

Application Ref: NP/19/0512/FUL

Case Officer Caroline Bowen
Applicant Mr J Meyrick
Agent Mr A Andrew Vaughan-Harries, Hayston Development & Planning
Proposal Replacement of authorised residential caravans with linked managers dwelling associated with the adjacent holiday let units
Site Location Manor Farm, Lydstep, Tenby, Pembrokeshire, SA70 7SG
Grid Ref
Date Valid 18-Oct-2019 **Target Date** 01-Mar-2020

This application is reported to the Development Management Committee as the officer recommendation is contrary to that of Manorbier Community Council.

Consultee Response

Natural Resources Wales: No objection

PCNPA Access Manager: No objection - No PROW issues

Dyfed Archaeological Trust: Conditional Consent

Dwr Cymru Welsh Water: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

PCNPA Planning Ecologist: Conditional Consent

Manorbier Community Council: Recommend Refusal

Public Response

The application has been appropriately advertised in accordance with statutory requirements. No comments have been received at the time of writing this report.

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 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 53 - Impacts on traffic

PPW9 Chapter 04 - Planning for Sustainability

PPW9 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
SPG05 - Sustainable Design
TAN 12 - Design

Constraints

LDP Mineral Safeguard
Biodiversity Issue
Historic Landscape
Safeguarding Zone
Rights of Way Inland - within 50m
Ancient Monument - within 500m
Hazardous Zones
ROW Coast Path - within 10m
Recreation Character Areas
Landscape Character Assessment
Seascape Character Assessment
Affordable Housing Submarkets
Seascape Character Areas

Officer's Appraisal

Background

The application site is an existing group of buildings to the northern flank of the main A4139 linking Tenby to Pembroke. The complex contains the main farmhouse and linked outbuilding conversions, both of which are currently used as holiday lets. To the rear and the western side is a range of undeveloped outbuildings, which are subject of a planning permission for conversion to further holiday lets.

To the rear of the site are two static caravans – one is used for full residential purposes between Easter to October and then for holiday let purposes, the other is for ancillary storage. Access is to the south east of the front boundary, which leads past the farmhouse to a large central yard.

In the wider setting, the site lies to the northern edge of Lydstep which is classed as being in the countryside for policy purposes, but has a definite village setting. To the north, the site is bordered by open countryside. To the east lies a residential property (The Old Police Station). To the south, beyond the A4139, there are residential properties, and to the west lies the residential property, Highlands.

History

- NP/14/0096 – Certificate of Lawfulness of Existing Use for a Residential caravan.
Approved.

- NP/16/0647/FUL - The conversion and extension of existing redundant buildings to two holiday let cottages. - Approved.
- NP/17/0639/FUL - Full planning application is sought to extend the permitted seasonal residential use of the caravan (from Easter to October) to use as a holiday let for the remaining period. Approved.
- NP/19/0517/FUL – Extension and garage at Manor Farmhouse. Currently under consideration.

Current Proposal

Full planning permission is sought for the replacement of the residential caravans with a managers dwelling, to be linked to the holiday lets.

Key Issues

The application raises the following planning matters:-

- Policy and principle of development
- Siting and design
- Amenity and privacy
- Access and parking
- Landscaping
- Drainage/Water issues
- Other matters

Policy.

Lydstep lies outside of any Centre boundary as defined in the Pembrokeshire Coast National Park Local Development Plan, therefore the application site falls in the countryside for policy consideration. Manor Farm has a distinct character in that the existing holiday lets, outbuildings and caravans form a legible group within the village setting, as opposed to forming sporadic development unrelated to one another.

National policy guidance states that a wide range of economic activity can be sustainably accommodated in rural areas – TAN 6 – Planning for the Sustainable Rural Economy identifies ‘rural enterprises’ which can encompass agriculture, forestry, tourism and leisure uses. The site is accessible by public transport and is close to the Local Development Plan Centres of Tenby and Saundersfoot.

Whilst the proposed manager’s accommodation would be a new dwelling, the Authority’s Supplementary Planning Guidance states that dwellings subject to a condition restricting the terms of their residential occupation are not required to provide an affordable housing contribution. Consequently no contribution is sought in this instance subject to a condition restricting the use.

Officers consider that there are two issues identified from the application, which would need to be taken into consideration when considering the justification of a new dwelling for a manager at this site. Firstly, there is an

existing planning permission for the occupation of a caravan on a full residential basis between Easter and October at the site and to be used as a holiday let for the remaining period. The part residential and part holiday use of the caravan at the site is a strong material consideration in this instance both uses fall within class C3 of the Use Classes order and whilst the use is controlled by condition the materiality of the uses are similar, consequently it is considered acceptable in this instance to allow for the replacement of the caravan with, furthermore the approval of a managers dwelling would result in the removal of that caravan. Secondly, but only in conjunction with the above issues, - given the extent of the holiday lets on site an on-site presence can be supported – a manager would undertake all handovers, cleaning and laundry, maintenance of the buildings and grounds, and administration of the business.

In considering the proposal, it is noted that one of the existing holiday lets is an existing full, unrestricted, residential property in its own right. Manor Farmhouse has been used as a holiday let for a significant period of time, planning permission not being required for this use. As with the recommendation made on the previous planning application in 2016, officers suggest that together with the replacement of the static caravan, the full residential use on Manor Farmhouse be changed to holiday accommodation. . The resulting development would then be for a new managers dwelling which would be subject of a condition and legal agreement tying the accommodation to 4 holiday let units (including the two permitted under the 2016 permission); and being for occupation solely by the site manager and family. The business is thus kept as a single business and a single planning unit,.

Subject to the suggested condition and legal agreement, it is considered that the proposal would be an acceptable tourism-based rural business. In light of this, the principle of the development can be supported.

Scale, siting and design.

Policy 15 refers to the conservation of the Pembrokeshire Coast National Park, with criteria (b) and (c) resisting development that would be insensitively and unsympathetically sited within the landscape, and would introduce or intensify a use which is incompatible with its location..

In respect of the design and scale of the proposed managers accommodation, the dwelling will be two-storey in mass with a slate pitched roof profile. The walls will be plain render with stone detail. The dwelling is considered appropriate in scale to the wider setting.

Amenity and Privacy:

Policy 30 seeks to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties, particularly where the development is an inappropriate use, is of a scale incompatible with

its surroundings, development leads to an increase in traffic, noise, odour or light or the development is visually intrusive.

The managers' accommodation will be to the rear of the site and will be set in from the boundary. This, together with its orientation into the site will ensure that existing privacy and amenity can be maintained. The gable nearest the neighbour to the west will be blank.

The proposed development is not considered to give rise to any adverse impact on amenity.

Access and parking.

The Highways Authority have recommended conditional consent, commenting that...'*The is no objection to the manager's dwelling. The access is wide and the front wall completely rebuilt and set-back for improved visibility. The addition of a permanent residence will increase the traffic to the farm, however it will not have a significant impact on the highway.*'

The proposed development is considered acceptable in terms of highway safety.

Landscaping.

The application site does not fall within a Conservation Area, and there are no tree preservation orders on the application site. The detailed plans illustrate that there will be additional planting following the development, particularly to the east of the managers accommodation, otherwise the landscaping will be retained.

Biodiversity.

Following consultation, the Authority's Ecologist and Natural Resources for Wales did not object subject to the requirement for a condition to secure ecological enhancement. The site is on the edge of the village, adjacent to open countryside, thus opportunities for biodiversity enhancement are justified and would comply with the Authority's Section 6 duty under the Environment (Wales) Act 2015.

Drainage/Water issues

Policy 32 of the LDP requires development to incorporate sustainable drainage systems for the disposal of surface water on site.

Welsh Water has raised no objection to the proposal subject to a condition concerning surface water drainage.

Other matters.

Dyfed Archaeological Trust have recommended that a written scheme of investigation be carried out, due to the site's proximity to the Grade 1 listed medieval Lydstep Palace.

The concerns of Manorbier Community Council have been carefully considered. For matters concerning the highway safety, officers would defer to the advice of the Highway Authority, who are the statutory consultee in such matters. As the Highways Authority support the proposal, and, in the absence of evidence to contract their advice, officers would concur with the advice of the statutory consultee.

Conclusion

Notwithstanding the objection raised. the proposed development is considered to be acceptable, and would not be considered to have an adverse impact on the host dwelling or the special qualities of the National Park in terms of its scale, siting and design. It is also considered to be acceptable in terms of neighbouring amenity and other issues and as such, the proposal is recommended for approval subject to a section 106 agreement regarding the planning unit and appropriate uses, and conditions.

Recommendation

The application be delegated to Team Leader Development Management/ Director of Planning & Park Direction/Chief Executive to grant permission subject to the submission of a legal agreement, tying the managers accommodation to the farmhouse and holiday lets at Manor Farm, within 3 months of the date of the Committee meeting. If the legal agreement is not forthcoming the application will be refused as it is contrary to Policy 7 & 44 of the LDP.

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 23 September 2019
Proposed site plan received 23 September 2019
C/4336/8 Site plan received 23 September 2019
C/4336/21 East & West Elevations received 23 September 2019
C/4336/22 North & South elevations received 23 September 2019
C/4336/20 First & Ground floor plans received 23 September 2019

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 occupation of the new dwelling shall be limited to persons solely or mainly employed in the holiday accommodation business occupying the plot edged red on the approved plan, or a widow, widower, civil partner and/or any resident dependents of those persons. In the event that it can be demonstrated that there are no such eligible occupiers, the dwelling shall be occupied by a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants. **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)
4. 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 the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy GN1 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).
5. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved, in writing, by the National Park Authority, prior to development commencing. **Reason:** To assess the archaeological value of the site and the Local Development Plan - Policy 8 - Special Qualities
6. Prior to the erection of external lighting, a light mitigation strategy, including measures to ensure a dark corridor around entrances to the bat roost, and to reduce light spillage onto foraging habitats for bats, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. **Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

7. Prior to the conversion and construction of the outbuildings and managers dwelling hereby approved, details and colours of the materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. **Reason:** 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), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
8. Prior to the beneficial use of the development hereby approved, the static caravans as shown on the approved plans shall cease to be used and shall be removed from the land. **Reason:** To protect the character and appearance of the building and its setting and the amenity and appearance of the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park).
9. 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, 5 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.

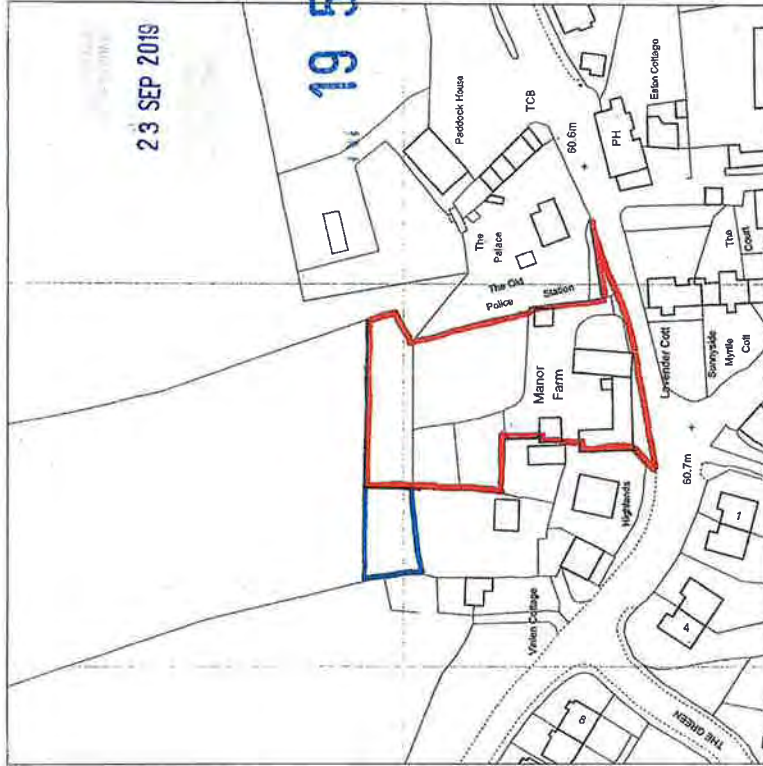
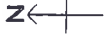


The Planning Studio, Hayston Bridge
 Johnston, Haverfordwest
 Pembrokeshire SA62 3JU
 Tel: 01534 851 704
 andrew@haystonplanning.co.uk
 www.planningpembrokeshire.co.uk

MANOR FARM
 LYDSTEP
 SA70 7SG

OS MasterMap
 Ordnance Survey
 maps.os.uk

1:1250 scale print at A4, Centre: 208575 E., 198404 N
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Replacement
 of Authorised Residential
 Caravans with a Linked
 Manager's Dwelling.

**MAHOR FARM
 LYDSTEP.**

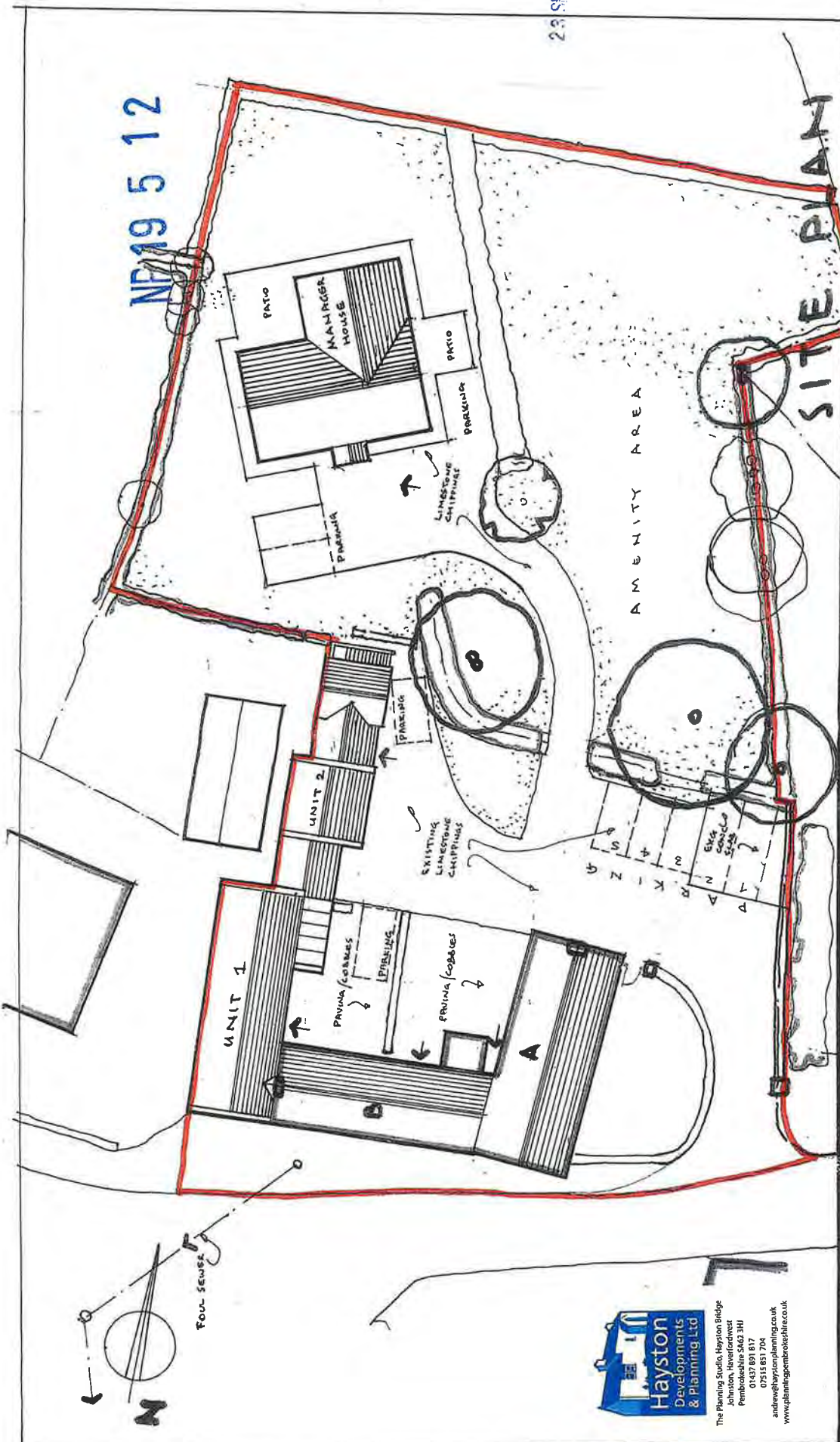
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HAROLD METCALFE partnership
 32 Spilman Street, Carmarthen, Dyfed, Wales tel. Carmarthen (01267) 237427 fax. 238693

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partneriaeth
HAROLD METCALFE partnership
 32 Spilman Street, Carmarthen, Dyfed, Wales tel. Carmarthen (01267) 237427 fax. 238693
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MANHOR FARM
PROPOSED 'FARM' COMPLEX.

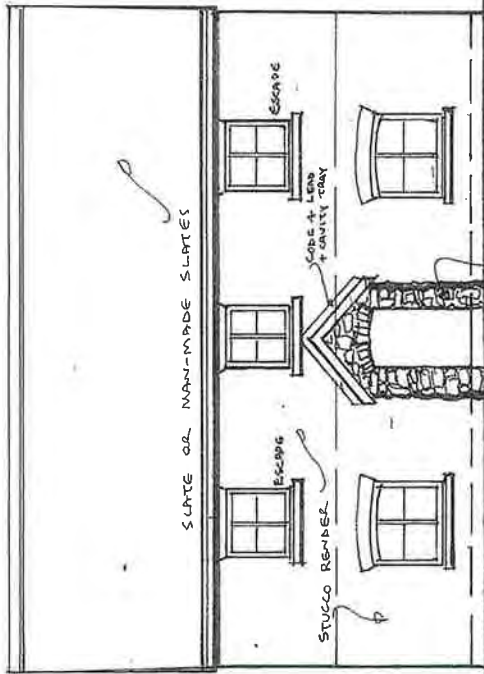
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Hayston
 Developments
 & Planning Ltd
 The Planning Studio, Hayston Bridge
 Johnston, Haverfordwest
 Pembrokeshire, SA62 3JH
 01437 891 817
 andrew@haystonplanning.co.uk
 www.haystonplanning.co.uk

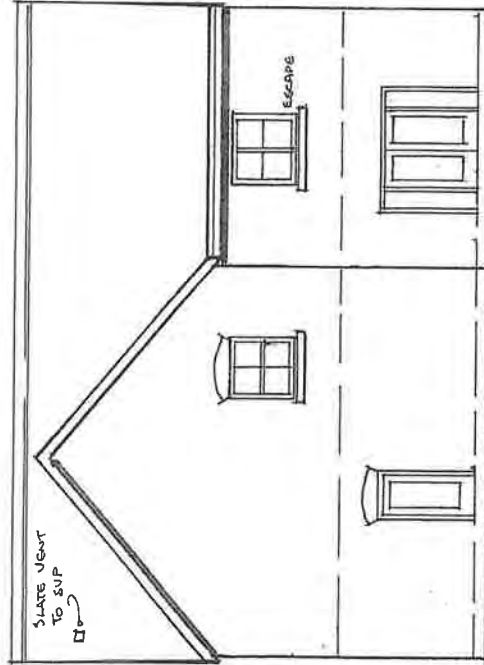
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The Planning Studio, Hayston Bridge
 Johnsons, Haverfordwest
 Pembrokeshire SA62 3HU
 01437 891 817
 07515851704
 andrew@haystonplanning.co.uk
 www.planning.pembrokeshire.co.uk



FRONT : EAST ELEVATION



REAR : WEST ELEVATION

Pembrokeshire Coast National Park Authority
 23 SEP 2019
 Awdurdod Parc Cenedlaethol
 Aifordir Pembrok

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MANOR FARM. PROPOSED HEW DWELLING.

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HAROLD METCALFE partnership
 32 Spilman Street, Carmarthen, Dyfed, Wales tel. Carmarthen (01267) 237427 fax. 238693

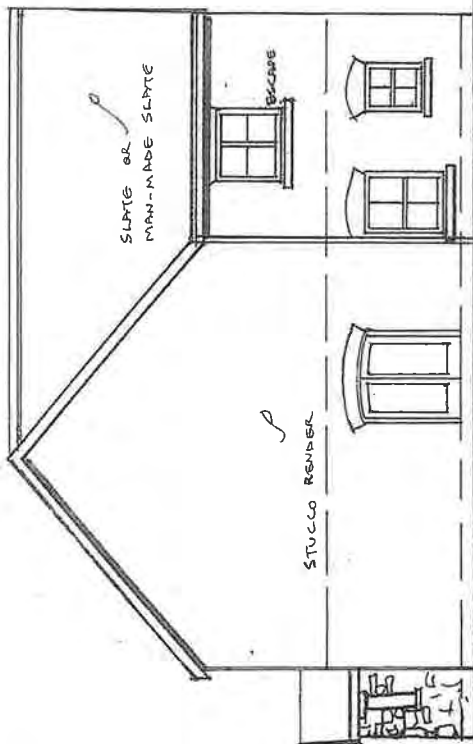
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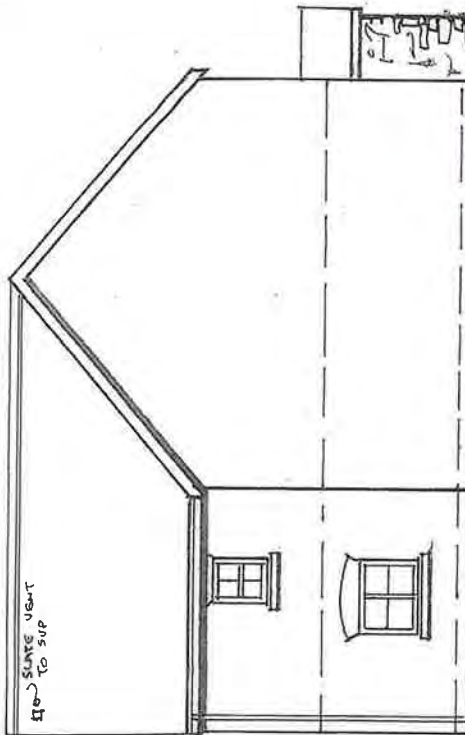
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The Planning Studio, Hayton Bridge
 Johnson, Harfordwest
 Penbrosdrefle SA62 3HU
 01437 891 817
 andrew@haystonplanning.co.uk
 www.planningpenbrosdrefle.co.uk



NORTH ELEVATION



SOUTH ELEVATION

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Penbrosdrefle Coast
 National Park Authority

23 SEP 2019

Awarded to the Centraliaethol
 Aifreddy Penfro

MANOR FARM. PROPOSED NEW DWELLING.

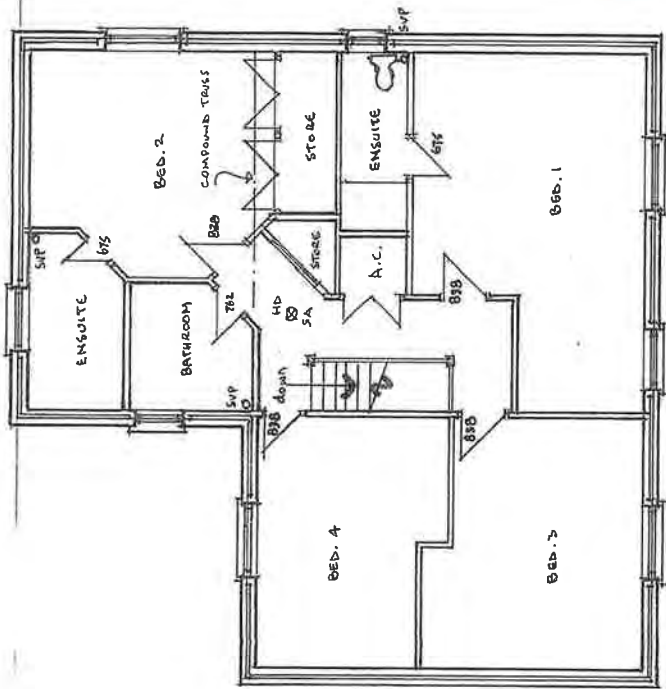
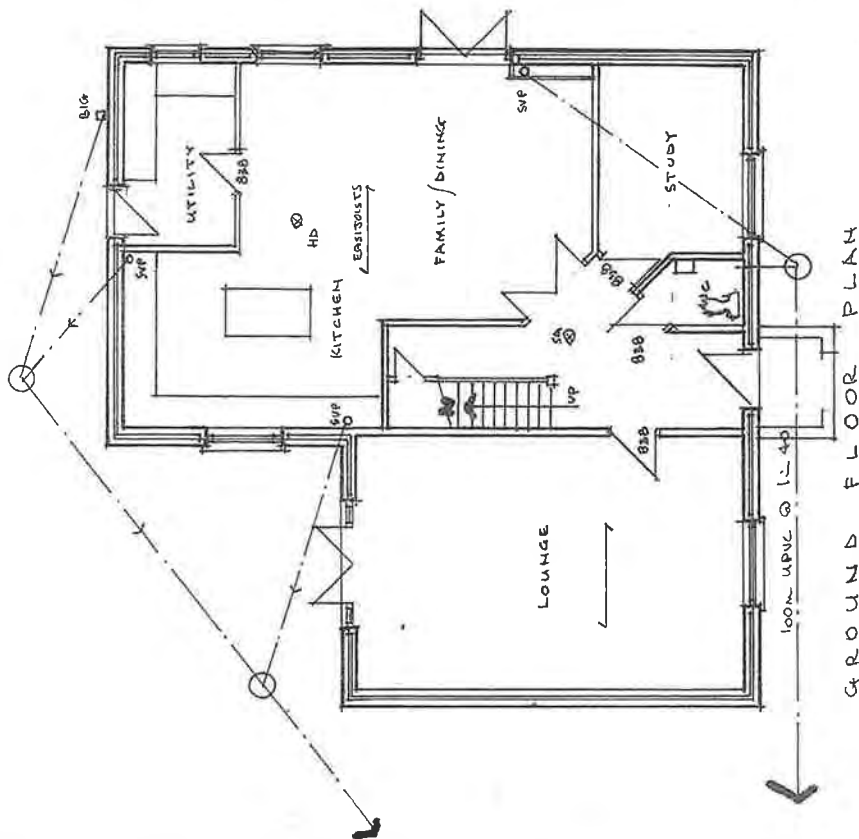
partneriaeth
HAROLD METCALFE partnership
 32 Spilman Street, Carmarthen, Dyfed, Wales tel. Carmarthen (01267) 237427 fax. 2386693

pensaer : architect

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 Dr. No. C/4236/22



The Planning Studio, Hayston Bridge
Junction, Herefordshire
Pennyfordon, Hereford
HR12 9JG
01437 891 812
07515 851 704
andrew@haystonplanning.co.uk
www.planningpartnership.co.uk

FIRST FLOOR PLAN

29 SEP 2019

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MANOR FARM.

PROPOSED NEW DWELLING.

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HAROLD METCALFE partnership

32 Spilman Street, Carmarthen, Dyfed, Wales tel. Carmarthen (01267) 237427 fax. 238693

pensaer : architect

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