

Item 5 - Report on Planning Applications

Application Ref: NP/16/0278/FUL

Case Officer	Andrew Richards		
Applicant	Mr E Johnson, E Johnson Construction		
Agent	Mr R Collins, RPC Design & Architecture		
Proposal	Change of use of existing open space to provide new Bed and Breakfast (C1 use) development consisting of a mix of 1, 1½ and 2 storey accommodation units (7 units in total) and associated 2 storey, 4 bedroomed Managers dwelling, together with ancillary facilities to support the development.		
Site Location	Plot adjacent to New Hedges Village Hall, New Hedges, Tenby, Pembrokeshire, SA70 8TN		
Grid Ref	SN12970281		
Date Valid	16-May-2016	Target Date	10-Jul-2016

Summary

The application site is located within the centre of New Hedges and immediately south of the Village Hall and existing play area. The site was formerly an open space play area with play equipment which ceased around 2014. The play equipment was relocated to an adjacent site and the land was sold to a developer. The site currently lies vacant with pedestrian access only provided off an adjacent pavement. The site is bounded by mature landscaping with several trees scattered around the site which appears to have been amenity planted. Planning approval is sought for the change of use of an existing open space area to provide a new Bed and Breakfast (C1 use) development consisting of a mix of 1, 1½ and 2 storey accommodation units (7 units in total) and an associated 2 storey, 4 bedroomed Managers dwelling, together with ancillary facilities to support the development.

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 8, January 2016) and having regard to all material considerations it is considered that the development offers an opportunity to protect and enhance the rural centre of New Hedges. The development will be in keeping with the aims of the LDP in that the development will conserve and enhance the existing character of the rural centre and encourage small scale employment development. As such, and subject to a schedule of suitable conditions to control the development, the development is considered to be acceptable and complies with the requirements of policies 1, 6, 8, 11, 15, 29, 30, 31, 32, 35, 37, 42, 44, 45, 52 and 53 of the Local Development Plan.

Consultee Response

St Mary Out Liberty Community Council: Concern - Concerns raised on over development of the site, excessive traffic movements, height of development, commercial enterprise which is too large for the plot of land.

Tenby Civic Society Chairman: Concern - Concerns raised on loss of trees and parking layout

Item 5 - Report on Planning Applications

PCC - Ecologist: Reply - I would ask that an external lighting plan be conditioned should the application be approved. And on the basis that works are carried out in accordance with the recommendations set out in the attached ecological survey have no further comments.

PCC - Drainage Engineers: Conditional Consent

Dwr Cymru Welsh Water: Conditional Consent

PCNPA - Tree and Landscape Officer: Conditional Consent

PCNPA - Park Direction: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

PCC - Ecologist: Conditional Consent

Coal Authority: Standard Advice

Public Response

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

One letter has been received on behalf of neighbours at Lodge Gate Cottage to the south of the proposed site and raises concerns/objections on the following matters:

- Change of use resulting in impact on the ambiance and fauna of the area.
- Major vehicular access required into the site due to the significant commercial use and would cause considerable dangers in highway measures to traffic and pedestrians.
- Transport statement significantly understates all additional traffic to be generated from the new development.
- Insufficient parking for the development.
- No pedestrian paths in either direction resulting in pedestrians stepping directly into roadway.
- Development will destroy wildlife habitat and bat colony.
- The existing tree and fauna of the area should be given a Tree Preservation Order and fully protected.
- Tree survey needs updating.
- Height of the development dominates the area and surrounding dwellings.
- Commercial intensification of this open space which would completely dominate the area.
- Request for site meeting with officer to discuss the above comments and considerations.

The above matters have been considered in the main report below.

Item 5 - Report on Planning Applications

Policies considered

Please note that these policies can be viewed on the Policies page
Pembrokeshire Coast National Park website -
<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 06 - Rural Centres
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 35 - Visitor Economy
LDP Policy 37 - Self-Catering Development
LDP Policy 42 - Employment Sites and Live/Work Units
LDP Policy 44 - Housing
LDP Policy 45 – Affordable housing
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW8 Chapter 03 - Making and Enforcing Planning Decisions
PPW8 Chapter 04 - Planning for Sustainability
PPW8 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW8 Chapter 06 - Conserving the Historic Environment
PPW8 Chapter 07 - Economic Development
PPW8 Chapter 08 - Transport
PPW8 Chapter 09 - Housing
PPW8 Chapter 11 - Tourism, Sport and Recreation
PPW8 Chapter 12 - Infrastructure and Services
PPW8 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG05 - Sustainable Design
SPG06 - Landscape
SPG08 - Affordable Housing
SPG11 - Coal Works - Instability
SPG12 - Parking
SPG20 - Accessibility
SPG23 - Enabling Sustainable Development in Welsh NPAs

Item 5 - Report on Planning Applications

TAN 02 - Planning and Affordable Housing
 TAN 05 - Nature Conservation and Planning
 TAN 06 - Planning for Sustainable Rural Communities
 TAN 12 - Design
 TAN 13 - Tourism
 TAN 15 - Development and Flood Risk
 TAN 16 - Sport, Recreation and Open Space
 TAN 18 - Transport
 TAN 23 - Economic Development

Constraints

LDP Open Space
 LDP Centre:60pc aff housing;30 units/ha
 Recreation Character Areas
 Low Coal Risk
 Surface Coal

Officer's Appraisal

Background and History

The application site is located within the centre of New Hedges and immediately south of the Village Hall and existing play area. The site was formerly an open space play area with play equipment which ceased around 2014. The play equipment was relocated to an adjacent site and the land was sold to a developer. The site currently lies vacant with pedestrian access only provided off an adjacent pavement. The site is bounded by mature landscaping with several trees scattered around the site which appear to have been amenity planted.

- NP/10/278 – Residential development (Outline) - Withdrawn
- NP/10/427 – Residential development (Outline) - Approved

Current Proposal

Planning approval is sought for the change of use of an existing open space area to provide a new Bed and Breakfast (C1 use) development consisting of a mix of 1, 1½ and 2 storey accommodation units (7 units in total) and associated 2 storey, 4 bedroomed Managers dwelling, together with ancillary facilities to support the development.

The application has been supported with the following information:

- Design and access statement
- Transport statement
- Tree Survey
- Tree survey for roosting bats

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Affordable Housing
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Stability
- Land Drainage
- Other Material Considerations

Policy, Principle of Development and Impact on National Park:

The site lies within the rural centre of New Hedges as defined within the Local Development Plan (LDP) and the proposal to change the site to a commercial use within the centre area is considered to be acceptable in principle. The proposal is also considered to meet the policies set out in the Local Development Plan.

St Mary Out Liberty Community Council objects to the application as they consider the current proposal to be over development of the site with an excessive commercial scale likely to have a detrimental visual and environmental impact on the surrounding area.

The land is designated as open space in the Local Development Plan as when the land was surveyed prior to its designation it was in use for this purpose. The land however is now in private ownership and planning permission has been granted to develop the land for housing. The basis for allowing the previous change of use was that the Open Space Assessment accompanying the Local Development Plan indicated there is no shortage of recreational open space in the village, and this consideration has remained unchanged. The development of the land would therefore meet the requirements of national planning policy set out in Para 11.1.12 of Planning Policy Wales (Edition 8).

The comments raised above by the community council are not supported by officers who consider the use to be appropriate for this location within the existing rural centre boundary. The proposed scale of the development and commercial use is also considered to be appropriate for the site and has been designed carefully to fit in with the site and its context. Therefore, in this instance it is considered that the proposal will not have an adverse impact on the National Park and the surrounding landscape.

The principle of development of the site is therefore acceptable and its use for bed and breakfast accommodation, with a manager's dwelling is supported. The proposal is also considered to meet the policies set out in the Local Development Plan.

Affordable Housing:

Policy 6 of the LDP requires consideration of the need for affordable housing where new units of residential accommodation are proposed and Policy 45 of

Item 5 - Report on Planning Applications

the LDP seeks to deliver affordable housing in the National Park. It is recognised that there is a need for affordable housing within New Hedges, and the threshold for negotiating provision of units is two or more residential units. The current proposal for one new unit of residential accommodation is under this threshold. Therefore on-site provision will not be sought and a financial contribution towards affordable housing in the local area would normally be sought through a Unilateral Undertaking.

However, the unit of residential accommodation sought within the current proposal is for a manager's dwelling associated with the bed and breakfast accommodation. The manager's dwelling is proposed to be tied to the business, and as such, officers consider that a planning condition can be added to any consent granted to ensure that it remains as a single planning unit. As such a financial contribution towards affordable housing provision would not be required in this instance as the residential accommodation is limited in its occupation.

Siting and Sustainable Design:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. 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. Criteria 'd' and 'e' resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park, and/or fail to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

St Mary Out Liberty Community Council also objects in relation to the height of the development with it being higher than the adjacent village hall. Officers consider the current proposed scheme retains a residential scale and whilst the dwelling has an increase of approximately 2.5metres in height when compared to the adjacent village hall which is single storey, the new dwelling is proposed as a two storey unit. It is also noted that the existing topography rises towards the current application site from the village hall and continues to rise further to the south. As such, the proposed scale of the development is considered to be appropriate for the context of the site and is considered not to dominate the street scene.

The scale and height of the development to the rear of the site is also considered to be appropriate and the overall design follows a traditional farm house with associated outbuildings providing the guest accommodation and having the appearance of converted agricultural barns. This is considered to be appropriate in this instance given the surrounding rural landscape. However, no details of the finished floor levels of either the new dwelling or associated guest accommodation buildings has been provided, and this can

Item 5 - Report on Planning Applications

be agreed via a planning condition attached to any consent issued. The layout, mix of materials and design features are considered by officers to be appropriate in this instance and provide a sustainable design which can be supported.

Amenity and Privacy:

Policies 29 and 30 of the Local Development Plan seek to protect community cohesion and health and to avoid incompatible development that would lead to a significant adverse impact upon amenity. The supporting text at paragraph 4.136 explains that the policy aims “to protect the amenity enjoyed by people in their residences, workspaces and recreational areas. Amenity is defined as those elements in the appearance and layout of town and countryside which makes for pleasant life rather than mere existence. Anything ugly, dirty, noisy, crowded, intrusive or uncomfortable is likely to adversely affect amenity”.

Policy 30 is a criteria based policy setting out that development will not be permitted where it has an unacceptable impact on amenity particularly where, a) the development is for a use inappropriate for where people live or visit and/or; b) the development is of a scale incompatible with its surroundings; and/or; c) the development leads to an increase in traffic or noise or odour or light which has a significant adverse impact; and/or; d) the development is visually intrusive.

No adverse comments have been received in relation to privacy. Concerns have been raised on the visual impact on the area, and the intensity and overdevelopment of the site. Officers consider that the proposed site will not have an adverse visual impact on the site and the surrounding area given the suitable design proposed to the street frontage, retention of existing landscaping along the boundaries and provision of new landscaping in the form of additional planting to the front and within the site. The boundary between the site and neighbours at Lodge Gate Cottage and Lodge Cottage will be retained. As such, it is considered that there will be no adverse impact on privacy or amenity in this instance.

The application site is of a sufficient size to accommodate the proposed development together with associated off-street parking and amenity space without adversely affecting residential amenities. As such, the development is considered not to be overdevelopment of the site.

Highway Safety and Access:

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development. An objection from the neighbour raises concerns with the current application understating the level of traffic generation from the proposed use within the transport statement. The highway officer has considered this matter and concludes from the current plans that four of the seven lodges will have a single bedroom, with the exception of units 1 to 3 which will have an additional bedroom with two single beds. There are 10 beds overall, and the highways officer is satisfied that even the “Family” Rooms will only generate one car parking requirement for one car each. There are only 4 beds in the Manager’s house, overall, and the 4 car parking spaces offered are sufficient.

Item 5 - Report on Planning Applications

Tenby Civic Society raised concerns on the parking layout for the site, and the highways authority initially raised concerns with the level of information provided to support the application. However, a revised plan for the site has now been received which indicates the required visibility splays with annotation that the footpath will be extended into the site to link the highway footway, the bound surfacing of the whole access road and car park and the location of the seven principle car parking spaces for the guest accommodation within the main yard to the rear of the associated dwelling.

The revised site plan has now been considered by the highways officer and is considered to be an acceptable layout and access for both vehicles and pedestrians and can be supported subject to conditions relating to the access, visibility splays and turning area being provided first, suitable areas for parking, loading and storage, access road being provided to base course levels, off street parking facilities, surface water discharge and no connection to highway drains.

Landscaping:

Tenby Civic Society and neighbours raise concerns with regard to the loss of trees. The site is currently bounded by mature landscaping with several small trees located within the site, the proposal looks to retain the boundary planting and a portion of the existing trees and shrubs whilst providing additional planting to assist with softening the visual impact of the new development on the surrounding landscape. As such, whilst there will be a loss of certain trees from within the site, the specific concerns raised by Tenby Civic Society and the neighbours in relation to the loss of trees are not supported by officers in this instance.

However, whilst basic details of the proposed landscaping have been provided it is considered that additional information is required prior to commencement of works in the form of an updated tree survey to reflect the current development layout, tree protection methodology, pre-development tree work, relevant Arboricultural method statements and details of any landscaping and new planting. As such, officers support the proposal subject to the above information being provided and approved in accordance with planning conditions prior to the commencement of the development.

Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape 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.

The PCNPA Ecologist has commented on the application stating that a survey was undertaken with the report concluding that there was no evidence of bats being present on the site and no further survey work is required, but the report also recommends a precautionary approach to the works. The Ecologist advises that a condition should be added to cover the precautionary approach set out in section 6.3 of the submitted Tree Survey for Roosting Bats report (received 20/06/2016) and also for any external lighting scheme to be sympathetic to foraging bats in the vicinity and be agreed, in writing, with the

Item 5 - Report on Planning Applications

National Park Authority prior to any such works being carried out on site. As such, the proposal subject to the conditions will conform with relevant requirements of PPW, TAN5 and LDP policy 11.

Land Stability:

The site is located within an area defined by The Coal Authority as containing potential low hazards arising from coal mining. Based on this the current application is not required to provide a Coal Mining Risk assessment as land instability from former coal workings will be considered under other legislation. In this respect, an informative will be added to any consent issued to inform the applicant of this.

Land Drainage:

Policy 29 of the LDP requires all development proposals to be well designed in terms of water and drainage (criterion 'h'), policy 32 requires development proposals to incorporate sustainable drainage systems for the disposal of surface water on site.

The application has indicated that foul water will be discharged in the mains sewer and surface water will discharge into soakaways. Pembrokeshire County Council Drainage Engineers have been consulted and support the application subject to the discharge of surface water being directed to new soakaways or other form of sustainable drainage system. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which should be agreed in writing with the local planning authority.

Other Material Considerations:

The neighbour's agent has requested a site meeting with officers to discuss the concerns raised and also that the associated 'trees and fauna' to the site and the surrounding area be protected via a Tree Preservation Order (TPO). Officers do not consider there to be any merit in meeting the neighbour's agent at this time as the concerns raised have been addressed in the report before members. Officers have also considered the trees along the northern boundary but within the village hall boundary for inclusion in a TPO. There is potential for these trees to be included and officers will progress this matter in due course, as such, a condition is recommended requiring a scheme for the protection of trees to be submitted to and agreed in writing by the Local Planning Authority prior to any works commencing on site. The remaining boundary hedges to the site are not able to be added to the TPO but are to be retained in accordance with planning conditions as previously outlined in the main report above.

Conclusion

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 8, January 2016) and having regard to all material considerations it is considered that the development offers an opportunity to protect and enhance the rural centre of New Hedges. The development will be in keeping with the aims of the LDP in that the development will conserve and

Item 5 - Report on Planning Applications

enhance the existing character of the rural centre and encourage small scale employment development. As such, and subject to a schedule of suitable conditions to control the development, the development is considered to be acceptable and complies with the requirements of policies 1, 6, 8, 11, 15, 29, 30, 31, 32, 35, 37, 42, 44, 45, 52 and 53 of the Local Development Plan.

Recommendation

Therefore, the recommendation to members is for the application to be approved subject to the following conditions:

Conditions/Reasons

1. The development shall begin not 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:
 Site Location Plan (Received 16/05/2016)
 102.01 (Received 12/07/2016)
 102.02 (Received 16/05/2016)
 102.03 (Received 16/05/2016)
 102.04 (Received 16/05/2016)
 102.05 (Received 16/05/2016)
 Design and Access Statement (Received 16/05/2016)
 Transport Statement (Received 16/05/2016)
 Tree Survey for Roosting Bats (Received 20/06/2016)
 Tree Survey (Received 20/06/2016)
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 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. The development shall utilise soakaways/infiltration type SuDS to dispose of surface water. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which shall be agreed, in writing, with the local planning authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan – Policy 29 (Sustainable Design).
4. Before development commences details of external illumination, including measures to control light spillage, shall be submitted to the National Park Authority for approval, in writing. Development shall be carried out and maintained in accordance with the approved details.
Reason: To ensure that animal and plant species which within the

Item 5 - Report on Planning Applications

terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan – Policy 11 - Protection of Biodiversity.

5. The development shall be carried out in accordance with the mitigation measures within section 6.3 of the Tree Survey for Roosting Bats report (received 20/06/2016) unless otherwise agreed in writing, with the local planning authority.

Reason: To ensure that animal and plant species which within the terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan – Policy 11 - Protection of Biodiversity.

6. Details of design to take account of existing trees / future tree planting / tree removal shall be submitted to and approved in writing by the local planning authority before the commencement of the development. Development shall thereafter take place in accord with the approved details.

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. Policy: Local Development Plan - Policy: 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

7. No development shall take place, nor any demolition works or site clearance, until there has been submitted to and approved in writing by the local planning authority details of a scheme for the protection of trees, hedgebanks and hedges. The approved scheme shall be carried out during the demolition of the buildings and throughout the course of the development and shall include:
- a) a scale plan showing the position of every tree and Pembrokeshire Hedgebank on the site and on land immediately adjacent to the site (including street trees and trees on hedgebanks) that could influence or be affected by the development, indicating which trees and sections of hedges and Pembrokeshire hedgebanks that are to be removed;
 - b) and in relation to every tree identified a schedule listing: information as specified in paragraph 4.4.2.5 of British Standard BS5837:2012 - Trees in Relation to Design, Demolition and Construction - Recommendations;
 - any proposed pruning, felling or other work;
 - c) and in relation to every existing tree identified to be retained on the plan referred to in (a) above, details of:
 - any proposed alterations to existing ground levels, and of the position of any proposed excavation, that might affect the root protection area;
 - all appropriate tree protection measures required before and during the course of development (in accordance with BS5837:2012).
 - d) areas of existing landscaping to be protected from construction operations and the method of protection also including:
 - the protection of retained sections of Pembrokeshire Hedgebank
 - finishes to any breaches made to Pembrokeshire hedgebanks

Item 5 - Report on Planning Applications

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. Policy: Local Development Plan - Policy: 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

8. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
- i) A statement setting out the design objectives and how these will be delivered;
 - ii) earthworks showing existing and proposed finished levels or contours;
 - iii) means of enclosure and retaining structures;
 - iv) other vehicle and pedestrian access and circulation areas;
 - a. hard surfacing materials;
 - v) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, etc.), and
 - vi) water features.

Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; and implementation programme (including phasing of works where relevant)].

Reason: In the interest of protecting visual amenity and the special qualities of the area. Policy: Local Development Plan - Policy: 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

9. No surface water from any increase in the roof area of the buildings / or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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. Policy: Local Development Plan - Policy: 32 (Surface Water Drainage).

10. The access, visibility splays and turning area shall be completed to the satisfaction of the local planning authority before any other works commence on site. No surface water from any part of the development shall be connected into existing highway surface water drains.

Reason: In the interests of road safety. Policy: Local Development Plan - Policy: 53 (Impacts of Traffic).

11. Before any housing construction work is commenced adequate and suitable areas shall be provided within the site for the parking and turning, loading and unloading of all vehicles attracted to the site and for the storage of building materials clear of the public highway.

Reason: To reduce the likelihood of obstruction of the highway or

Item 5 - Report on Planning Applications

danger to road users. Policy: Local Development Plan - Policy: 53 (Impacts of Traffic).

12. Before any part of the development is occupied the access roads and footways from the existing public highway shall be laid out and constructed to at least surface base course levels up to that part of the development.

Reason: In the interests of public amenity and convenience. Policy: Local Development Plan - Policy: 53 (Impacts of Traffic).

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

Reason: To ensure satisfactory provision of parking facilities and in the interests of highway safety and the amenity of the area. Policy: Local Development Plan - Policy: 53 (Impacts of Traffic).

14. No surface water from any part of the development shall be connected into existing highway surface water drains.

Reason: To avoid flooding of the road. Policy: Local Development Plan - Policy: 53 (Impacts of Traffic).

15. No development shall commence until details of existing ground levels and proposed finished ground and floor levels for the new dwelling and associated guest accommodation structures have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In order to be clear on the levels of the development approved to provide for a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design) and 30 (Amenity).

16. The seven guest accommodation units shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. 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 only and not for any other residential purpose. Policy: Local Development Plan – Policy 37 (Self Catering Development).

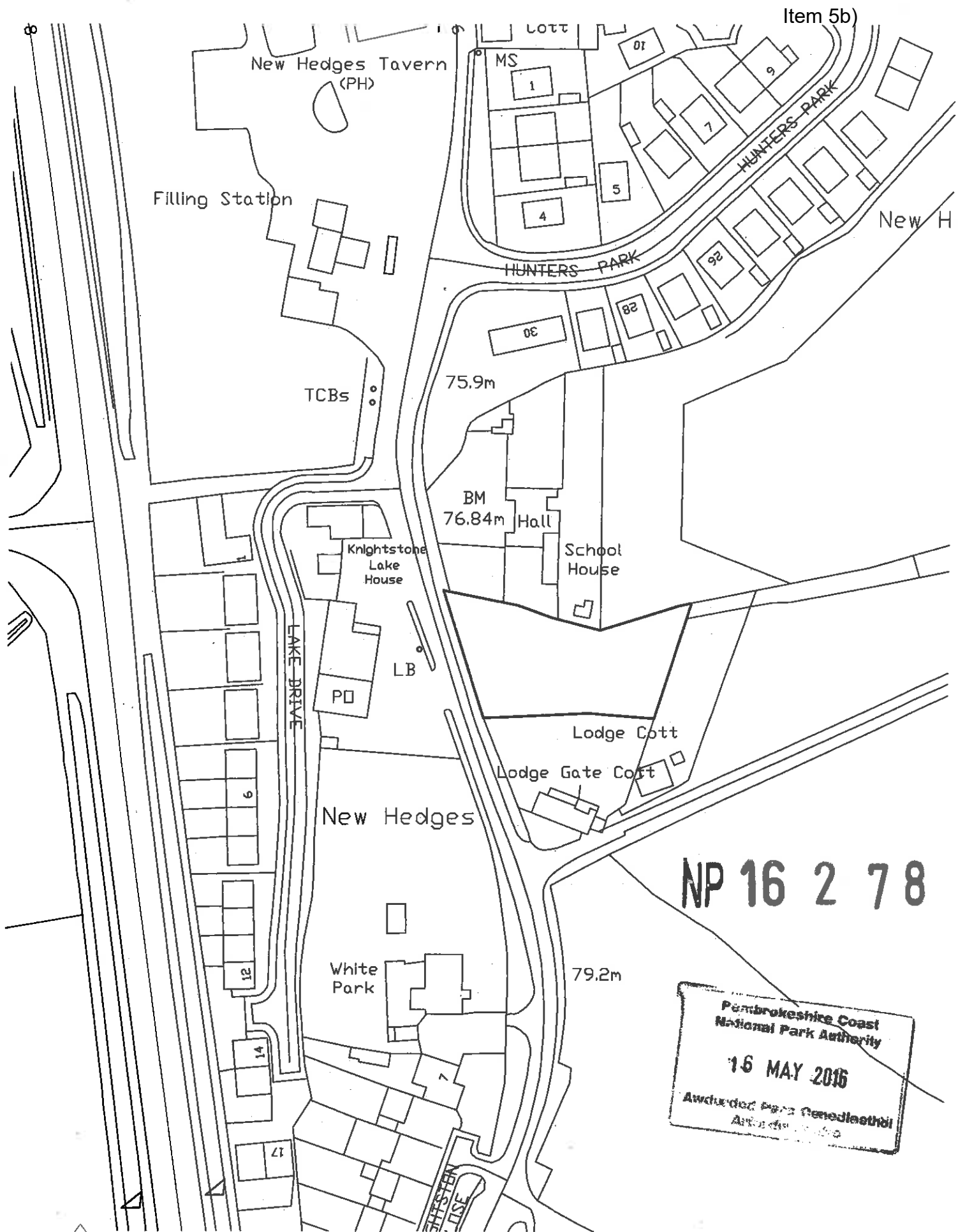
17. The occupation of the managers dwelling linked to the Bed and Breakfast development shall be limited to the manager or civil partner of such a person, or any resident dependents of the Bed and Breakfast enterprise.

Item 5 - Report on Planning Applications

Reason: This permission has been granted solely having regard to the special circumstances of the case and use not in accordance with the requirements of the condition would require the further consideration of the Local Planning Authority in the light of the Local Development Plan and any other material considerations. Policy: Local Development Plan - Policy 42 (Employment Sites and Live Work Units).

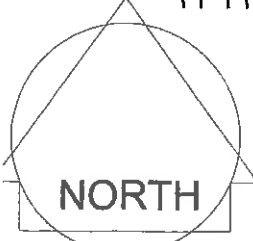
Informatives

- **DEVELOPMENT LOW RISK AREA - STANDING ADVICE**
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.
Further information is also available on The Coal Authority website at www.coal.decc.gov.uk
Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com
- Dwr Cymru cyf. Should be contacted to ensure that the existing sewerage/sewage disposal systems have adequate capacity to accommodate the additional flows generated as a result of this development, without causing pollution.
- The crossing of the Highway verge/footway requires further consent from the Highway Authority under Section 184 of the Highways Act 1980, and that working in the Highway must be done by an approved contractor. The attached letter produced by the Highways Authority includes the application form, contractors list and explanatory notes.



NP 16 2 7 8

Pembrokeshire Coast
National Park Authority
16 MAY 2016
Awdurdod Penrhodfa
Arddorfa Cymru



SITE LOCATION PLAN

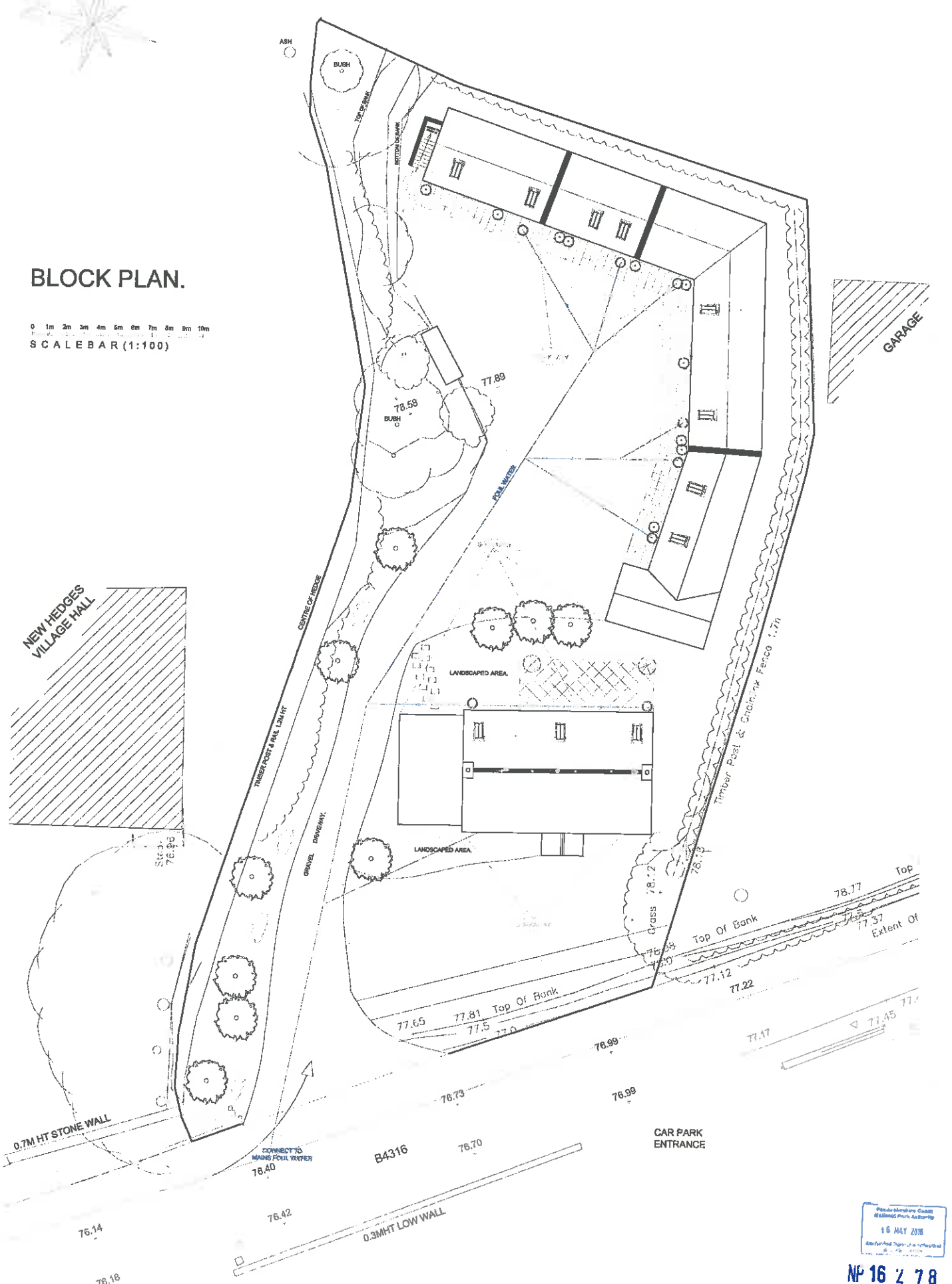
Scale 1:1250

Land adjacent to New Hedges Village Hall



BLOCK PLAN.

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
 SCALE BAR (1:100)



Please observe Codes of Best Practice Accordingly
 16 MAY 2018
 Electrical Drawings are not to be used for construction

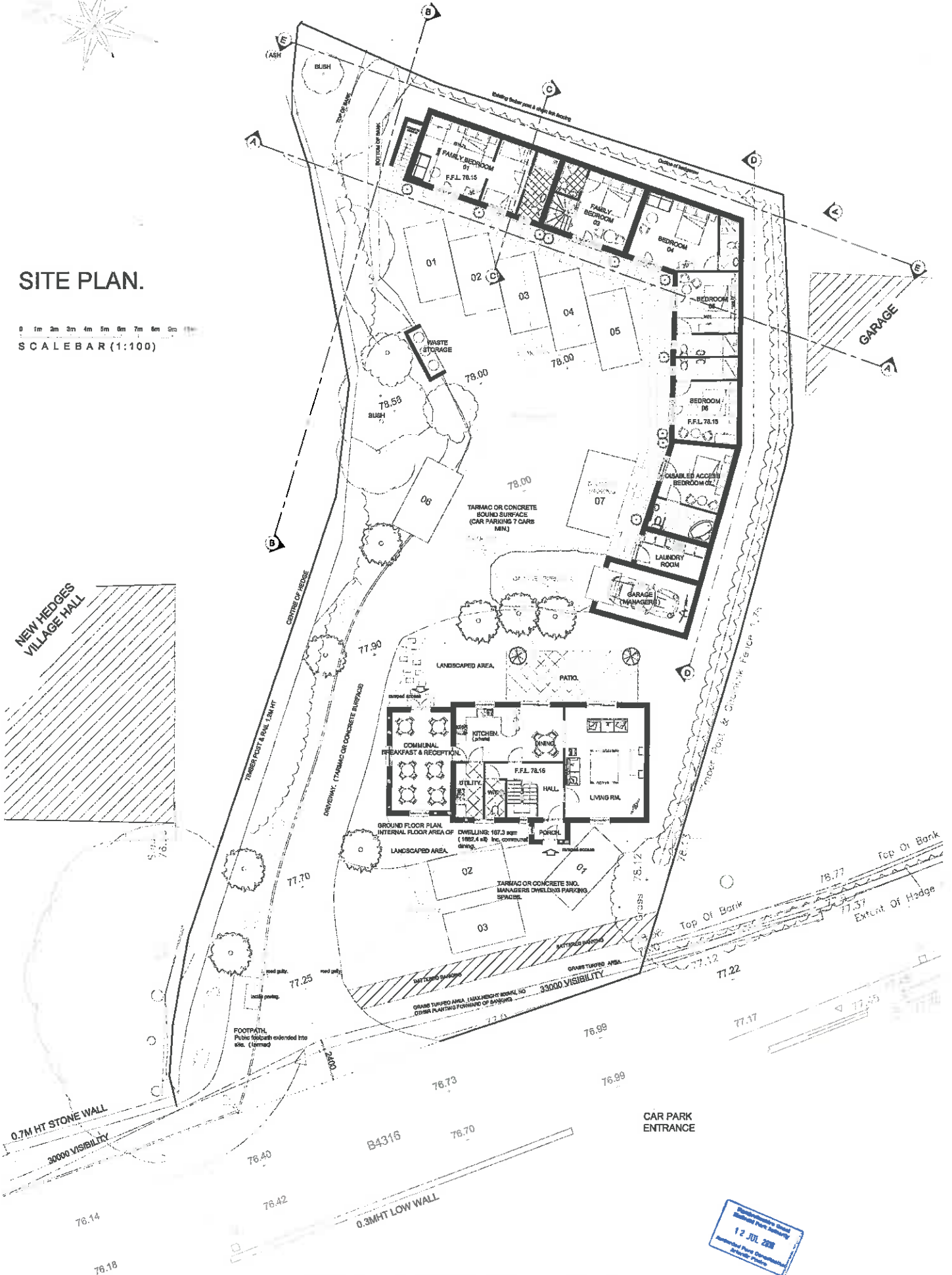
NP 16 2 78

CAR PARK EXIT

<p>RPC DESIGN & ARCHITECTURE www.rpc-design.com</p>	<p>The Old Garage Kilgetty Park Kilgetty Pembrokeshire SAGB OUL</p>	<p>T: 01834 814961 M: 07776 007469 E: info@rpc-design.com</p>	<p>Project PROPOSED B&B DEVELOPMENT, LAND SOUTH OF NEW HEDGES VILLAGE HALL.</p>			
			<p>Drawing No. 102.04</p>			
			Rev.	Scale	Date	Drawn by
				1:100	16.05.2018	R.C.

SITE PLAN.

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
SCALE BAR (1:100)



0.7M HT STONE WALL
 30000 VISIBILITY

FOOTPATH
 Public footpath extended into site. (formed)

0.3MHT LOW WALL

CAR PARK ENTRANCE

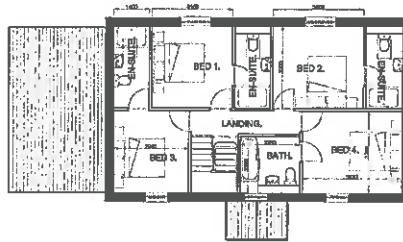
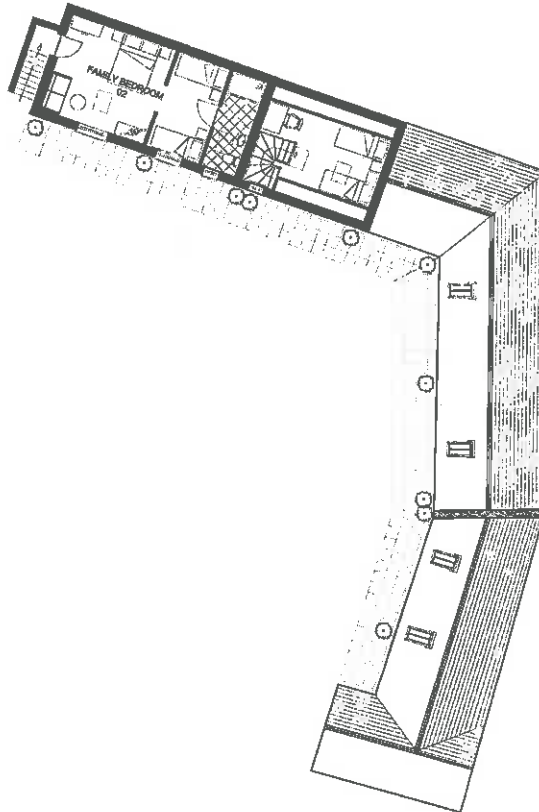


CAR PARK EXIT

RPCDESIGN & ARCHITECTURE
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Project PROPOSED B&B DEVELOPMENT, LAND SOUTH OF NEW HEDGES VILLAGE HALL.				
Drawing No PROPOSED SITE PLAN & GROUND FLOOR LAYOUT.				
Drawing No.	Rev.	Scale	Date	Drawn by
102.01		1:100	01.04.2018	R.C



PROPOSED FIRST FLOOR

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
SCALEBAR (1:100)

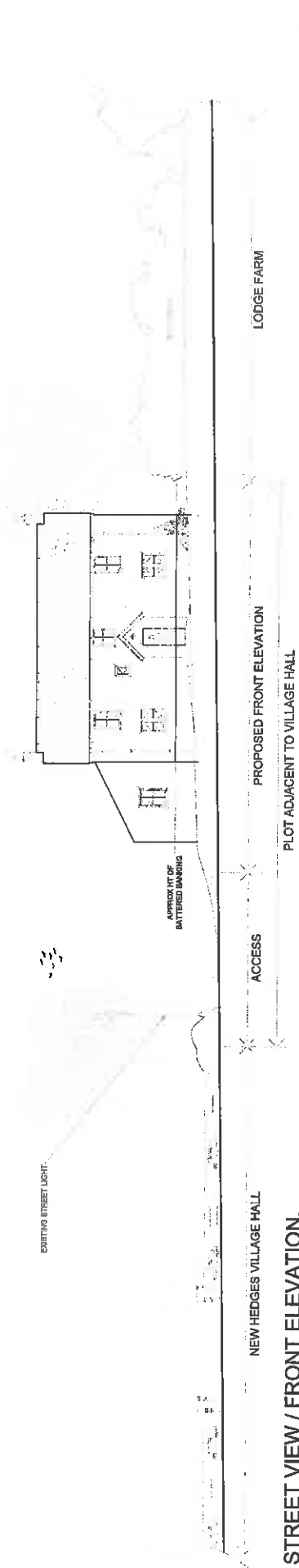
£ Registered Architect
 15 MAY 2018
 Approved Plans Department
 Architectural Practice

NP 16 2 7 8

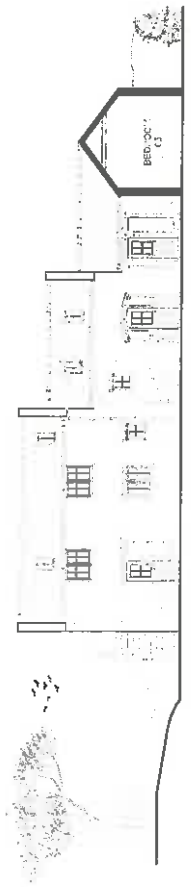
 <p>RPCDESIGN & ARCHITECTURE</p> <p>www.rpc-design.com</p>	The Old Garage Kivelgey Park Kivelgey Pembrokeshire SA68 0UL	T: 01834 834961 M: 07776 007459 E: info@rpc-design.com
	<p>Project: PROPOSED B&B DEVELOPMENT, LAND SOUTH OF NEW HEDGES VILLAGE HALL.</p> <p>Drawing title: PROPOSED FIRST FLOOR LAYOUT.</p>	

Drawing No.	102.02	Rev.		Scale	1:100	Date	01.04.2018	Drawn by:	R.C.
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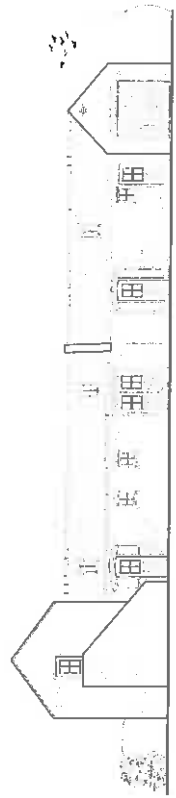
Item 5b)
 NP 16 2 7 8
 Approved Date: 16 MAY 2016
 Approved By: [Signature]



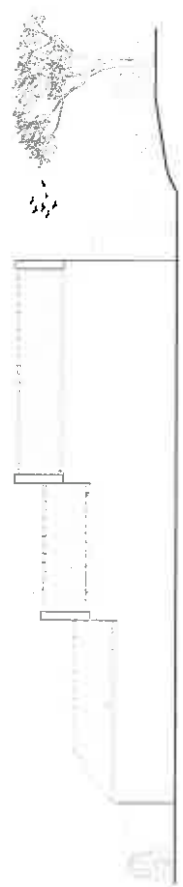
STREET VIEW / FRONT ELEVATION.



PROPOSED SITE SECTION A-A.



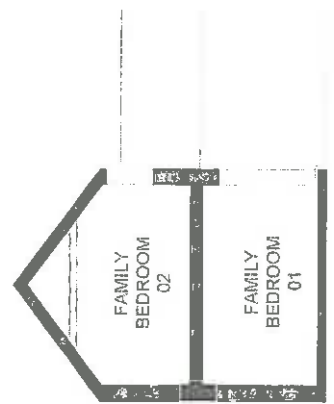
PROPOSED SITE SECTION B-B.



PROPOSED SITE SECTION E-E.

GENERAL SPECIFICATION OF EXTERNAL FINISHES OF B&B ROOMS.
ROOF - Timber roof truss construction. Blue/black slate finish.
WALLS - timber frame construction, masonry outer leaf finished with 2 coat sand/cement cottage style render & masonry paint finish.
WINDOWS & DOORS - UPVC or timber sliding sash double glazed units, brick heads to some openings as shown.
RAINWATER GOODS - Black upvc round guttering & downpipes discharge into 1m cubed soakaways as shown on site block plan.

PROPOSED SITE SECTION D-D.



SECTION C-C

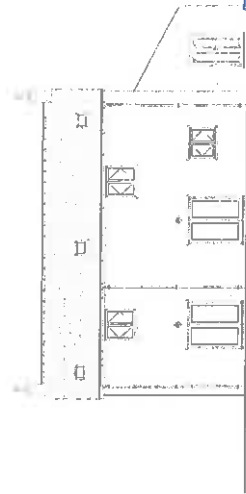
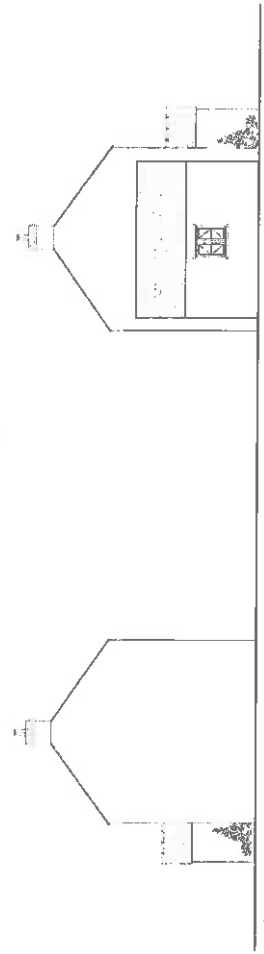
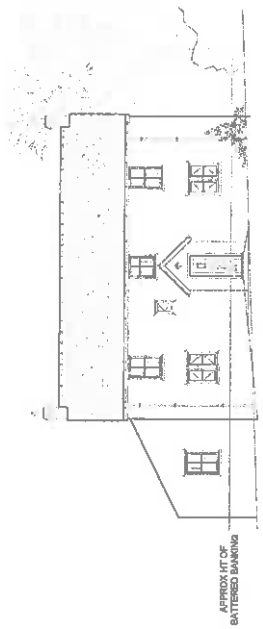
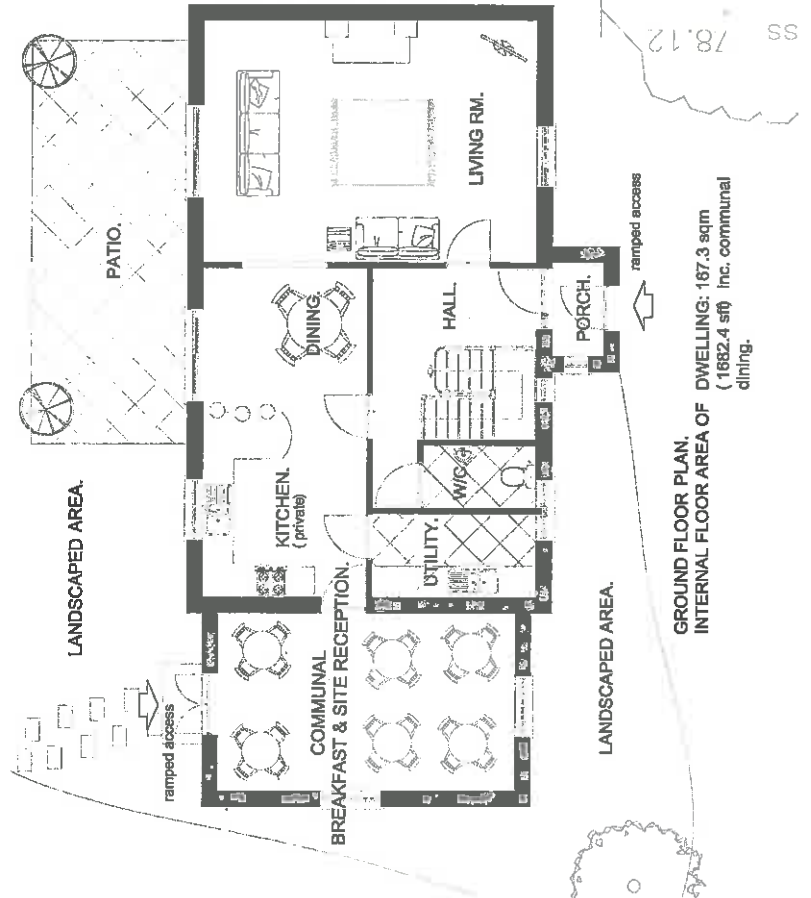
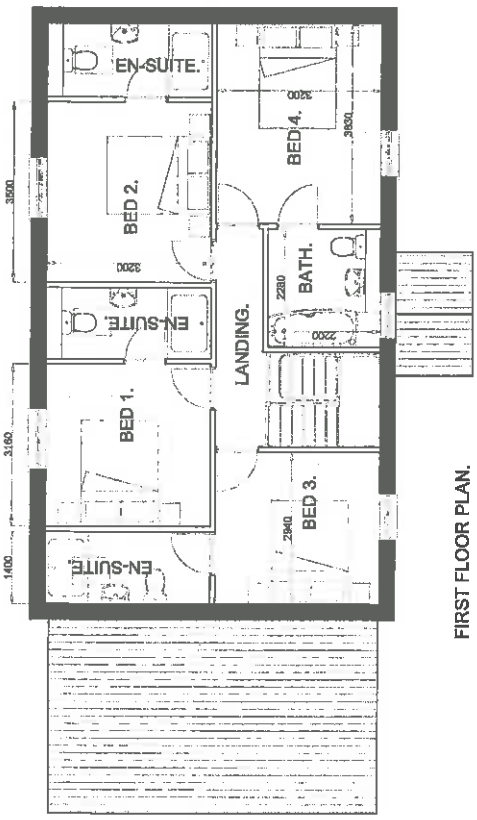
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Project: PROPOSED B&B DEVELOPMENT, LAND SOUTH OF NEW HEDGES VILLAGE HALL			
Drawing No: 102.03			
PROPOSED SITE SECTIONS & ELEVATIONS.			
Drawn by:	Scale:	Date:	Drawn by:
	1:100	15/05/16	R.C.

Item 5b)
 NP 16 2 7 8



GENERAL SPECIFICATION OF EXTERNAL FINISHES OF MANAGERS DWELLING.

- ROOF - Timber roof truss construction. Blue/black slate finish.
- WALLS - timber frame construction, masonry outer leaf finished with 2 coat sand/cement cottage style render & masonry paint finish.
- WINDOWS & DOORS - UPVC or timber sliding sash double glazed units
- RAINWATER GOODS - Black upvc round gutters & downpipes discharge into 1m cubed soakaways as shown on site block plan.

Project		PROPOSED BBB DEVELOPMENT, LAND SOUTH OF NEW HEDGES VILLAGE HALL
Drawing No.		PROPOSED MANAGERS DWELLING.
Drawing Date	16 MAY 2018	Drawn By: JIC
Scale	1:100	Check: JIC
Price	102.05	Drawn By: JIC

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