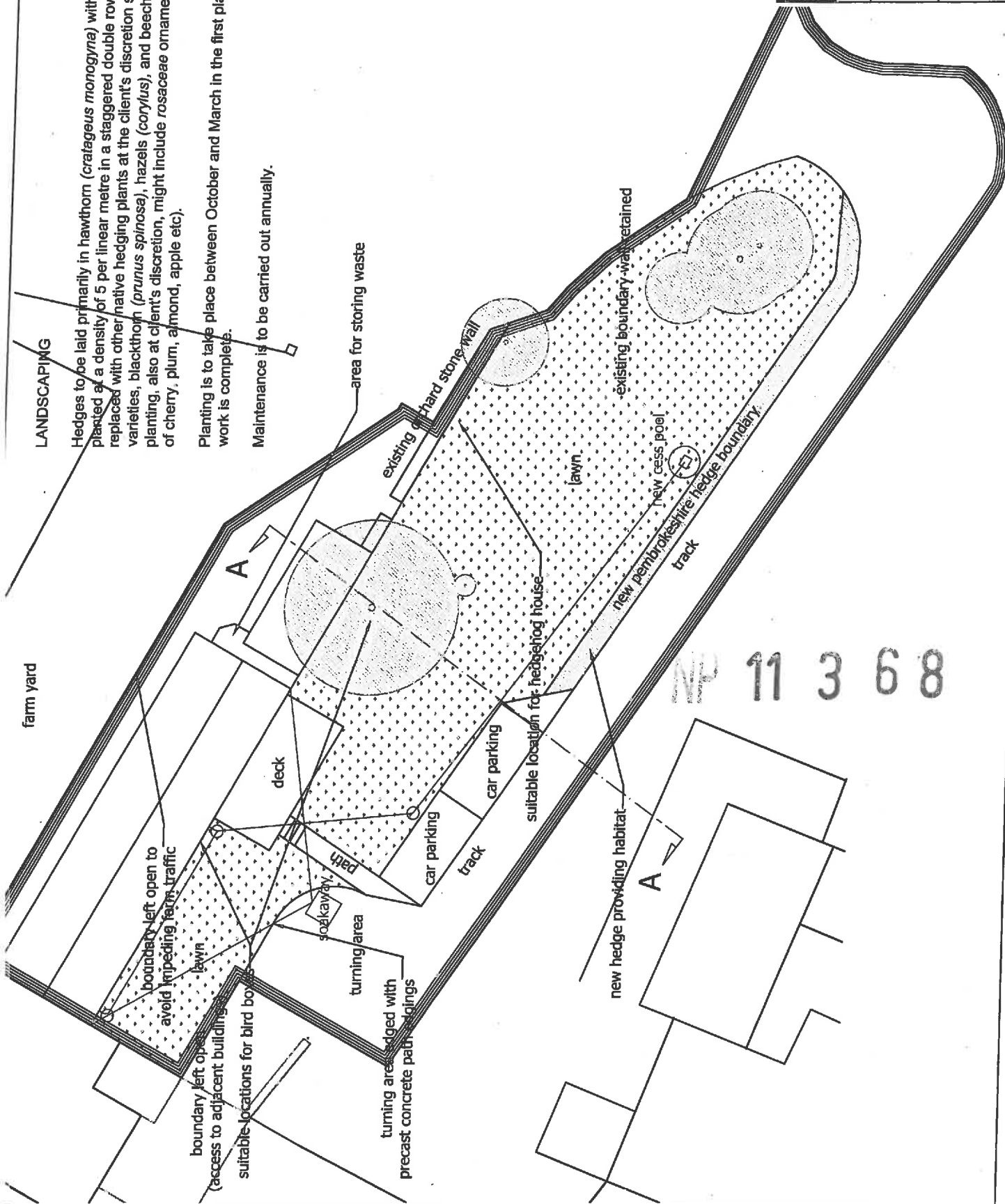
200300m

**farm yard**

Hedges to be laid primarily in hawthorn (*crataegus monogyna*) with 1-2 year-old whips to be planted at a density of 5 per linear metre in a staggered double row. Some whips may be replaced with other native hedging plants at the client's discretion such as other hawthorn varieties, blackthorn (*prunus spinosa*), hazels (*corylus*), and beech (*fagus sylvatica*). Feature planting, also at client's discretion, might include *rosaceae* ornamentals such as smaller varieties of cherry, plum, almond, apple etc).

Planting is to take place between October and March in the first planting season after the building work is complete.

**Maintenance is to be carried out annually.**



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Site: Beaver's Hill. Manorhiser

**Plot:** Barn conversion

**Client: Chris Izzard**

Orgs: Block plan / landscaping

**File:** Beaver's Hill Barn

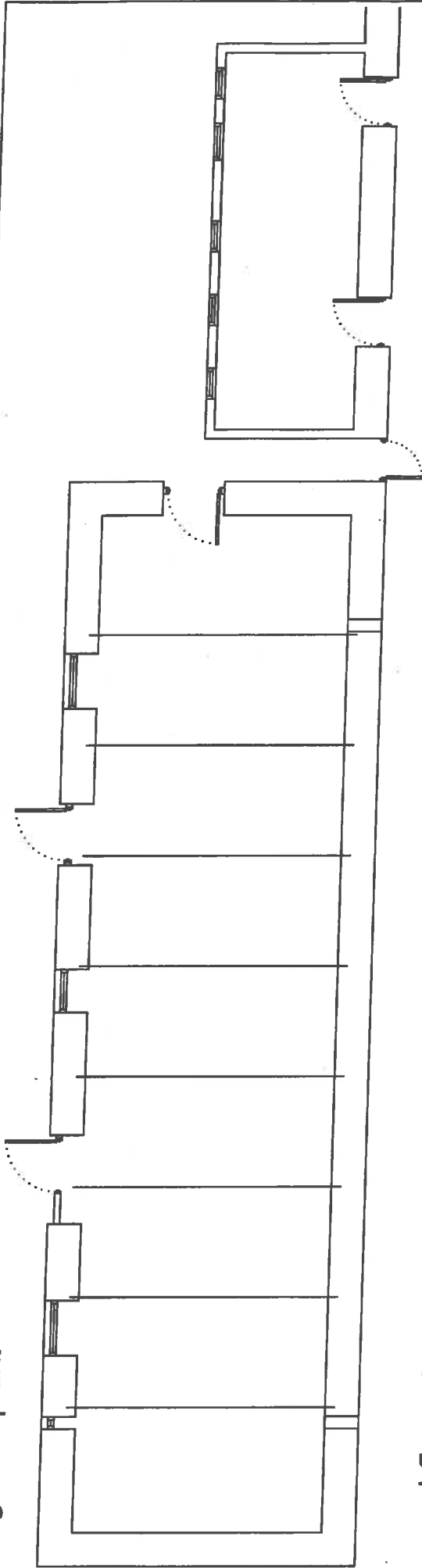
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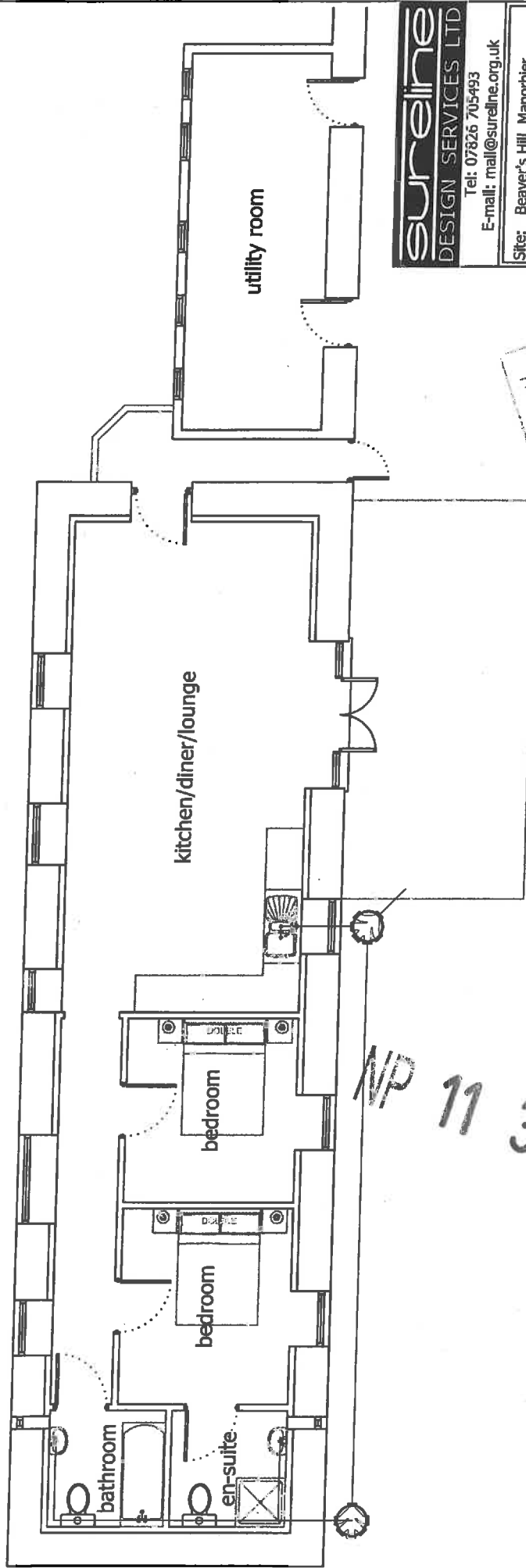
Date: 30/08/11 Drn: MDH

Org no: bp@250

Existing floor plan:



Proposed floor plan:

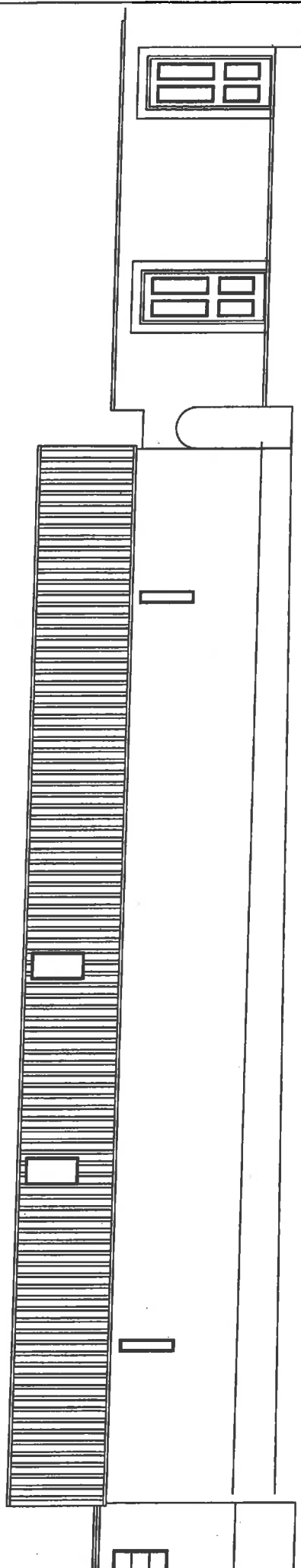


<b>sureline</b> DESIGN SERVICES LTD	
Tel: 07826 705493 E-mail: mail@sureline.org.uk	
Site: Beaver's Hill, Manorhler Plot: Barn conversion Client: Chris Izzard	
Drgs: Floor plans File: Beaver's Hill Barn Scale: 1/100 Date: 03/08/11 Drg no: fl@100	
Dm: MDH REV: A	

11 AUG 2011  
10:05 AM  
Architect's Office (East)

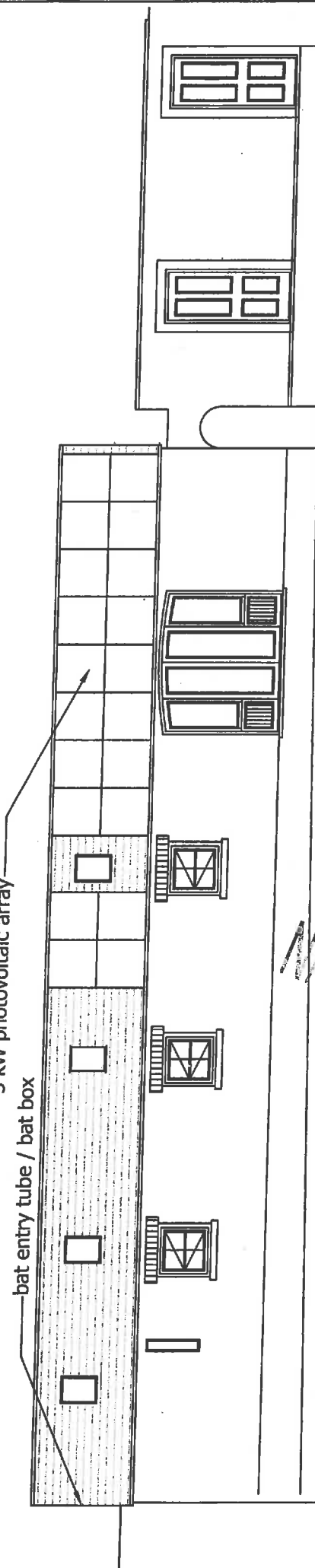
NP 11 3 68

Existing South elevation:



Proposed South elevation:

3 kW photovoltaic array  
bat entry tube / bat box



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Site: Beaver's Hill, Manorbier  
Plot: Barn conversion  
Client: Chris Izzard

Drgs: South elevation (ex + pr)  
File: Beaver's Hill Barn  
Scale: 1/100  
Date: 03/08/11 Dm: MDH  
Drg no: el1@100 REV: A

Penrtholshire Coast

05 AUG 2011

National Park Authority

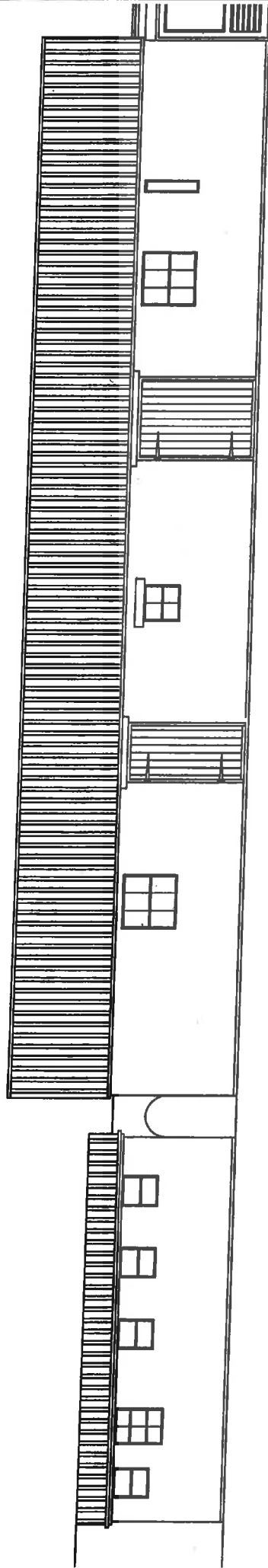
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11

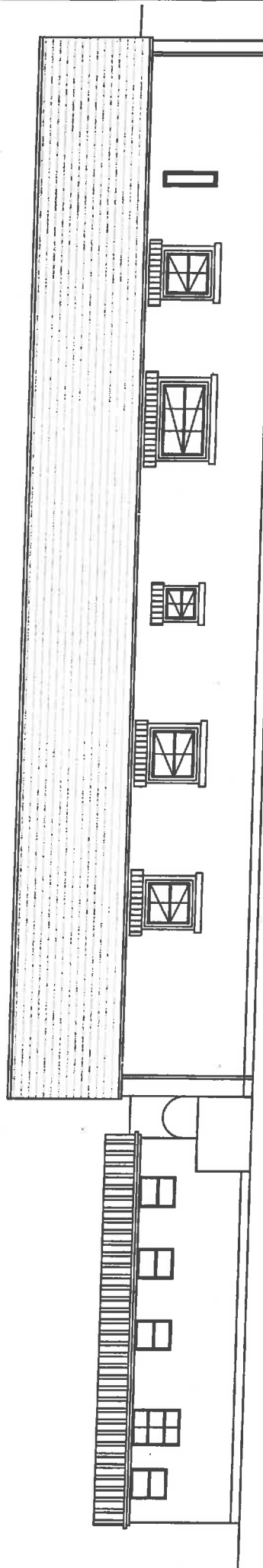
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68

Existing North elevation:



Proposed North elevation:



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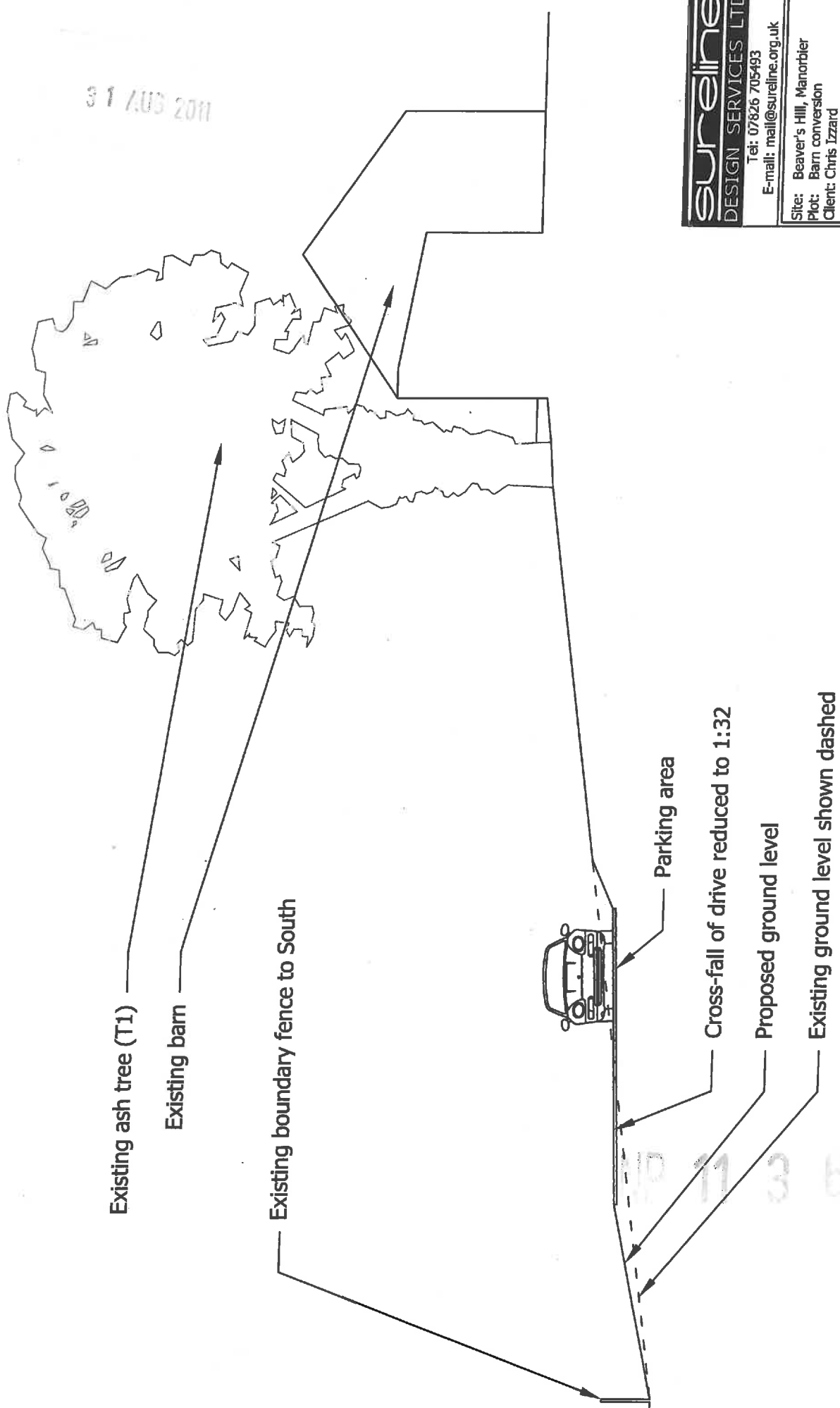
Site: Beaver's Hill, Manorbier  
Plot: Barn conversion  
Client: Chris Izzard

Drgs: North elevation (ex + pr)  
File: Beaver's Hill Barn  
Scale: 1/100  
Date: 03/08/11 Dm: MDH  
Drg no: e12@100 REV: A

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05 AUG 2011  
Pembrokeshire Coast Council

17 3 08

31 AUG 2011



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Site:	Beaver's Hill, Manorblair
Plot:	Barn conversion
Client:	Chris Izzard

Drgs:	Section A-A
File:	Beaver's Hill Barn
Scale:	1/100
Date:	30/08/11
Drg no:	sca@100
Drn:	MDH
REV:	F