

## Item 5 - Report on Planning Applications

### **Application Ref: NP/21/0043/FUL**

<b>Case Officer</b>	Ruth Owen		
<b>Applicant</b>	Ms A Twidale		
<b>Agent</b>			
<b>Proposal</b>	Extension of domestic curtilage and creation of off-road parking for 2 no. vehicles in newly extended area (partially retrospective)		
<b>Site Location</b>	Queens Quarry, Queens Parade, Tenby, Pembrokeshire, SA70 7EJ		
<b>Grid Ref</b>	SN12960037		
<b>Date Valid</b>	09-Mar-2021	<b>Target Date</b>	03-May-2021

The application is referred to the Development Management Committee for consideration as the recommendation differs to that of the Town Council.

### **Consultee Response**

**PCNPA Planning Ecologist:** Conditional Consent

**Tenby Civic Society:** Observations

**PCC Transport and Environment:** Conditional Consent

**Tenby Town Council:** Refusal for highway reasons

**PCNPA Tree and Landscape Officer:** Conditional Consent

**PCC Drainage Engineer:** The development will not require SAB approval

### **Public Response**

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. A site notice was erected at the site by the applicant (with evidential photos of this erection submitted to the Authority on 22.03.2021). No public response has been received; however, it is noted that Tenby Town Council have recommended the application for refusal due to the increase traffic movements over the only pedestrian footway in the vicinity and concerns over the protection of the cliff. These comments have been taken into account during the consultation process and the determination of this application.

### **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 02 - Tenby Local Service and Tourism Centre

LDP2 Policy 08 - Special Qualities

LDP2 Policy 11 - Nationally Protected Sites and Species

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 29 - Sustainable Design

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LDP2 Policy 30 - Amenity  
LDP2 Policy 32 - Surface Water Drainage  
LDP2 Policy 60 - Impacts of Traffic  
PPW11  
SPG03 - Landscape  
SPG12 - Biodiversity  
SPG13 - Parking Standards  
SPG16 - Sustainable Design & Development

### **Constraints**

Special Area of Conservation - within 500m  
Ancient Monument - within 500m  
Recreation Character Areas  
Affordable Housing Submarkets  
Seascape Character Areas  
Landscape Character Area

### **Officer's Appraisal**

#### **Site and Context**

The application site is situated at Queens Quarry, in the settlement of Tenby, which is defined as a service and tourism centre by the Local Development Plan 2. The site relates to a two-storey detached dwelling set in a large plot, and borders dwellings to its northern and eastern elevations.

The application site is located significantly lower than the dwelling due to land level discrepancies and is sited in a prominent location within the street scene which is close to Tenby train station.

#### **Relevant Planning History**

10/035- Extension and garage conversion. Approved 12.04.2010.

#### **Description of Proposal**

Retrospective planning permission is being sought for the extension of the domestic curtilage and the creation of off-road parking for 2no. vehicles and a turning area in the newly extended curtilage.

The extension of the curtilage is at a significantly lower level than the dwelling itself and proposes to extend to the western boundary towards Station Road. The parking area will be located to the western elevation of the existing dwelling and will require a dropped kerb to the western boundary and the low-level stone wall & stone copings will be re-built to match adjacent existing stone walls. The proposed wall will be located to the western boundary of the parking/ turning area and will have a maximum height 0.8m.

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The development proposed to retain/ reinstate soft landscaping and vegetation to the area, which was previously heavily vegetated, and proposes a rockfall mesh/ netting system to the face of the now exposed cliff.

### **Key Issues**

The application raises the following planning matters:

- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Landscaping
- Biodiversity & Land Drainage

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

Policy 8 of the LDP2 is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 14 of the LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) resisting development that would cause significant visual intrusion and/or, that would be introducing or intensifying a use which is incompatible with its location. Criteria (c) and (d) resists development that would fail to harmonise with or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.

Policy 29 of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

The site of the parking area is considered to be appropriate and provides off street parking space for 2 cars, along with sufficient space for a turning area, in an area close to the Tenby train station where street parking facilities are limited. The off-road parking would allow for sufficient visibility over the footpath and will prevent parking which obstructs the footpath in front of the junction.

The area of development had previously become overgrown with vegetation, the proposal provides enhancement works to the prominent street frontage, which will in turn visually enhance the street scene.

The design of the proposed parking area would be considered acceptable and the retaining and reinstating of soft landscaping is a welcomed addition and will help to maintain the break along the built-up street.

The proposed development and extension of the curtilage will have an acceptable impact on the character and the appearance of the host dwelling and will not cause detrimental impact to the special qualities of the National Park.

*Amenity and privacy:*

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Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity.

As a result of the scale and siting of the developments, the residential amenity of neighbouring properties will not be detrimentally affected by the proposed development.

### *Access and Parking:*

The PCC Transport and Environment Officer has been consulted with the application and has confirmed the parking facilities will be an appropriate addition and has raised conditional consent. In order to reduce the likelihood of obstruction and danger to road users whilst right of entry is secured, they have recommended a condition which limits the access gates to be hinged and stopped to open only away from the highway.

### *Land drainage:*

The PCC Drainage Engineer has been consulted with the application and have advised the applicant is made aware that all impermeable areas created by the development should be disposed of to some form of sustainable drainage system and have confirmed the proposed works will not require SAB approval.

### *Landscaping and Biodiversity*

The PCNPA Tree and Landscape officer and the PCNPA Planning Ecologist have both been consulted with the application, and have requested that, as the site as previously well vegetated, a landscaping scheme is to be submitted to the authority and is to include native special and species which would benefit pollinators as well as appropriate management.

Following the consultation from the consultation from the Landscape and Biodiversity officers, the Landscaping scheme has been submitted to the local authority. The scheme will include grass, oxeye daisy, broom, lilac trees, gorse, heather, wild privet, gorse, knapweed a hawthorn bush and 2no. stone and earth bank areas.

## **Conclusion**

Whilst it cannot be contested that the development sees a complete change to the land in question, given it will seek some visual enhancement on such a prominent site, on balance, it is considered acceptable

The proposed development is considered acceptable in terms of its scale, design, siting and materials and will not detrimentally affect the character of the existing dwelling or the visual amenity of the surrounding area in accordance with the policies of the Local Development Plan.

## **Recommendation**

APPROVE, Subject to the following conditions.

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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:  
Proposed Site Plan, Drawing No.P01, Revision A, Received 09.03.2021  
Proposed Site Sections A-A & B-B, Drawing No.P03, Revision A, Received 09.03.2021  
Proposed Site Sections C-C, D-D, E-E & F-F, Revision A, Received 09.03.2021  
Proposed Site Plan, Drawing No.P02, Revision A, Received 09.03.2021  
Landscaping and Planting Scheme, Received 10.11.2021  
**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. The external surfaces of the building(s) shall be constructed of the materials specified on plan Proposed Site Plan, Drawing No.P01, Revision A, Received 09.03.2021.  
**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
4. The development shall utilise soakaways/infiltration type SuDS to dispose of surface water. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which shall be agreed, in writing, with the local planning authority. The development shall be carried out in accordance with the approved details.  
**Reason:** To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan 2 – Policy 29 (Sustainable Design).
5. The car park spaces to be provided shall be kept available for the parking of motor vehicles at all times.  
**Reason:** To reduce the likelihood of obstruction of the highway or danger to road users when vehicles are leaving the site. Policy: Local Development Plan 2 – Policy 60 (Impacts of traffic).
6. Any access gates shall be hinged and stopped to open inward only away from the highway.  
**Reason:** In order to reduce the likelihood of obstruction and danger to road

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users whilst right of entry is secured or gates are being opened or closed.

### Informative

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.

NOTE: Works associated with new drop kerbs & pavement subject to Section 184 agreement with Local Authority and works carried out by approved contractor

Existing grass banking retained / re-instated & new soft landscaping introduced to North of new parking area

New grass / landscaped banking to rear / side of new parking area

Low level stone wall & stone copings re-built to match adjacent existing stone walls

New 450mm x 450mm x Max'm 800mm high stone pier with concrete coping on slate dpc

3 No. New heavy duty stainless steel retractable posts / bollards (Telescopic) - refer to image (equally spaced)

Parking surfaces level with pavement level

New drop kerbs at entrance to new parking area & pavement adjusted to suit levels

New 450mm x 450mm x Max'm 800mm high stone pier with concrete coping on slate dpc

Low level stone wall & stone copings re-built to match adjacent existing stone walls

2.4m x 4.8m Parking bay dotted

New grass / landscaped banking to rear of parking area

Existing low level stone wall & stone copings - repaired at junction with re-built stone walls

New grass / landscaping to South of new parking area

Verge

Handrail

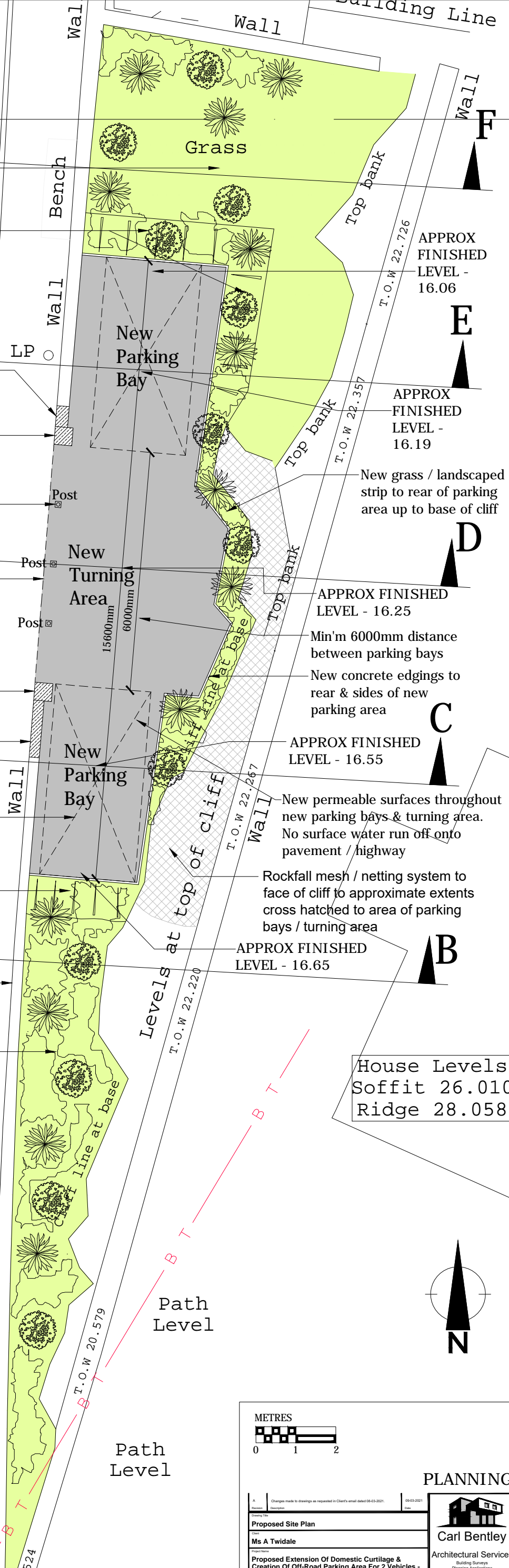
Footpath

No Kerbs

Kerb DK

Station Road

Extent of new drop kerbs



APPROX FINISHED LEVEL - 16.06

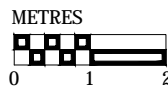
APPROX FINISHED LEVEL - 16.19

APPROX FINISHED LEVEL - 16.25

APPROX FINISHED LEVEL - 16.55

APPROX FINISHED LEVEL - 16.65

House Levels  
Soffit 26.010  
Ridge 28.058



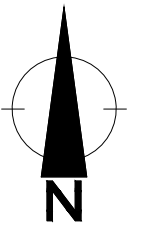
Proposed Site Plan		09-03-2021	
Ms A Twidale		Date	
Proposed Extension Of Domestic Curtilage & Creation Of Off-Road Parking Area For 2 Vehicles - Queens Quarry, Queens Parade, Tenby, Pembrokeshire, SA70 7EJ			
0138	P02	A	A3



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**D V I E S**  
land surveyors

Park Place

**PARKING AREA**

**PARK PLACE COURT**

**LAND IN APPLICANTS OWNERSHIP SHOWN IN BLUE**

**REAR GARDEN**

**Queen's Quarry**

**FRONT GARDEN**

**QUEEN'S PARADE**

**Station Road**

NOTE: Works associated with new drop kerbs & pavement subject to Section 184 agreement with Local Authority and works carried out by approved contractor

- Existing grass banking retained / re-instated & new soft landscaping introduced to North of new parking area
- New grass / landscaped banking to rear / side of new parking area
- Low level stone wall & stone copings re-built to match adjacent existing stone walls
- New 450mm x 450mm x Max'm 800mm high stone pier with concrete coping on slate dpc
- 3 No. New heavy duty stainless steel retractable posts / bollards (Telescopic) - refer to image (equally spaced)
- Parking surfaces level with pavement level
- New drop kerbs at entrance to new parking area & pavement adjusted to suit levels
- New 450mm x 450mm x Max'm 800mm high stone pier with concrete coping on slate dpc
- Low level stone wall & stone copings re-built to match adjacent existing stone walls
- 2.4m x 4.8m Parking bay dotted
- New grass / landscaped banking to rear of parking area
- Existing low level stone wall & stone copings - repaired at junction with re-built stone walls
- New grass / landscaping to South of new parking area

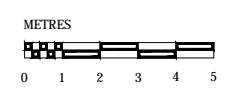
**SITE BOUNDARY / APPLICATION AREA SHOWN IN RED (IN APPLICANTS OWNERSHIP)**

House Levels  
Soffit 22.364  
Ridge 25.736

House Levels  
Soffit 22.591  
Ridge 25.939

House Levels  
Soffit 26.010  
Ridge 28.058

**Proposed Site Plan 1:200**



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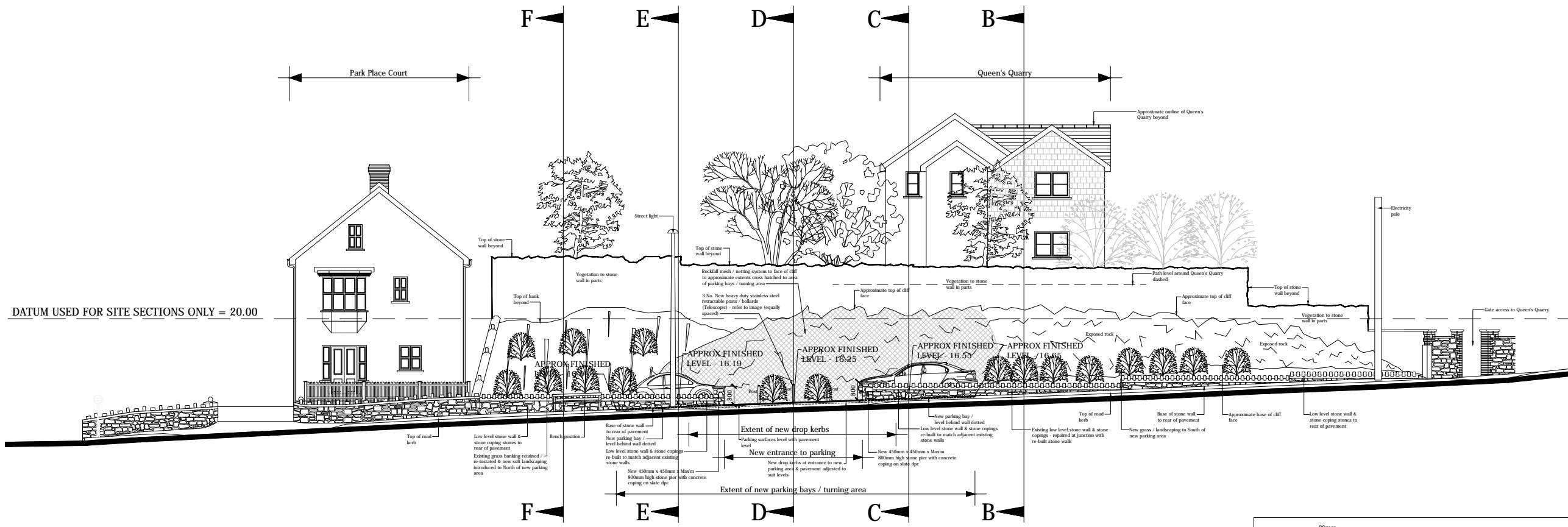
0138 P01 A A3 05/02/2020 24/02/2020

Proposed Site Plan  
Ms A Twidale

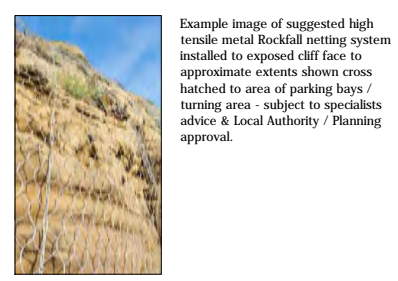
Proposed Extension Of Domestic Curtilage & Creation Of Off-Road Parking Area For 2 Vehicles - Queens Quarry, Queens Parade, Tenby, Pembrokeshire, SA70 7EJ

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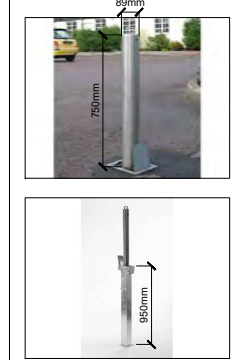




Proposed Longitudinal Section A-A (Street Elevation) 1:200



Rockfall Netting Example N.T.S.



Example images of 3 No. New heavy duty retractable posts / bollards (Telescopic) manually raised and lowered vertically. When lowered the post is fully below ground and covered using the integral lid. Equally spaced between new stone piers.

The post has an integral locking mechanism so no need for a padlock. It is very easy to operate with a handle to hold to raise and lower into position.

Post is manually raised and lowered vertically - when lowered post is fully below ground and includes integral lid.

304 Grade Brushed Polished Stainless Steel Finish (Bollard)

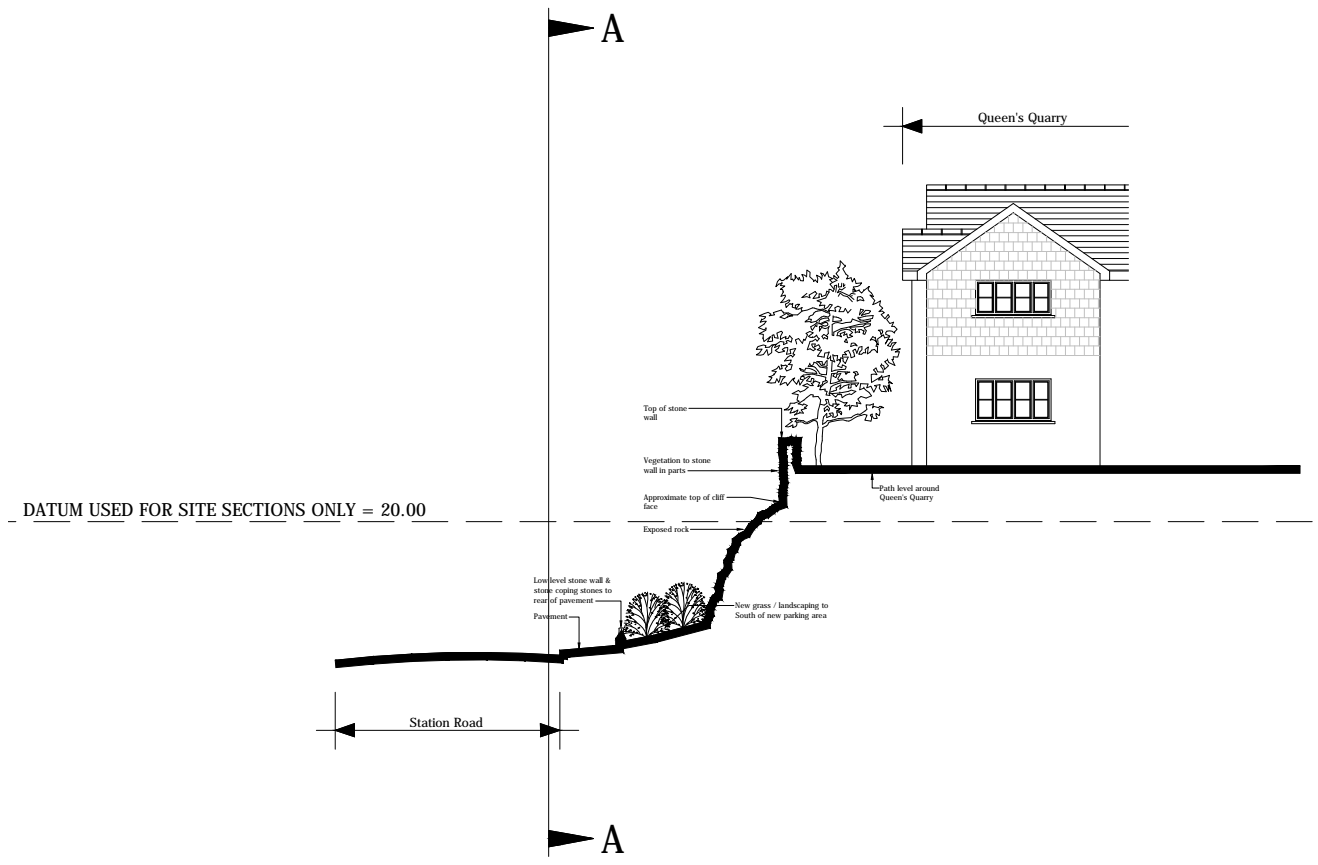
750mm Tall (When raised).

950mm Below Ground.

Bollard tube steel tube size: 80mm x 3mm

Mechanical locking mechanism with keys.

Posts / Bollards Example N.T.S.



Proposed Site Section B-B 1:200

- Suggested Landscaping (Native Species):-
- |   |   |
|---|---|
| <p>Small trees/ shrubs:<br/>         Juneberry (Amelanchier)<br/>         Fruit trees: Apple, Cherry, Plum (Dwarf rootstock)<br/>         Currant bushes (blackcurrant, flowering currant, redburrant)<br/>         Hawthorn (Crataegus spp.)<br/>         Rowan<br/>         Elder<br/>         Daphne Odora<br/>         Guelder rose (Viburnum opulis)<br/>         Rose</p> | <p>Climbing plants - for fences/walls:<br/>         Honeysuckle<br/>         Clematis<br/>         Ivy (Hedera helix)</p>   |
| <p>Perennial Plants:<br/>         Lavender,<br/>         Rosemary<br/>         Marjoram / Oregano<br/>         Thyme,<br/>         Vervain,<br/>         Yarrow (Achilleum millefolium)<br/>         Michaelmas daisy (Aster)<br/>         Mints (e.g. lemon balm, catmint)<br/>         Primulas (e.g. primrose, cowslip)<br/>         Lungwort (Pulmonaria officinalis)</p>   | <p>Self-seeding annuals/biennials:<br/>         Snapdragon (Antirrhinum)<br/>         Foxglove (Digitalis purpurea)<br/>         Borage<br/>         Marigold (Calendula officinalis)<br/>         Evening primrose</p> |



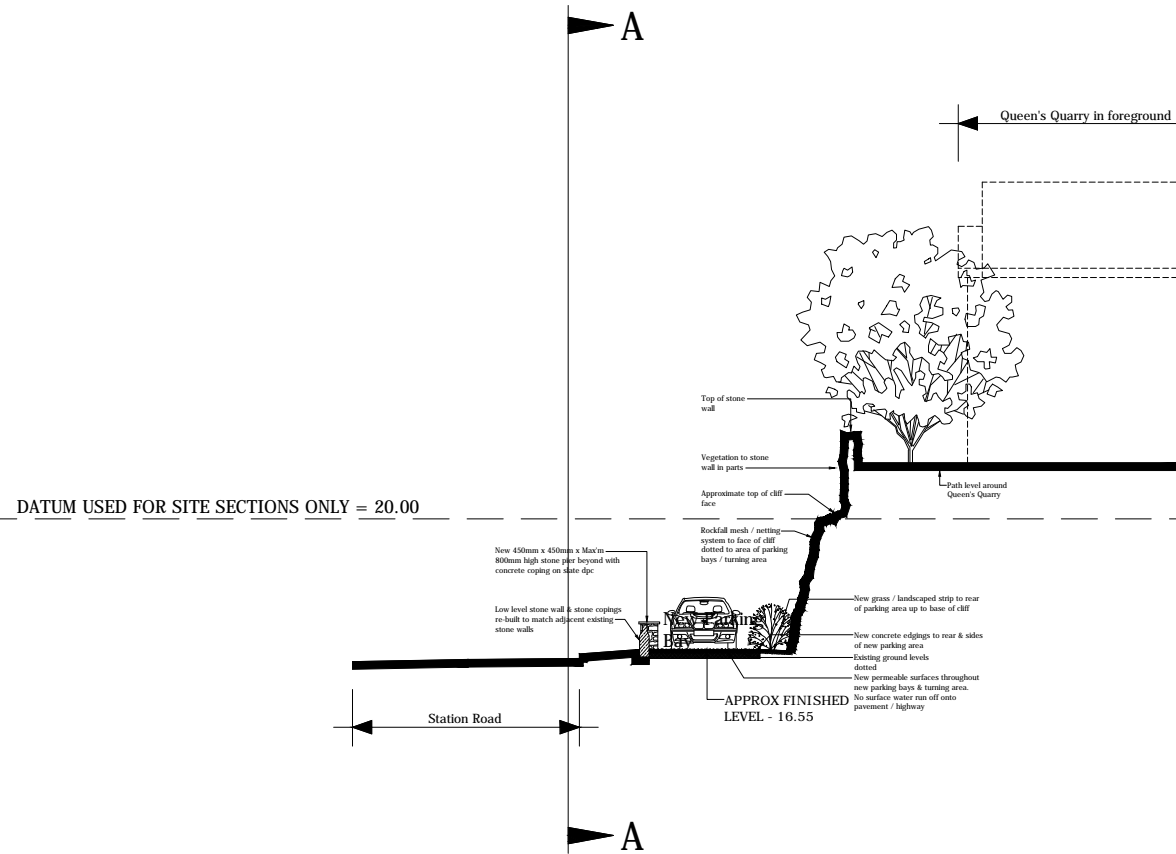
Proposed Site Sections 1:200

<p>Changes made to drawings as requested in Client's email dated 08-03-2021.</p>		<p>08-03-2021</p>
<p>Proposed Site Sections A-A &amp; B-B</p>		
<p>Ms A Twidale</p>		
<p>Proposed Extension Of Domestic Curtilage &amp; Creation Of Off-Road Parking Area For 2 Vehicles - Queens Quarry, Queens Parade, Tenby, Pembrokeshire. SA70 7EJ</p>		
0138	P03	A
A3	DCB	1:200
<p>Mar 2021</p>		

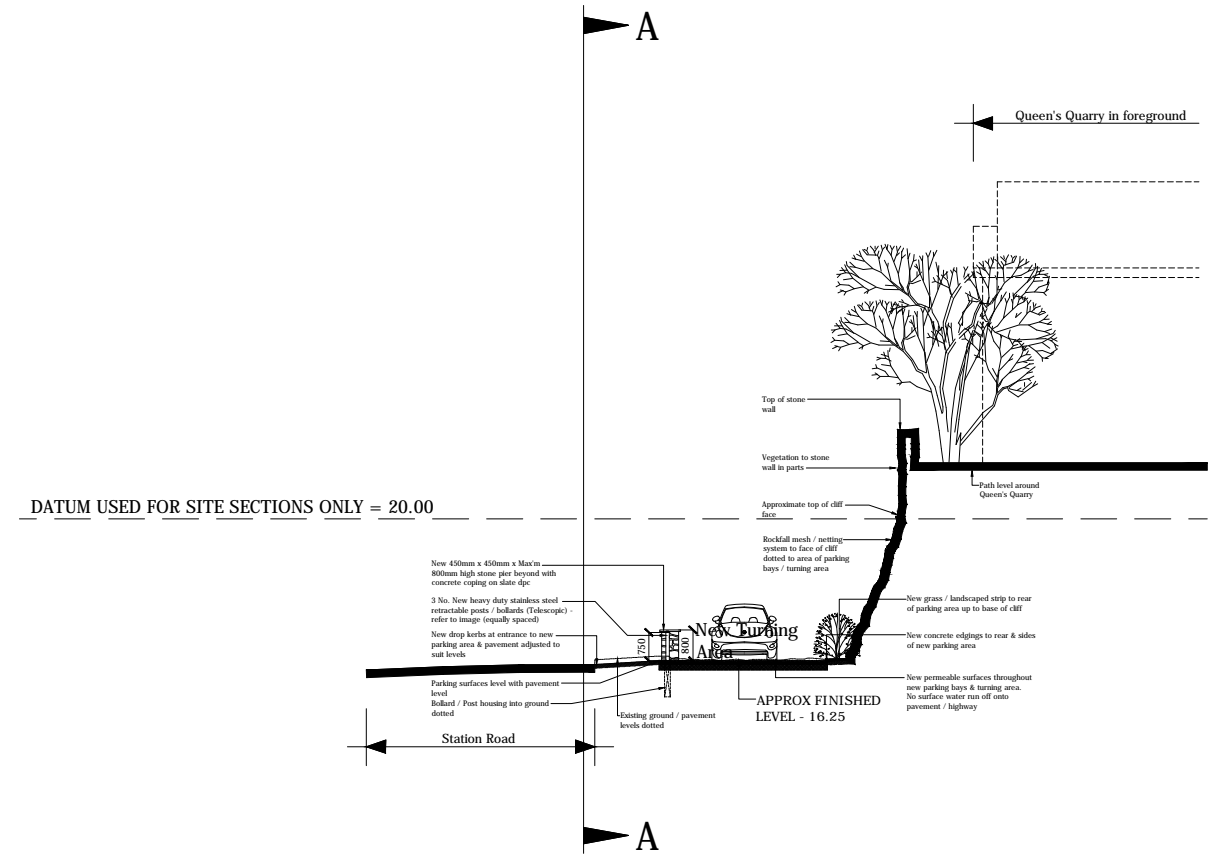
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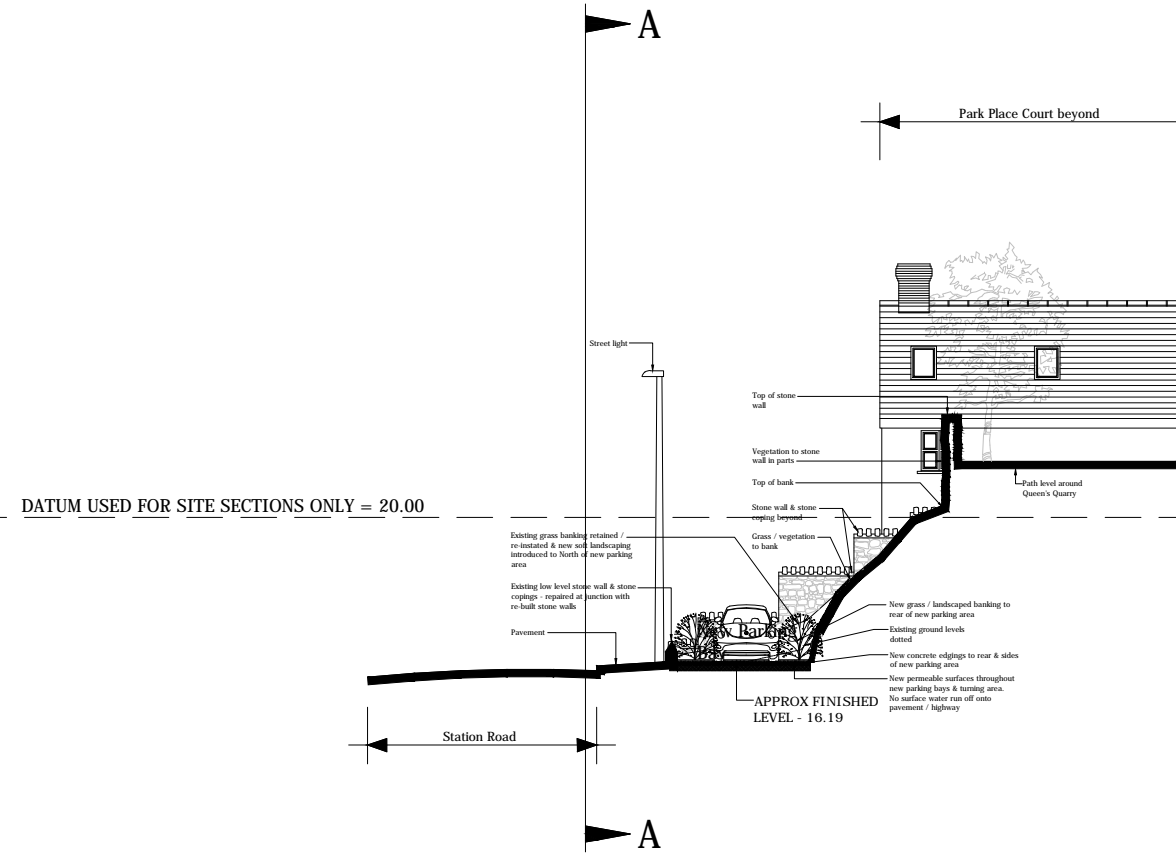
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cbarchitectural@aol.com



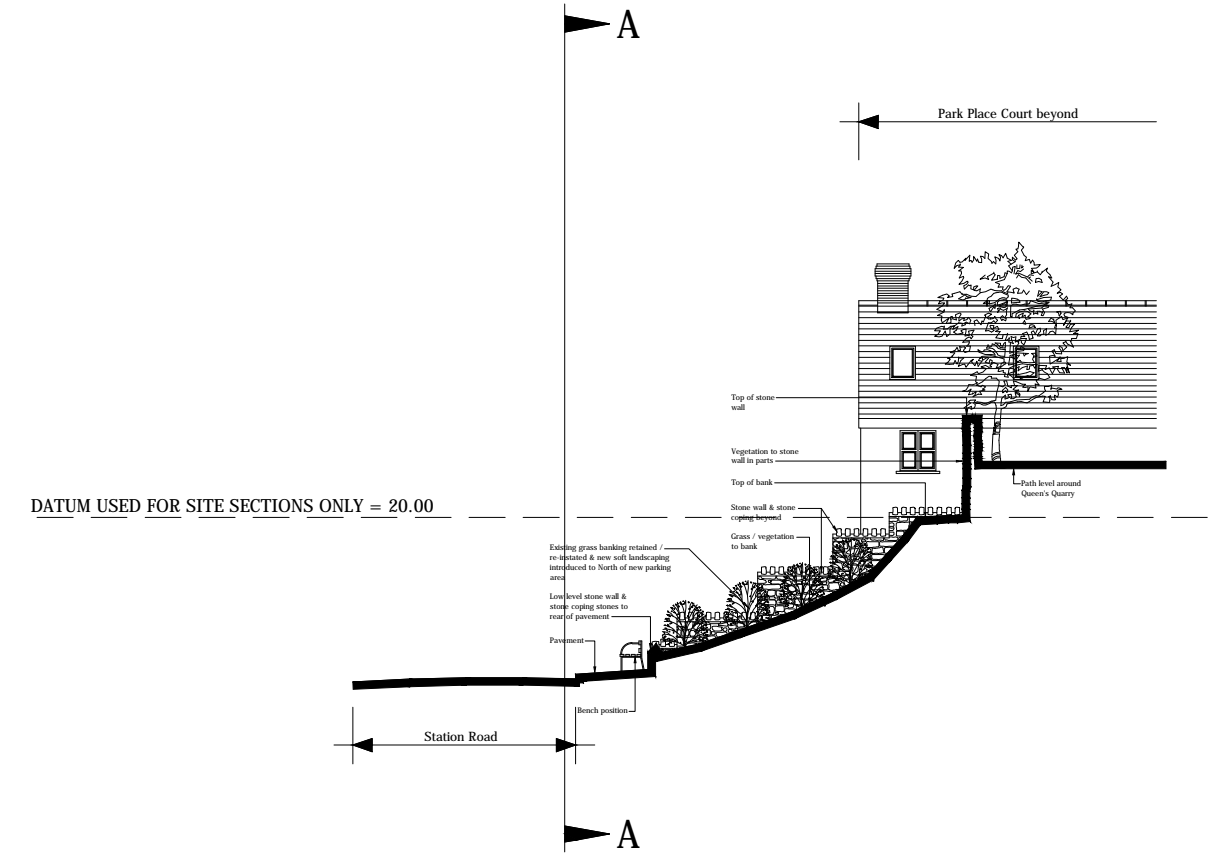
Proposed Site Section C-C 1:200



Proposed Site Section D-D 1:200



Proposed Site Section E-E 1:200



Proposed Site Section F-F 1:200

Proposed Site Sections C-C, D-D, E-E & F-F 1:200



A		Changes made to drawings as requested in Client's email dated 08-03-2021		08-03-2021
A		Revised		08-03-2021
<b>Proposed Site Sections C-C, D-D, E-E &amp; F-F</b>				
Ms A Twidale				
<b>Proposed Extension Of Domestic Curtilage &amp; Creation Of Off-Road Parking Area For 2 Vehicles - Queens Quarry, Queens Parade, Tenby, Pembrokeshire. SA70 7EJ</b>				
0138	P04	A	A3	1:200
				09/17/2021
				09/17/2021

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