

Application Ref: NP/20/0614/FUL

Case Officer	Kate Attrill		
Applicant	Ms J Holding		
Agent	Mr M McKenna, Down to Earth Construction		
Proposal	6 affordable houses in association with 6 woodworking workshops, a community facility and a timber processing and drying facility.		
Site Location	Pantmaenog Forest, Rosebush, Clunderwen, Pembrokeshire, SA66 7QY		
Grid Ref	SN07042972		
Date Valid	15-Dec-2020	Target Date	16-Mar-2021

The application is being brought to the Development Management Committee as it is a Major application and forms a departure from the Pembrokeshire Coast National Park Local Development Plan 2 (2020).

Consultee Response

PCNPA Access Manager: Suggested amendments to gates and clarification of continuing public access

Mid & West Wales Fire & Rescue Service: Comments regarding availability of water for emergency services

PCNPA Tree and Landscape Officer: Insufficient information

Dwr Cymru Welsh Water: Observations

PCC - Drainage Engineers: Observations

PCC Highways & Transportation: No Objection subject to additional parking spaces and conditions

Natural Resources Wales – No objection

PCNPA Ecologist – HRA required

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, both site notice and neighbour letters were sent. The application was also advertised in newspapers as a Major and a Departure.

A number of letters of support have been received with regard to this proposal and a number of objections have also been received.

The objections can be summarised as covering:

- Concerns over the size of the public car park
- Concerns over how the community facility will compete with the existing community facility, Tafarn Zinc in the village
- Concerns over light pollution
- Traffic and highway safety – can the 30mph village speedlimit be increased to include up to the proposed access site?
- Pollution into the waterways and impacts on wildlife

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- Unsustainable location
- Development not well situated for affordable occupants – no public transport

In accordance with the Circular 001/2020: Guidance on the Town and Country Planning (Major Residential Development) (Notification) (Wales) Direction 2020, the Welsh Government have been notified of this application as it is a Major application (over 1 hectare) and forms a departure from Local Planning Policies.

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

LDP2 Policy 07 - Countryside

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 12 - Local Areas of Nature Conservation/Sites of Geological Interest

LDP2 Policy 13 - Welsh Language

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 29 - Sustainable Design

LDP2 Policy 30 - Amenity

LDP2 Policy 32 - Surface Water Drainage

LDP2 Policy 46 - Housing

LDP2 Policy 48 - Affordable Housing

LDP2 Policy 51 - Housing Densities

LDP2 Policy 52 - Housing Mix

LDP2 Policy 54 - Community Facilities

LDP2 Policy 55 - Infrastructure Requirements

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

LDP2 Policy 61 - Cycleways

PPW10

SPG05 - Sustainable Design

SPG06 - Landscape

SPG13 - Archaeology

TAN 05 - Nature Conservation and Planning

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

TAN 23 - Economic Development

TAN 24 - The Historic Environment

Constraints

NPA Property - within 25m
Special Area of Conservation - within 500m
Historic Landscape
Rights of Way Inland - within 50m
Recreation Character Areas
Affordable Housing Submarkets
Landscape Character Area

Officer's Appraisal

Description of Proposal

The proposal is seeking 6 detached two storey houses arranged in an arc around a central workshop building and linked (through occupation criteria) to 6 internal workshops within this building which also incorporates a central atrium space with WCs, kitchenette and office space. This central area is proposed to be made available for community use in addition to a small meeting room located in the corner of the building.

There is also proposed to be a separate timber-processing/sawmill & drying building on the eastern end of the development site which measures 30 metres by 24 metres.

Houses 1, 2 & 5 are two bedroom, whilst houses 3, 4 & 6 are shown as 3 bedroom. Materials proposed for the dwellings are powder coated steel standing seam for the rooves, aluminum clad timber frame windows and doors, with timber cladding to walls.

The site, measuring approximately 1.1ha is situated to the north-west of Rosebush village, separated from the edge of the Centre boundary by undeveloped land in agricultural and forestry use. The south-western boundary of the site abuts the B4313 road and the north-western boundary follows a straight-line division marked within the forestry plantation. The remainder of the boundary does not follow any physical definitions for the most part. The site includes an existing forestry track running from the B4313, sweeping round into the site and running in a north-easterly direction to the forestry area beyond. The vehicular link to Rosebush village is via the B4313. There is a pedestrian/cycle link to the village via the access track leading through the site to the route of the former Cardi Bach railway line – a distance of approximately 1.5km.

The applicants have described the application as:

"In essence, the development proposes 6 No. incubator live-work units for local Pembrokeshire residents – creating supervised training and support for young people and adults from vulnerable and 'hard to reach' backgrounds during the construction phase. The purpose of the development is to provide a safe and secure 'live/work' environment, with residents enjoying a fixed period of occupancy, at affordable rent levels. After a maximum of 7 years residents will relocate, having been supported in developing sustainable businesses.

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The development will be owned, managed and controlled 24/7, by Down to Earth, a Welsh– based highly regarded and experienced ‘not for profit’ social enterprise, established in 2005, who currently successfully operate 2 other facilities on the Gower Peninsular.

- Minimum 6 jobs with the workshops
- Minimum 4 jobs with the Timber Processing shed
- Minimum 6 jobs with DTE wider activity (education/health care/adventure activities/land management) across the site”

Relevant Planning History

NP/14/0062 Re-siting of new residue processing and drying shed approved under NP/09/001/GD07 - this measured 25 metres by 12 metres and is an extant permission as the ground has been cleared ready for building.

PA/19/0088 6 live/work timber dwellings – pre-application advice given suggested that the proposal could only be considered against One Planet Development and outlined the criteria for these. July 2019

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Drainage

Policy:

Location of Development

Figure 6 of PPW sets out a process for considering proposals. The first stage is to consider the strategic and spatial choices issues and the national sustainable place-making outcomes. PPW considers the countryside to be a dynamic and multi-purpose resource (para 3.34) and in line with sustainable development and the national planning principles and in contributing towards place making outcomes, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological and agricultural value and for its landscape and natural resources. PPW requires these attributes to be balanced against the economic, social and recreational needs of local communities and visitors. Fostering adaptability and resilience are key aims for rural places with a view to maintaining vibrant communities, helping to reduce the causes of climate change and be resilient to its impacts. In paragraph 3.35 it is recognised that the opportunities for reducing car use in rural areas are more limited than in urban areas, but most new development

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should be located in settlements which have relatively good access by non-car modes when compared to the rural area as a whole.

PPW paragraph 6.3.6 states that in National Parks, planning authorities should give great weight to the statutory purposes of National Parks, which are to conserve and enhance their natural beauty, wildlife and cultural heritage, and to promote opportunities for public understanding and enjoyment of their special qualities. Within this context, planning authorities should also seek to foster the social, economic and cultural wellbeing of their local communities. Paragraph 6.3.9 of PPW gives weight to the special qualities of the National Park in the decision-making process, highlighting a need for proposals to be carefully assessed to ensure that their effects on the special qualities are acceptable.

The recently adopted Local Development Plan sets out a spatial strategy for the National Park which is predicated on national policy objectives. The Plan has defined Centres to which the majority of new development will be directed to minimise the need to travel and to sustain communities. Rosebush village is defined as a Rural Centre in the Plan. The site is outside of the centre and separated from it by undeveloped land. It is therefore in the countryside.

As prescribed by PPW, the second part of the assessment is to consider the detail of the proposal against national and local policy. A key element of the national approach is supporting sustainable development by influencing the location, scale, density of development, mix of uses and design of new development to improve choice in transport and accessibility. The Welsh Government is committed to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. The transport hierarchy set out in Figure 8 of PPW shows the emphasis placed on reducing reliance on private transport and increasing opportunities for active and public transport options.

Public transport in the Rosebush area is delivered via a Bwcabus service. This is a demand-responsive service whereby people ring to book a seat on the bus. It operates within the north-east of Pembrokeshire between Clarbston Road and Crymych where there are service links onwards to Haverfordwest and Cardigan. The Bwcabus service operates Monday to Saturday with a fixed route operation every Tuesday. The Design and Access statement accompanying the planning application details the benefits of having the close proximity linkage between the workshops and houses. Travel would however be necessary to reach almost all other services and facilities – including any employment by other family members in the households, school, shopping etc. Journey times by public transport to most places are likely to be long.

Affordable Housing

Policy 7 of LDP2 sets out the types of development that may be permitted in the countryside. It includes the development of a rural enterprise dwelling where the need to locate in the countryside is essential and allows the release of land at the edge of Centres for small employment sites or as exceptional land releases to meet identified need for affordable housing. Paragraph 4.2.25 of PPW defines affordable housing as:

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“...housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers.”

Paragraph 4.2.34 states that exception sites must meet all the other criteria against which a housing development would be judged.

The application site does not meet with the definition of an exception site as it is neither within nor adjoining an identified Centre, as such, it fails to comply with Policy 7 for this reason

Furthermore, the Design and Access statement accompanying the application sets out some limited information on the management of the proposed housing with the company 'Down to Earth' being the landlord and tied tenancy agreements on a rolling 7-year lease. Whilst it is stated that meetings have been held with Pembrokeshire County Council's Housing Officer and that discussion with Wales Co-operative is ongoing, much greater detail on the lettings policy and management of the affordable housing is required in order to determine the compliance with policy.

As none of this is yet certain, the application currently fails to meet the definition of affordable housing as set out above. Furthermore it is usual practice for the application to be accompanied by a draft legal agreement to ensure the housing remains affordable in perpetuity which has not been submitted in this case. Such a draft agreement would make it clear what mechanism secures the housing as affordable in perpetuity to meet local need.

Business Use

With regard to the development of business uses, PPW recognises that a strong rural economy is essential to support sustainable and vibrant rural communities. It recognises that some enterprises can be established by re-using existing buildings, but that new development will be needed in many areas. Paragraph 5.6.4 comments that new development sites are likely to be small and should generally be located within or adjacent to defined settlement boundaries, preferably where there is public transport provision. It acknowledges that some industries have specific land requirements that cannot be accommodated within settlements but that the protection of the open countryside should be maintained wherever possible. It also cautions that developments only offering short-term economic gain are unlikely to be appropriate.

Within the context of the national planning policy set out above, Policy 7 allows for the development of new businesses within or adjacent to Centre boundaries and in the countryside where a need to locate there is demonstrated to be essential. Policy 43 of the Plan also includes this requirement. Policy 43 allows the combining of business uses with other uses such as community facilities or housing including live/work units.

As stated above, the site does not meet the requirements to be within or adjacent to a Centre boundary. It appears that the fundamental reason for the choice of site is because it utilises land within the applicant's ownership, rather than being for reasons critical to the operation of the proposed business. Insufficient information is

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included to determine why the site has been chosen and if a countryside location is essential. It is noted that planning permission has previously been granted for a timber processing building in this location, but the current application proposes to relocate that building and so it would suggest that this is not critical to the selection of the site location. The whole proposal is predicated on a new business, not yet established and no business plan supports the application and there is no way to assess its viability nor show what would happen to the houses and other buildings should the enterprise fail in the short or longer term.

The principle of the development in this countryside location is considered to be contrary to PPW and LDP Policy 7.

Welsh Language

The site is within the Welsh language-sensitive area defined in LDP2. Policy 13 of the LDP2 requires submission of a Language Impact Assessment for proposals outside of Centre boundaries and where the floor space created in a building or buildings is 1000 square metres or more or where the site measure more than 1 hectare.

Paragraph 4.75 of the Plan states that the National Park Authority will be responsible for undertaking any assessment it considers is required and for determining its form. In this instance, as there are significant policy objections to the principle of the application, it is not considered prudent to undertake such an assessment at this time. However if the application were to be approved then mitigation measures may be required to ensure that the development does not have an unacceptable impact on the Welsh language.

Detailed Matters

The information submitted with the application makes reference to making use of the central workshop area for community use. Policy 54 of LDP2 allows for the provision of community facilities where they are well located to meet the community's needs and they are convenient to public transport. Whilst it is acknowledged that the wider community in this area is dispersed, the most appropriate location for a community facility which would be used as a meeting place would be within a village where a large number of potential users are able to reach the facility by active travel means. Given that the workshops are probably to be operational – and therefore noisy in the daytime, the community space is more likely to be used during the evenings when public transport would not be available and when the pedestrian links to the site from Rosebush and dispersed houses in the area would be unlit and in terms of the roadway, potentially dangerous.

Technical Advice Note 6 Sustainable Rural Communities sets out guidance on the role of the planning system in supporting the delivery of sustainable rural communities. Under the heading 'Location of development' paragraph 2.2.1 of the TAN sets out the basic premise – that when allocating sites or determining planning applications a key question is whether the proposed development enhances or decreases the sustainability of the community. The provision of a meeting hall at this location is likely to decrease the sustainability of this wider community.

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The application cannot be supported under the policies of the newly adopted Local Development Plan.

Forestry Requirements:

The submitted details include a 2007 Forestry Management Plan for Coed Preseli which covers an area of 3 separate forests with Pantmaenog covering 300 hectares, Ty Rhyg 128 hectares, and Glynnaeron 58 hectares.

This report details that: 'Pantmaenog forest was originally planted in 1955, that initial planting followed extensive ploughing and cultivation and created the predecessor of the commercial forest we see today. The tree crops were then thinned a few times and destructive, 'clear-felling', started in the mid-1990s. By 2005, almost all areas had been 'clear-felled' using purpose built harvester and forwarder machines.

Standards have greatly improved since those days and with the acquisition of the forest by Jill and Bob Holding in 2005, management practices were changed. The forests are now being managed using 'continuous cover' forest management techniques, which support and enhance biodiversity and the landscape'.

What has not been submitted is any detail of the existing and future volume of timber being extracted, the number and type of traffic movements currently associated with this, and how this relates to the size of the timber sawmill and drying unit being proposed. There is no detail as to how the forestry output is currently exported, where it goes to, or how much volume of timber there is to sustain the proposed business and workshops.

A draft Heads of Terms agreement submitted on the 16th February 2021 between the landowner and the applicants has been submitted which states that; *'Coed Preseli will provide Down to Earth the opportunity to negotiate the purchase of standing timber and/or roadside delivered roundwood timber from Coed Preseli woodlands on a first option basis. Should the offer made by Down to Earth be unacceptable or deemed uncompetitive Coed Preseli would then offer the timber for sale (by tender or auction). All timber sold would be subject to contract conditions regarding Health and Safety, mitigation of environmental impacts and payment terms'.*

Siting, Design and Impact upon the Special Qualities of the National Park

In terms of more detailed matters relating to the siting of the proposal, officers return to the national policy direction for planning authorities to have a statutory duty and give great weight to National Park purposes which are reflected in LDP2.

Policy 1 of LDP2 sets out the National Park purposes in policy form with the need to foster the economic and social well-being of the local communities in the Park set within the context of the twin purposes of conservation and enhancement and public understanding and enjoyment.

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Policy 8 of LDP2 sets out the special qualities for the National Park and how they will be protected and enhanced. Of particular relevance to this proposal are criteria a) c) d) g) and h) protecting remoteness and tranquility, pattern and diversity of the landscape, the historic environment, species and habitats and the Welsh language.

The Authority has rolled over its Supplementary Planning Guidance on Landscape Character for interim use with LDP2 prior to its formal reissue in due course. The SPG splits the National Park in to 28 landscape character areas and the application site is in area 27 – Mynydd Preseli.

The area is described as being a large and very conspicuous inland area of heath and moorland, visible from a great distance. The views to the coast and feeling of exposure provide a strong sense of place. Reference is also made to the historic character and wealth of important archaeological features. The landscape is recognised for its national historical and cultural significance in Wales and included in the Preseli Registered Landscape of Outstanding Historic Interest in Wales.

The site is situated in open land below the highest peaks in Pembrokeshire. The village of Rosebush is a very visible and familiar part of the extensive views from the B4329 – known locally as ‘the mountain road’ which rises steeply up towards Bwlch-Gwynt where the view extends as far as Lundy Island in the Bristol Channel to the south. Whereas Rosebush village is seen in the context of the rising land and quarries beyond with the terrace of housing running along the contours, the application site would appear in the foreground of the view as an isolated development and with no particular context.

The proposed design and layout of the buildings is not particular to the locality. Whilst maturing woodland may help to screen the development over time, the effects of people living and working within the site will be evident in terms of necessary lighting and with it being visible from such high vantage points, the impact of it being an isolated development would remain. Policy 14 of LDP2 does not permit development that would have an unacceptable adverse effect on the qualities and special landscape character of the National Park by causing visual intrusion; introducing a use incompatible with its location; or failing to harmonise with or enhance the landform or landscape of the National Park.

Both Cadw and Dyfed Archaeological Trust have commented on the pre-application consultation and raised concerns about the impact of the proposal on the historic landscape designation and the Scheduled Ancient Monuments in the locality. They recommended that the impact of the proposed development on the registered historic landscape and setting of the Scheduled Ancient Monuments be assessed either using the ASIDOHL methodology or as outlined in the Welsh Government’s best practice guidance ‘Setting of Historic Assets in Wales (2017)’ but neither was submitted with the application.

Although a report dating from 2007 on the historic environment was submitted which had been drafted to accompany the 2007 forestry management plan, this does not refer to the current development or its impact on the landscape.

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A Historic Environment Desk Based Assessment was submitted by the agents for the applicants on the 16th February 2021 which has been forwarded to CADW and DAT for their comments and will have to be verbally reported to Committee as they will be received after the deadline for this report being written.

Amenity and Privacy:

Policy 30 of LDP2 refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

Whilst the timber dwellings are intended to be occupied by those also occupying the workshops, there is little detail submitted of how the noise and disturbance of the industrial timber processing unit and workshops would not negatively impact on other occupants of the dwellings, not directly 'employed' in the adjacent buildings.

The arrangement of the dwellings around the workshops, which are also indicated as being open to the public appears to make little provision for standards of privacy or amenity to the occupiers of the dwellings, and in this context, the siting of the dwellings is considered to be contrary to the principles of both good planning as espoused within TAN12 and Policy 30 of the LDP2.

The applicants and planning officer attended a meeting of the Design Commission in September 2020 which resulted in a design review report suggesting further work was needed on layout and design. The two paragraphs below are taken from that report:

Site Layout:

'The proposed scheme would benefit from further exploration of the site layout and the relationships between the components. Resolving how the relationship between public and private spaces on site will be key to the success of the proposal considering the potential variety of users and visitors, or an acknowledgement that traditional distinctions do not apply, and boundaries are deliberately blurred. It is important that the design considers how this development feels as a place to live, as well as a place to visit. Further work is needed on the routes in and out of the workshop building. It would be beneficial if further design development considered how materials made here for sale can be presented, incidental meeting spaces where people would meet their neighbours and develop a sense of community.

Massing and Cladding

Contextual analysis of local villages could help inform the massing and cladding of the housing within the new development. The panel understands that this is a test site for a new building construction method, however, it is currently inappropriate massing for a development of this nature. The proposed buildings are currently suburban in nature but located in the middle of a forest [open countryside]. Further exploration of massing options would be highly beneficial to this scheme, as the house types lack the flexibility and joyfulness that a proposal of this nature could aspire to have'.

The designs have not been amended following that meeting.

Access and Parking:

Highways response to the consultation is as follows:

'The access is 125 metres from the 30MPH speed zone, and the brow of the hill is at least 25 metres beyond that with vehicles appearing into two-way view at about 170 metres from the access.

The access was widened for timber extraction in the 1990's and was resurfaced in bitmac/asphalt in early 2011, with the "give way" markings installed, when the PCNP sponsored car park was established. The access is visible from a long distance in advance of it, from each direction, and the forward visibility for right turns into it off the Highway is very good. Long distance exit visibility is available from this junction, in each direction, although these do need some minor maintenance. A gorse bush needs to be removed on the south-eastern corner of the access bellmouth, to give a view behind the telegraph pole; and on the north-western side a couple of low branches from the spruce tree removed. Just this will then restore the long distance splays, as otherwise these cross Highway verge, and there is a slow bend at the access which helps bring the sight lines away from the verges.

Overall, because there is such a wide access, the proposal should not conflict significantly with the car parking use; and the proposal will not be a major traffic generator. With this planning application, I am not recommending that the car park access is altered or moved, or that the car park is made larger to cater for horsebox movements, although this may be an issue for others to decide upon in the future.

There will be 12 specific parking spaces provided, which should be enough, at two spaces each, for the six live/work dwelling/workshop combinations at the commune, using the spur road. Further worker car parking could no doubt take place on the edges of this track, or around the perimeter of the sawmills site, all within the application red line. There should be no reason for parking for the basic development to result in loss of car parking that the public is currently invited to use. There is however no visitor car parking nor any Disabled parking within the spaces off the spur road, and yet the DAS suggests that there could be training courses run here and that the space will be a tourist attraction. Providing at least one Disabled space should already be a requirement within the community parking numbers, but as there seems to be room, then it is recommended as a condition that at least 5 more parking spaces are provided, making 17, to include two full sized Wheelchair use spaces.

Landscaping:

The Authority's Tree and Landscape Officer has been consulted with regards to the submitted development and his comments are as follows:

'At the time of writing this report the relevant information had not been provided to identify which issues are constraints to the proposal. There is insufficient detail as to the management of the boundary hedgebank features or any constraints they may pose to the development, in order to make an informed decision on the proposed development and the interaction with the existing landscape features'.

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A condition to ensure this information is received, if the application were to be approved has also been suggested.

Biodiversity:

To comply with Planning Policy Wales (2018) and the Environment (Wales) Act 2016 planning authorities are expected to ensure every development positively contributes to biodiversity.

An ecological report was submitted with the application, and the PCNPA Ecologist has commented that there is significant opportunity for biodiversity enhancement.

Since this application was received, NRW have released planning guidance on developments that may impact on phosphate levels in river SACs. .

In order to properly assess the potential impacts on the nearby river, which is a Special Area of Conservation the PCNPA Ecologist has requested further information and this is expected to be submitted prior to the date of the Development Management Committee.

The Habitats Regulations require the Authority to consider whether any plan or project will have a 'likely significant effect' on a Special Area of Conservation. If so, they must carry out carry out an 'appropriate assessment' (AA). The PCNPA ecologist is not currently in a position to reach any conclusions in that regard but it is expected that an update can be given verbally.

Land Drainage:

The Drainage Engineers at Pembrokeshire County Council have been consulted with the development proposals and have raised no objection subject to the fact that SAB consent will be required for the scheme.

Conclusion

The proposal is contrary, in principle, to national and local planning policies that seek to control development in the countryside. Insufficient information has been provided to show that this particular location is essential to the proposal.

The proposed affordable housing does not meet the accepted definition of affordable housing without demonstrating how the properties would be let and managed by a registered social landlord and having a legal agreement to ensure it is affordable in the first instance and in perpetuity. The business is not yet established and no business plan has been submitted, whilst the link between the houses and workshops is not satisfactorily explained.

Whilst creating an opportunity for some house occupants to live and work in close proximity, the sustainability of the proposal in terms of the wider needs of its occupants is diminished by the remote location and a likely dependency on private transport, as journeys involving public transport to larger centres with a good range of services and facilities would be lengthy.

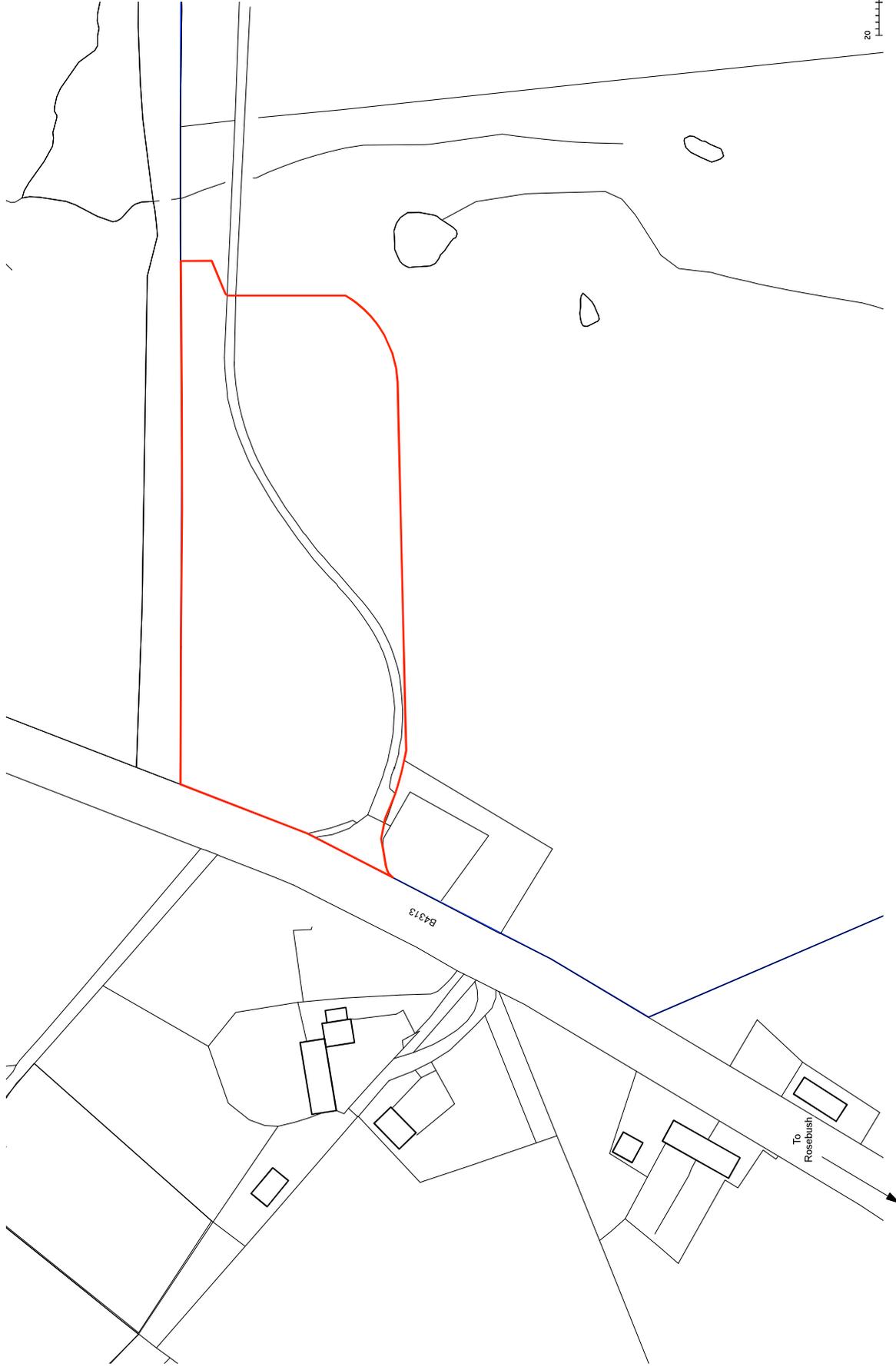
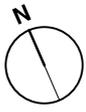
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The site would be clearly visible within a protected National Park and Historic landscape from a wide area to the north, extending to the top of the Preseli Hills and would appear as an isolated development in the countryside.

Recommendation

REFUSE, for the following reason(s):

1. The proposed development by virtue of its open countryside location will have a harmful impact on the special qualities of the national park, and is contrary to both national and local planning policies, specifically Policy 7 of the Pembrokeshire Coast National Park Local Development Plan (adopted 2020) and the principles of PPW 10 (Edition 10, December 2018).
2. The application has been submitted with insufficient assessment of the visual impacts of the development on the surrounding historic landscape, and does not preserve the natural beauty and special qualities of the National Park, contrary to Policies 1, 8, 9 and 14 of the Pembrokeshire Coast National Park Local Development (Adopted 2020), the Supplementary Planning Guidance on Landscape Character and Paragraph 6.3.9 of Planning Policy Wales.
3. The dwellings are positioned with insufficient amenity space away from industrial production areas and are therefore contrary to the principles of Policy 30 of the Pembrokeshire Coast National Park Local Development Plan (adopted 2020).



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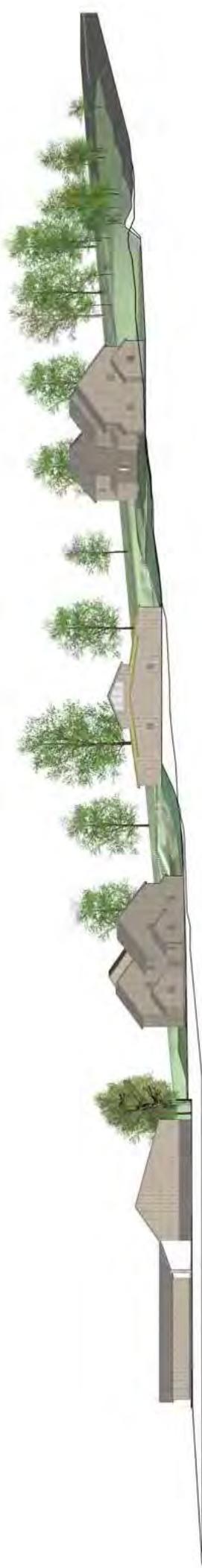
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PROJECT	PANTMAENOG FOREST						
CLIENT	JILL HOLDING						
JOB NO.	DRAWING NO.	REVISION	DRAWN BY	DATE DRAWN	SCALE		
1816	001		CK	14.12.20	1:1250@A3		

Mark Waghorn Design

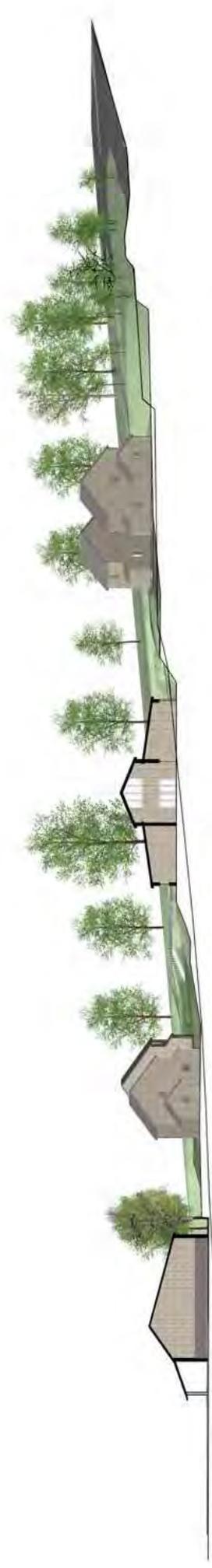
19 New Road
Llandeilo
Carmarthenshire
SA 19 6DD
01 558 822009
info@mwd.wales



DATE	DESCRIPTION



01 SITE SECTION A
1/30



02 SITE SECTION B
1/30

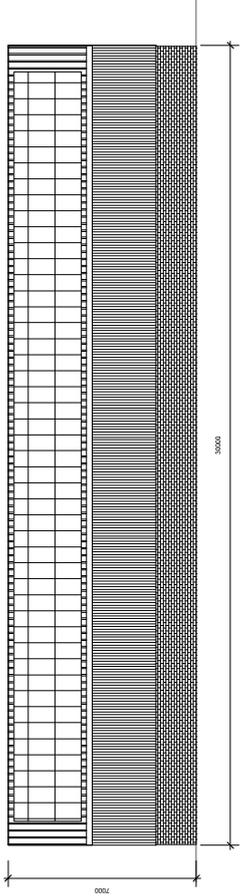


PROPOSED SITE SECTIONS

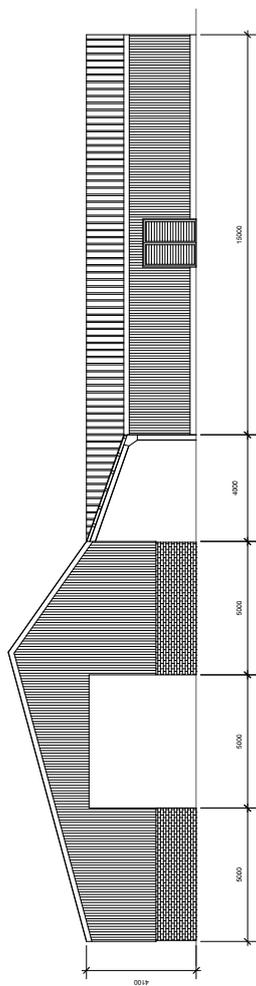
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 CLIENT: ALL BUILDING
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 Mark Waghorn Design
 MWD architects
 1718-62079

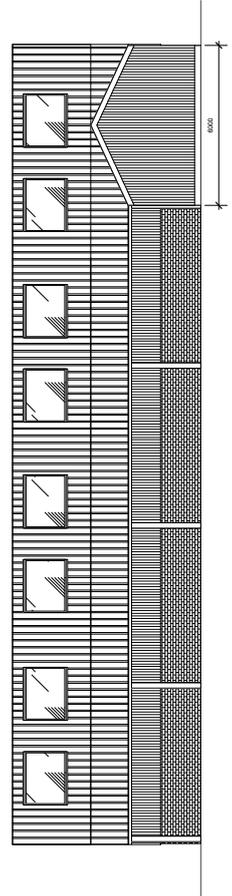
REV	DATE	BY	DESCRIPTION



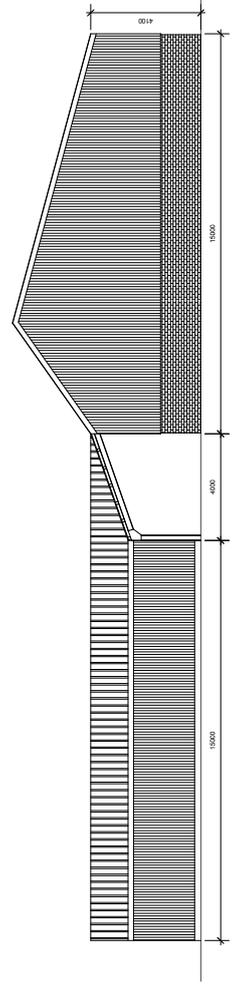
01 SOUTH WEST ELEVATION
1/20



02 SOUTH EAST ELEVATION
1/20



03 NORTH EAST ELEVATION
1/20



04 NORTH WEST ELEVATION
1/20

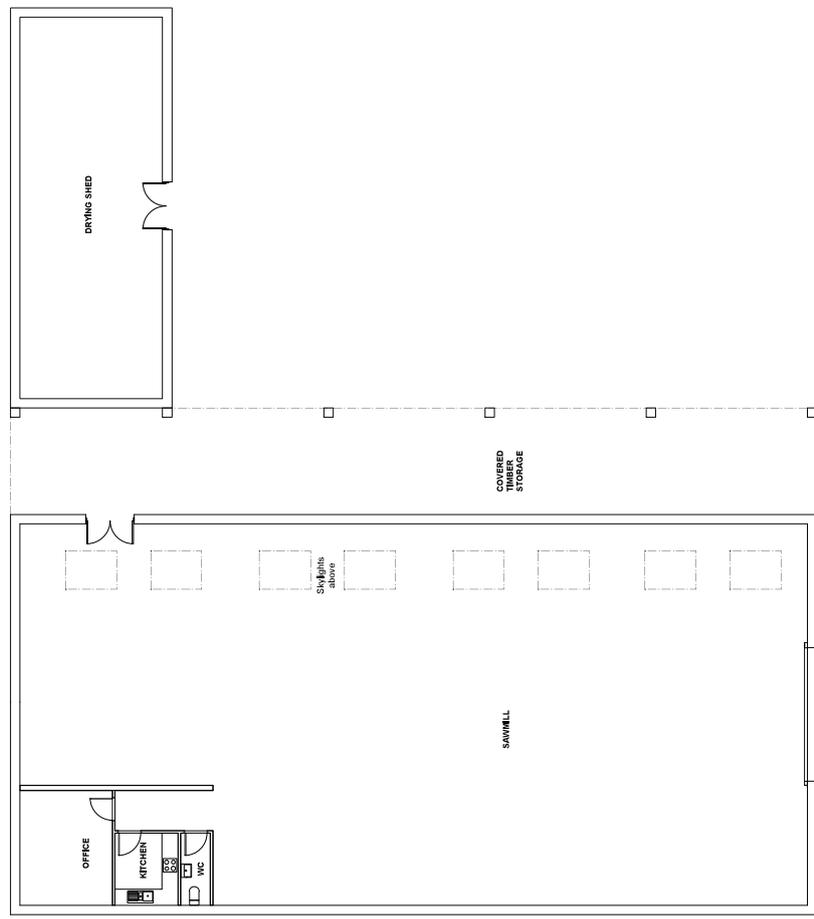


DRAWING NO: **PROPOSED TIMBER PROCESSING FACILITY ELEVATIONS**
 PROJECT: **PANTIMANGS FOREST**
 CLIENT: **MILL HOLDING**
 DATE: **11.12.20**

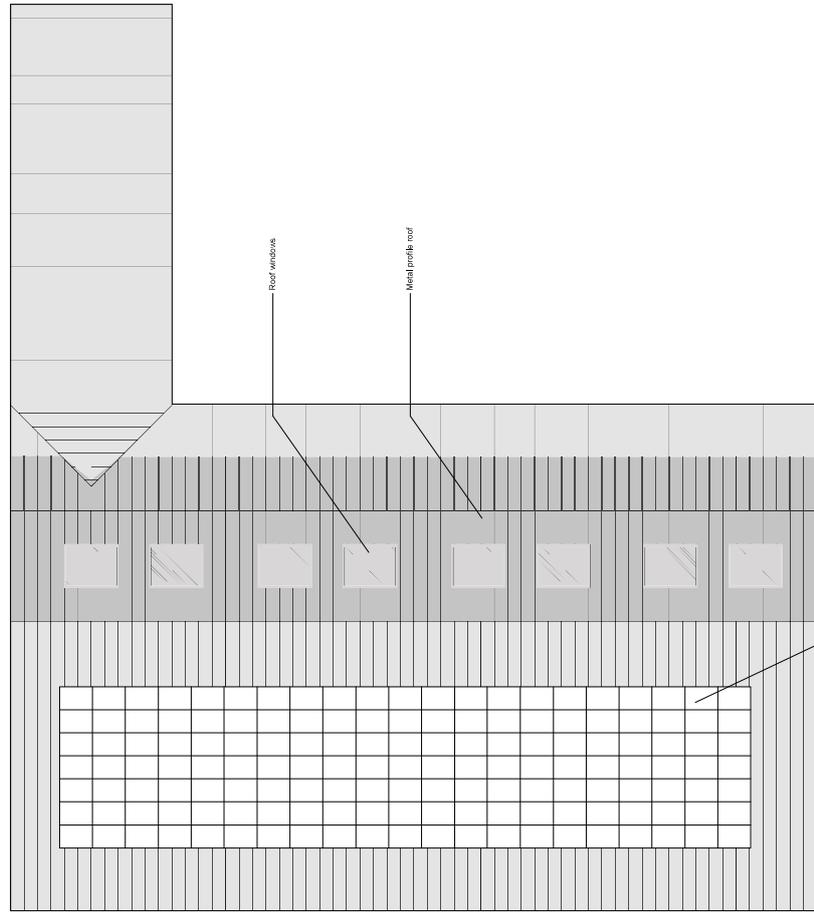
Mark Waghorn Design
 111, The Esplanade
 Southport, QLD 4215
 01 939 83329
 www.mwd.com.au



REV	DATE	BY	DESCRIPTION



01 SAWMILL GROUND FLOOR PLAN
1/16

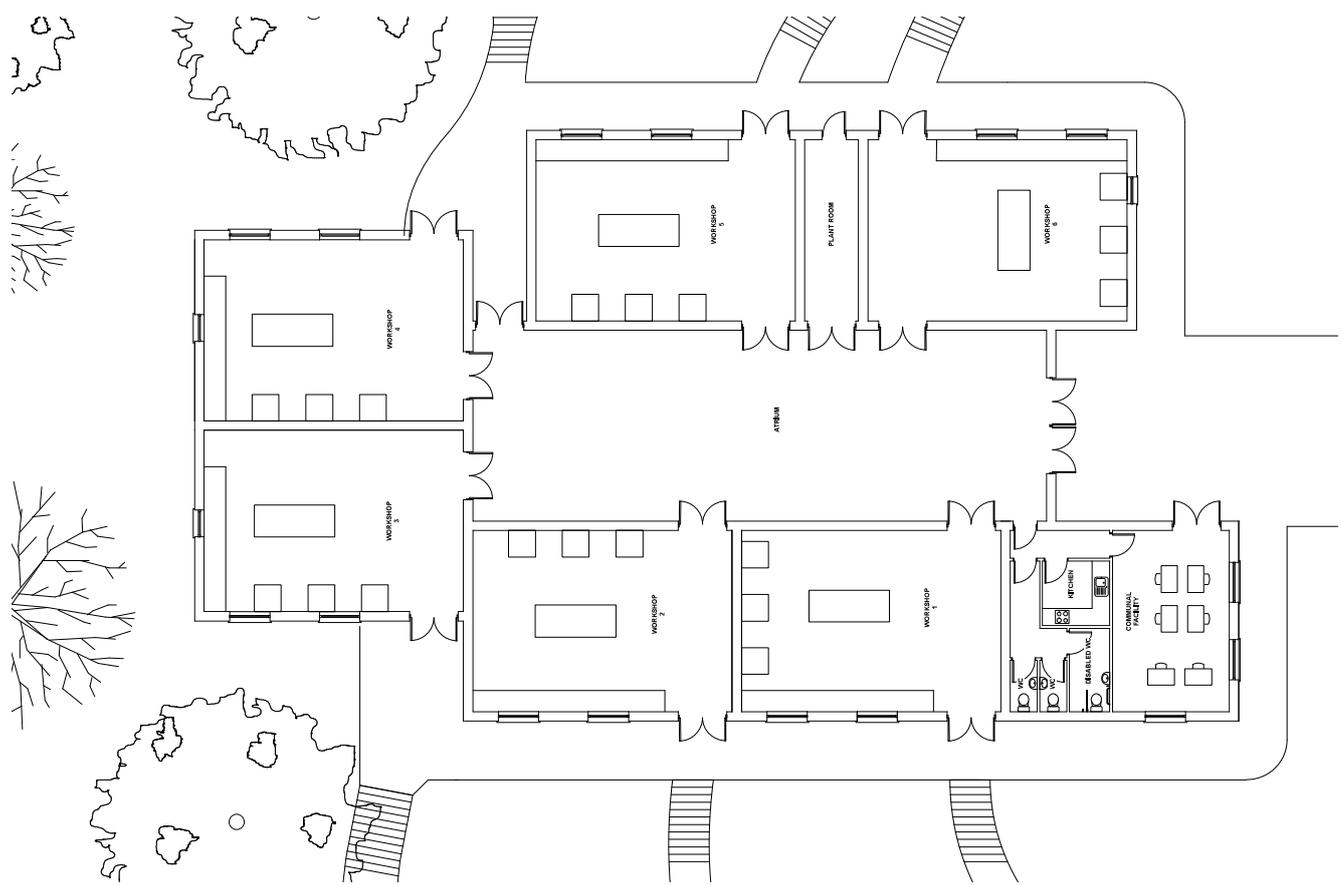
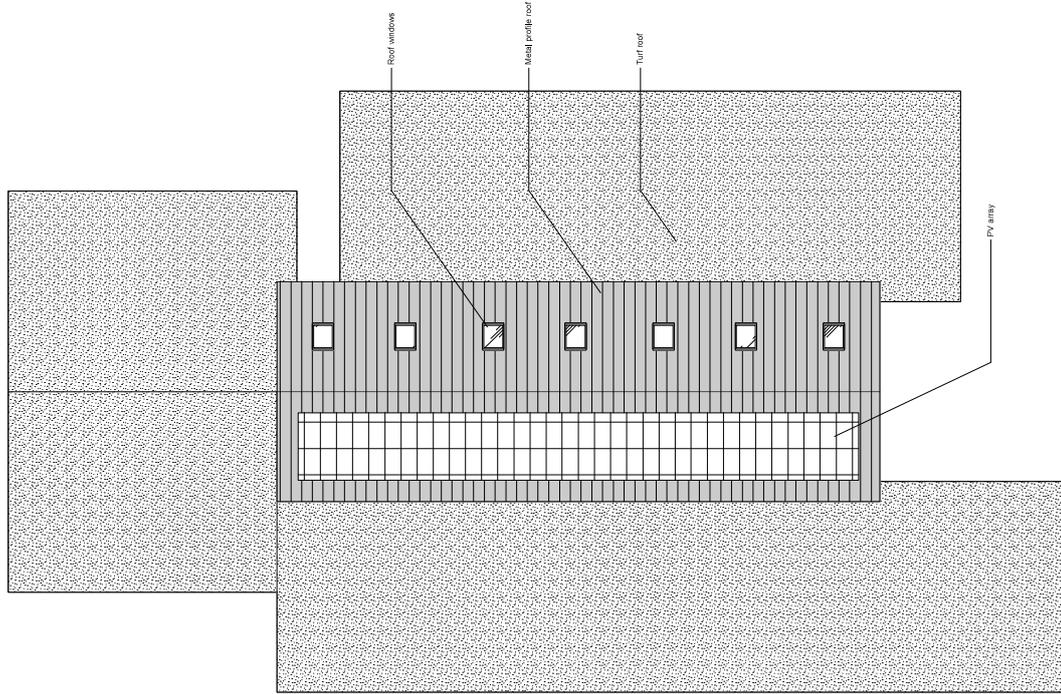


02 SAWMILL ROOF PLAN
1/16



REV	DATE	BY	DESCRIPTION

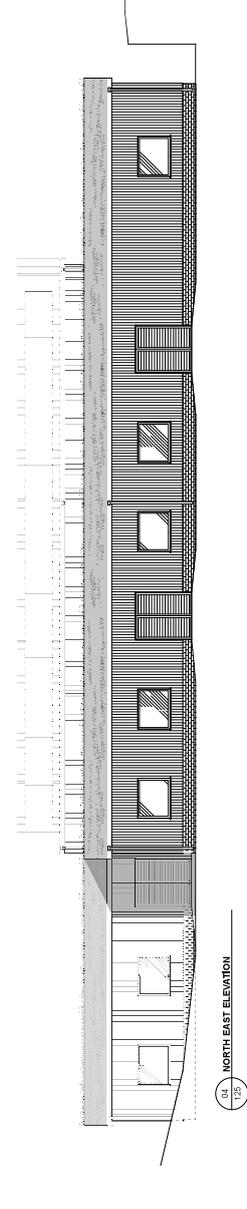
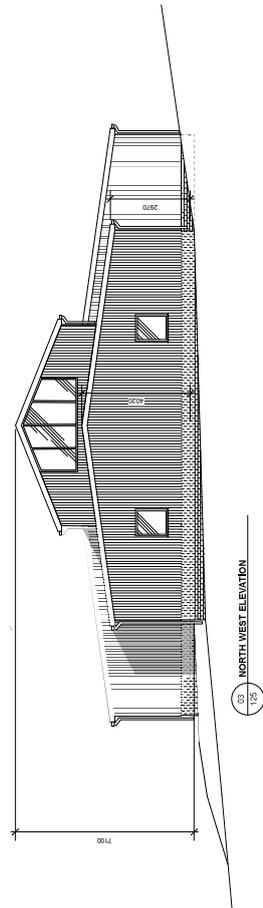
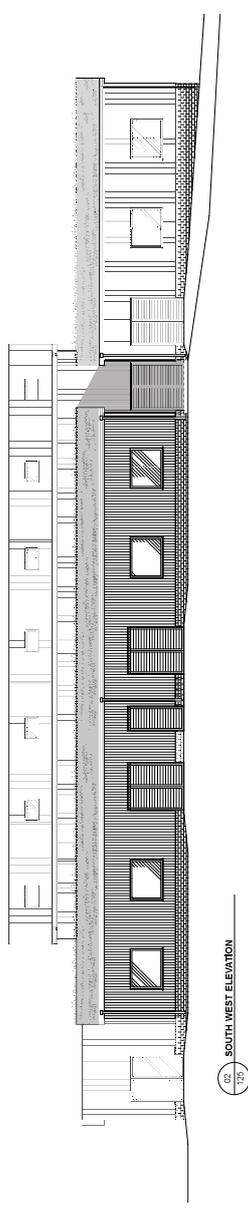
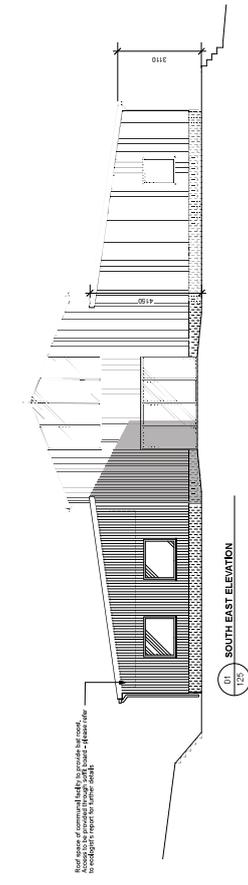
NOTES:
The roof finish for the workshops will be a green roof.



02 ROOF PLAN

01 FLOOR PLAN

REV	DATE	BY	DESCRIPTION





SKETCH

PERSPECTIVE 1
 PROJECT PANTMAENOG FOREST
 CLIENT JILL HOLDING
 JOB NO. DRAWING NO. REVISION DRAWN BY DATE DRAWN SCALE
 1816 180 MS 11.12.20 NTS

REV DATE BY DESCRIPTION

NOTES
 Visualisation by Chris Loyn architect

Mark Waghorn Design
 19 New Road
 Llanidloes
 Carmarthenshire
 SA19 6DD
 01558 822009
 info@mwd.wales





SKETCH

PERSPECTIVE 2

PROJECT PANTMAENOG FOREST

CLIENT JILL HOLDING

JOB NO.	DRAWING NO.	REVISION	DRAWN BY	DATE DRAWN	SCALE
1816	161	MS	MS	11.12.20	NTS

NOTES

Visualisation by Chris Loya architect

DESCRIPTION

BY

DATE

REV

DATE

BY

DATE

REV

DATE

BY

DATE

REV

DATE

Mark Waghorn Design

19 New Road
Llandello
Carmarthen
SA17 6DD
01558 822009

info@mwd.wales

