

Item 5 - Report on Planning Applications

Application Ref: NP/20/0371/FUL

Case Officer	Kate Attrill		
Applicant	Mr C Noott, Newport (Pembs) Golf Club Ltd		
Agent	Mr A Vaughan-Harries, Hayston Development & Planning		
Proposal	Change of use from redundant Managers accommodation to self-contained holiday unit		
Site Location	Newport Links Golf Club, Golf Course Road, Newport, Pembrokeshire, SA42 0NR		
Grid Ref	05704066		
Date Valid	17-Aug-2020	Target Date	11-Dec-2020

The application is referred to the Development Management committee at the discretion of the Director of Planning and Park Direction.

Consultee Response

Nevern Community Council: Objecting

PCC - Transportation & Environment: No objection

Public Response

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of either neighbour letters or a site notice. In this case, as the application was received during the nationwide lockdown, the site notices were sent to the Agent for the application to erect.

No third party representations were received.

Nevern Community Council have objected to the application and have provided the following reasons:-.

‘The Council still feel that it is important to keep the Managers accommodation for future managers and to maintain the formality and appearance of the building. For future ownership of the Golf Course, a manager/owner residence is desirable. The condition ‘that the property can only be disposed of as an integral part of the golf club’ should be upheld if permission is given by PCNPA planning committee. The Councilors feel that if planning permission is granted then this building will be put up for sale as the other apartments were, even though it seems that there were conditions on these also.’

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>

LDP2 Policy 01 - National Park Purposes and Duty

Pembrokeshire Coast National Park Authority
Development Management Committee – 9th December 2020

Item 5 - Report on Planning Applications

LDP2 Policy 07 - Countryside

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 30 - Amenity

LDP2 Policy 40 - Self-catering development

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

PPW10

SPG12 - Parking

TAN 06 - Planning for Sustainable Rural Communities

TAN 13 - Tourism

TAN 23 - Economic Development

Constraints

LDP Mineral Safeguard

Rights of Way Inland - within 50m

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Officer's Appraisal

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Other Material Considerations

Policy:

The site is outside of any of the Centres defined in LDP2 and is therefore considered to be located in the countryside.

This an existing property set at the edge of an established golf course with an occupancy restriction for use as manager's accommodation. Due to the changing circumstances of the occupant and the golf-course business, the application is seeking to replace the occupancy restriction with one to allow use of the property as a holiday let.

Policy 49 (as amended by MAC70) of the LDP2 seeks to deliver affordable housing in the National Park. The complete removal of an occupancy condition would create a single unit of open-market housing in the countryside and in line with the policy would require a commuted sum towards the provision of off-site affordable housing. However in this case the applicant is proposing that the property is still restricted in occupancy via a holiday accommodation condition.

Item 5 - Report on Planning Applications

Policy 41 of the Plan allows for self-catering development in the countryside where the site or building is shown to be inappropriate for market or affordable housing provision.

The applicant has submitted a statement detailing how the business has changed since the granting of the original application for the properties at the golf course. It is stated that the manager's accommodation is no longer being used for that purpose and as such is no longer required. . Based on the policy approach above, there is a need to prove that it is unsuitable for affordable housing and under LDP2, that it is also inappropriate for full-time residential occupancy – thereby negating the need for a commuted sum towards off-site provision of affordable housing.

The building internally is capable of full-time residential occupancy as it is intended as a home for a manager of the golf-club, however has no private external amenity space apart from a small shed and does not have a separate access, access is gained via the golf club. Consequently it would not be appropriate for use as an open market dwelling. It is also located at the end of a row of similar properties which are currently also used as self-catering units.

Conclusion

LDP2 prioritises open market housing over housing with a holiday letting occupancy restriction as the former would require commuted sums to help provide for off-site affordable housing provision. In this instance the building is not served by private amenity space or separate access and is located within a wider complex and use of the property as an affordable unit in itself would result in an isolated unit within the midst of a golf club setting.

Whilst it is clear that the unit is suitable for permanent occupation, the removal of all occupancy conditions on this unit would not be in keeping with the site context. It is therefore suggested that in this instance there is sufficient justification to support the application for replacement of the manager's occupancy condition with one for holiday occupancy, as is the case in the adjoining units.

Other Material Considerations:

Although the concerns voiced by the local Community Council are understood, the evidence submitted is considered acceptable in this instance to demonstrate that there is no need for a manager's accommodation unit.

Should there be a need in the future, it could be provided through purchase and conversion of the one of the existing properties, rather than for a new build dwelling, and on this basis, refusal of the current application would not be considered justifiable.

Recommendation

APPROVE, subject to the following conditions:

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 & Block Plans 01b
Elevations 06a received 13/08/2020
First and Ground Floor Floor Plans 04a & 05a received 13/08/2020
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 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.
Reason: In order to ensure that the accommodation is occupied solely for holiday letting purposes only and not for any other residential purpose. Policy: Local Development Plan 2 – Policy 40 (Self Catering Development).



Existing manager / golf professional unit



13 No. existing holiday units

Red line area = 220 msq

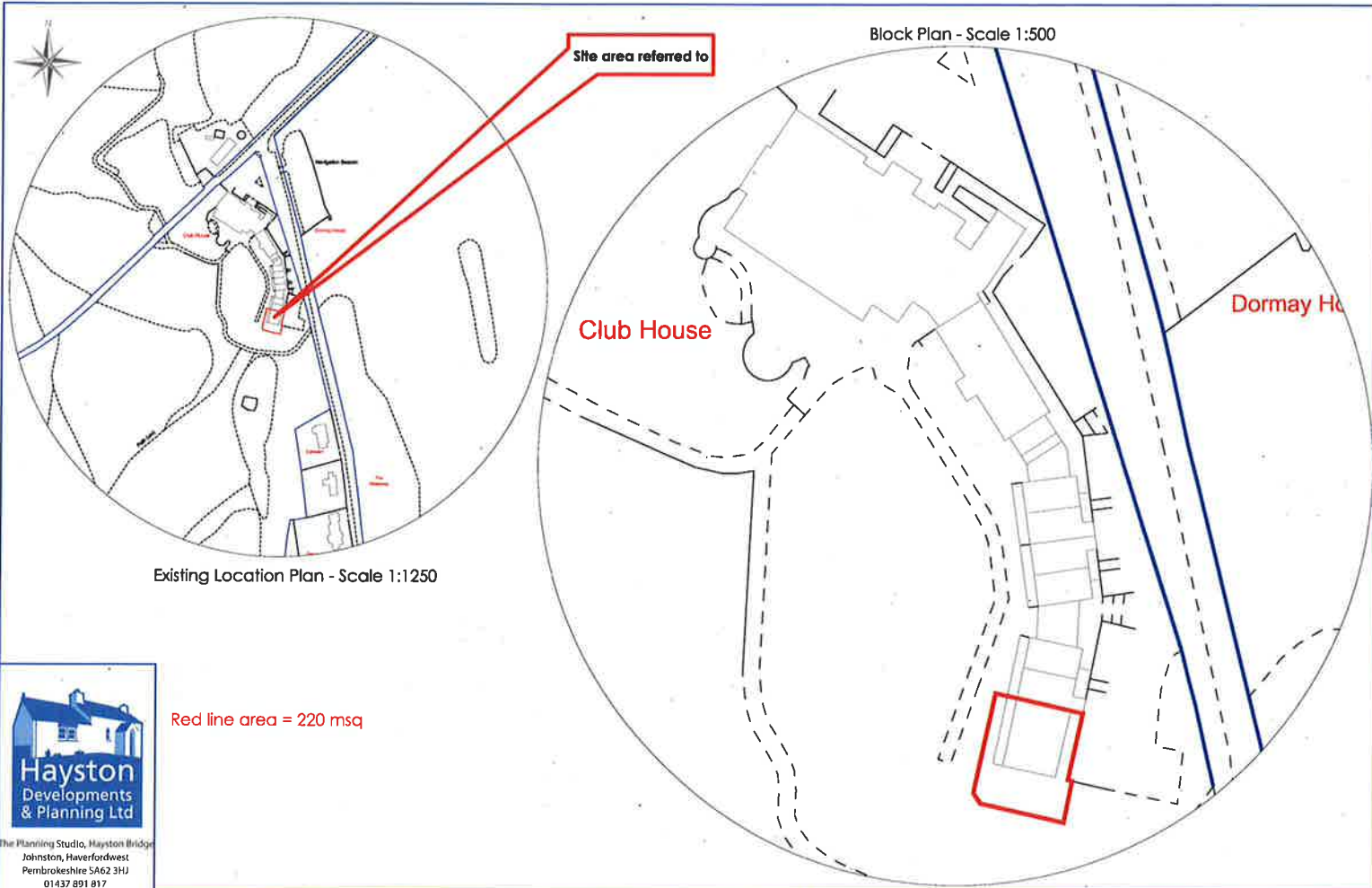
Site Location Plan



The Planning Studio, Hayston Bridge,
Johnston, Haverfordwest
Pembrokeshire SA62 3HJ
01437 891 817
07515 851 704
andrew@haystonplanning.co.uk
www.planningpembrokeshire.co.uk

Change of Use from redundant managers accommodation to
self-catering holiday unit
Newport Golf Club, Golf Course Road
Newport, Pembrokeshire SA42 0NR

Designed by	Checked by	File name AVH_552	Date 16.06.2020	Scale A3 - 1:500	Client Mr Chris Noolte
Drawing Title Site Plan					Dwg No. 02b



Hayston
Developments
& Planning Ltd

The Planning Studio, Hayston Bridge
Johnston, Haverfordwest
Pembrokeshire SA62 3HJ
01437 891 817
07515 851 704
andrew@haystonplanning.co.uk
www.planningpembrokeshire.co.uk

Change of Use from redundant managers accommodation to self-catering holiday unit
Newport Golf Club, Golf Course Road
Newport, Pembrokeshire SA42 0NR

Designed by	Checked by	File name AVH_552	Date 16.06.2020	Scale A3 - As Shown	Client Mr Chris Nootle
Drawing Title Location & Block Plans					Dwg No. 01b