

Application Ref: NP/17/0714/FUL

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|----------------------|---|--------------------|-------------|
| Case Officer | Andrew Richards | | |
| Applicant | Mr R Gambold | | |
| Agent | | | |
| Proposal | Demolition of existing structures and provide 3 new 3 storey 4 bedroom detached dwellings with associated external works. | | |
| Site Location | Bank House, 11, Ffordd Yr Afon, Trefin, Haverfordwest, Pembrokeshire, SA62 5AU | | |
| Grid Ref | SM84083245 | | |
| Date Valid | 15-Jan-2018 | Target Date | 02-May-2018 |

This application is before committee as the officer recommendation of approval is contrary to the views of the Community council.

Consultee Response

Llanrhian Community Council: Object on visual impact grounds, scale and design, amenity and access

PCNPA Tree and Landscape Officer: Conditional consent

PCNPA Planning Ecologist: No objection

PCNPA Park Direction (Minerals): No safeguarding issues raised

PCNPA Park Direction (Policy): Acceptable in principle

PCNPA Buildings Conservation Officer: Conditional support

PCNPA Access Manager: No objection

PCC Waste and Recycling Manager: No contribution required but add informative

PCC Transportation and Environment: Conditional consent

PCC Private Sector Housing and Strategy: No response received

PCC Public Protection: No adverse comments

PCC Education: No contribution required

PCC Drainage Engineers: Conditional consent

PCC Community Regeneration Manager: Contribution required

Dyfed Archaeological Trust: Conditional consent

Dwr Cymru Welsh Water: Conditional consent

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 petition has been received with 20 signatures from 14 properties objecting to the proposed new access to the development.

Four letters of objection have been received which raise the following matters:

- Access
- Over-development
- Restricted access through existing housing estate

- Out of scale
- Development will dominate the village approach
- Loss of landscaping
- Development not in accordance with adopted policy
- Significant negative impact on the local community
- No affordable housing proposed on site
- Adverse landscape impact
- Biodiversity
- Closing in of existing recreation facility

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

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 21 - Minerals Safeguarding

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 44 - Housing

LDP Policy 45 – Affordable housing

LDP Policy 48 - Community Facilities and Infrastructure Requirements

LDP Policy 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

PPW9 Chapter 03 - Making and Enforcing Planning Decisions

PPW9 Chapter 04 - Planning for Sustainability

PPW9 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

PPW9 Chapter 08 - Transport

PPW9 Chapter 09 - Housing

PPW9 Chapter 12 - Infrastructure and Services

PPW9 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

PPW9 Chapter 14 - Minerals

SPG04 - Planning Obligations
SPG05 - Sustainable Design
SPG06 - Landscape
SPG08 - Affordable Housing
SPG10 - Safeguarding Mineral Zones
SPG12 - Parking
SPG13 - Archaeology
SPG17 - Conservation Area Proposals
SPG20 - Accessibility
SPG22 - Seascape Character
SPG23 - Enabling Sustainable Development in Welsh NPAs
TAN 02 - Planning and Affordable Housing
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 18 - Transport
TAN 24 - The Historic Environment

Constraints

LDP Mineral Safeguard
LDP Open Space
Safeguarding Zone
Rights of Way Inland - within 50m
Hazardous Zones
LDP Centre:50pc aff housing;30 units/ha
Recreation Character Areas
Landscape Character Assessment
Seascape Character Assessment

Officer's Appraisal

Background and History

The site is approximately 0.16 hectares in area and is located within Trefin to the rear of Cefn Gallod and set within a field immediately south of the community sports ground and to the east of Bank House. There are mature hedge banks and trees to the boundaries. Access will be provided through the existing residential estate of Cefn Gallod and then through a section of the existing boundary hedge bank within the north east corner.

- NP/11/247 - 3 dwellings and new access from north-east – Approved
05.03.2012

Current Proposal

Planning approval is sought for the development of three residential properties and associated external works within the application site. The three detached dwellings will have a two storey form when viewed from the north and three storey form when viewed from the south due to the sloping topography of the site which slopes from the north boundary down to the southern boundary.

The access leads onto a new private driveway which has nine parking spaces and a turning head with access steps and ramps for access to the dwellings. Main amenity areas are provided to the rear of the dwellings with new landscaping provided throughout the site.

Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Affordable Housing and Planning Obligations
- Impact on the Conservation Area
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Drainage and Flooding
- Other Material Considerations

Policy and Principle of Development:

The site lies within the rural centre of Trefin as defined by the Pembrokeshire Coast National Park Local Development Plan (LDP) the site is also located within Trefin Conservation Area. The relevant key policies in relation to the principle of development include Policy 6 (Rural Centres) and Policy 44 (Housing).

An objection has been received which indicates that the proposed development is not in accordance with policies 6, 8, 15, 45 and 53 of the LDP. A previous planning application was granted in 2011 for three dwellings and whilst this application has lapsed the policy aspect has not changed in relation to policies 6, 8, 15 and 53. Policy 45 has also not changed but the Supplementary Planning Guidance (SPG) Affordable Housing has been amended in November 2014 and this will be covered within the relevant section below.

One letter also refers to the development being over developed. The application seeks to retain the same number of dwellings as that previously approved on the site albeit on a larger scale. Whilst the three dwellings are larger in scale policy 44 of the LDP requires a minimum density of 30 dwelling per hectare on housing development

in the Centres where this is compatible with the character of the Centres. If this density was to be adopted for the application site a total of 18 dwellings could be accommodated on this site. However, given the topography of the site and the surrounding character of the Centre it is considered that the proposed density of this site is considered acceptable.

The proposed development is considered to comply with the aims of the relevant LDP policies and is supported.

Visual Amenity and Special Qualities of the National Park:

In considering such applications the impact of the proposal on the National Park landscape is a key consideration and therefore Policies 8 and 15 are particularly relevant. Policy 15 aims to control development causing a significant visual intrusion. In addition to these policies the Authority has adopted a Landscape Character Assessment (LCA) and Seascape (SCA) Supplementary Planning Guidance (SPG) of which the current site straddles the boundary of LCA 20 (Trefin) and SCA 13 (Penbwchdy to Penllechwen).

The LCA 20 recognises that this area is a large linear coastal LCA running southwards from the prominent rocky hill of Garn Fawr south westwards to the eastern end of Carn Llidi hills. Rocky cliffs are virtually continuous, punctuated by sheltered coves and inlets. The cliff tops offer extensive views north and south along the coast. The hinterland is a gently undulating agricultural landscape with a close relationship with the adjacent coast. The area is interspersed with regular scattered farmsteads and occasional hamlets and small villages. There is a very distinctive local vernacular architecture, stone-built with slate / grouted roofs.

SCA 13 recognises that the area is located on the northern coast of the St David's Peninsula. It is a highly indented coast of cliffs and rocky shores with few small sandy beaches and coves and a couple of small harbours. The coast has significant nature conservation interest and is the focus for much low key recreation and tourism. Settlement is limited to very small villages, often related to the area's quarrying and industrial past, sparse rural farmsteads and dwellings and a few caravan and campsites.

Llanrhian Community Council raises an objection on visual impact from the development with other objectors raising concerns on landscape impact and that the development will dominate the valley approach.

The site is closely related to the existing settlement and the proposed dwellings would be of limited visibility, with glimpses from the C3098 road to the south near Pen Parc. The applicant has also submitted photomontages from this area which indicate the level of visibility of the proposed development within the landscape and confirms that the scale of the new dwellings will not have an adverse landscape impact on this approach to Trefin.

There is unlikely to be any visibility from the Pembrokeshire Coast Path (Wales Coast Path) to the north. Whilst there may be a view of the development from the Ffordd yr Afon road which is adjacent to Bank Farm this view will be limited and the

proposal includes new landscaping in the form of trees along the western boundary of the site to assist in screening parts of the development from this view.

As such, it is considered that the current proposal is acceptable in terms of visual amenity and retains the special qualities of this area of the National Park and also the character and identity of the rural centre of Trefin.

Affordable Housing and Planning Obligations:

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 the LDP seeks to deliver affordable housing in the National Park. It is recognised that there is a need for affordable housing within Trefin, and the threshold for negotiating provision of units is two or more residential units.

An objection letter has raised concerns that the proposed development will have a significant negative impact on the local community and in particular the immediate community of Cefn Gallod without the off-set advantages of providing affordable housing as was in the previous planning consent for this site. The previous planning consent NP/11/247 provided one affordable housing unit on site, and whilst the current application also proposes three new dwellings in total on the site, the adopted SPG – Affordable Housing was amended in November 2014 and this amended the previous 50% of affordable requirements down to 30% under Policy 45 of the LDP. As this would not equate to the provision of one whole unit on site, a commuted sum based on the total internal floor area of the three units set at £150/m² is required.

To date the applicant has submitted only a draft Unilateral Undertaking. As such, no formal planning consent can be granted until a completed Unilateral Undertaking has been submitted to the Authority.

The National Park has adopted a Planning Obligations Supplementary Planning Guidance (SPG) in order to ensure that local services and infrastructure have adequate capacity to meet the additional demands arising from new development. The SPG covers the following services, facilities and infrastructure that the Local Planning Authority will seek contributions and obligations on and includes: Affordable Housing, Recreational and Amenity Open Space, Sustainable Transport Facilities, Education, Community Facilities, Public Art and Biodiversity.

Consultations have been undertaken with the relevant bodies and the following contributions are required in respect of planning obligations:

- Recreation and Amenity Open Space - £2,845.68p
- Community Facilities - £561.00p

No other contributions have been requested.

A separate Section 106 Legal Agreement will be required to ensure these planning obligations are secured as part of any planning consent that may be granted. To date only a draft Section 106 Legal Agreement has been submitted. As such, no formal planning consent can be granted until a completed Section 106 Legal Agreement has been submitted to the Authority. Therefore, it is suggested that the

applicant is given three months after the date of the committee meeting to provide completed Unilateral Undertaking and Section 106 Legal Agreements if members are minded to approve the application.

Impact to the Conservation Area:

The Authority's Buildings Conservation officer advises that Paragraph 6.7 of PPW Wales applies in that the site (not being identified as an important open space within the Proposals Document) is one that does not make a particularly positive impact within the Conservation Area in an aesthetic context. Further, consent was granted for 3 dwellings under NP/11/247. The principle therefore is regarded as acceptable.

In terms of design it is noted that cladding and render are specified for the walls, allowing for a far less mechanical appearance than the original singular use of metal cladding. This is considered to improve the appearance of the dwellings, this along with the overall form being a nod to the local vernacular – and arguably more legible in terms of modern design than the neo-vernacular cottages proposed under NP/11/247.

In terms of impact, the more varied palette helps to soften the appearance of the houses, as shown on the photomontages. Whilst the scale of the new dwellings is large, the existing site topography and a robust landscaping scheme will assist to screen the dwellings from important vantage points at Ffordd Afon, Cefn Gallod and Pen Parc.

Therefore, subject to a robust landscaping scheme provided through a planning condition it is considered that the current proposal will preserve the character and appearance of the conservation area and can be supported.

Siting and Sustainable Design:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy 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', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a').

Llanrhian Community Council raises an objection on scale and design which is considered to have a negative vernacular impact. A separate objection has also been received which considers that the proposed development is out of scale with the surrounding development.

The initial proposals have not been considered as part of any pre-application enquiry but had been considered by the Design Commission for Wales and officers of the Authority in a design review. The applicant has now amended the design and materials based on feedback from officers after the design review was completed.

The proposed dwellings have been sited within the development site to ensure suitable access is secured and appropriate distances of separation are achieved given their orientation. This together with the landscaping features will ensure that the visual impact from the development, its siting and proposed layout is considered to have an acceptable design.

The proposed dwellings are designed to take account of the local vernacular architecture styles but with a modern approach. The dwellings incorporate a simplified form and materials palette which is taken from other dwellings within Trefin. The scale of the dwellings reflect the sloping site with the front elevation having a two storey appearance and increasing to three storeys at the rear albeit with the lower ground floor level partially screened by landscape features.

The frontage walls and railings are also designed to take account of similar vernacular details within the village and this element together with the porch design makes reference to the local vernacular.

In respect of sustainable design the new dwellings are to be designed to meet Passivhaus standard. This level of sustainability is not easily achieved and the applicant's commitment to achieve this level of sustainable design is to be commended and fully supported by officers. Passivhaus is a voluntary standard for energy efficiency in a building, reducing its ecological footprint. It results in ultra-low energy buildings that require little energy for space heating or cooling.

The dwellings will also incorporate high level of insulation to the glazing, ventilation system with heat recovery, photovoltaic panels, solar hot water collectors, large southerly aspects to maximise solar gain. As such, the proposal is considered to be acceptable in sustainable design terms.

Amenity and Privacy:

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity. Llanrhian Community Council has raised concerns on amenity of neighbours.

Given the distance of separation (9-11meters) together with the proposed orientation, boundary landscaping and the location of the proposed boundary fence panels it is considered that any impact on amenity or privacy will be mainly mitigated through the above features.

Therefore, it is considered that whilst there may be a small impact on the amenity of the existing dwellings adjacent to the proposed development site, this would not be at a level which would be considered to have a significant detrimental impact on the amenity of these neighbours. As such, the proposal can be supported in terms of Policy 30 of the LDP.

Highway Safety and Access:

A petition has been received with 20 signatures from 14 properties objecting to the proposed new access to the development. Llanrhian Community Council object to the development on poor access. Several other objection letters have been received which raised concerns on the restricted access through existing housing estate of Cefn Gallod, a section of hedge bank will need to be removed to provide an access point and the access will have a safety issue with pedestrians using the existing pedestrian access path which is located to the north of the development site.

Cefn Gallod has pedestrian footways on both sides and a traditional road width for a residential estate. Pembrokeshire County Council Transportation and Environment section has been consulted and does not object and indicate a significant proportion of the access arrangements in the current application reflect details which has been approved in the previous planning consent. The applicant has made an effort to move the access away from where vehicles often park within the Cefn Gallod estate road and will provide a 3.5 metre wide access onto the shared access drive which is acceptable. Within the site there will be three parking spaces for each dwelling and a separate turning head suitable for cars and light delivery vehicles. The combination of a reinforced gravel grid driveway and reinforced grass parking bays and turning bays is supported.

During construction, the area of the road and the parking places will be the only space for construction storage, offices and equipment, so the developer will need to plan as to control all contractor vehicles parking, and construction vehicle movements. These are fairly standard constraints for small sites within villages such as this, but it is relevant for a Management Plan to be produced and agreed before construction works commence.

No concerns have been raised by either PCC Transportation and Environment section or the National Park Access Manager in relation to pedestrian movements on the adjacent path which is near to the proposed access.

Therefore, planning conditions will be imposed to ensure a construction phase traffic management plan is agreed and that all off street parking facilities are provided prior to the buildings being first brought into use and thereafter maintained for no other purpose.

Landscaping:

An objection letter has been received which raises a concern on the loss of landscaping on the current proposal. The existing site has a mixture of trees and hedge banks of which will be mainly retained as part of the current proposed scheme. It is noted that some trees are indicated for removal as part of the proposal and are located in the south east portion of the site. It is also stated that the loss of these tree will have an adverse impact on nearby trees due to increase exposure from prevailing winds.

Arboricultural information has been submitted in support of the application which indicates the level of new landscaping within the site to supplement the existing and

also provide elements of screening to important vistas into the site, but does not go into detail regarding the protection measures for the existing landscaping to be retained as part of the proposal or provides specific details on new planting. It is considered that this level of planting is acceptable in principle and a planning condition will be added to any consent granted to ensure the outstanding information is submitted and agreed prior to any works commencing on site.

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.

An objection has been received which indicates that the loss and relocation of trees on the site will have an adverse impact on the local biodiversity through the loss of habitat for protected species such as owls and lichens.

The planning ecologist has considered that the current proposal is not likely to have an adverse impact on the protected species, local flora and fauna. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

Land Drainage and Flooding:

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.

Both Pembrokeshire County Council Drainage Engineers and Dwr Cymru Welsh Water have been consulted. The PCC drainage engineers indicate that the preferred method of surface water disposal from all additional impermeable areas would be to utilise soakaways or another form of sustainable drainage system as these methods would be in accordance with TAN 15. 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.

DWR Cymru Welsh Water states that no surface water and /or land drainage is to be allowed to connect directly or indirectly with the public sewerage network. They also request an informative note be added to cover foul drainage connections and possible locations of such apparatus.

Other Material Considerations:

An objection letter has raised a concern that the proposed development will have an over bearing impact and result in the development closing in on the open nature of the adjacent community sports ground.

It is noted that whilst the proposal will result in built form being located to the south of this facility by some 16 metres, the existing topography will result in the new

dwellings being located at a lower level. This will result in the new dwellings not having an overbearing impact on the facility. It is noted that the existing mature trees which are also located immediately to the south of this facility will be retained and it would be these features which provide an enclosing feature on this facility. These trees also assist with helping to limit the facilities illumination and light spill on the wider landscape.

The current proposal will also make a financial contribution towards recreation and open space facilities and library and community services as highlighted within the above report.

Conclusion

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 9, November 2016) and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP in that the development is considered to provide new residential properties whilst sustaining the local character. As such, and subject to a schedule of suitable conditions and legal agreements, the development is acceptable and complies with the requirements of policies 1, 6, 8, 11, 15, 21, 29, 30, 31, 32, 33, 44, 45, 48, 52 and 53 of the adopted Local Development Plan.

Recommendation

That the application be delegated to the Chief Executive/Director of Planning/Team Leader to grant planning permission subject to the conditions as outlined within the report and completion of S106 Agreements in respect of the provision of affordable housing and planning obligations within 3 months of this meeting. The Section 106 legal agreements will be required within 3 months of the date of the meeting, and if not received within this time, officers refuse the application as being contrary to LDP policies on infrastructure (policy 48) and affordable housing (policy 45).

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:

Drawing reference: 338/01/A (received 15.02.2018)

Drawing reference: 338/02/A (received 15.02.2018)

Drawing reference: 338/62/F (received 15.02.2018)

Drawing reference: 338/62A/E (received 15.02.2018)

Drawing reference: 338/63/C (received 15.02.2018)

Drawing reference: 338/64/E (received 15.02.2018)

Drawing reference: 338/65/B (received 15.02.2018)

Drawing reference: 338/66/E (received 15.02.2018)

Drawing reference: 338/67/C (received 15.02.2018)

Drawing reference: 338/68/D (received 15.02.2018)

Drawing reference: 338/69/E (received 15.02.2018)

Drawing reference: 338/69A/F (received 15.02.2018)
 Drawing reference: 338/70/F (received 15.02.2018)
 Drawing reference: 338/71/E (received 15.02.2018)
 Drawing reference: 338/71A/E (received 15.02.2018)
 Drawing reference: 338/72/D (received 15.02.2018)
 Drawing reference: 338/73/D (received 15.02.2018)
 Drawing reference: 338/74/B (received 15.02.2018)
 Drawing reference: 338/75/C (received 15.02.2018)
 Drawing reference: TW3839 (received 04.12.2017)
 Tree Survey Schedule (Received 04.12.2017)
 Larch Cladding Detail (received 15.02.2018)
 Photo Montage 1 (received 15.02.2018)
 Photo Montage 2 (received 15.02.2018)
 Photo Montage 3 (received 15.02.2018)
 Archaeological Evaluation 2017 (Received 04.12.2017)

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 to be submitted prior to commencement of the development, 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. 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:

Initial tree, hedge and hedgebank Information including:

- Tree Survey in accordance with Paragraph 4.4.2.5 of BS5837:2012
- Identification of trees, hedges and hedgebanks to be retained
- Identification of trees whose canopies overhang the site

Proposed site specific tree, hedge and hedgebank work

- Identification of trees, hedgebanks and hedges to be removed
- Identification of any sections of hedges and hedgebanks to be removed
- Identification of trees, hedges and hedgebanks proposed for pruning and management

Tree, Hedge and Hedgebank Protection:

- Provision of a Scale Tree Protection Plan
- Root Protection Areas (RPA) identified on scale plan
- Areas of existing hedges, hedgebanks and landscaping protected from construction

- Construction Exclusion Zone (CEZ) identified on scale plan
- Justification of any identified RPA and CEZ offsets
- Protective Fencing and Ground protection types specified (type justified where necessary)

Arboricultural Method Statement (AMS) – including details of:

- Any proposed alterations to existing ground levels within RPA of retained trees identified and methodology provided
- Any proposed excavations within the RPA of retained trees (i.e. soakaways)
- Any works to existing features within the RPA of retained trees.
- Implementation of any geotextile materials within RPA of retained trees including cross sections and clarification of suitability to proposed use
- Any foundation design within RPA of any retained trees including:
- Implementation method of any proposed hard surfaces (i.e. parking areas)
- Implementation method of any proposed surfaced access routes (including vehicle & pedestrian)

Proposed landscaping details including:

- 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

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

5. No development, demolition or site clearance shall take place until a Construction Phase Traffic Management Plan has been agreed in writing with the local planning authority. The plan shall include details of maximum vehicle sizes and numbers and routes to be used along with times at which deliveries will occur to avoid conflict with peak activities, and any measures required to maintain road safety. Prior to commencement of the development the detail agreed under this plan shall be fully implemented and kept in place for the duration of the construction works.

Reason: To ensure adequate and safe access is achieved during construction period. 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), 30 (Amenity), 31 (Minimising Waste) and 53 (Impacts of Traffic).

6. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the dwellings are first occupied, and thereafter retained for no other purpose.

Reason: To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area. Policy: Local Development Plan – Policies 30 (Amenity) and 53 (Impacts of Traffic).

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

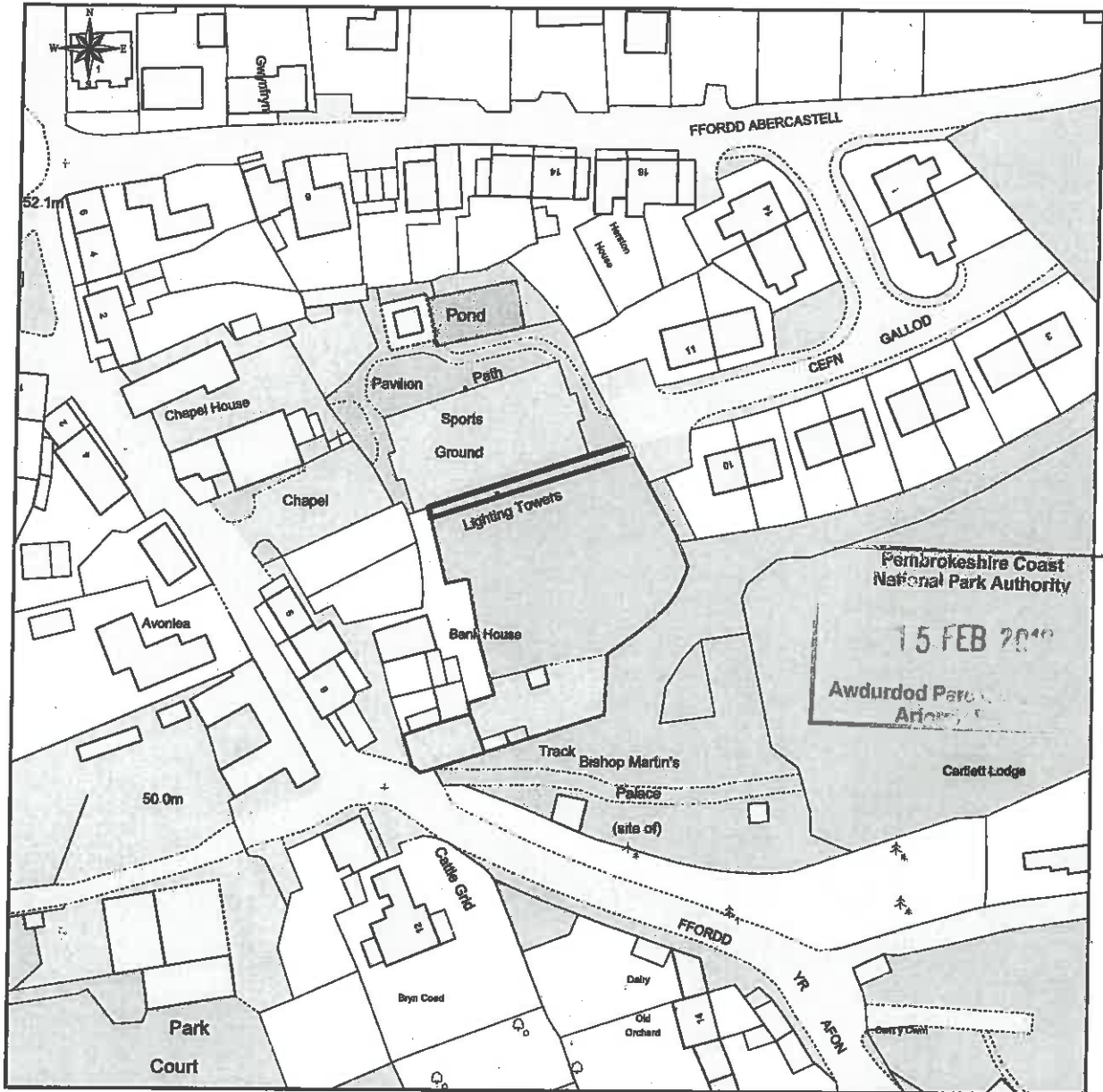
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Policy: Local Development Plan - Policy: 32 (Surface Water Drainage).

8. 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 (DAT DM) will monitor all aspects of this work through 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. Policy: Local Development Plan - Policy 8 (Special Qualities) and Planning Policy Wales (Edition 9, November 2016) - Chapter 6 (Conserving the Historic Environment).

The applicants attention is drawn to the following:-

- This planning permission is subject to legal Agreements.
- The applicant's attention is drawn to the attached Dwr Cymru Welsh Water consultation response.
- The applicant's attention is drawn to the attached Pembrokeshire County Council Waste Management Department's consultation response.
- The applicant's attention is drawn to the attached Dyfed Archaeological Trust's consultation response.
- The applicant's attention is drawn to the attached National Parks Tree and Landscape Officer's consultation response.




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Development site and adjoining Green Gull ownership

Green Gull Ltd
Bank House
Llandeloy
Haverfordwest
SA62 6LJ

NP 17 7 14

REV A - 09 JAN 2018

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|  | JULIAN BISHOP ARCHITECT R.I.B.A. Danygam Mountain West Newport Pembrokeshire SA42 0QX Tel: 01239 821 150 e-mail: mail@julianbishop-architect.co.uk | Client: GREEN GULL LTD. Job: PLOT AT BANK HOUSE TREFIN, PEMBROKESHIRE, SA62 5AU Drawing: AS EXISTING - LOCATION PLAN Scale: 1:1250 Page Size: A4 Date: JULY 2017 | 338 01 Rev. A |
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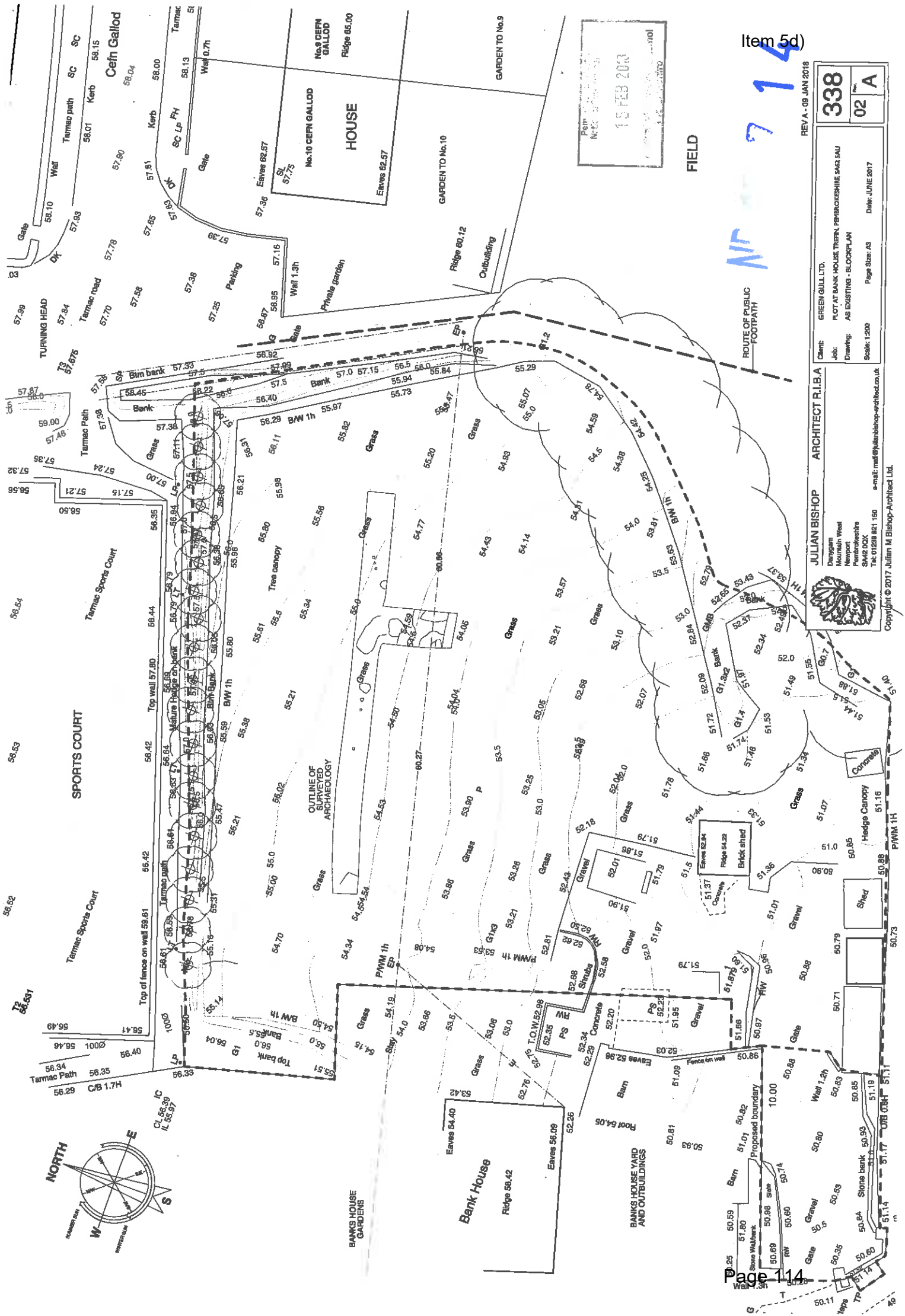
15 FEB 2013

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338
02 A

REV A - 09 JAN 2018
Client: GREEN GULL LTD.
Job: PLOT 17 BANK HOUSE TIERN, PEMBROKESHIRE SA43 5AU
Drawing: AS EXISTING - BLOCKPLAN
Scale: 1:200
Page Size: A3
Date: JUNE 2017

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REV E - 12 FEB 2018
REV D - 09 JAN 2018
REV C - 29 NOV 2017
REV B - 23 NOV 2017
REV A - 15 NOV 2017

338
62 A E

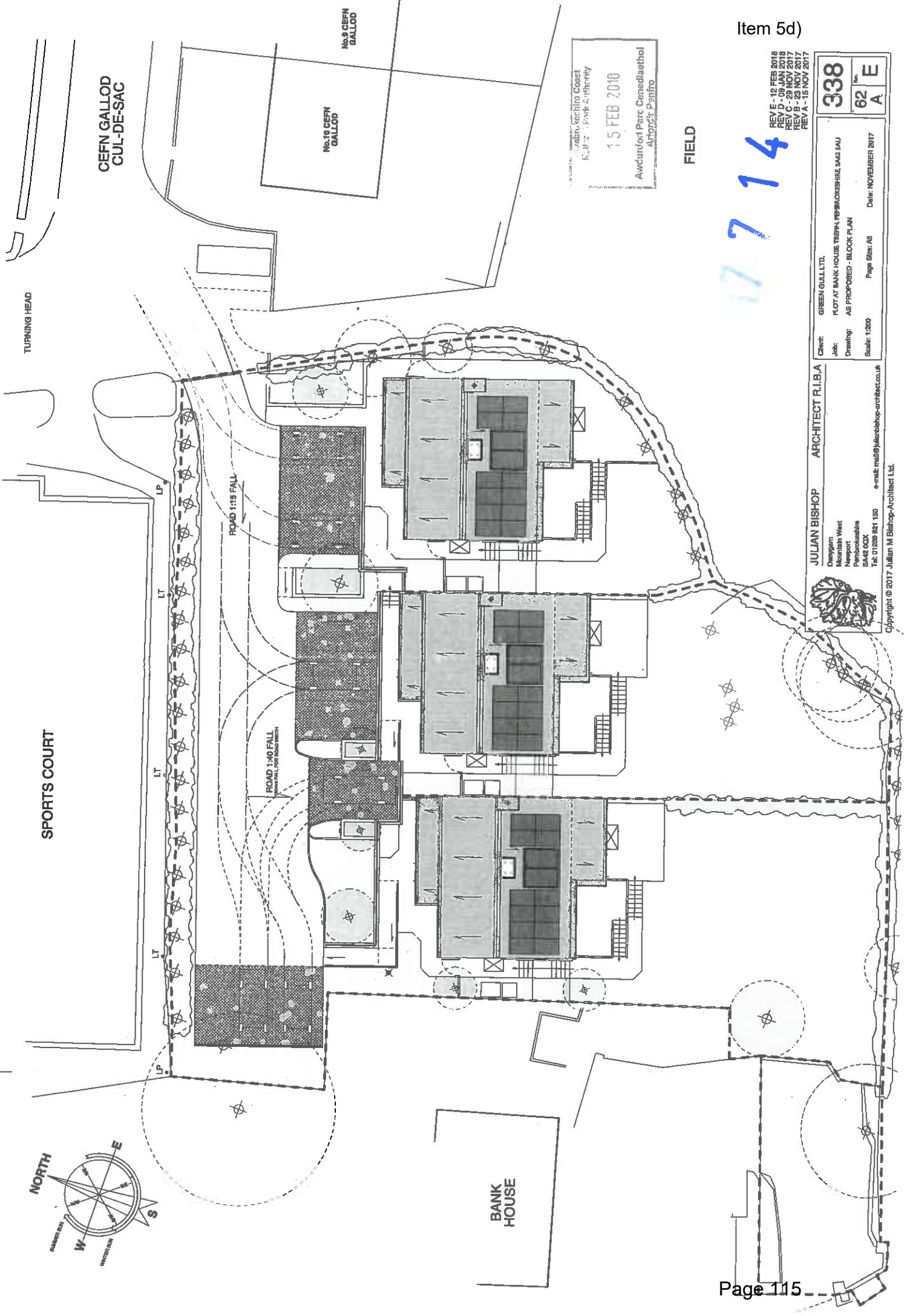
Client: GREEN GULL LTD.
Job: FLOT AT BANK HOUSE TREFN PENBROKESHIRE SA43 5AU
Drawing: AS PROPOSED - BLOCK PLAN
Page Size: A3
Date: NOVEMBER 2017
Scale: 1:200

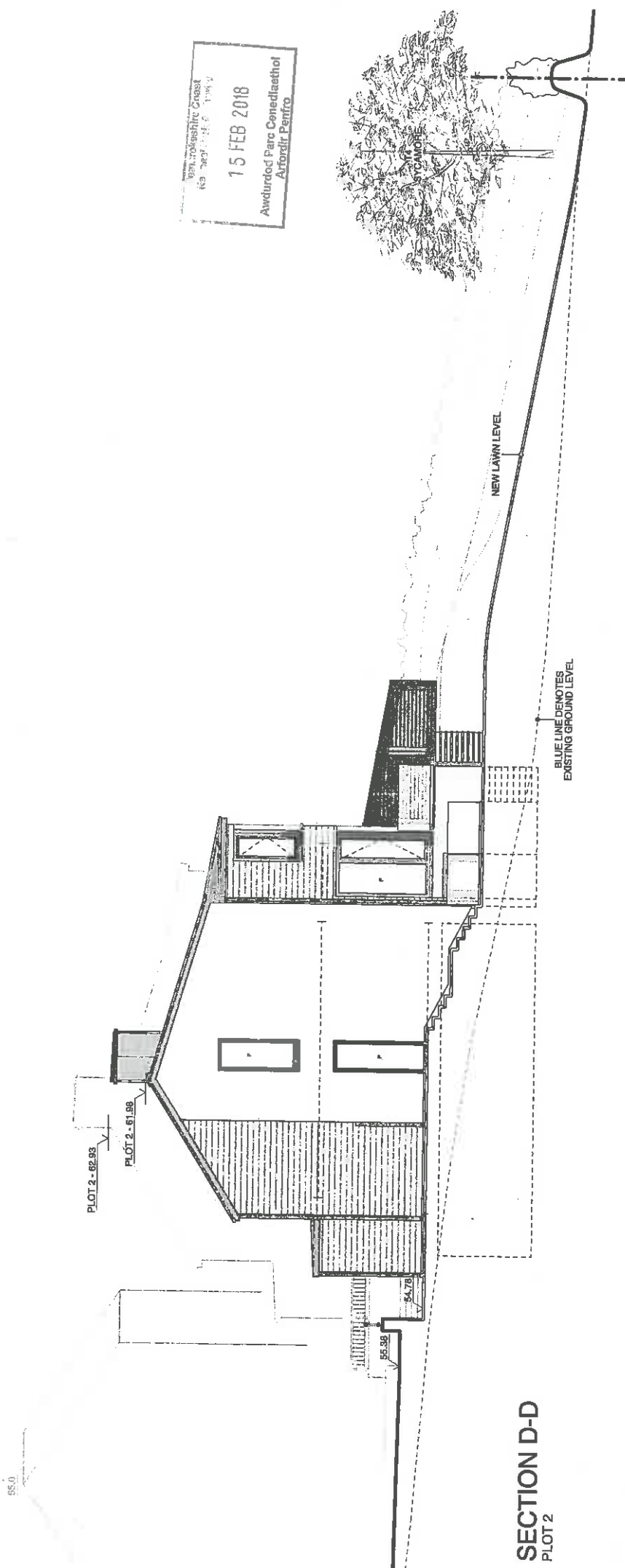
Architect: JULIAN BISHOP ARCHITECT R.I.B.A.
Design: Julian West
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e-mail: mail@julianbishop-architect.co.uk



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Architect Penfro
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Kilwa, Penk Authority





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REV E - 13 FEB 2018
 REV D - 12 FEB 2018
 REV C - 01 FEB 2018
 REV B - 30 JAN 2018
 REV A - 09 JAN 2018

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| 338 | No. |
| 64 | E |

Client: GREEN GULL LTD.
 Job: PLOT AT BANK HOUSE, TREFN, PENYRHOEKRE, SA42 5AU
 Drawing: AS PROPOSED - SITE SECTION
 Scale: 1:100
 Page Size: A3
 Date: SEPTEMBER 2017

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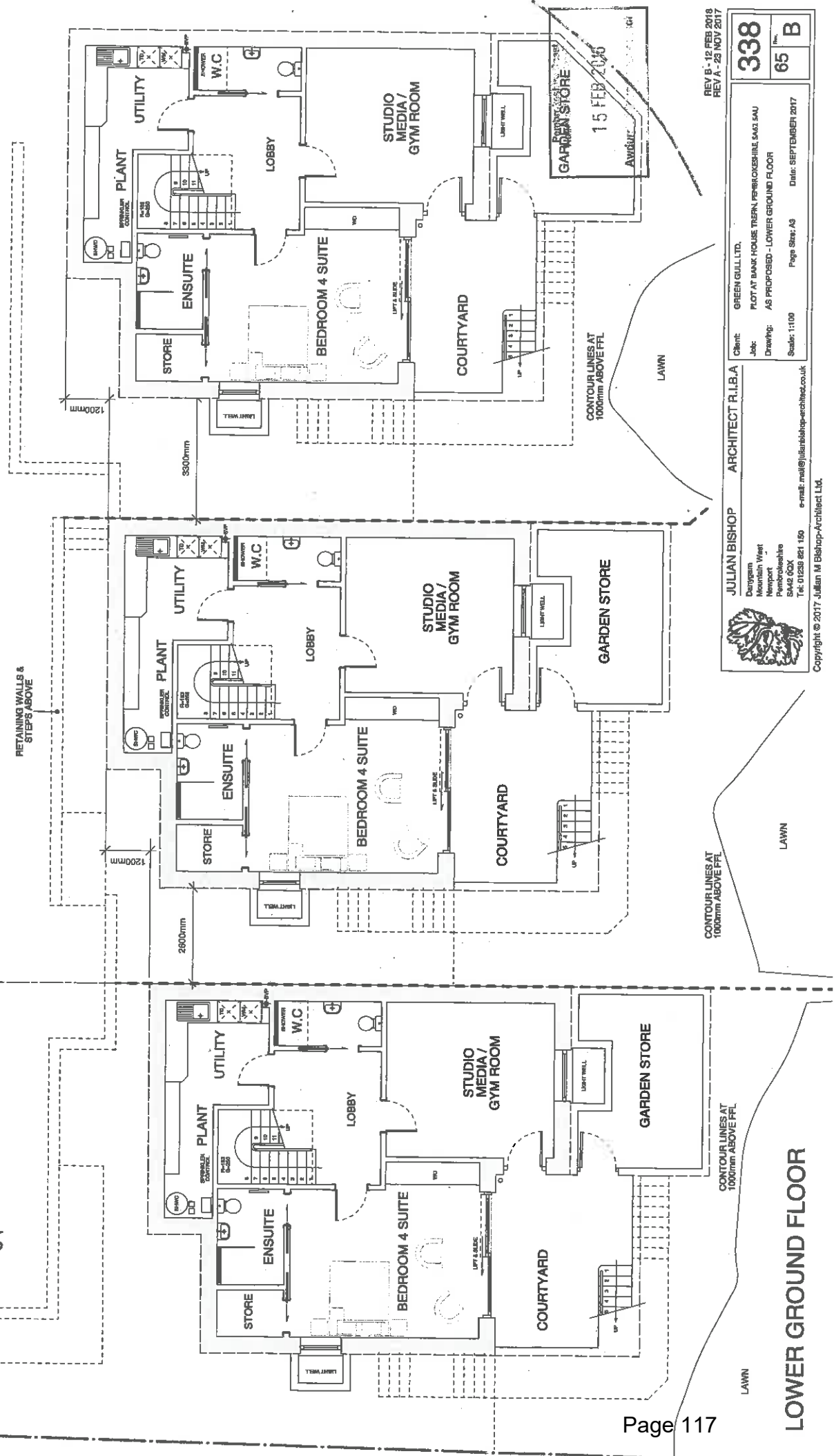
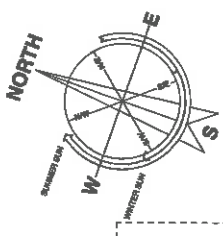
SECTION D-D
 PLOT 2

PLOT 1

PLOT 2

PLOT 3

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| REV B - 15 FEB 2016 | 338 |
| REV A - 23 NOV 2017 | 65 B |

Client: GREEN GULL LTD.
 Job: PLOT AT BANK HOUSE TRFRA, PENROKESHIRE, SA43 5AU
 Drawing: AS PROPOSED - LOWER GROUND FLOOR
 Scale: 1:100
 Page Size: A3
 Date: SEPTEMBER 2017

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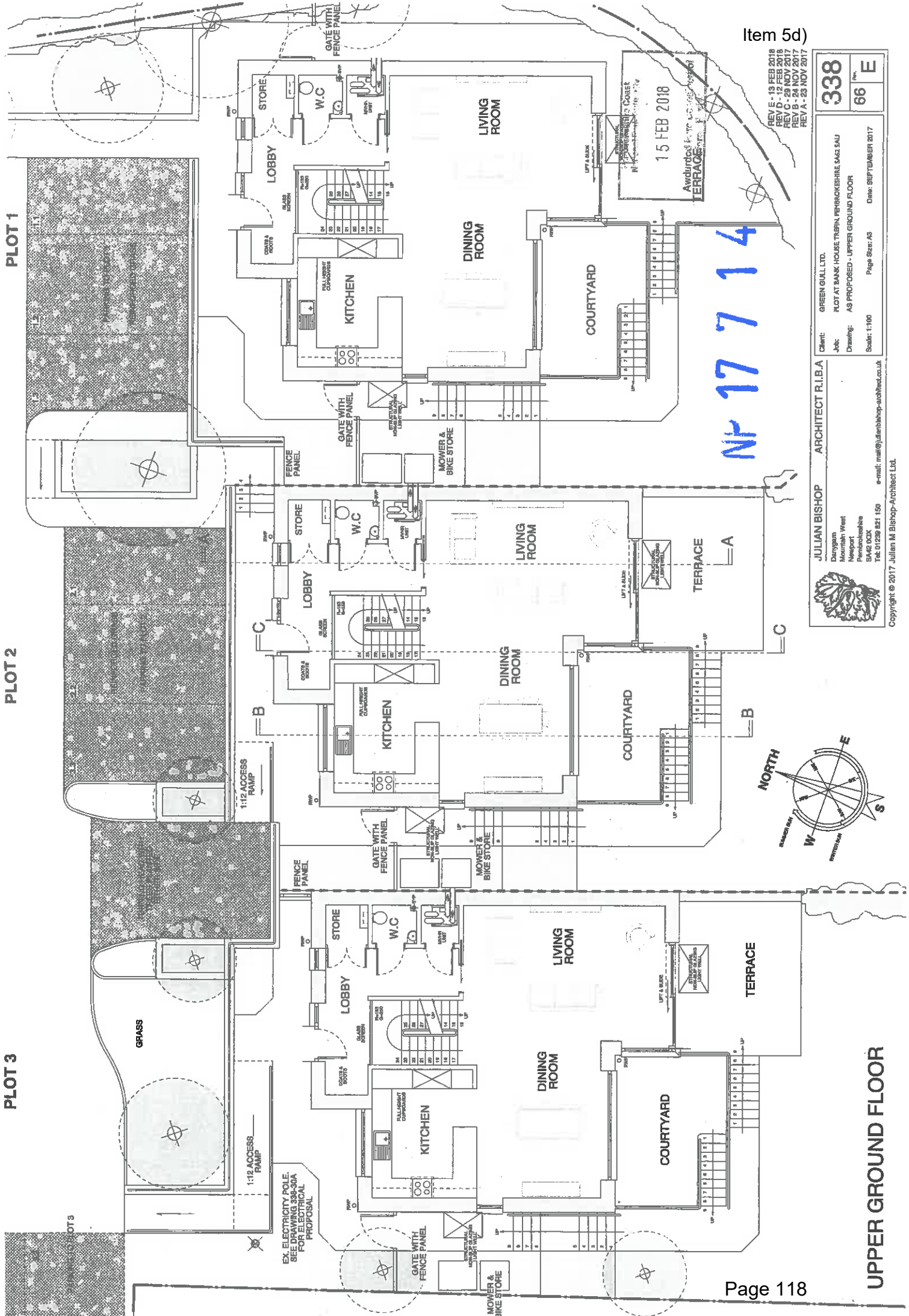


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PLOT 1

PLOT 2

PLOT 3

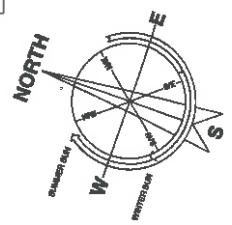


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 REV C - 25 NOV 2017
 REV B - 24 NOV 2017
 REV A - 23 NOV 2017

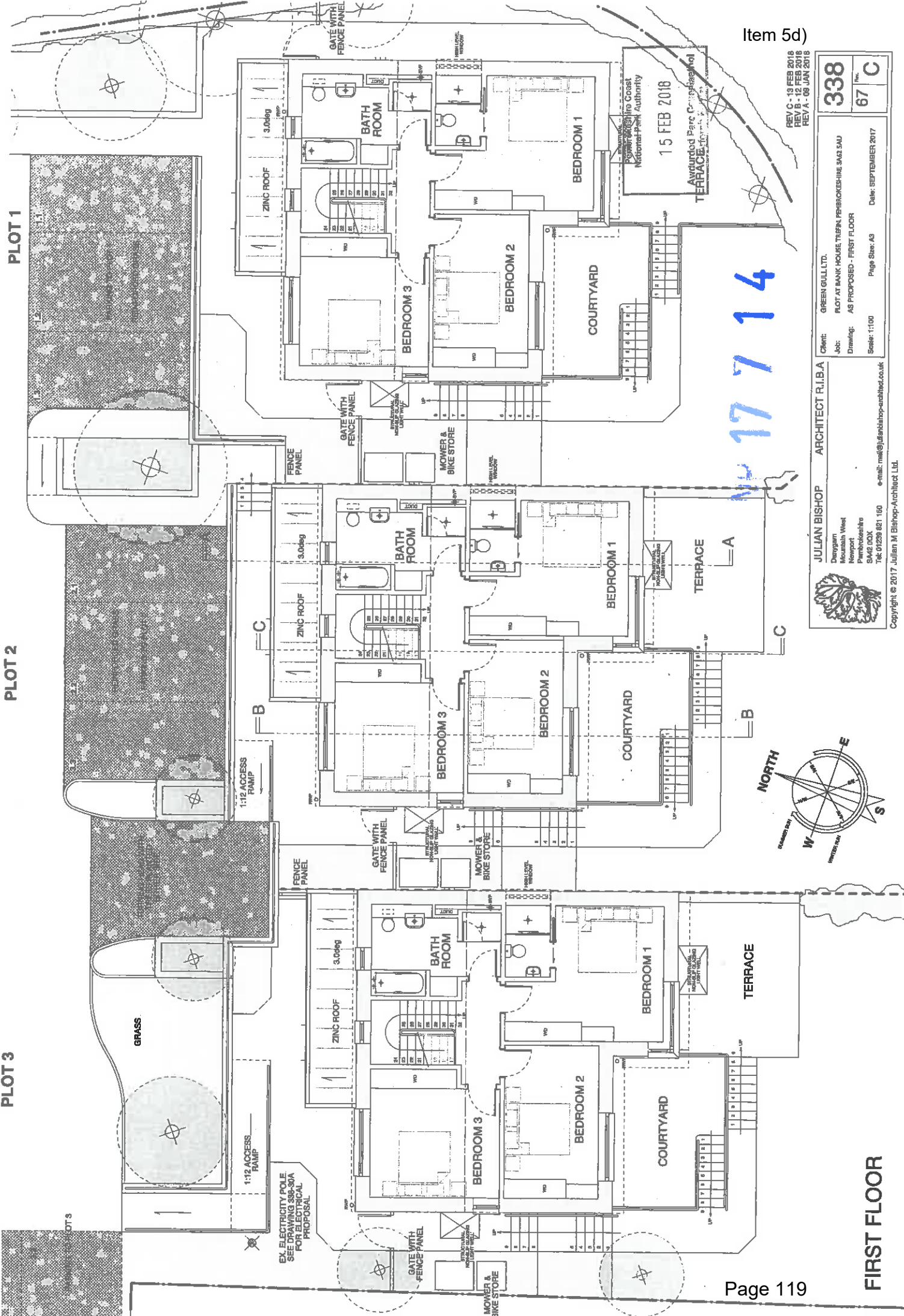
| | |
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| 338 | E |
| 66 | |

Client: GREEN GULL LTD.
 Job: PLOT AT BANK HOUSE TISEN, FERROCKSHIRE SAGS SAU
 Drawing: AS PROPOSED - UPPER GROUND FLOOR
 Scale: 1:100
 Page Size: A3
 Date: SEPTEMBER 2017

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UPPER GROUND FLOOR



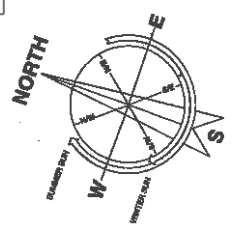
Item 5d)

REV C - 19 FEB 2018
 REV B - 12 FEB 2018
 REV A - 09 JAN 2018

338
 67 C

Client: GREEN GULL LTD.
 Job: PLOT AT BANK HOUSE, TRIN, PEMBROKE-NE SWS SAU
 Drawing: AS PROPOSED - FIRST FLOOR
 Scale: 1:100
 Date: SEPTEMBER 2017
 Page Size: A3

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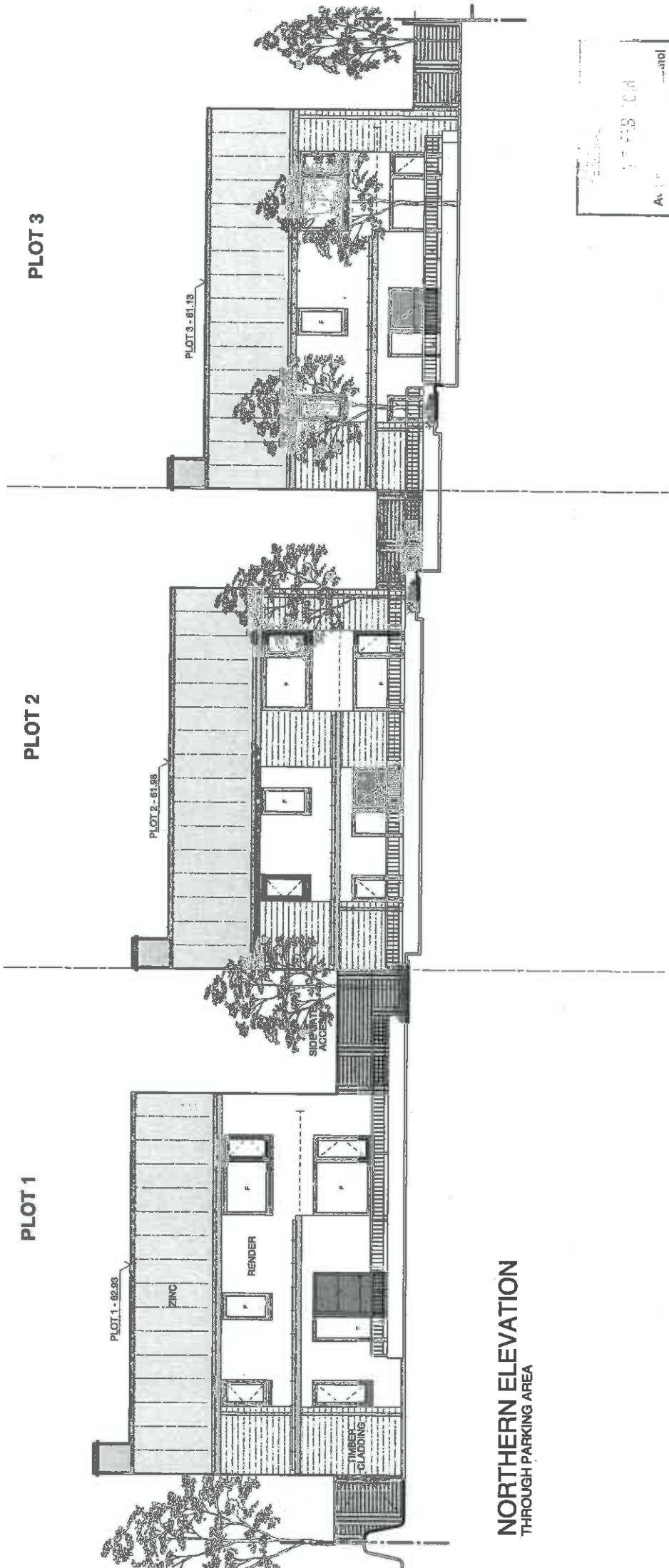
15 FEB 2018

Avonmouth Park Coastal
 National Park Authority

PLOT 1

PLOT 2

PLOT 3




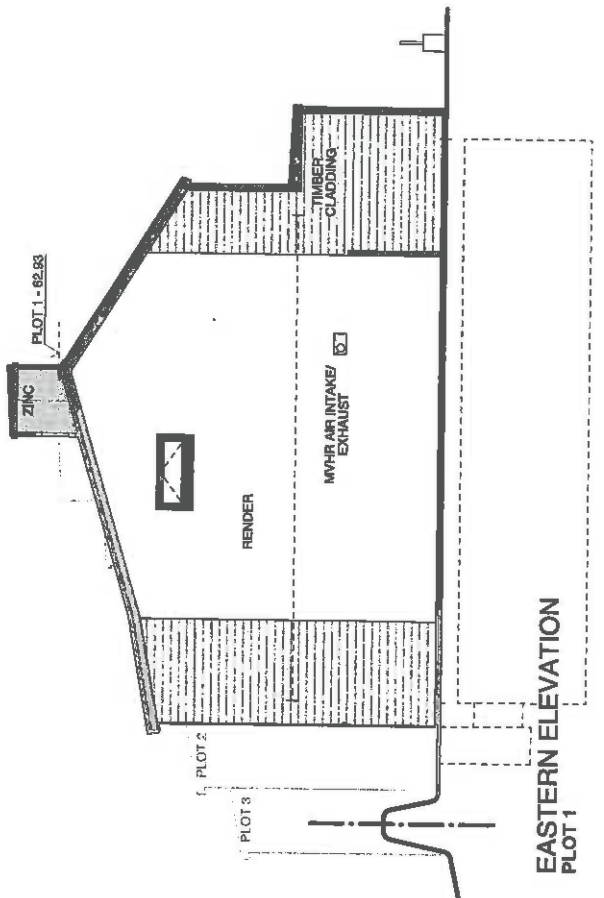
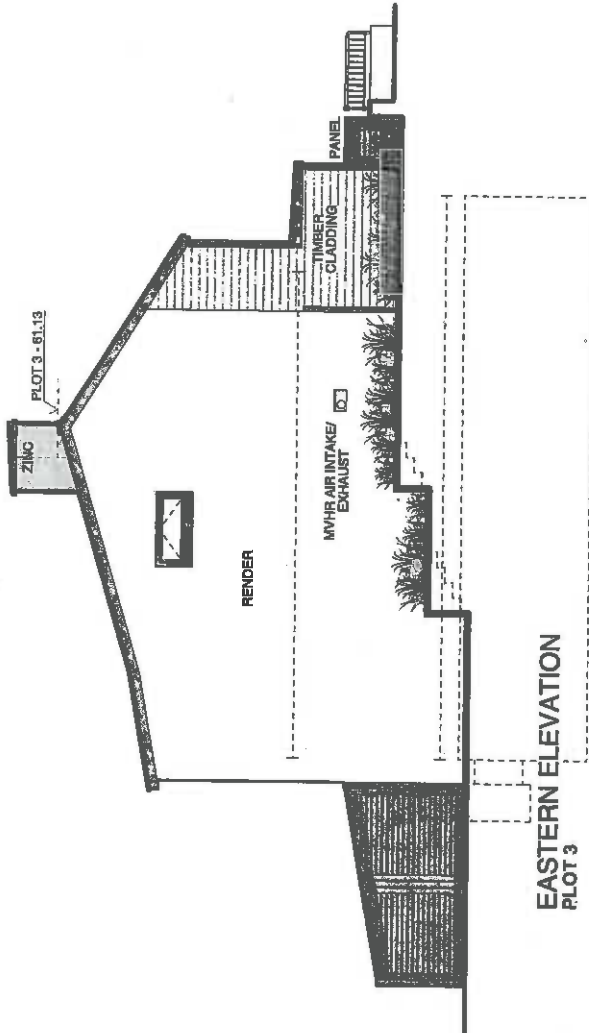
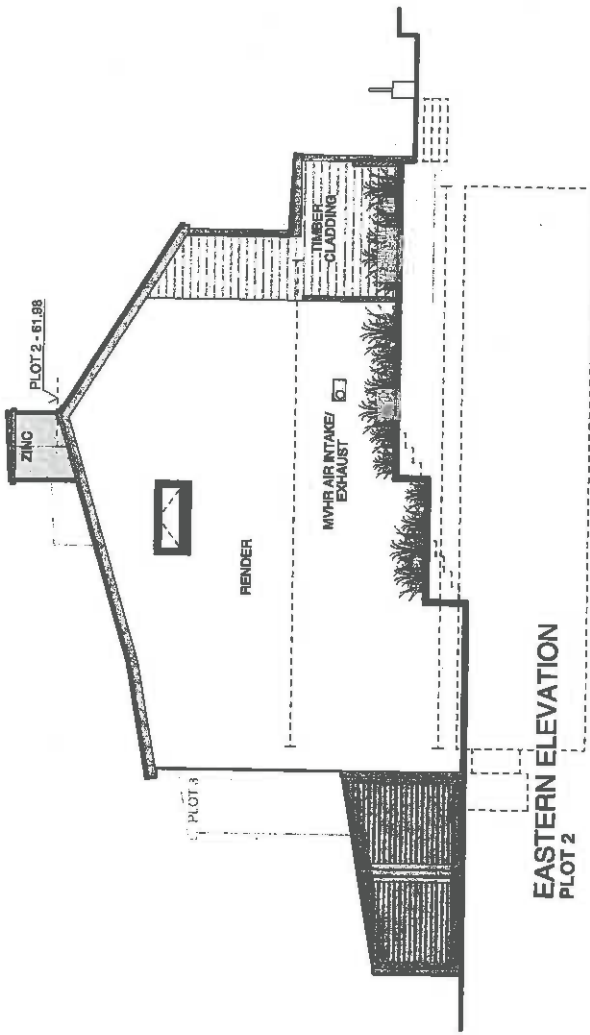
NORTHERN ELEVATION
THROUGH PARKING AREA

Nº 17 7 14

Item 5d)

REV F - 12 FEB 2018
REV E - 01 FEB 2018
REV D - 05 JAN 2018
REV C - 09 JAN 2018
REV B - 24 NOV 2017
REV A - 9 OCT 2017

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|---|---|-----|
|  JULIAN BISHOP ARCHITECT R.L.B.A. Durrigam Mountain West Newport Pembrokeville SA62 1QJX Tel: 01223 821 160 e-mail: mail@julianbishop-architect.co.uk | Client: GREEN GULL LTD. | 338 |
| | Job: PLOT AT BANK HOUSE, TRERN, PEMBROKEVILLE, SA63 5AU | 69 |
| Drawing: AS PROPOSED - NORTHERN ELEVATIONS | Scale: 1:100 | A |
| Date: SEPTEMBER 2017 | Page Size: A5 | |



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Item 5d)

REV E - 15 FEB 2018
 REV E - 15 FEB 2018
 REV D - 01 FEB 2018
 REV C - 30 JAN 2018
 REV B - 09 JAN 2018
 REV A - 8 OCT 2017

338

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JULIAN BISHOP ARCHITECT R.I.B.A.


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 Tel: 01239 821 150 e-mail: mail@julianbshop-architect.co.uk

Client: GREEN OULL LTD.
 Job: PLOT AT BANK HOUSE, TIERN PENKOKESHIRE SA42 5AU
 Drawing: AS PROPOSED - EASTERN ELEVATIONS
 Scale: 1:100 Page Size: A3 Date: SEPTEMBER 2017

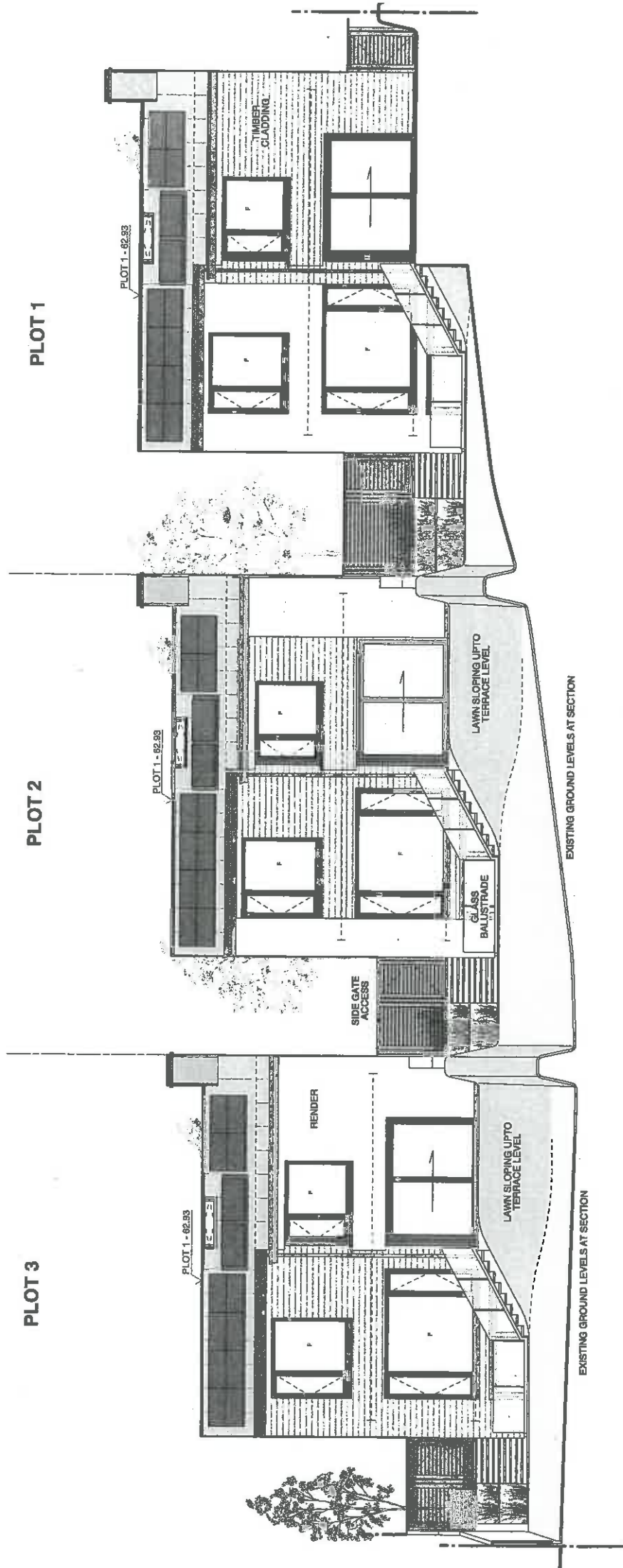


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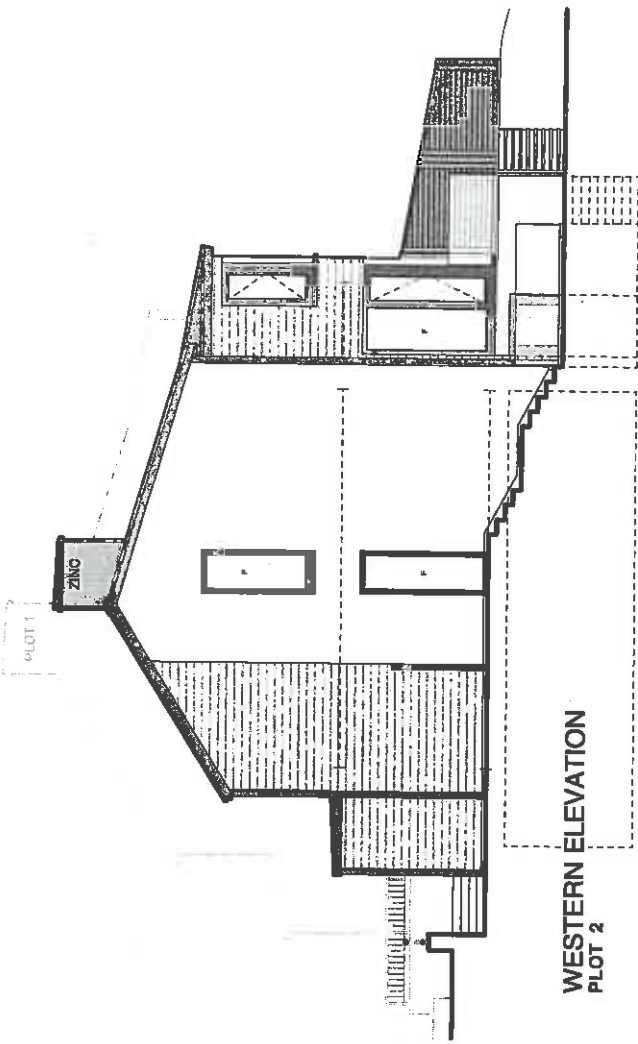
REV E - 12 FEB 2018
REV D - 01 FEB 2018
REV C - 26 JAN 2018
REV B - 09 JAN 2018
REV A - 09 OCT 2017

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|--|--|--|---|---------------------------------|
|  | | JULIAN BISHOP Architect R.I.B.A. | Client: GREEN GULL LTD. | 338 |
| Danygon Mountain West Newport Pembrokeshire SA42 0DX Tel: 01239 821 150 e-mail: mail@julianbishop-architects.co.uk | | Job: PLOT AT BANK HOUSE TIERN PEMBROKESHIRE, SA42 3AU | Drawing: AS PROPOSED - SOUTHERN ELEVATIONS | 71 / A / E |
| | | Scale: 1:100 | Page Size: A3 | Date: SEPTEMBER 2017 |

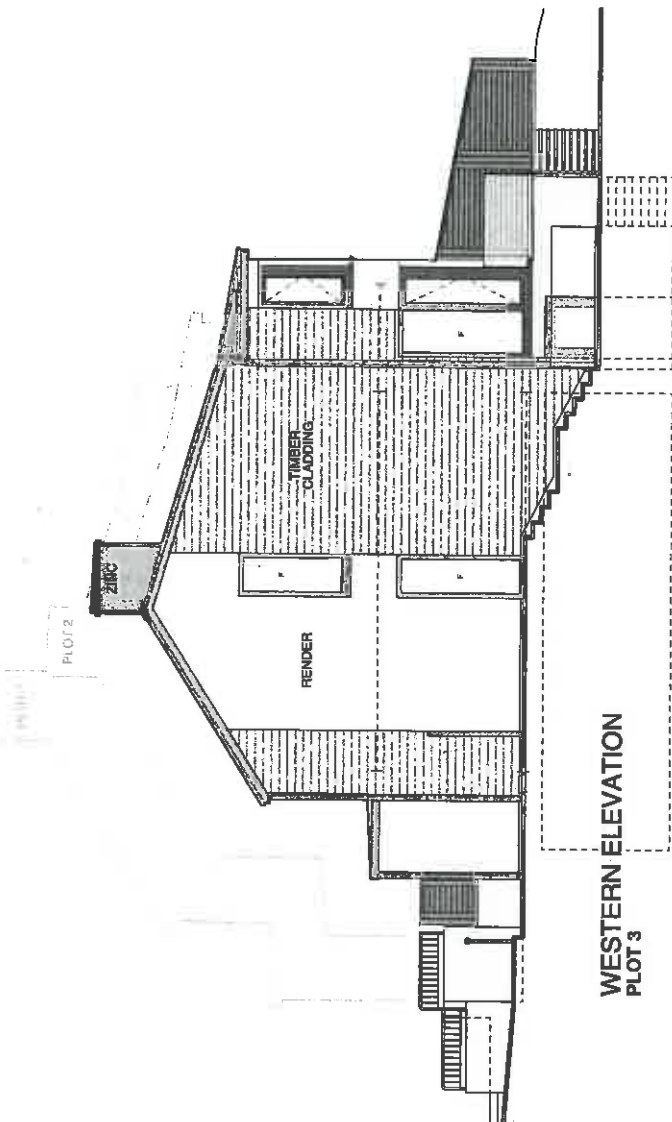
NP 714



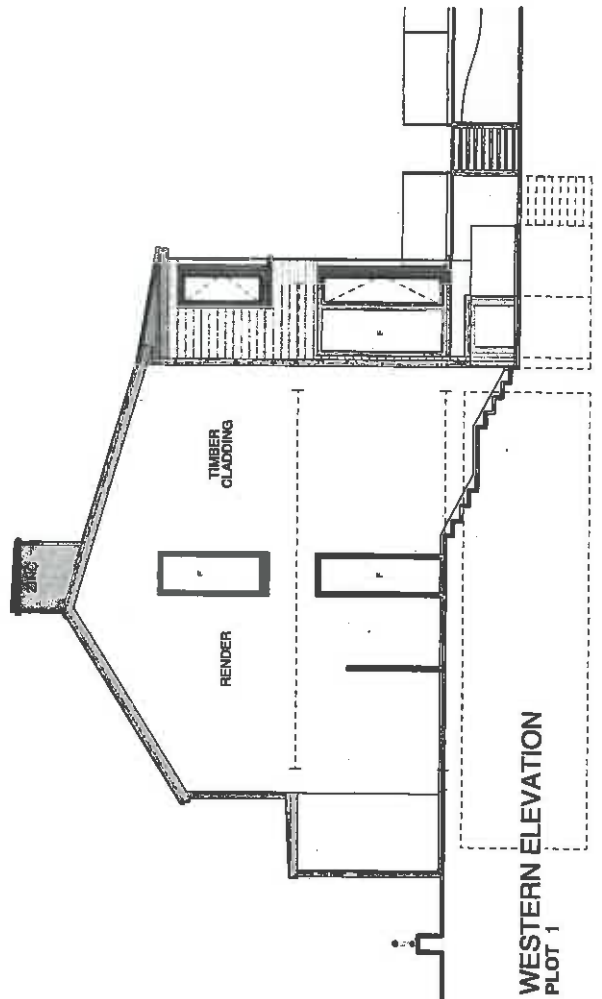
SOUTHERN ELEVATION
SECTION THROUGH LAWN



WESTERN ELEVATION
PLOT 2



WESTERN ELEVATION
PLOT 3



WESTERN ELEVATION
PLOT 1

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REV D - 19 FEB 2018
REV C - 01 FEB 2018
REV B - 30 JAN 2018
REV A - 09 JAN 2018

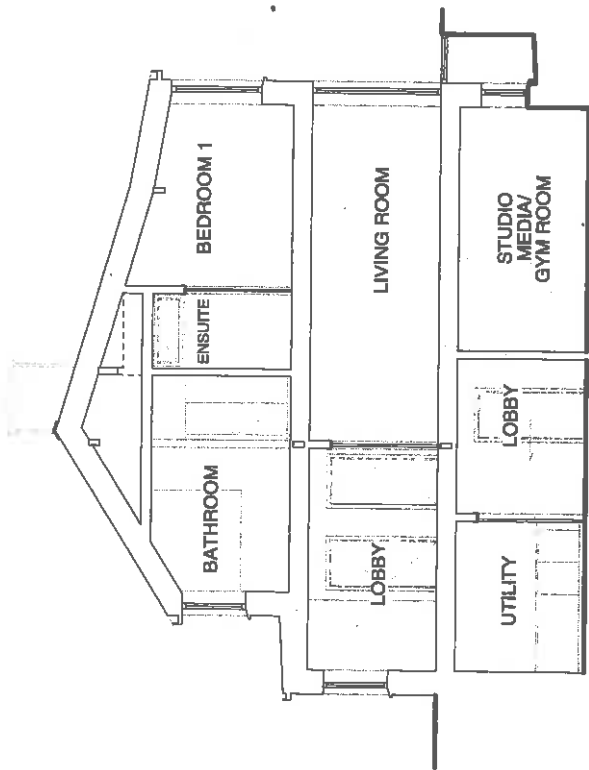
338
72 D

Client: GREEN GULL LTD.
Job: PLOT AT BANK HOUSE, TRERN, PEMBROKESHIRE, SA42 5AU
Drawing: AS PROPOSED - WESTERN ELEVATIONS
Scale: 1:100
Page Size: A3
Date: SEPTEMBER 2017

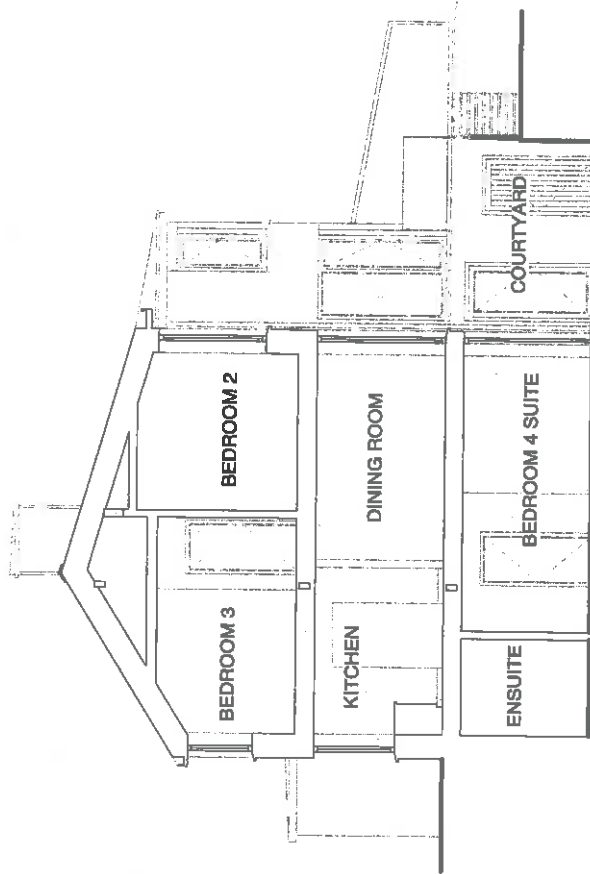
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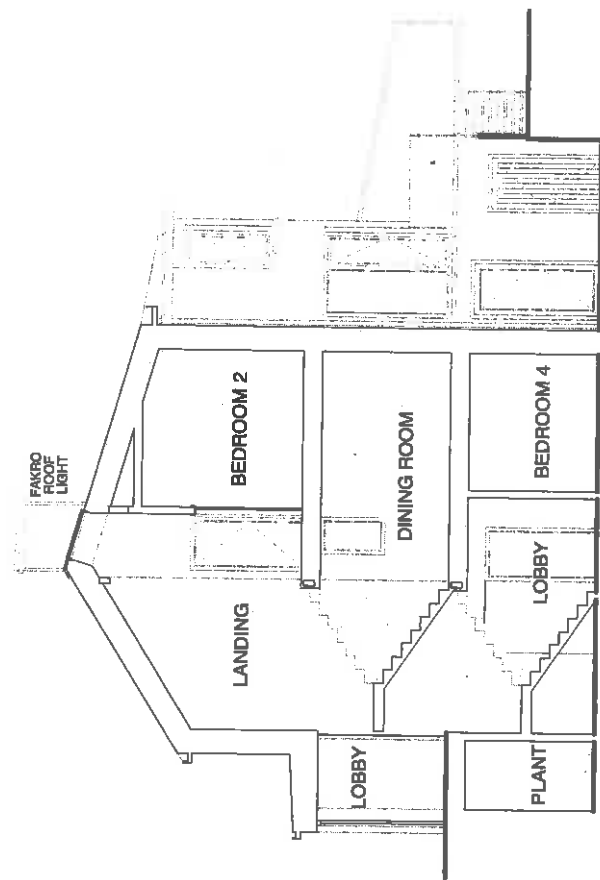
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SECTION A-A



SECTION B-B




SECTION C-C

Penn'rhestrysig Coast
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Aifordir Penfro

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Item 5d)

REV D - 12 FEB 2018
REV C - 09 JAN 2018
REV B - 24 NOV 2017
REV A - 28 NOV 2017

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|--|---|------------|
|  <p>JULIAN BISHOP Dunstan Mountain West Newport Pembrokeshire SA42 0DQ Tel: 01259 421 150 e-mail: mail@julianbishop-architect.co.uk</p> | <p>Client: GREEN GULL LTD.</p> | <p>338</p> |
| | <p>Job: PLOT AT BANK HOUSE TIERN, PEBROKESHIRE SA42 5AU</p> | <p>73</p> |
| <p>Drawing: A3 PROPOSED - BUILDING SECTIONS</p> | <p>Page Size: A3</p> | <p>D</p> |
| <p>Scale: 1:100</p> | <p>Date: SEPTEMBER 2017</p> | |