

Application Ref: NP/20/0155/FUL

Case Officer	Matthew Griffiths		
Applicant	Mr Bowie, Humbergrange Ltd		
Agent	Mr T Kinver, Kinver Kreations Ltd		
Proposal	Proposed demolition of buildings and redevelopment to provide 14 no. dwellings, landscaping, access and associated works		
Site Location	Rochgate Motel, Roch, Haverfordwest, Pembrokeshire, SA62 6AF		
Grid Ref	SM87422088		
Date Valid	11-May-2021	Target Date	05-Jul-2021

This application is reported to DM Committee as the proposal is for “major development” as defined by the Town and Country Planning (General Development Management) (Wales) Order 2012. It therefore requires Committee determination under the adopted scheme of delegation.

Consultee Response

Nolton & Roch Community Council: Objecting

The Councillors have carefully considered the amended application and although they fully support the redevelopment of the motel site for residential purposes, they do however recognise the need for dwellings that are not only affordable but that also, crucially, meet the housing needs of the local community as was stressed in NRCC’s letter dated 5 May 2020 re the previous planning application for 18 x two bedroom properties. Although the four larger family homes are welcomed, sadly there is little evidence of community need to support the overwhelming percentage of one bedroom units.

Unfortunately, it therefore follows that NRCC cannot fully support the current plans as they stand and must object to this application for the following reasons (summarised, detailed information on objections on PCNPA portal):

- No evidence of community need
- Density of developments and garden size
- Lack of sustainable considerations

In conclusion

NRCC are again pleased to see the developer submitting an application with regards to the Rochgate Motel site and although they appreciate and sympathise with the motivation of a developer to turn a profit, this development is in the Pembrokeshire Coast National Park and has to work within the exceptions planning policy - given that the site falls outside the current planning settlement limits - by providing affordable housing for local people that meet local needs. It is very true that the community has long been upset and frustrated by the state of the dilapidated Motel. But one has to take a deep breath, take a step back and think to the future at this moment. There is little point rushing to get something built if it is not fit for purpose in the long term.

NRCC would certainly look favourably on any revised plans that provide affordable housing designed with environmental impact in mind which reflect the housing needs of local people.

Item 5 - Report on Planning Applications

There is certainly a middle ground to be found here and NRCC would very much welcome further consultations and dialogue with the applicant, the community and planners.

The Councillors would like to thank you for taking the time to consider the above.

Dyfed Powys Police: Comments.

Coal Authority – Comments

Dwr Cymru Welsh Water – No objection

Natural Resources Wales – No objection

Western Power Distribution – No comments to date

PCC - Private Sector Housing & Strategy - Comments

PCC - Waste & Recycling Manager – No objections

PCC - Community Regeneration Manager – No comments to date

PCC - Head of Cultural Services – No comments to date

PCC - Education Dept – No comments to date

PCC - Drainage Engineers – No comments to date

PCC - Transportation & Environment – No objection

PCC - Public Protection – No comments to date

PCNPA Planning Ecologist – No comments to date

PCNPA Tree and Landscape Officer – No objection

PCNPA Access Manager – No comments to date

PCNPA Buildings Conservation Officer – No objection

Public Response

The application was publicised in accordance with the requirements of the Town and Country Planning (Development Management Procedure) Order 2012.

Five representations were received, and comments are summarised below:

- There is no requirement for additional housing in Roch. Affordable housing has already been provided on an exception site at Ocean Drive.
- Further housing should be delivered by the community land trust in the village.
- The proposed development is visually intrusive, and a similar application was refused on the other side of the road.
- The application is incorrect in stating a density of 22 dwellings a hectare. The site is of a higher density of 47 houses per hectare and not consistent with the existing development in the surrounding community.
- The statement that the site has an adverse impact on the amenity of the area is due to the applicant's management of the site and lack of maintenance.
- The proposed soakaways are not realistic, and the site is not suitable for infiltration drainage. Drainage is likely on to the neighbouring road. At Ocean Drive soakaways were not used for this reason.
- There are existing issues in the foul sewerage system in the local area which will be exacerbated by this development.
- The scale of development is excessive and not reflective of the communities needs.
- Nolton & Roch Community Land Trust comments in summary are: there is no evidence to suggest that the community requires 18 No. 2 bedroomed houses for purchase; the application indicates that a policy can be provided to ensure that there is some prioritisation to address local needs which gives little

Item 5 - Report on Planning Applications

confidence that local needs will be seriously addressed; No provision has been made to incorporate eco-friendly design principles; no provision has been made to for community / amenity space; concern that affordable housing for sale will not deliver affordable housing in perpetuity; the housing has small plots and are not reflective of affordable housing development nearby on Ocean Drive; details of covenants to control the housing as affordable have not been provided; previous permissions have not resulted in development of the site and addressing the unattractive derelict buildings at the site - this should not justify inappropriate further development; The site is prominent and the development will provide housing which is uninspiring, cramped and inefficient; there is no provision of a crossing of the Nolton Road shown on the plans.

- Cllr Adams commented: I wish to comment on the above, firstly welcoming some movement on this eyesore. However, the applicant has failed to listen and indeed pay any regard to the comments made by myself and the Community Council which were designed to assist in bringing forward an acceptable scheme. There is no evidence to support the set design in terms of house types, the highly visible site demands a scheme which will be visually attractive which again is not offered in terms his application and the opportunity to engage with the CLT has not been taken. This would provide the developer with a confident evidence base to progress which whilst recognising that the A487 divides the site from the village, the correct scheme would surely prove acceptable to you as planners.

These comments are addressed in the officer appraisal below.

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 10 - Sites and Species of European Importance

LDP2 Policy 11 - Nationally Protected Sites and Species

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 49 - Affordable Housing Exception Sites

LDP2 Policy 50 - Housing Development Proposals

Item 5 - Report on Planning Applications

LDP2 Policy 51 - Housing Densities
LDP2 Policy 52 - Housing Mix
LDP2 Policy 59 - Sustainable Transport
LDP2 Policy 60 - Impacts of Traffic

The following National Planning Policy are considered particularly relevant to the determination of the application:

Future Wales: the national plan 2040 (Published 24 February 2021 – Expires 31 December 2040)

Planning Policy Wales (Edition 11, 24 February 2021)

TAN 02 - Planning and Affordable Housing
TAN 05 - Nature Conservation and Planning
TAN 11 - Noise
TAN 12 - Design
TAN 13 - Tourism
TAN 15 - Development and Flood Risk
TAN 16 - Sport, Recreation and Open Space
TAN 18 - Transport
TAN 20 - The Welsh Language – Unitary Development Plans and Planning Control
TAN 23 - Economic Development
TAN 24 - The Historic Environment

Constraints

LDP Mineral Safeguard
Safeguarding Zone
Hazardous Zones
Potential for surface water flooding
Recreation Character Areas
Low Coal Risk
Affordable Housing Submarkets
Seascape Character Areas

Planning History

- NP/13/0441- Roch Gate Motel, Roch - Demolition of existing Motel & replace with 40 bed hotel with adjoining restaurant & associated parking & landscaping – Approve – 12-Jan-2014
- NP/09/061 – Roch Gate Motel, Roch – Refurbishment – Approved – 17 April 2009
- 00/004/s – Roch Gate Motel, Roch – Post Sign – Refused – 25 April 2000

Pembrokeshire Coast National Park Authority
Development Management Committee – 21st July 2021

Item 5 - Report on Planning Applications

- 00/003/s – Roch Gate Motel, Roch – Wall mounted sign – Refused- 17 March 2000
- NP/97/190 – Roch Gate Motel, Roch - Extension to kitchen & alterations for living accommodation - Approved – 20 June 1997
- NP/92/477 - Roch Gate Motel, Roch – Additional car parking – Approved – 25 March 1993
- NP/92/472 – Roch Gate Motel, Roch – New Function Room – Approved - 25 March 1993

Officer's Appraisal

Introduction

The proposed development is for the demolition of the former Rochgate Motel and its replacement with fourteen dwellings, access and associated works.

Site Description

The site is located to the west of the A487 and to the south of Nolton Haven Road on the edge of the settlement of Roch. The site lies on the boundary of the National Park and is relatively level with the land sloping towards the south. The site is readily visible when viewed from the south east. It is surrounded by agricultural land to the west and south. Further to the east is Roch Castle and there are pockets of woodland in the wider landscape. To the east is more contemporary housing within the settlement of Roch. The site based on the Authority's mapping is around 0.4 hectares.

The site contains buildings which formerly formed part of the Rochgate motel which has been derelict for some time and largely abandoned. The buildings are concentrated to the north of the site and along its western boundary, but the site is mostly covered in hardstanding areas and represents a brownfield site.

Description of Development

The proposal is to construct fourteen properties. The properties are as follows:

- 4No. 1-bedroom flats
- 6No. Semi-detached 1-bedroom bungalows; and
- 4No. 4-bedroom houses.

The proposed housing is to be accessed from a similar location to the existing motel e.g. from the Nolton Haven Road (C3067). The housing is designed of a three dwelling types, the application was amended following submission with the number of properties reduced from eighteen. Limited information has been provided of proposed boundary treatments on the site layout plan. It appears that the boundaries to the south and to the west would be largely as existing and these are formed by hedgerows to the adjoining agricultural land. The existing motel boundary (a low wall) is shown as removed and replaced by boundary planting. Footways are shown on either side of the estate road and along the frontage to the Nolton Haven Road and along the radius of the junction of this road to the A487. To the north of the

Item 5 - Report on Planning Applications

junction a footway links to the bus stop on the A487 and from this to a crossing point on the A487.

The applicant has stated in writing their intention to develop the site as an affordable housing development and have indicated that they have discussed the nature of the housing provision directly with Pembrokeshire County Council Housing.

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
- Residential amenity and living conditions
- Sustainable transport, access and highway safety
- Ecology
- Historic Environment
- Tree impact
- Drainage & Flooding
- Other Material considerations

Policy and Principle of Development

The village of Roch is predominantly in the County Council's planning jurisdiction and is identified as a settlement within the Pembrokeshire County Council's Local Development Plan, where it is identified as a Rural Settlement – Service Village. The National Park boundary runs along the main road to the east of the application site. The Pembrokeshire Coast National Park Local Development Plan 2 (2020) identifies Roch as a Rural Centre (Policy 6) the proposal map defines a Centre Boundary for Roch and this does not include the site.

The site was previously used as a hotel, but became derelict many years ago. As noted in the planning history the site has a planning permission for the development of a hotel. It appears that this permission may have lapsed and there appeared no significant construction works or other works such as demolition at the site. As the former hotel is no longer in use and the proposed hotel has not been constructed, it is extremely difficult to measure the potential viability of the site for this use and also whether there is outstanding demand for hotel accommodation. Based on the current condition of the site from a site inspection it is considered that the former use of the site as a hotel has diminished to such an extent that the current policy provisions regarding loss of hotels (in Policy 36) in the Local Development Plan cannot be effectively applied.

The Local Development Plan prioritises the provision of affordable housing to meet locally identified needs. Planning Policy Wales Edition 11 (para 4.2.34) expects local planning authorities to make provision for affordable housing and also requires them to make use of exceptional land releases, within and adjacent to settlements that would not otherwise be allocated in the local development plan. This position is further supported by Technical Advice Note 2 which allows for the exceptional release of land to meet affordable housing need. Policy 45 of the Local Development Plan further makes such provision (criterion b).

Item 5 - Report on Planning Applications

The site is separated from the settlement by the A487 and has a close relationship with the settlement positioned at the junction between the A487 and C3067. It is also previously developed brownfield land, within the definition used in paragraph 3.55 of Planning Policy Wales (Edition 11, 2021). In principle, the location of the site is considered to form a sustainable location where an exceptional release of land to meet affordable housing need would be acceptable.

The proposed housing must also be appropriate to meet the identified local housing need. The local housing need should be identified and the proposed housing should clearly reflect this need. In terms of the tenure and house sizes, paragraph 4.2.34 of Planning Policy Wales is clear that: "The affordable housing provided on exception sites should meet the needs of local people in perpetuity." Policy 52 of the LDP requires that: "In order to ensure the creation of balanced communities all new housing development will be required to include a mix of dwelling sizes, types and tenures having regard to the current evidence of housing need in the National Park".

The Housing Authority has advised the developer on the local affordable housing need. Firstly, they stated that the housing authority and both local planning authorities are prioritising the provision of social rented properties. They additionally provided a table showing the annual need for social rented properties from the last Local Housing Market Assessment in the Nolton & Roch Community Council area and surrounding community council areas:

Community Council Area	Affordable Rented					
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Nolton & Roch	5.3	0.0	0.0	0.4	0.3	0.0
Camrose	17.1	2.4	0.0	1.0	0.2	0.0
Brawdy	7.5	1.8	0.3	0.3	0.1	0.0
The Havens	12.2	1.5	0.0	0.6	0.1	0.0
Hayscastle	4.2	0.8	0.0	0.2	0.0	0.0
Total	46.3	6.5	0.3	2.5	0.7	0

PCC Housing noted that within Nolton & Roch there is a need for 1-bedroom affordable properties. Looking at the wider local need for affordable housing it appears there is clear need for affordable rented property within the locality and that this need is for varying types of properties. The applicant's proposal for a range of housing types and sizes is considered to reasonably meet the housing need in the locality. The tenure of housing, whether it will be provided as social rented or intermediate housing is still not clear and this element of the proposal can be appropriately negotiated as part of a section 106 agreement and in accordance with advice from PCC Housing.

The LDP at policy 51 sets a minimum density of 30 dwellings per hectare. In considering this policy, it is important to consider that the land available for development in the National Park is a finite resource and this policy is setting a minimum density for the efficient use of land. The Authority, in setting this policy is acting in line with Planning Policy Wales (Edition 11, 2021), this national policy identifies as a Key Planning Principle that "The efficient use of resources, including

Item 5 - Report on Planning Applications

land, underpins sustainable development.” Therefore, Local and National planning policy should be seen as supportive of the efficient use of land where it does not give rise to an unacceptable impact. For practical application in the National Park there is a requirement that new residential development achieves a density of 30 dwellings a hectare.

The current proposed layout shows a density of around 35 dwellings per hectare (based on a site area of 0.4hectares). As required by Policy 51(a) it is important to ensure that the development through inappropriate increasing density does not have an unacceptable impact on the character of the surrounding area. The application should be considered in its context as a proposal in a prominent edge of settlement location adjacent to open countryside. As a matter of planning judgement it is appropriate to its context and reasonably in character with the nearby development in Roch. The policy requirements in national and local planning policy are met and the proposal represents an efficient use of land; the appropriateness of the design and layout to the locality are considered in the following section.

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

Policies 8 and 14 of the LDP seek to protect and enhance the special qualities of the National Park.

Policy 8 (Special Qualities) lists 9 priorities - the most relevant to this application being:

- a) to ensure that the sense of remoteness and tranquillity is not lost and wherever possible enhanced.
- b) the identity and character of towns and villages is not lost through coalescence and ribboning of development or through poor design and layout of development
- c) the pattern and diversity of the landscape is protected and enhanced.
- e) that development restores or wherever possible enhances the National Park’s ecosystem; and
- g) to ensure that local biodiversity action plan species and habitats are protected for their amenity, landscape and biodiversity value.

In addition, Policy 14 seeks to prevent development that causes significant visual intrusion, is insensitively and unsympathetically located within the landscape, introduces / intensifies a use that is inappropriate to its location, that fails to harmonise with the landscape character of the National Park, and that loses or fails to incorporate important traditional features.

The site is located at the edge of Rochgate and forms the beginning of the differentiation between agricultural land and urban form at the edge of the village. The site is brownfield and has existing buildings on site therefore the development does not create a new encroachment of development into the open countryside. In fact, the derelict Rochgate Motel is a deteriorating unattractive building in a state of disrepair. The proposed development is entirely located on the site of the former motel. The application was assessed by a site visit and generally views to the North are screened by an area of woodland and to the east the development is screened by Rochgate and seen in the context of the neighbouring A487. The site is much more visible to the south and west.

Item 5 - Report on Planning Applications

The principle of the residential development of this site is considered acceptable. It is of an appropriate density and in compliance with local and national policies. The general scale and massing of the proposed buildings are considered to fit in with the surrounding development. The scale of the buildings, the mix of house types and the palette of materials to be used on the site are generally acceptable in design terms, subject to the future approval of material samples and the submission and control of design details. Appropriate conditions would ensure that the design is acceptable in the context of the sites location at the edge of the settlement.

It is clear that appropriate landscape mitigation is required, particularly to the south of the site which is open and exposed. There is a particular concern that without appropriate landscaping the development would appear very stark and imposing when viewed from the adjoining highway. However, this can be effectively addressed by the use of appropriate landscaping. The design shown on the proposed layout plan largely retains the boundaries to the site with the retention of hedges and trees to the edge of the site. The retention of these boundaries is considered to provide an appropriate setting to the development. The detail of landscaping has not been provided, but the general principles appear to be acceptable and appropriate detail can be secured through planning conditions.

The general design of the proposal is acceptable, and the principles of the landscaping is considered to effectively minimise the visual impact of the scheme and the development is also viewed as responding appropriately to the topography of the site. In the landscape it is considered that the proposal would appear as a logical extension to the northern extent of Roch at a road junction. It is also considered that the removal of the existing buildings at the site would represent an element of planning gain, given their rundown appearance.

The proposed development is viewed to be reasonably consistent with and appropriate to the character of the area. The proposal is considered in reasonable compliance with Policies 8 and 14 of the LDP.

Amenity and living conditions

Policy 30 of the LDP states that development will not be permitted which has an unacceptable adverse impact on amenity. TAN 12 recognises the importance of the scale of development in relation to surroundings and how the mass and height of developments can impact on privacy, sunlight and microclimate. This includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing.

The nearest properties which are likely to be impacted by the proposed development are properties on Ocean Drive and Church Road, Roch. These are separated from the site by the wide carriageway of the A487 and it is not considered that the proposal will give rise to a significant impact on the amenity of these properties.

The scale of development is likely to result in construction activities that will last for a significant period of time; the site is also in proximity to residential properties and would potentially impact on residents living conditions. It is considered reasonable to impose conditions to ensure that the construction activity impacts in terms of noise, dust, vibration are minimised.

Item 5 - Report on Planning Applications

The timing of construction is considered to be the most significant issue in terms of amenity impacts; working at anti-social hours for an extended period of time are considered likely to result in a substantive impact on amenity. It is considered that construction operations (including demolition, earth moving and deliveries) should be restricted to between the hours of 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturday with no operation on Sunday or public holidays. It is considered that subject to conditions requiring compliance with the applicants submitted management plan and hours of operation the impact on neighbouring properties will be mitigated to an acceptable level.

Subject to the imposition of appropriate conditions the application is considered to have an acceptable impact on amenity and to be in accordance with Policy 30 of the LDP.

Sustainable transport, access and highway safety

Policy 59 sustainable transport requires that opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car. This is reflective of the requirements in Planning Policy Wales (Edition 11, 2021), paragraph 4.1.12 which states that "It is Welsh Government policy to require the use of a sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of the private motor vehicles."

The site was not allocated in the LDP and compliance with the transport hierarchy has not therefore been considered during the Authority's planning making process and specific consideration is therefore required in the determination of the application. It is considered that the site is accessible to public transport and is close to the bus stop for the T11 bus which provides services between St David's and Haverfordwest. The application provides for the provision of a footway to the frontage of the site and this links into the footway to the bus stop and from this a crossing point on the A487 and to facilities available in Roch. Overall, there is considered to be reasonable compliance with the sustainable transport hierarchy, subject to appropriate conditions to secure the offsite footways.

Policy 60 Impacts of Traffic requires that new development has appropriate and safe access. The pedestrian and vehicular access to the site is a single point of access close to the centre of the site frontage to the adjoining Nolton Haven C Class road. The Local Highways Authority has noted that this location is set sufficiently away from the junction with the A487 to be acceptable and is similar to where the existing access to the former motel is located. They further note that the access as shown will have good entry/exit radii and the available visibility splays are clearly shown. The local highways authority considers that subject to the imposition of conditions the construction of the dwellings can be undertaken safely. In light of the advice of the local highways authority it is considered that a safe and appropriate access is proposed within this development in accordance with Policy 60 of the LDP.

Biodiversity

Section 6 of the Environment (Wales) Act 2016 requires that 'A public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to

Item 5 - Report on Planning Applications

Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.'

Regulation 9 of the Conservation of Habitats & Species Regulations 2017 (as amended) requires Local Planning Authorities to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application.

The three tests that must be satisfied are:

- i. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
- ii. That there is "no satisfactory alternative"
- iii. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

An ecological appraisal of the site has been undertaken and this was submitted at the pre-application stage. This has been submitted in support of the planning application. The report addresses the presence of bats at the site. Natural Resources Wales have responded to indicate that the report indicated the presence of bats at the site and consider that 'On the basis of the above report, we do not consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.' They also advise that the proposal will require a European Protected Species licence.

Based on this advice, the application is considered to be acceptable in terms of its impact on protected species. Appropriate mitigation and enhancement of the development proposal can be secured by condition on any planning permission. Issues such as the potential of harm from external lighting can also be effectively controlled by condition.

Subject to the imposition of appropriately worded conditions the proposal is considered to be in accordance with the requirements of Planning Policy Wales (Edition 11, 2021); Technical Advice Note 5 and Policies 10 and 11 of the adopted Local Development Plan and the Environment (Wales) Act 2016.

Historic Environment

The site is almost entirely covered by hard standing and buildings and is previously developed land and there is no indication of potential for buried archaeology being retained at the site and Dyfed Archaeological Trust has not responded to indicate that there are concerns regarding development. It is isolated from the nearest listed buildings: Roch Castle and Church and Southwood with the built form of Roch intervening. The PCNPA heritage officer advised that they had no objection to the proposal, and it is not considered that there will be an impact on the setting of these built heritage features. The site is isolated from other historic environment features such as scheduled ancient monuments and conservation areas.

Item 5 - Report on Planning Applications

Drainage & Flooding

It is assumed that the proposed development will require separate approval under the sustainable drainage regulations. There is very limited information submitted in relation to surface, foul and land drainage within the scheme. Comments from Pembrokeshire County Council, who fulfil a role as Lead Local Flood Authority (LLFA) / Sustainable Drainage Approval Body (SAB) / Land Drainage Authority (LDA) have been requested. SAB approval will require that the proposal meets the statutory standards for surface water drainage (Surface water runoff destination; Surface water runoff hydraulic control; Water Quality; Amenity; Biodiversity; Design of drainage for construction, operation and maintenance).

The site is not in an area of fluvial flood risk as identified in Technical Advice Note 15: Development and Flood Risk. The site is not identified to be at flood risk from other sources.

The application was consulted to Dwr Cymru Welsh Water (DCWW) who did not offer an objection to development and have indicated that they have no objections to the proposal subject to conditions. Concerns have been expressed in objections from the community council and from residents. While noting these concerns it is considered that DCWW are best placed to advise on the capacity within their system. They will also be under a duty to ensure the appropriate disposal of foul water that they have agreed to accept into the public system.

Other Material considerations

A lighting scheme can be secured by planning condition to ensure protection of wildlife and this scheme can also ensure that lighting is appropriate.

Paragraph 1.1.5 of Technical Advice Note 23: Economic Development states that “Economic land uses also include construction, including house building, but housing once built is not an economic land use because it does not directly generate wealth, jobs and income. It is the final use of land which is the important issue.” The economic benefits accruing from construction can be given some weight in decision making but it is not considered that these would be of significant weight.

Planning obligations

Policy 55 of LDP and the Supplementary Planning Guidance (SPG) on Planning Obligations (2016) outline the local planning authority's approach to the provision of contributions to planning obligations created by development proposals. Relevant consultees have been consulted on the proposal within services in Pembrokeshire County Council and no specific provisions have been identified following consultation. Therefore, planning obligations have not been sought from the developer in this case. It is noted that an agreement would be required for the site under Section 106 of the Town and Country Planning Act 1990 to secure the housing on site as affordable in perpetuity.

Conclusion

The proposal is to develop a site adjoining the settlement of Roche as an exceptional release of land to meet local affordable housing need. The proposal is recommended for approval and is in line with the requirements of the development plan. A refusal of planning permission would likely prevent the benefits of the scheme primarily

Item 5 - Report on Planning Applications

through the provision of affordable housing coming forward. If permitted the proposal would allow for a development that would be adequately mitigated and form a sustainable development in line with the requirements of Planning Policy Wales (Edition 11, February 2021).

The proposal is in accordance with Policies 1, 7, 8, 10, 11, 13, 14, 29, 30, 32, 46, 48, 49, 50, 51, 52, 59 and 60 of the Local Development Plan. A section 106 agreement is required to secure the provision of affordable housing at the site.

Recommendation

Delegate powers to the Director of Planning and Park Direction to APPROVE the application subject to a section 106 agreement. Where, an agreement is not provided within three months of the resolution of Committee also delegate powers to REFUSE the application.

Conditions/Reasons

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:
 - Rochgate_Motel_PA_02-GA01 Site Location Plan (Received 5/5/2021).
 - Rochgate_Motel_PA_02-GA02 Proposed Site Plan (Received 5/5/2021).
 - Rochgate_Motel_PA_02-GA03 Proposed Bungalow (Received 5/5/2021).
 - Rochgate_Motel_PA_02-GA04 Proposed Flats (Received 5/5/2021).
 - Rochgate_Motel_PA_02-GA01 Proposed House Floor Plan (Received 5/5/2021).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. No development shall commence until a Drainage Scheme has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of the site's foul drainage. No dwelling shall be occupied until the drainage scheme for the development has been implemented in full and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment
4. The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located, marked out on site before

Item 5 - Report on Planning Applications

works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.

Reason: To protect the integrity of the public sewer and avoid damage thereto protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

5. Before any housing construction work is commenced the access, estate road and turning area must be constructed up to and including road base level and be suitably drained for the use of construction traffic and approved visibility splays constructed.
Reason: In the interests of road safety and to ensure that no deleterious material is carried onto the road. In accordance with Local Development Plan Policies: 59 (Sustainable Transport (Strategy Policy)) and 60 (Impacts of Traffic)
6. Before any housing construction work is commenced adequate and suitable areas shall be provided within the site for the parking and turning, loading and unloading of all vehicles attracted to the site and for the storage of building materials clear of the public highway.
Reason: To reduce the likelihood of obstruction of the highway or danger to road users. In accordance with Local Development Plan Policies: 59 (Sustainable Transport (Strategy Policy)) and 60 (Impacts of Traffic)
7. Before any dwelling is occupied the access roads and footways from the existing public highway shall be laid out and constructed to at least surface base course levels up to that dwelling.
Reason: In the interests of public amenity and convenience. In accordance with Local Development Plan Policies: 59 (Sustainable Transport (Strategy Policy)) and 60 (Impacts of Traffic)
8. Prior to the commencement of development, details of a footway along the southern verge of the C3067 and then crossing to the north side of the junction with the A487 shall be submitted to, and approved in writing by, the local planning authority. The details so approved shall be completed in their entirety prior to the first occupation of any dwelling.
Reason: To ensure a continuous pedestrian linkage from the development to Roch village is achieved in order to mitigate the impact of the development on the local highway network in the interests of highway safety. In accordance with Local Development Plan Policies: 59 (Sustainable Transport (Strategy Policy)) and 60 (Impacts of Traffic)
9. The parking spaces shown on the submitted drawings shall be constructed before the development is brought into use and thereafter shall be used for no purpose other than parking.
Reason: To reduce the likelihood of obstruction of the highway or danger to road users. In accordance with Local Development Plan Policies: 59 (Sustainable Transport (Strategy Policy)) and 60 (Impacts of Traffic)
10. There shall be no direct vehicular or pedestrian access to the development from the A487 Road.

Item 5 - Report on Planning Applications

Reason: In the interests of road safety. In accordance with Local Development Plan Policies: 59 (Sustainable Transport (Strategy Policy)) and 60 (Impacts of Traffic)

11. 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:

- i. Arboricultural Impact Assessment (AIA)
- ii. Arboricultural Method Statement (AMS)
- iii. Landscaping details
- iv. Arboricultural supervision and adherence confirmation

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), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

12. No development shall commence until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small domestic gardens, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out and the landscaping maintained in accordance with the approved details.

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), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

13. No development shall commence until a schedule of materials to (and where requested samples) be used in the construction of the development hereby permitted have been 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 the materials harmonise with the surroundings in the interests of the character of the area and in order to ensure a sustainable form of development. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

Item 5 - Report on Planning Applications

14. No development shall take place, including any ground works, 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 and turning of vehicles of site operatives and visitors (in compliance with condition 6);
 - ii) loading and unloading of plant and materials (in compliance with condition 6);
 - iii) storage of plant and materials used in constructing the development (in compliance with condition 6);
 - iv) wheel washing facilities or an explanation why they are not necessary;
 - v) the erection and maintenance of security hoarding;
 - vi) the management and coordination of deliveries of plant and materials and the disposing of waste resulting from construction activities so as to avoid undue interference with the operation of the public highway.
 - vii) measures to control the emission of dust and dirt during construction
- Reason: To ensure appropriate protection of residential amenity. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).
15. All works and ancillary operations (including demolition excavations and earth moving) which are audible at the site boundary shall be carried out only between the following hours:
- 0800 - 1800 hrs Monday to Friday
 - 0800 - 1300 hrs Saturday
- At no time on Sunday and Bank Holidays
- Deliveries to and removal of plant, equipment, machinery and waste, including soil and rock, from the site must also only take place within the permitted hours detailed above.
- Reason: To ensure appropriate protection of residential amenity. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).
16. Prior to the installation of external lighting, an external lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall avoid conflict with bat mitigation/enhancement measures, flight lines and woodland habitats and shall be implemented as approved.
- Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. To ensure protection of residential amenity. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species) and 14 (Conservation of the Pembrokeshire Coast National Park), and Policy 30 (Amenity).

Item 5 - Report on Planning Applications

17. Prior to the commencement of development works, a Biodiversity Enhancement and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed Management Plan.
Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. To ensure protection of residential amenity. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species) and 14 (Conservation of the Pembrokeshire Coast National Park), and Policy 30 (Amenity).
18. No development shall take place until details of the proposed slab finished floor levels and ridge levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land and buildings have been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.
Reason: In the interests of the character and appearance 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), 30 (Amenity).

Informatives

A European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-andwildlife/european-protected-species/?lang=en> Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorising the specified activity/development to go ahead, or Natural Resources Wales has informed the applicant in writing that such a licence is not required.

The crossing of the Highway verge/footway requires further consent from the Highway Authority under Section 184 of the Highways Act 1980, and working in the Highway must be done by an approved contractor. The attached letter produced by the Highways Authority includes the application form, contractors list and explanatory notes.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new

Item 5 - Report on Planning Applications

sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

All major off-site highway works shall be subject to an agreement (supported by a road bond) under Section 278 of the Highways Act 1980. The design and detail required as part of a Section 278 Agreement shall be prepared by the applicant and approved by Powys County Council. Implementation of the approved scheme shall be at the expense of the developer.

An agreement under section 106 of the Town and Country Planning Act 1990 (As amended) is associated with this development and should be read in conjunction with this planning permission.

Coal Authority Standing Advice applies to this development and a copy is attached.



Front Facade (Scale: 1:50)



Side Facade (Scale: 1:50)



Rear Facade (Scale: 1:50)



Side Facade (Scale: 1:50)



Site Plan (Scale: 1:500)



Floor Plan (Scale: 1:50)



Front Facade (Scale: 1:50)

Affordable 1 Bed Bungalow

Area Per Unit

Ground Floor: 44.4m²
Total: 49.1m²



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Flat D1 (Scale: 1:50)



Front Facade (Scale: 1:50)



Side Facade (Scale: 1:50)



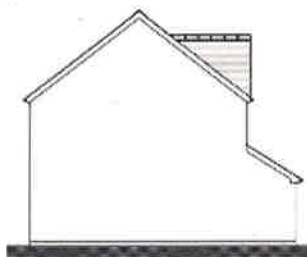
Site Plan (Scale: 1:500)



Flat D2 (Scale: 1:50)



Rear Facade (Scale: 1:50)



Side Facade (Scale: 1:50)



Front Facade (Scale: 1:100)

Affordable 1 Flats

Area Per Unit

Ground Floor: 34.4m²
First Floor: 14.7m²

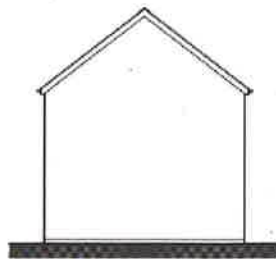


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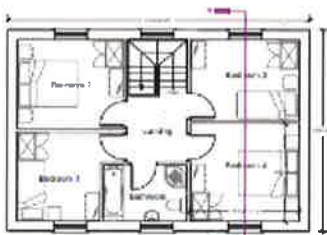
Front Elevation (Scale: 1:50)



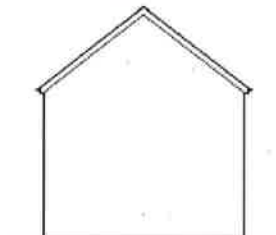
Side Elevation (Scale: 1:50)



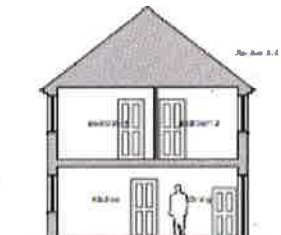
Rear Elevation (Scale: 1:50)



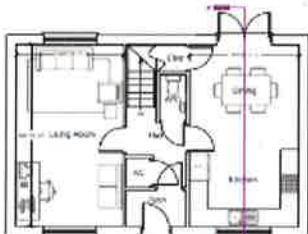
Ground Floor Plan (Scale: 1:50)



Side Elevation (Scale: 1:50)



Section A-A (Scale: 1:50)



Ground Floor Plan (Scale: 1:50)

Affordable 4 Bedroom House
Area Per Unit
 Ground Floor - 67.4m²
 First Floor - 67.4m²
 Total - 134.8m²



Site Plan (Scale: 1:50)



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