

**REPORT OF BUILDING CONSERVATION OFFICER**

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**SUBJECT: ARTICLE 4 DIRECTIONS TO REDUCE SPECIFIC PERMITTED DEVELOPMENT RIGHTS WHICH IMPACT ON THE QUALITY OF THE CONSERVATION AREAS OF NEWPORT AND TENBY**

**Purpose of Report**

This report seeks approval for the confirmation of Directions pursuant to Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 as amended ('the Order') in relation to the Conservation Areas of Newport and Tenby.

Members resolved at the NPA meeting of 25<sup>th</sup> March, 2015 that such a Direction be made in relation to the land within Newport and Tenby Conservation Areas and that the proposed guidance note for householders be approved, subject to suggested amendments.

The consultation process was initiated on 27<sup>th</sup> March, 2015.

**Legal Background**

Fully covered in the previous report to National Park Authority meeting (March 2015).

**Procedure for making Article 4(2) Directions**

The Direction comes into force on the date of service or publication of the notice (whichever is the latest). In serving the Notice, the Authority is required to allow a period of at least 28 days for representations to be made concerning the Direction. The Authority has up to six months to decide whether to confirm the Direction and in doing so, it is required to take into account any representations.

The Directions were sealed on 25<sup>th</sup> March, 2015 served on 27<sup>th</sup> March, 2015 and publicised on 3<sup>rd</sup> April, 2015. During the consultation period, four responses were received in respect of the Tenby Direction, all in support. One response was from a private individual, the others from Tenby Town Council, Tenby Civic Society and Tenby Historical Society.

In respect of the Newport Direction, a total of five responses were received, mostly requesting further information, with one letter of support from a private individual. No response has been received from Newport Town Council.

If the Authority confirms the Directions, it has to give notice of the confirmation in the same way that it notified the making of the Directions. If confirmation is not made within six months, the Directions will lapse.

## **Conclusion**

Further to the service and publication of the Article 4(2) Direction Notice and the response received, it is appropriate for the Authority to formally resolve to confirm the Direction.

## **Recommendations**

1. That the Article 4(2) Directions be confirmed in relation to the land within Newport and Tenby Conservation Areas highlighted on the maps provided in Appendix A.
2. That Members note the formal Directions provided in Appendix B.

## **Project Manager**

Rob Scourfield – Building Conservation Officer

## **Officers Consulted**

Jane Gibson – Director of Park Direction and Planning.

## **Enclosures**

Appendix A – Article 4(2) Map (Tenby and Newport)

Appendix B – Article 4(2) Directions (Tenby and Newport)

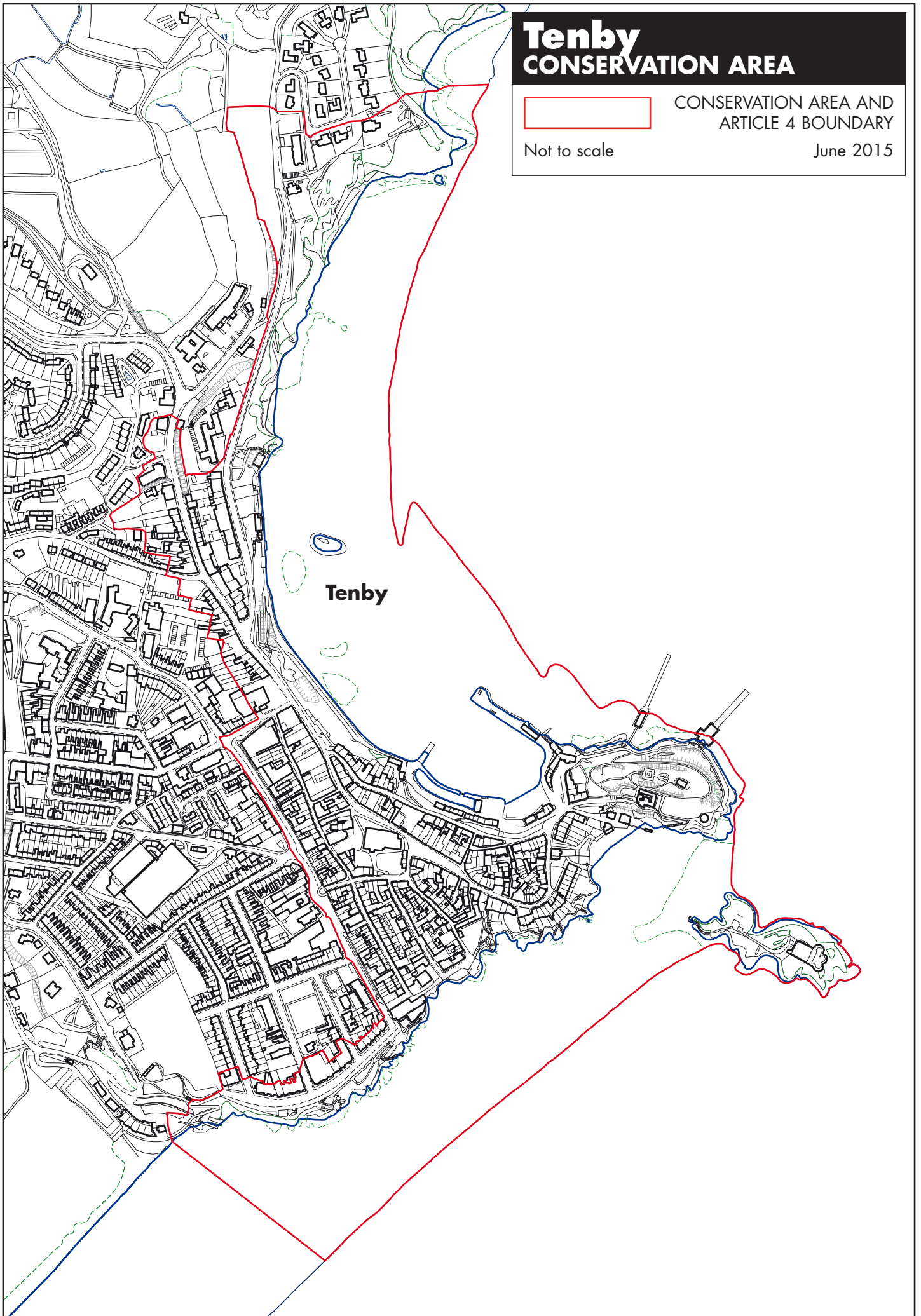
# Tenby CONSERVATION AREA

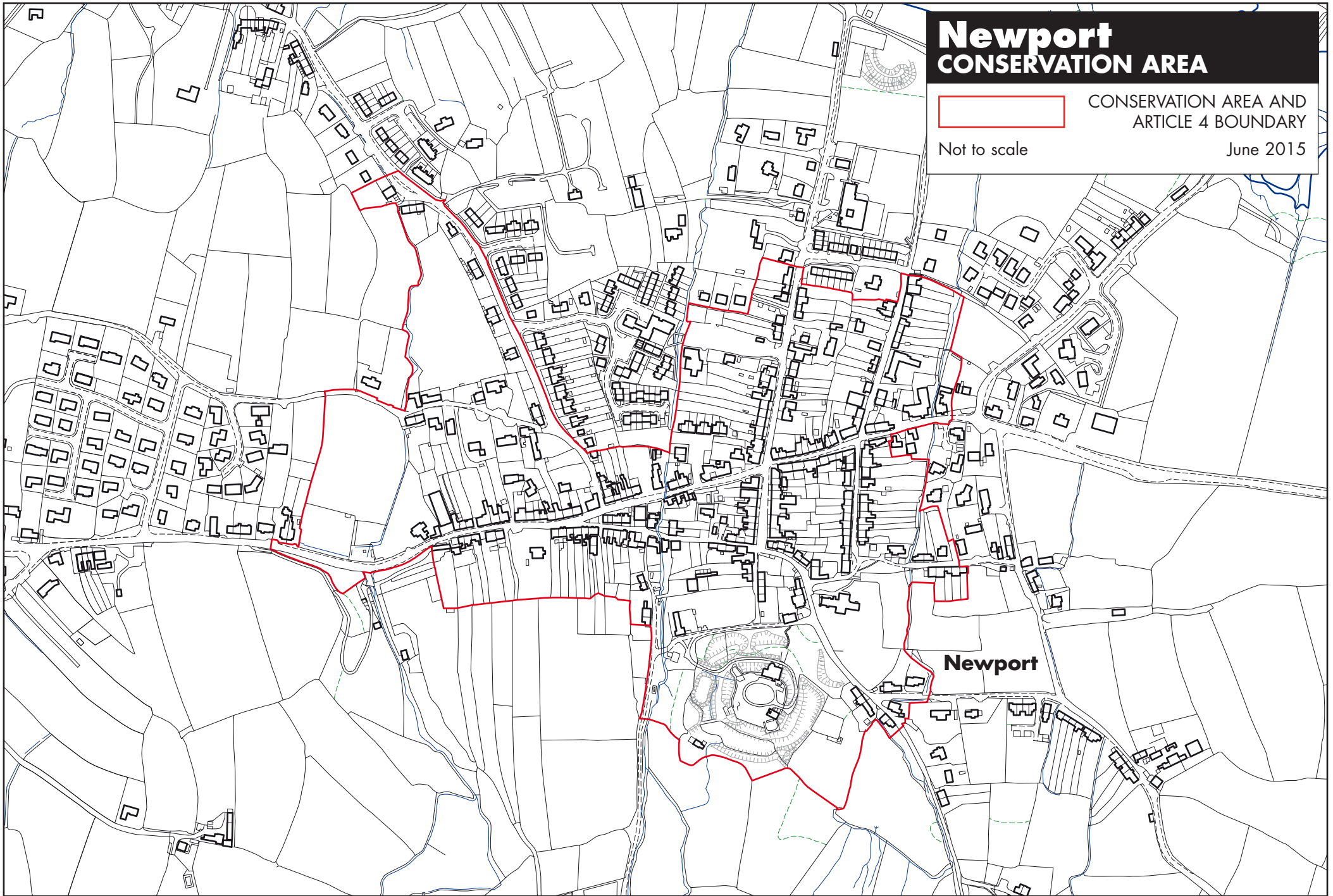


CONSERVATION AREA AND  
ARTICLE 4 BOUNDARY

Not to scale

June 2015





# Newport CONSERVATION AREA



CONSERVATION AREA AND  
ARTICLE 4 BOUNDARY

Not to scale

June 2015

Newport





## TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED)

### DIRECTION MADE UNDER ARTICLE 4(2)

WHEREAS The PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY ("the Authority") being the appropriate local planning authority within the meaning of article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995 ("the Order") are satisfied that it is expedient that the development of the description(s) set out in the First Schedule below should not be carried out on the land described in the Second Schedule below ("the Land") unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 (as amended).

NOW THEREFORE the Authority in pursuance of the power conferred on them by article 4(2) of the Order and all other powers thereby enabling DIRECTS THAT:

1. The permission granted by article 3 of the Order shall not apply to development specified in the First Schedule below in respect of the Land.
2. This Direction shall come into force in accordance with article 6(3) of the Order in respect of any part of the Land on the date on which notice is served on the occupier of that part of the Land or, if there is no occupier, the owner. If the Authority considers that individual service on the owners or occupiers of the Land is impracticable because it is difficult to identify or locate one or more of them or because the number of owners or occupiers of the Land makes individual service impracticable, then this Direction shall come into force on the date on which notice is first published by local advertisement.
3. This Direction shall expire at the end of six months from the date on which it is made unless it is confirmed by the Authority in accordance with article 6(8)-(9) of the Order before the end of that six month period.

### FIRST SCHEDULE

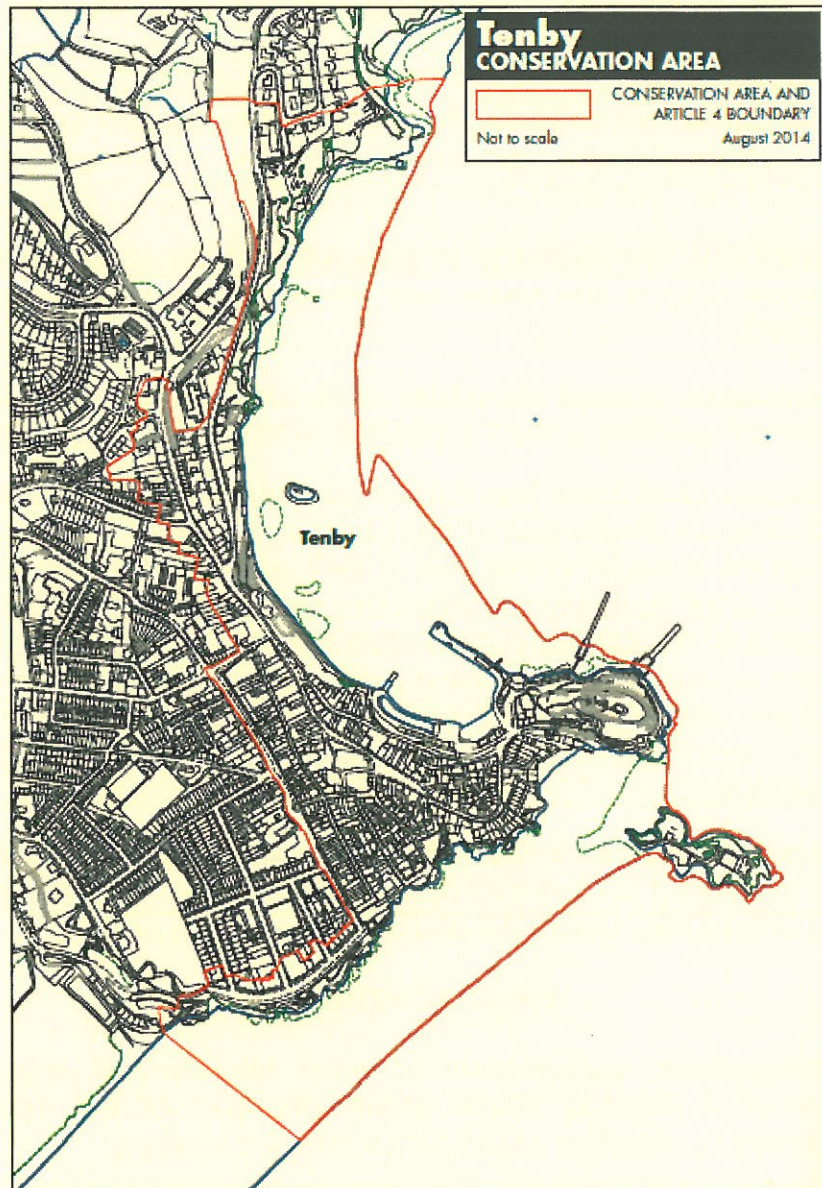
1. The enlargement, improvement or other alteration of any doors or windows of a dwelling house where any part of the enlargement, improvement or alteration would front a relevant location.
2. The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such where the hard surface would front a relevant location.
3. The erection, construction, improvement or alteration of a gate, fence, wall or other means of enclosure where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwelling house and would front a relevant location.



4. The demolition of the whole or any part of any gate, fence, wall or other means of enclosure where the gate, fence, wall or other means of enclosure is within the curtilage of a dwelling house and fronts a relevant location.
5. In this Schedule "relevant location" means a highway, waterway or open space.

## SECOND SCHEDULE

The Tenby Conservation Area designated as such in 1971, extended in 1995, the area of which is shown edged red on the attached plan.

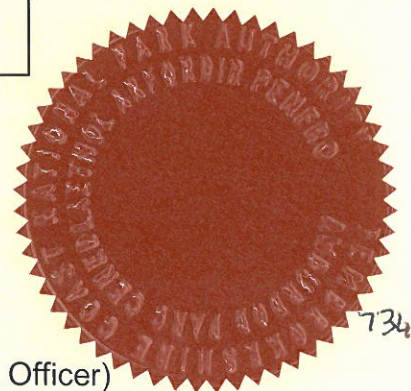


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PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY  
was hereunto affixed this 25<sup>th</sup> March 2015 in the presence of: -

*Michael James*  
.....  
Member of Authority

*J. Jones*  
.....  
Chief Executive (National Park Officer)







## TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED)

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### FIRST SCHEDULE

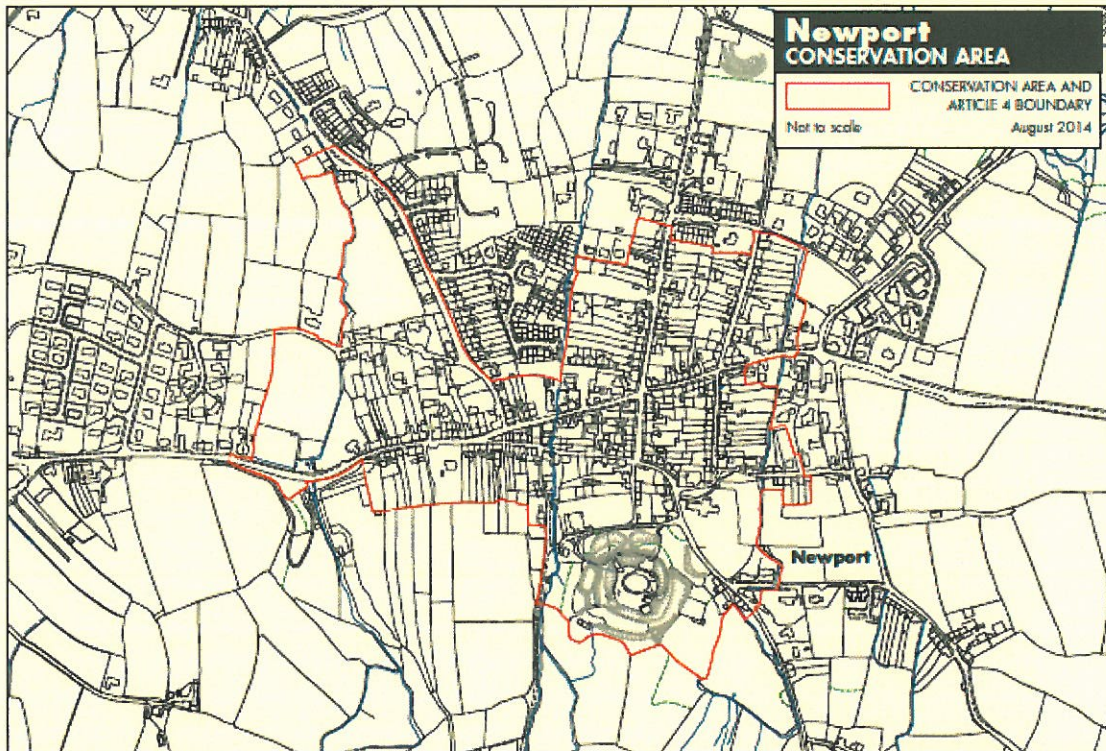
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5. In this Schedule "relevant location" means a highway, waterway or open space.

## SECOND SCHEDULE

The Newport Conservation Area designated as such in 1999, the area of which is shown edged red on the attached plan.



PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY  
was hereunto affixed this 25<sup>th</sup> March 2015 in the presence of: -

*Michael James*  
.....  
Member of Authority

*J. Jones*  
.....  
Chief Executive (National Park Officer)

