

Application Ref: NP/21/0435/FUL

Case Officer Ruth Owen
Applicant Mr & Mrs Platel
Agent Mr I Bartlett, Ian Bartlett Planning & Architectural Se
Proposal Retrospective application to Change of use of field to residential curtilage, creation of separate vehicular access through existing field gate to serve dwelling and laying of associated track to form driveway.
Site Location Haulfryn, Nine Wells, Solva, Haverfordwest, Pembrokeshire, SA62 6UH
Grid Ref SM78522510
Date Valid 06-Jul-2021 **Target Date** 30-Aug-2021

Consultee Response

PCNPA Park Direction: Objecting
St Davids City Council: Supporting
PCC - Transportation & Environment: Supporting
PCNPA Planning Ecologist: No adverse comments

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 23.07.2021). 3 public responses have been received.

The 3 letters of objection highlighted the following concerns

- The potential increase in car accidents as a result of the new access
- The visual intrusion of the storage containers
- The increase in artificial light
- The intended use of the shipping containers

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 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 29 - Sustainable Design

LDP2 Policy 30 - Amenity

LDP2 Policy 32 - Surface Water Drainage

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LDP2 Policy 60 - Impacts of Traffic

PPW11

SPG03 - Landscape

SPG16 - Sustainable Design & Development

Constraints

Biodiversity Issue

Historic Landscape

Safeguarding Zone

Ancient Monument - within 500m

Hazardous Zones

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Landscape Character Area

Officer's Appraisal

Site and Context

Please refer to site drawings and photos.

Relevant Planning History

04/619- Extension. Approved 16.12.2004

Description of Proposal

The application seeks retrospective planning permission for the change of use of a field to residential curtilage, the creation of a separate vehicular access through the existing field, a gate to serve the dwelling and the laying of the associated track to form the driveway.

Change of use of field to residential curtilage relates to the parcel of field to the front elevation of the dwelling and is currently regarded as agricultural land which is within ownership of the applicant. The field extends approximately 75m from the front elevation of the dwelling.

Creation of separate vehicular access through existing field gate to serve the dwelling is located south westerly of the dwelling and curves round with the land, to the front boundary of the dwelling to meet the main road. The associated track to form the driveway has been laid with permeable crushed hardcore surfacing and a ranch style fence and gate have been erected at the front of the access. This gate is set back approximately 12m from the main road.

The plans also denote temporary stores at the front boundary of the dwelling and from the site photos it is evident these are shipping containers adjacent the building.

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These are understood to contain building materials and 'the furniture from within the house while it undergoes an extensive overhaul.'

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
- Access and Parking
- Biodiversity

Policy and Principle of Development:

Policy 1 of the Pembrokeshire Coast National Park Local Development Plan (LDP2) sets out the National Park's purposes and duty, in order to ensure that development within the Park is compatible with these.

The application site lies outside of any Centre boundary as defined by the Local Development Plan 2 and therefore lies within the Countryside where development must be strictly controlled. Policy 7 sets out the types of development which are acceptable in principle, with paragraph H and I relating to land releases, which state:

- h) Land is released at the edge of a Centre for a small employment site (See Policy 43) or an extension to an established business in the countryside is required or it is a new business aiming to join existing clusters
- i) There is an exceptional land release adjoining Centres for affordable housing to meet an identified local need (see Policy 49).

The current proposal is seeking approval for the change of use of a field to residential curtilage on a large parcel of land. This therefore does not meet the above definitions and is therefore contrary to Policy 7.

The proposed extension of and change of use of the field therefore does not accord to policies set out in the Local Development Plan 2 and would not be acceptable in principle.

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

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan 2 (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.

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

Vehicular access: the new access track is located southwest of the property and extends to the front boundary of the dwelling to the A487 and is a substantial hardcore track. The new access is substantially larger than the existing access and therefore the design and siting of the access visually intrudes the landscape and would constitute an inappropriate use of the countryside, where there is an existing access to the property. Therefore, the vehicular access is contrary to Policy 14.

From the site photos it is also evident that there are a number of shipping containers on the site, which the agent has confirmed are temporary stores used as storage for the property while it 'undergoes an extensive overhaul. These containers cause significant visual intrusion and are detrimental to the special qualities of the National Park and open countryside.

The proposed access track and extension of the residential curtilage are not considered to be acceptable. The design of the access cannot be supported as these works would represent a form of development which in this location which results in adverse landscape impacts in the open countryside and would be considered to be an incursion in the countryside and would urbanise the site. Therefore, the developments are considered to intensify a use incompatible with the location and would therefore be contrary to Policy 14 of the LDP2

Access and Parking:

The PCC Transport and Environment Officer has been consulted with the application and raised no objections on a highway ground.

Biodiversity:

The PCNPA Planning Ecologist has been consulted with the application and had no adverse comments to the application.

Conclusion

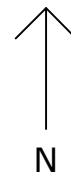
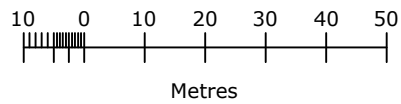
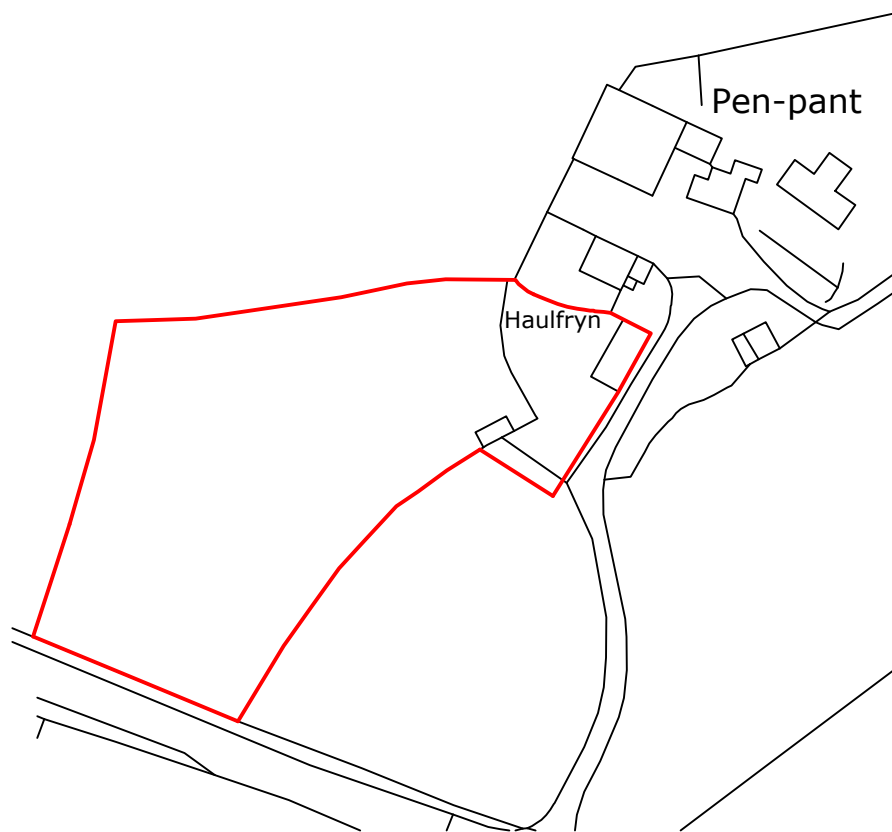
The application is considered to be unacceptable in terms of scale, character, and design and would be considered to erode the open countryside. It is not considered to either preserve or enhance the special qualities of the National Park in this location or the centre and is considered to be unsuitable and unsympathetic development within the context of the setting. Therefore, the application is contrary to policies 7, 14 and 29 of the Local Development Plan 2

Recommendation

REFUSE, for the following reason:

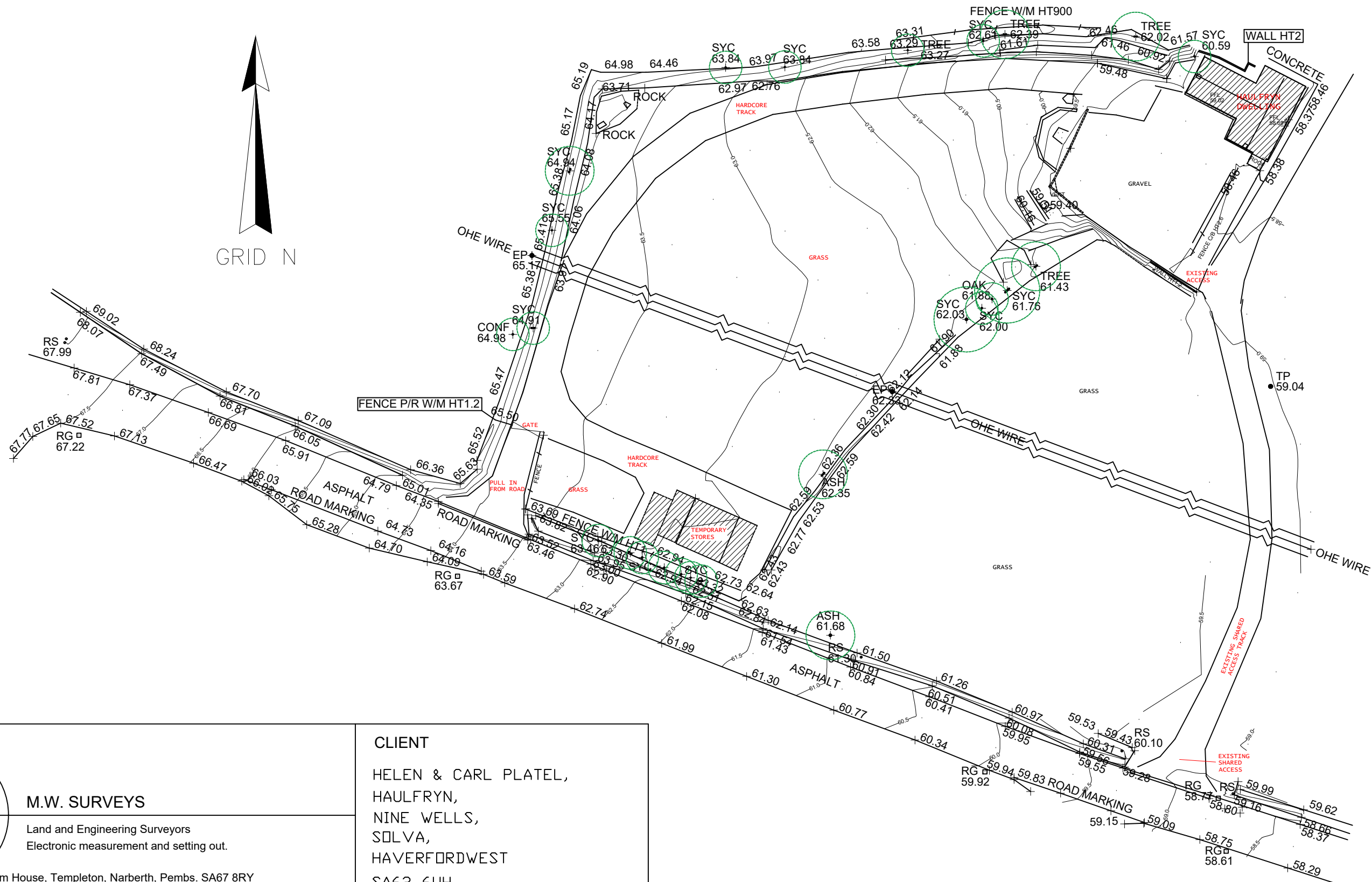
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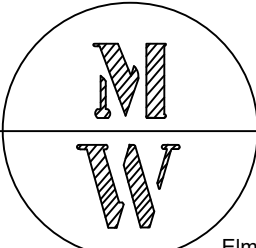
1. By reason of its excessive nature and resultant engineering operations, the proposal that would create a further extended domestic curtilage which would result in the erosion of open countryside in a prominent location. The developments result in an uneven pattern of development within open countryside with the change of use would appearing inappropriate and out of keeping with the agricultural nature and openness of the setting. The development would be disrespecting the immediate areas character and therefore fails to preserve or enhance that character and appearance of the locality as required under Policies 7, 8 and 14 of the Local Development Plan 2.



SITE LOCATION PLAN
HAULFRYN
NINE WELLS
SOLVA
HAVERFORDWEST
SA62 6UH

SCALE 1-1250
JUNE 2020



	M.W. SURVEYS Land and Engineering Surveyors Electronic measurement and setting out.	
	Elm House, Templeton, Narberth, Pems. SA67 8RY Tel. (01834) 861241 Mob. 07811 321 440 mwsurveys@totalise.co.uk	
PROJECT TOPOGRAPHICAL SURVEY OF THE HOUSE AND ADJACENT ADJACENT FIELD AT HAULFRYN, SOLVA, HAVERFORDWEST.	SCALE 1-500 ON A3	NUMBER 460221
DATUM USED VRS GPS ORDNANCE SURVEY GRID AND DATUM	DATE 09/02/2021	DRAWN BY SMW JEM SR

