

Application Ref: NP/18/0198/FUL

Case Officer	Caroline Bowen		
Applicant	Ms Owen Owen & Owen		
Agent	Mr T McEwan, Murray John Architects		
Proposal	Erection of a new bungalow		
Site Location	Land at Mead Lane, Manorbier, Tenby, Pembrokeshire		
Grid Ref	SS06629781		
Date Valid	28-Mar-2018	Target Date	18-Jul-2018

This application is reported to committee as the officer recommendation is contrary to that of the Community Council.

Consultee Response

PCNPA Tree and Landscape Officer: Further information required

Natural Resources Wales: No comment to make

CADW - Protection & Policy: No objection

Dyfed Archaeological Trust: Conditional Consent

Dwr Cymru Welsh Water: Conditional Consent

PCNPA Buildings Conservation Officer: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

PCNPA Planning Ecologist: No adverse comments

Manorbier Community Council: Recommend Refusal

Public Response

The application has been appropriately advertised in accordance with statutory requirements. A letter of objection has been received from neighbours to the application site, raising (in summary) the following land use planning concerns;

- Impact of development on visual amenity
- Effect on the character of the neighbourhood.
- Noise, disturbance, overlooking and loss of privacy to neighbouring property
- Structural impact of development on historic walls.
- Concern at the principle of the development within the Conservation Area and National Park.
- Concern at the chosen design and materials and their impact on neighbours and wider neighbourhood.
- Concern at the impact of noise and light of protected species that roost in and around this location.

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 30 - Amenity
LDP Policy 32 - Surface Water Drainage
LDP Policy 44 - Housing
LDP Policy 45 – Affordable housing
LDP Policy 53 - Impacts on traffic
PPW9 Chapter 03 - Making and Enforcing Planning Decisions
PPW9 Chapter 06 - Conserving the Historic Environment
PPW9 Chapter 09 - Housing
SPG08 - Affordable Housing
SPG17 - Conservation Area Proposals
TAN 02 - Planning and Affordable Housing
TAN 10 - Tree Preservation Orders
TAN 12 - Design

Constraints

LDP Mineral Safeguard
Biodiversity Issue
Historic Landscape
Safeguarding Zone
Rights of Way Inland - within 50m
Ancient Monument - within 50m
Hazardous Zones
LDP Centre:50pc aff housing;30 units/ha
Recreation Character Areas
Landscape Character Assessment

Officer's Appraisal

Background

The application site is located to the northern flank of Mead Lane, and immediately adjacent to its junction with the main B4585 which travels through the village. The site is currently set out as a modest allotment garden, surrounded by low stone walls and slopes down from north-east to south-west. There is an existing access to the plot which is at the eastern side of the site frontage to Mead Lane, and is set away from the junction.

The plot falls to the entrance of an existing residential 'no-through lane', and is surrounded by existing development. To the north lies Ashleigh House a residential property, to the east lies another residential property, The Close. To the south, set

down in level below the application site is a hotel, Castle Mead. There are mature trees to the western elevation facing the B4585.

A public right of way runs to the south of the site following the path of Mead Lane.

History

There is no planning history for the application site.

Pre-application advice was originally sought on the proposal, and officers advised that the principle of the development was acceptable in the Rural Centre, The dwelling is set back into the plot, which was considered to relate well to the existing built form of the village, and the retention of the garden to the front preserves a sense of openness to this corner of the village.

Current Proposal

Full planning application is sought for the creation of a single storey detached dwelling.

The new dwelling will be single storey in scale, and sited toward the rear of the plot. A small single storey studio will be positioned to the east of the house, with two parking spaces to its front. The access will remain unaltered, creating a short pull-in area of hard standing to the front of the new dwelling. All existing boundary walls will be retained.

Officer appraisal

Members will recollect that at the Development Management Committee meeting held on the 6th June 2018, a site visit was moved and seconded in order to allow members to view the proposal's location.

A site visit was held on Monday 18th June 2018 , where Members viewed the site and its setting.

The main land use considerations and conclusion for this proposal are referred to in the original officer's report for this application, which is attached at Appendix 1.

Matters arising since last month's meeting

Members will recall that a number of objections were received between the production of the original report and the committee meeting. In summary, the land use considerations raised in these submissions were in respect of the following;

- The impact on the historical and cultural character of Manorbier
- The impact of the development on a sensitive visual amenity within the Conservation Area
- That historic features would be harmed and hidden from view
- That the development would be out of keeping in terms of design – a sharp contrast and loss of visual coherence in the streetscape
- Concern regarding the proximity of the development to the rear boundary wall, in terms of possible undermining and structural damage
- The windows to the rear wall of the proposed bungalow will look straight into the bedroom and lounge window of the neighbouring property.
- Parking and turning would be difficult due to dimensions of Mead Lane. Hazards to pedestrians using the land.

The further concerns have been carefully considered. Officers would reiterate points made in the original report, particularly the responses from both the Authority's Conservation Officer, and the consultation response from Cadw. It is not disputed that the rear boundary wall is likely to be a feature of the older part of Manorbier village. However, the site itself is a private garden, as opposed to a community or publicly owned asset, therefore, the principle of development would be the same as for any plot within the Rural Centre boundary. The siting was chosen to ensure that a garden area could still be seen in the wider vista, and the design was such that the dwelling would be recessive – the dark colours reflecting the slate clad gable of the property to the north, and the glazing reflecting the existing garden and planting. Traditional Welsh slate was chosen for the coastal environment and for energy conservation.

The new building is close to the rear northern boundary, but does not immediately abut it. Whether the works will impact on a shared boundary are private matters and not material planning considerations– any issues are able to be dealt with under the Party Wall Act.

The relationship between the proposed development and its' neighbours has been assessed in the original report. In respect of highway matters, the Highways Authority have considered the proposal and have no objection to the proposal.

Conclusion

Officers would reiterate the original conclusion – it is considered that the proposed dwelling would be an acceptable form of development at this location, as the size, design and external materials to be used for the proposed dwelling would be in keeping with the historic setting and the existing development pattern of properties in the immediate street scene. As such the proposal would be in accordance with the relevant policies of the Pembrokeshire Coast National Park Local Development Plan, subject to a section 106 planning obligation and conditions

Recommendation

That the application be delegated to the Chief Executive (National Park Officer) / Director of Park Direction and Planning / Team Leader to grant planning permission subject to the following;

The interested person(s) first entering into a satisfactory section 106 agreement or unilateral undertaking to include the following necessary planning obligations:

- To pay an affordable housing contribution.

If the Agreement/Unilateral Undertaking is not completed within 3 months of the foregoing resolution then delegated power be given to the Chief Executive (National Park Officer) / Director of Park Direction and Planning / Team Leader to exercise discretion to refuse the application on the grounds of non-compliance with Policies 45, 52 and 53 of the Local Development Plan.

And subject to the following conditions:

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:

Location Plan - Scale 1:1250,

Topographical Survey - 700417 - Scale 1:50,

Section drawing,

Proposed Plan & Front Elevation - 754 PL0004 - Scale 1:50

Proposed Side and Rear Elevations - 754 PL005 - Scale 1:50

All received on 28th March 2018

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. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

i) the parking of vehicles of site operatives and visitors;

ii) loading and unloading of plant and materials;

iii) storage of plant and materials used in constructing the development;

iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

v) wheel washing facilities;

vi) measures to control the emission of dust and dirt during demolition and construction; and

vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure 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), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 53 (Impacts of Traffic).

4. No development or site clearance shall commence until the local planning authority have been informed in writing of the name of a professionally qualified archaeologist who is to be present during the undertaking of any excavations in the development area so that a watching brief can be conducted. No work shall commence until the local planning authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the local planning authority within two months of the archaeological fieldwork being completed.

Reason: To assess the archaeological value of the site. Policy: Local Development Plan – Policy 8 (Special Qualities) and Planning Policy Wales (Edition 9, November 2016) – Chapter 6 (Conserving the Historic Environment).

5. The parking and turning area as shown on the submitted drawings shall be completed before the development is brought into use and thereafter shall be used for no purpose other than parking and turning.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users. Local Development Plan, Policy 53 - Impacts of Traffic.

6. A schedule of external colours to be submitted to the National Park Authority for approval, in writing, prior to the commencement of work. The development thereafter shall be carried out and retained in accordance with the approved plans.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Local Development Plan, Policies 1 - National Park Purposes and Duty, 15 - Conservation of the Pembrokeshire Coast National Park and 29 - Sustainable Design.

7. Before installation, details of any external illumination proposed for the dwelling, 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 terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan – Policy 11 - Protection of Biodiversity.

8. 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 site information
- Proposed site specific tree, hedge and hedgebank work
- Tree, Hedge and Hedgebank Protection
- Arboricultural Method Statement (AMS)
- Proposed landscaping details

All works to be carried out as approved

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), 30 (Amenity).

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

Reason: To prevent hydraulic overload of the public sewerage system, to

protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Local Development Plan Policy 32 (Surface Water Drainage).

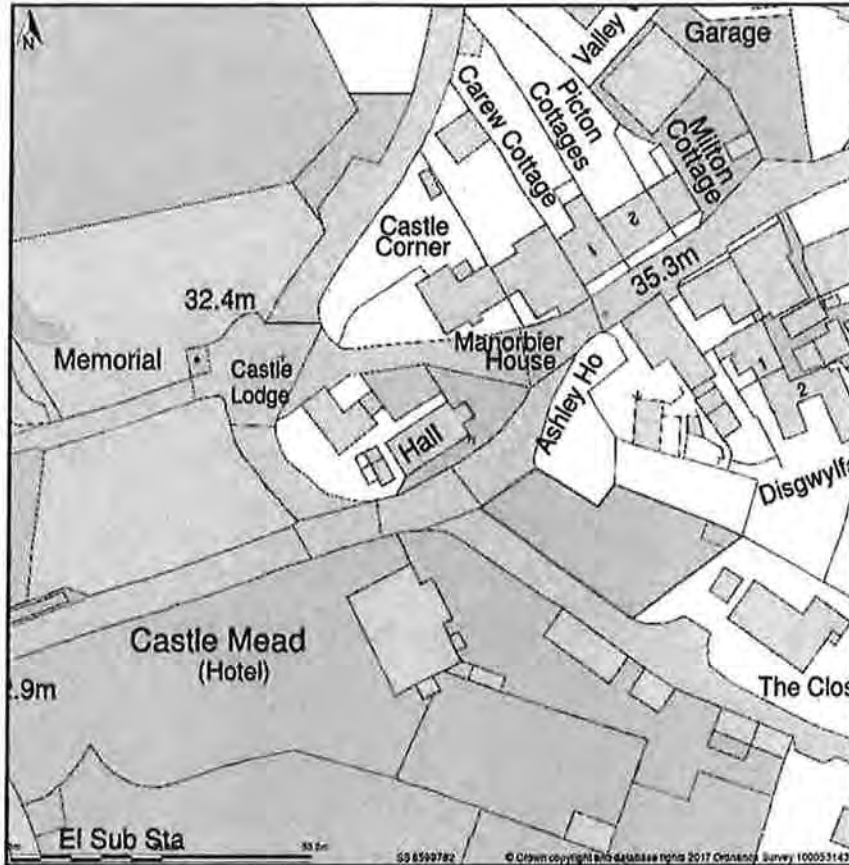
10. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) any electricity or telephone supplies to the site shall be by underground cables.

Reason: To preserve the character of the area. Local Development Plan - Policies 1 - National Park Purposes and Duty and 15 - Conservation of the Pembrokeshire Coast National Park.

11. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling and to development or the siting of a caravan within the curtilage of the dwellinghouse), no development of Parts 1, 2, 6 and 40 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.

Reason: To preserve the character of the area. Local Development Plan - Policy 1 - National Park Purposes and Duty, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity.

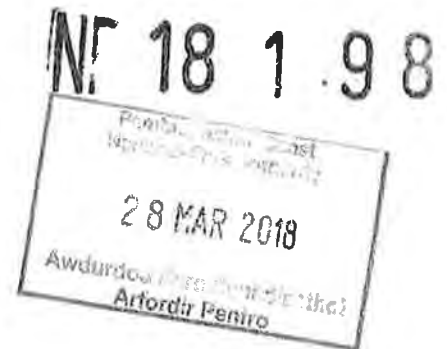
Land opposite Village Hall, Manorbier, Tenby, Pembrokeshire, SA70 7TA

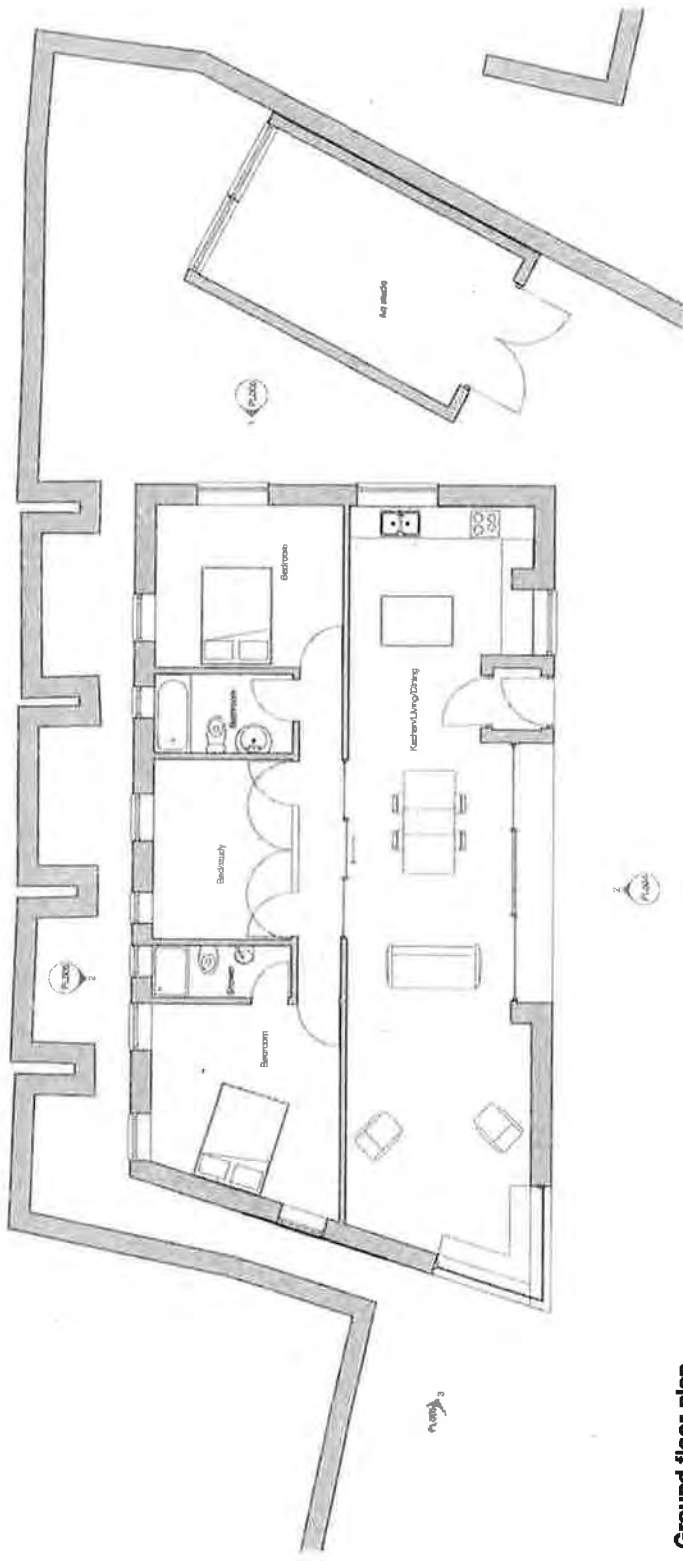


Site Plan shows area bounded by: 206526.39, 197757.4 206867.81, 197898.82 (at a scale of 1:1250), OSGridRef: SS 6599782. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

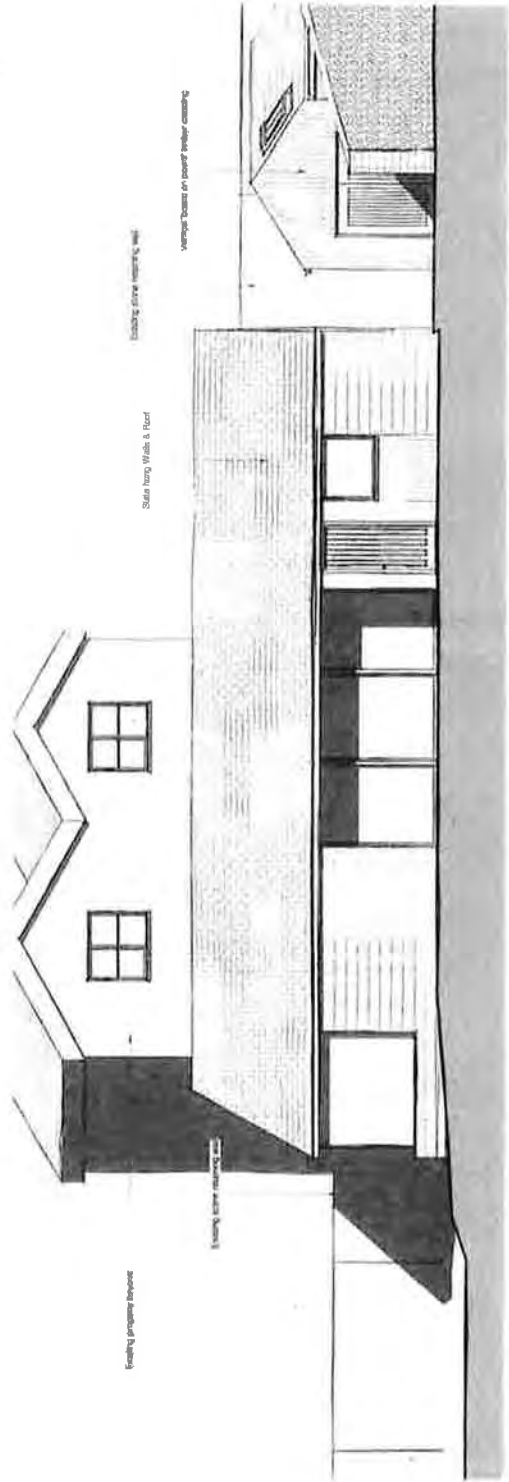
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Ground floor plan
1:50



Front elevation
1:50

NF 18 . 9 8

Item 5b)
 Proposed Plan &
 75% PUD
 1:50 @ A1
 The