

Application Ref: NP/21/0298/FUL

Case Officer	Matthew Griffiths		
Applicant	Mr Ian Bowie, Humbergrange Ltd		
Agent	Mr Tomas Kinver, Kinver Kreation's Ltd		
Proposal	New dwelling design across all six plots (The existing site benefits from Planning consent granted (NP/10/374) for six dwellings on the large sloping site. A second application NP/12/0583) was granted for a new house design on plot 04. The site is deemed to have commenced under NP/12/0583.)		
Site Location	Development Site Adj to 22, St Brides View, Solva, Haverfordwest, Pembrokeshire, SA62 6TB		
Grid Ref	SM79862413		
Date Valid	27-May-2021	Target Date	21-Jul-2021

The application is reported to Development Management Committee due to the officer recommendation differing from the view of Solva Community Council who object to the application.

Consultee Response

Solva Community Council: Object

The view of the Solva Community Council planning subcommittee is to oppose the amendment to the planning application. We have the following planning concerns:

1. The properties are now significantly larger than was originally proposed. The larger properties will place an added load on the mains sewer system, already under pressure.
2. The larger properties will generate more traffic, 18 car parking/garage spaces are indicated. This is a significant increase on the original proposal and will place greater pressure on the narrow access road.
3. No traffic management plan for construction has been submitted as requested by the planning conditions. It is noted that there is a 3.5 tonne limit on construction vehicles. The larger properties will take longer to construct and it is hard to envisage how some vehicles, ready mixed concrete for example, will be able to access the construction sites. The construction period will be extended resulting in more disruption to the local residents.
4. There is no carbon footprint statement. The applicant has not indicated that the construction will be low carbon on the planning application.
5. There is no affordable housing statement, a requirement of planning applications for more than a one house development

Natural Resources Wales: Concern

PCC - Drainage Engineers: Standard Advice

PCNPA Planning Ecologist: Conditional Consent

PCNPA Tree and Landscape Officer: Conditional Consent

Dwr Cymru Welsh Water: Conditional Consent

PCNPA Buildings Conservation Officer: Observations

National Trust: Observations

Public Response

This proposal was publicised in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Twenty nine representations were received during the publicity period for the application, raising a range of objections and concerns regarding the proposal. These included:

- Impact on the character and appearance of the area due to the increase in the scale and height of properties. This is particularly in views from the Gribben to the South East, due to the positioning and design of Plots 1-3.
- Materials are not appropriate with metal roofs and cladding.
- The drainage at the site with water running from the site onto land lower down which may cause structural issues.
- There are objections to the location of soakaways within the site close to neighbouring properties.
- Concerned regarding the capacity of the local sewerage system.
- Concerned at the capacity of the road network serving the site and that larger vehicles over 3.5 tonnes have been accessing the site.
- The current approach to delivering materials to the car park in Upper Solva and moving them to the site in dumper trucks leads to significant amenity impacts from noise and dust and removes the car park from use for visitors increasing pressure for parking elsewhere.
- The road network has no capacity for additional traffic and are particularly well used in summer.
- The street lighting and boundary fence plans should be specified. Street lighting will harm the dark sky concept.
- The houses are not eco-compliant
- The houses are not in character with the local vernacular.
- Three bungalows without a first floor would be more appropriate for plots 4-6 and re-assurance should be provided that land height cannot be increased.
- Additional windows should not be possible within the buildings.
- Having large properties in close proximity will reduce privacy and result in overlooking to properties on St Brides View.
- The ridge height of the properties have increased and they will be over bearing and dominant of nearby properties particularly on St Brides View.
- The footprints of properties have increased and the levels on the boundary with St Brides View has been built up.
- Larger properties will inevitably result in higher traffic movements on the substandard access to the site.
- The properties will be expensive and not beneficial to the local community and likely be second homes.
- Lack of renewable energy generation within the scheme.

These and other matters raised, such as those by the Community Council have been addressed through the officer appraisal below.

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Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website –

[Local Development Plan 2 - Pembrokeshire Coast National Park](#)

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 06 - Rural Centres

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 10 - Sites and Species of European Importance

LDP2 Policy 11 - Nationally Protected Sites and Species

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 47 - Housing Allocations orl and with Planning Permission

LDP2 Policy 48 - Affordable Housing

LDP2 Policy 49 - Affordable Housing Exception Sites

LDP2 Policy 50 - Housing Development Proposals

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

PPW11

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

TAN 18 - Transport

TAN 23 - Economic Development

TAN 24 - The Historic Environment

Constraints

Special Area of Conservation - within 500m

Special Protection Area - within 500m

LDP Open Space

Safeguarding Zone

Ancient Monument - within 500m

Hazardous Zones

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Recreation Character Areas
Article_4_Directions
Affordable Housing Submarkets
Seascape Character Areas
Conservation Area Solva
Landscape Character Area

Officer's Appraisal

Introduction

This application is on a partially developed housing site in the settlement of Solva and is for a revised design for the proposed dwellings.

Site context

The site is around 0.54 hectares and sits on the southwestern edge of Solva, behind the existing development fronting onto St Brides View. To the northwest of the site are playing fields, to the northeast and south east is the built up area of Solva. To the southwest is open countryside. The site is mostly relatively gentle in slope from north to south.

The site is partially developed with an access created onto St Brides View, the installation of an estate road and development platforms excavated for the dwellings and in places footings.

Proposed development

The proposed development is for an amended design to the dwellings previously approved. No additional dwellings are proposed as part of this scheme. The changes include elevational changes to the properties, changes to the materials, changes to the footprint of the dwellings and increases in height.

Planning History

The planning history for this site is extensive:

99/205 - Change of use from 7 flats to single dwelling - Harbour High, St Brides View, Solva – Approve – 23/06/1999.

99/206 - Erection of 5 bungalows -Harbour High, St Brides View, Solva – Refused – 24/06/1999.

00/220 – Demolition of Harbour High & redevelopment of site with 7 bungalows - Land at Harbour High, St Brides View, Solva – Refused 22/09/2000.

05/681 - Certificate of lawfulness for use as 9 residential flats - Land at Harbour High, St Brides View, Solva – Approve 22/03/2006.

07/117 - Demolish existing and build 8 flats & 1 house - Land at Harbour High, St Brides View, Solva – Withdrawn – 20/08/2007.

09/291 – Demolition of existing building containing 9 flats, and building 6 houses - Harbour High, Solva – Refused 27/01/2010 (Appeal Dismissed).

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10/374 - Demolition of dwelling containing 9 flats and construction of 6 houses - Harbour High, Solva – Approve 14/12/2010.

NP/12/0583 – Amended Design to house 4 - Plot 4, Harbour High, St Brides View, Solva, Haverfordwest, Pembrokeshire, SA62 6TB – Approve 13/03/2013.

NP/18/0154/S73 - Removal of conditions 7, 8 & 9 from NP/12/0583 - Plot 4 At Site Of Harbour High, St Brides View, Solva, Haverfordwest, Pembrokeshire – Approve - 27/04/2018.

NP/18/0160/DOC - Discharge conditions 3 & 5 of NP/12/0583 - Plot 4 At Site Of Harbour High, St Brides View, Solva, Haverfordwest, Pembrokeshire - Approve - 06/05/2018.

NP/21/0454/DOC - Discharge of condition No. 15 of NP/10/374 - Traffic Management Plan - Development Site Adj to 22, St Brides View, Solva, Haverfordwest, Pembrokeshire, SA62 6TB - Pending.

NP/21/0680/FUL - Temporary access to existing private track - Field Tracks, Nine Wells to Solva, Solva, Haverfordwest, Pembrokeshire, SA62 6FD - Pending.

Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all development control decisions to be made in accordance with the development plan unless material considerations dictate otherwise. The site is located within the settlement of Solva and has an extant planning permission for residential development.

The extant planning permission offers a significant fallback position for the applicant allowing them to develop the site in accordance with this permission regardless of any decision on this application. This fallback position is considered to be reasonably likely to occur and should be accorded significant weight in considering this application. The scheme has a long history and the extant planning permission is not subject to a requirement to provide a contribution to affordable housing. This proposal will not result in any increase in housing and no affordable housing contribution can be sought.

Impact upon special qualities of the National Park

Policy 8 of the LDP is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 14 of the LDP 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 insensitively and unsympathetically sited within the landscape. Criteria 'd' and 'e' resist development that would fail to harmonise with or enhance the landform and landscape character of the National Park, and/or fail to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of the LDP seeks to avoid

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development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

The principle of the residential development of this site has been established and the density of development and the positioning of the plots is the same as previously approved. The change is to the design of the plots and the acceptability of this change is the main consideration in determining this application.

The site, with the other existing and proposed development nearby forms the beginning of the differentiation between agricultural land and urban form at the edge of Solva. The site is a highly sensitive coastal location where development has the potential to have an increased adverse effect on the special qualities of the National Park and on the visual amenity of recreational receptors. The site is in a prominent location, overlooking the Solva estuary and slopes down towards the southeast, with views across the estuary. The buildings are visible from the Wales Coast Path, across the estuary, around the Gribin and from the Wales Coast Path and another footpath to the south of the site. The site is open, and the proposed boundaries are Pembrokeshire hedge banks, which would be low in height. Existing houses may screen some plots to an extent, but the larger houses in Plots 1-3 are likely to be highly visible.

Natural Resources Wales noted that "We have reviewed the recently submitted information [photomontage of site] and continue to have concerns regarding the proposed new dwelling design. The extant planning application photomontage 01 shows that the previously proposed designs are more appropriate and in scale and keeping with the traditional built form of Solva. The current, revised proposal photomontage 02 indicates that the new designs are larger in scale and proportions and include large areas of glazing. They relate poorly with the traditional built character of the locality and would result in greater visual impact. They are also likely to result in increased light pollution." The agent subsequently responded by making some changes to the proposal including the provision of non-reflective glazing, further landscaping and more slate cladding to elevations to reduce render.

It is accepted that this is a sensitive site on the edge of the settlement and a previous application was refused and appeal dismissed on the grounds of the design being inappropriate. There is an increase in scale to the dwellings proposed, the applicant has submitted a visualisation of the site showing the change from the existing to the extant permission and the proposed design. Natural Resources Wales have continued to express concerns regarding the design.

There are larger properties in the vicinity of the site such as Dolphin Court and re developed properties along St Brides View. Many of the properties are detached and set in their own grounds in common with this proposal. As largely a matter of planning judgement the general scale and massing of the proposed buildings are considered to be a reasonably in character with the surrounding properties. The general layout and positioning of properties has previously been agreed and the changes to the elevational design is considered to be acceptable.

Taking into account all material considerations it can be concluded that the layout, design and appearance of the development would not harm the special qualities of

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the National Park and would comply with the aims of policies 8, 14, 29 and 30 of the Local Development Plan.

Accessibility to the site

Policies 59 and 60 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development. Some concerns have been raised by the Community Council and local residents about the potential impact of the development upon highway safety in the locality, particularly during construction.

The route from the main A487 is severely substandard and previous applications have been subject to limitations on the size of vehicles able to service the site. The applicants have now put forward a proposal to access the site across fields using existing farm tracks and the creation of a stretch of new track. This would be used temporarily for the duration of works and would not provide a permanent access to the new development. This is being determined as a separate matter to this application and it is considered that the proposal can continue to be subject to the conditions originally imposed on the extant planning permission.

The proposal increases the size of the properties located at the site, bungalows now include accommodation in the roof space and the size of other properties has increased. As noted in representations, it is possible that larger dwellings will generate additional traffic. While noting this it is considered that the number of properties remains the same and the additional traffic generated is unlikely to be significant or unacceptable.

In light of the extant permission to develop the site, it is considered that the proposal is in accordance with Policies 59 and 60 of the LDP. Planning conditions previously imposed can be imposed on this revised development proposal.

Neighbouring Amenity and Living Conditions

Policy 30 of the Local Development Plan refers to amenity in a general sense, seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties. The nearest existing residential properties are along St Brides View.

Concerns were raised about the potential impact on amenity of the development. The height of buildings has been increased. The elevations of plots 4, 5 and 6 that are orientated towards the properties on St Brides View remain with windows only on the ground floor. As a matter of planning judgement based on a site visit and the plans submitted it is considered that the increase in height of the properties is not overbearing and will not create a significant or unacceptable amenity impact. This is particularly the case when compared with the extant planning permission.

Following assessment of the impact of the development upon amenity it is considered that subject to suitable planning conditions to deal with matters such as landscaping as well as removal of permitted development rights to prevent the addition extensions or additional windows without planning permission the scheme complies with the requirements of Policy 30.

Heritage impact

The site is close to Solva Conservation Area. Based on the information available it appears that the buildings are sufficiently distant and separate from this heritage asset to mitigate a potential impact. The comments of the National Park Conservation Officer referred to above are noted and additional information was submitted in the form of photomontages of the site. The Authority is reasonably satisfied that the new design of dwellings at the site will not have a negative impact on setting.

Foul and surface water drainage

The supporting information to the application indicates that each of the dwellings will discharge into the mains sewerages system. The application has been referred to Dwr Cymru Welsh Water and they have advised that they do not have any objections subject to conditions. The concerns of the Community Council and neighbours regarding capacity are noted. However, given that there is no objection to the proposal from DCWW it is considered that an objection on these grounds could not be sustained.

Some concern has been expressed regarding surface water drainage and the siting of soakaway systems at the site. The Authority has been advised that the proposal will require Sustainable Drainage consent from the Sustainable Drainage Approval Body (SAB). Soakaways would also have been required by the previous permission. It is considered that an acceptable surface water drainage system will be available for the site.

Overall, it is considered that the proposal will not significantly change the drainage arrangements from the previously permitted scheme.

Ecological and tree impact

The site of development has now been partially developed. The revised scheme does include a greater area of glazing than the previously approved scheme. The PCNPA Ecologist notes that there are few features at the site which could be used as a corridor for foraging and commuting bats and they are more likely to use the more distant vegetation to the southeast. The scheme is considered unlikely to have a detrimental impact on nocturnal wildlife. However, there remains a need to control external lighting, and this can be made subject to a planning condition. Additionally, a biodiversity enhancement scheme can be secured by a planning condition.

Subject to the imposition of these conditions it is not considered that the revised scheme would have an unacceptable impact on wildlife and biodiversity and complies with policies 1, 10, 11 and 14 of the LDP.

In respect to trees and landscaping the extant permission at the site was subject to a landscaping condition and in the interests of consistency this can be repeated on this planning permission with details amended to reflect the changed layout.

Other material considerations

Concerns were raised that the properties would be used as second homes / holiday homes. The application is for residential use and while there maybe potential for some holiday second home use within a C3 dwellinghouse, there is no policy in

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LDP2 that could reasonably prevent this. A lighting scheme is conditioned to ensure that the proposal minimises any dark sky impacts and is justified given the significantly amended elevational design of the scheme. Concerns regarding the sustainability of the buildings are noted. PPW 11 sets out that the building regulation requirements for sustainability are the standard that new development should reach and that a standard in excess of this would require a specific policy. The Authority does not have a policy that would be able to justify a requirement that is in excess of the building regulations requirements.

Conclusion

As outlined above the proposal relates to changes of design on an already commenced development site. The layout remains largely the same with changes to the design of the individual plots. These changes are considered to be largely acceptable. The proposal is considered to be in accordance with policies 1, 6, 8, 9, 10, 11, 14, 29, 30, 46, 48, 59 and 60 and is recommended for approval subject to the agreement of a unilateral undertaking to provide a commuted sum to affordable housing and the conditions listed below.

RECOMMENDATION

Approve subject to the following conditions -

1. The development shall begin not later than five years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents: GA00 Rev 1 - Existing Site Plan, Proposed Site Plan and Proposed 3D received 07/02/2022; GA01 Rev 1 - PLOT 02 Proposed Floor Plans, Elevations, Site Plan, and Section received 07/02/2022; GA02 Rev 1 - PLOT 01 Proposed Floor Plans, Elevations, Site Plan, and Section received 07/02/2022; GA03 Rev 1 - PLOT 03 Proposed Floor Plans, Elevations, Site Plan, and Section received 07/02/2022; GA04 Rev 1 - PLOT 04 Proposed Floor Plans, Elevations, Site Plan, and Section received 07/02/2022; GA05 Rev 1 - PLOT 05 Proposed Floor Plans, Elevations, Site Plan, and Section received 07/02/2022; and GA06 Rev 1 - PLOT 06 Proposed Floor Plans, Elevations, Site Plan, and Section received 07/02/2022.

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. A schedule of external finishes and colours shall be submitted to the Local Planning Authority for approval, in writing, prior to the materials first use in the development. The development thereafter shall be carried out and retained in accordance with the approved plans.

Reason: To ensure a proper standard of development and appearance in

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the interests of conserving the amenities and architectural character of the area. Local Development Plan- Policy 1 (National Park Purposes and Duty) (Strategy Policy), Policy 14 (Conservation of the Pembrokeshire Coast National Park) and Policy 29 (Sustainable Design) (Strategy Policy).

4. A suitable and comprehensive scheme for the soft and hard landscaping of the site shall be submitted to the National Park Authority for approval, in writing, prior to the commencement of any further work. Such a scheme shall take full account of the natural trees and shrub species on the site and in the area in general. The scheme should also include reptile piles as recommended in the Protected Species Report dated June 2009 (paragraph 7.3.4)

Reason: In the interests of maintaining a satisfactory scheme of landscaping and to protect the visual amenity of the area. Local Development Plan - Policy 14 (Conservation of the Pembrokeshire Coast National Park) Policy 10 (Sites and Species of European Importance) and Policy 11 (Nationally Protected Sites and Species).

5. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development, fail, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of maintaining a satisfactory scheme of landscaping and to protect the visual amenity of the area. Local Development Plan - Policy 14 (Conservation of the Pembrokeshire Coast National Park).

6. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) any electricity or telephone supplies to the site shall be by underground cables.

Reason: To preserve the character of the area. Local Development Plan- Policy 1 (National Park Purposes and Duty (Strategy Policy) and Policy 14 (Conservation of the Pembrokeshire Coast National Park).

7. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling and to development within the curtilage of the dwellinghouse), no development of Parts I and 2 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.

Reason: To preserve the character of the area and the Local Development Plan- Policy 1 (National Park Purposes and Duty (Strategy Policy) and Policy 14 (Conservation of the Pembrokeshire Coast National

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Park).

8. No works shall begin on site until the Local Planning Authority has approved in writing a full scheme of works to:-
 - a) construct a turning head at the termination point of St Brides View which will be dedicated as part of the public highway;
 - b) strengthen the part of St Brides View adjacent to the property known as Yr Hafan;and the works have been completed in accordance with the approved details and to the satisfaction of the National Park Authority.
Reason In the interests of road safety (Local Development Plan- Policy 59 (Impacts of Traffic)).
9. The proposed development shall be served by an estate road laid out and constructed, including pedestrian crossing points and a means of surface water disposal, in accordance with the current Pembrokeshire County Councils Highway Requirements for Development and Guidance contained within Manual for Streets, details of which are to be submitted to and approved in writing by the National Park Authority. Prior to first occupation the road will be brought up to base course level and prior to final occupation the road will be surfaced to wearing course level.
Reason: To ensure an adequate access in the interests of highway safety. Local Development Plan- Policy 59 (Impacts of Traffic).
10. No part of the approved development shall be used or occupied until the car parking areas, access and turning area have been completed and marked out in accordance with the approved plan(s). The car parking area, access and turning area thereafter be retained in accordance with the approved plans and available for use as a car parking and turning.
Reason: To ensure adequate car parking and turning within the curtilage of the site, in the interests of highway safety. Local Development Plan- Policy 59 (Impacts of Traffic).
11. Prior to the commencement of any further works on site a construction traffic management plan is to be submitted and approved in writing by the National Park Authority. This traffic Management Plan is to be fully implemented in all respects as agreed during all works on site to carry out the development hereby approved.
Reason: In the interests of road safety and in order to avoid damage and unacceptable impact to existing Highway Network and private property. Local Development Plan- Policy 59 (Impacts of Traffic).
12. Prior to the commencement of development wheel washing facilities shall be provided within the curtilage of the site to the satisfaction of the National Park Authority. The wheel washing facilities shall be used and maintained in good working condition throughout the construction works and for as long afterwards as considered necessary by the National Park Authority. No works shall begin on site until those works have been completed in accordance with the National Park Authority's approval.
Reason: To prevent the development works resulting in mud on the road

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contrary to the interests of road safety. Local Development Plan- Policy 59 (Impacts of Traffic).

13. The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground works in the development area, so that an archaeological watching brief can be conducted. The archaeological watching brief will be undertaken to the standards laid down by the Institute of Field Archaeologists. The Local Planning Authority will be informed, in writing, of the name of the said archaeologist at least two weeks prior to the commencement of the development.
Reason: To assess the archaeological value of the site. Local Development Plan- Policies 8 (Special Qualities)(Strategy Policy).
14. Permeable paving or gravel/pebble shall be used for proposed drive, turning and parking area, patios and garden paths.
Reason: To prevent the increased risk of flooding and to improve and protect water quality. Local Development Plan, Policy 32 (Surface Water Drainage)
15. Foul water and surface water discharges must be drained separately from the site.
Reason: To protect the integrity of the Public Sewerage system . Local Development Plan -Policy 32- Surface Water Drainage and Planning Policy.
16. No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
Reason: To protect the integrity of the Public Sewerage system. Local Development Plan -Policy 32- Surface Water Drainage and Planning Policy.
17. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the Public Sewerage System.
Reason: To protect the integrity of the Public Sewerage system. Local Development Plan -Policy 32- Surface Water Drainage and Planning Policy.
18. Prior to the first use of permanent lighting at the site, full details shall be submitted to and approved in writing by the Local Planning Authority. Lighting shall be installed and operated in accordance with the approved details. No additional lighting shall be installed unless a revised Lighting Strategy is submitted to and approved in writing by the Local Planning Authority.
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. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 12 (Local Areas of Nature

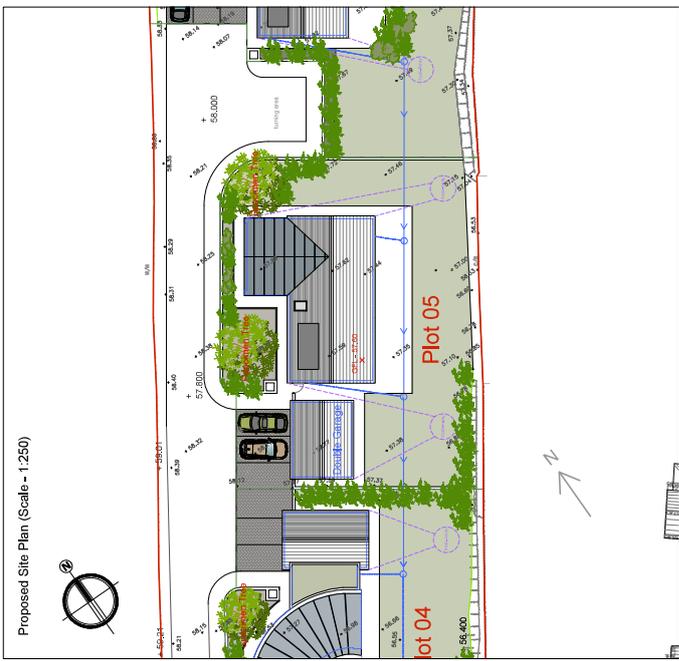
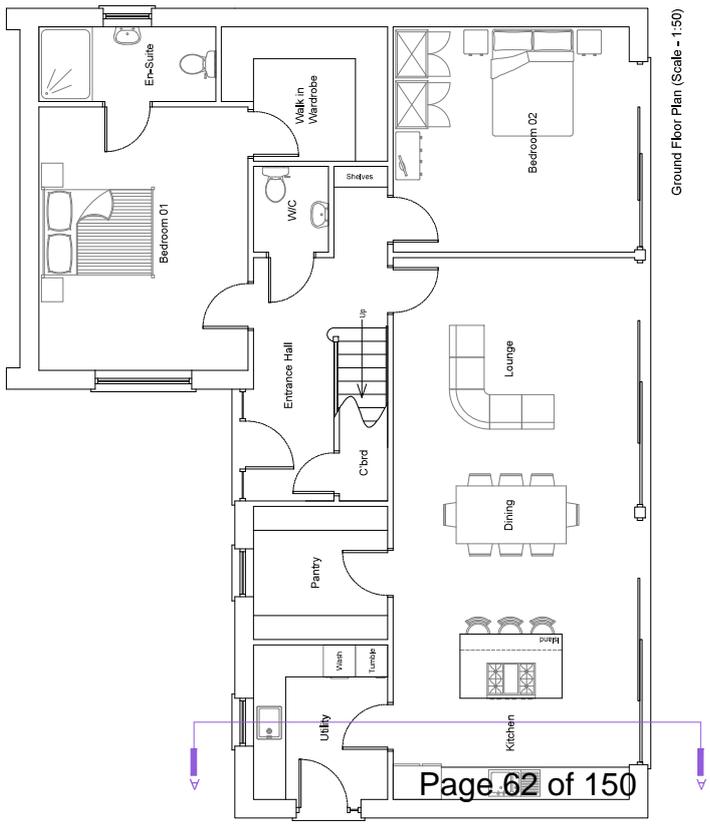
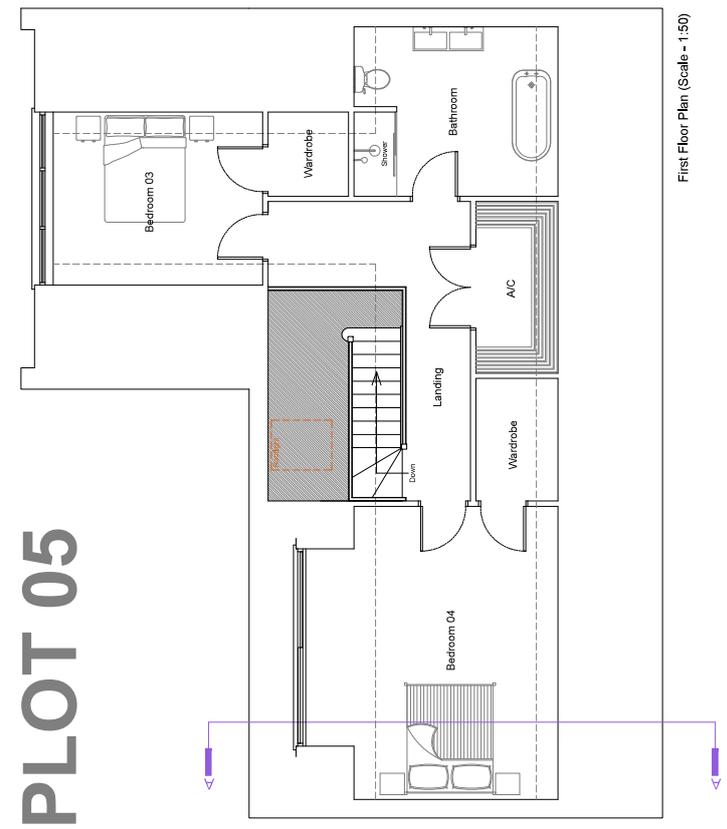
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Conservation or Sites of Geological Interest) (Light Pollution) and 14 (Conservation of the Pembrokeshire Coast National Park).

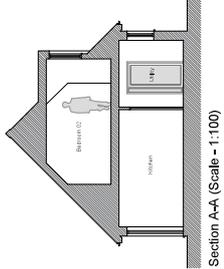
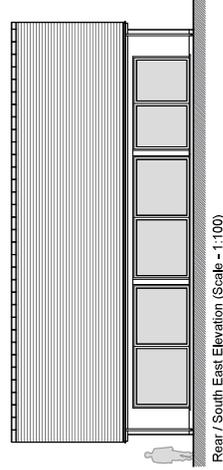
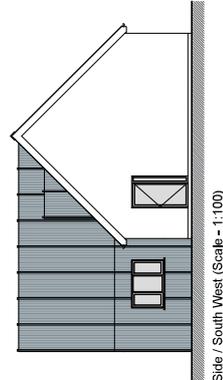
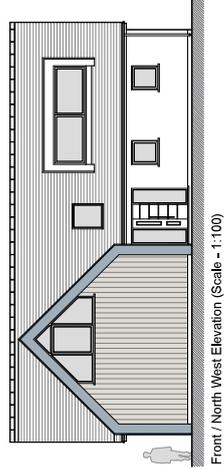
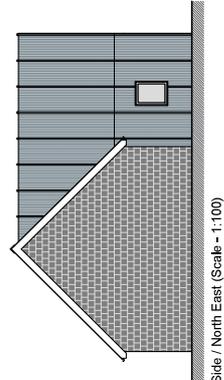
19. Prior to the commencement of further development an ecological mitigation / enhancement scheme must be submitted. The scheme shall include details of three bat roosting or bird nesting features. These features shall be built in / integrated into the external wall structure of the building. There should be a mixture of bird and bat features and these should be placed appropriately.

Reason: In the interests of biodiversity. 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).

PLOT 05



* NOTE: All windows over 2.25m in area Facing South & South East to be non-reflective glazing



KK brass Outline Logo 2022.plng

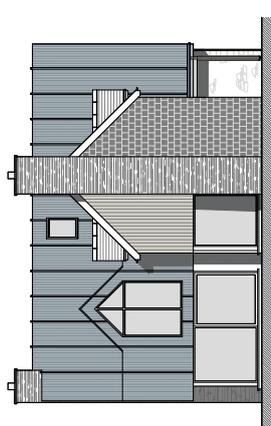
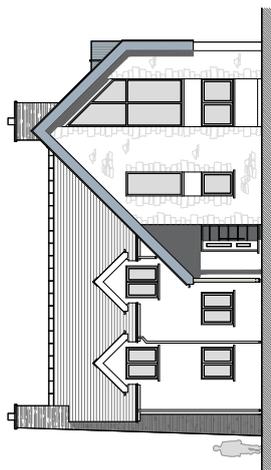
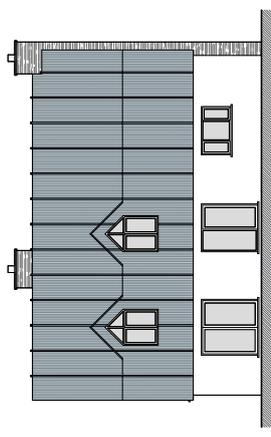
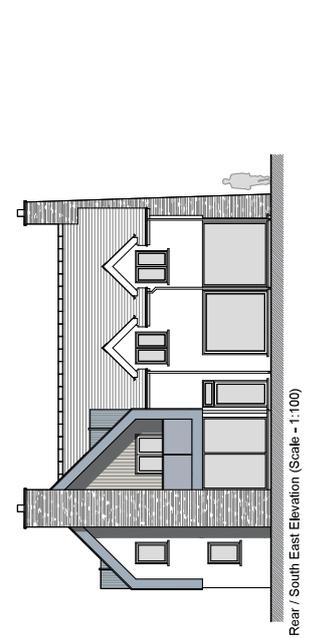
KINVERCREATIONS LTD
 Mr. Tomas J. Kinver
 BSc (Hons), MCIT, FCIQS, FCIABE, CEIV, AssocRICS
 Chartered Architectural Technologist (Fellow)
 Chartered Building Engineer (Fellow)
 Chartered Construction Manager

1000, WOLVERHAMPTON
 24 HAMILTON STREET | BINGHAM | LINCOLNSHIRE
 NG9 5BL
 01948 571634

www.kkcdk.com

project title:	Headlands
drawing no:	GA05
scale:	AS SHOWN
revision no:	- 01
planning no:	
project no:	10344
drawn by:	RGE
checked by:	TJK
date:	October 2020
address:	Headlands, Sofia, Haverthwaite, Preston, SA22 6TD
drawing discipline:	PLANNING



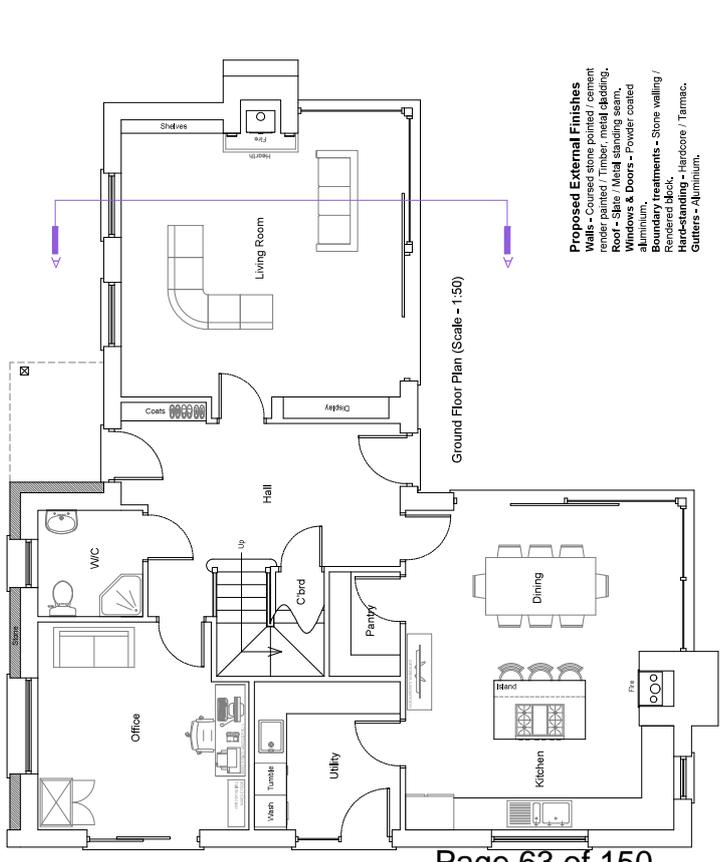
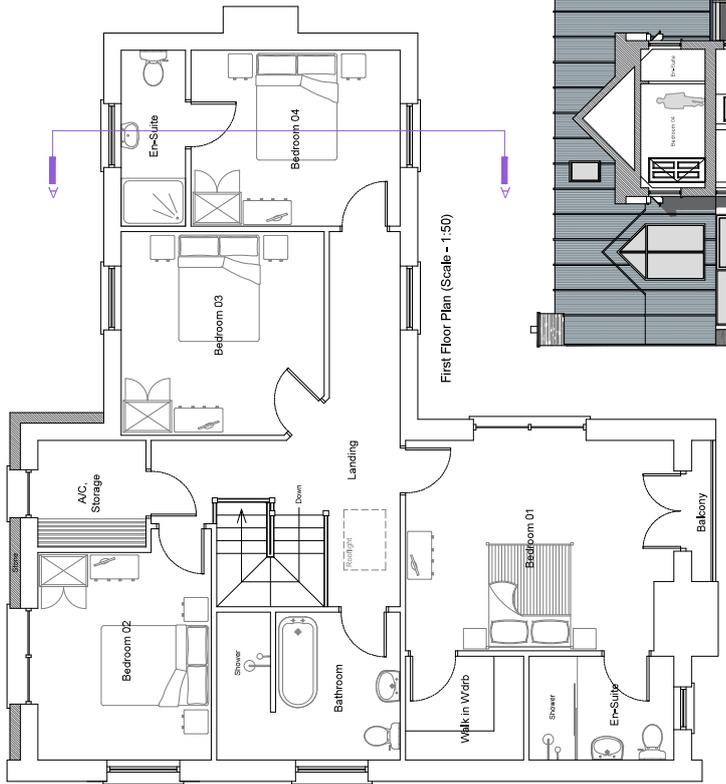


PLOT 01

* NOTE: All windows over 2.25m in area Facing South & South East to be non-reflective glazing

KK brass Outline Logo 2022.rptg
KINVERCREATIONS LTD
 Mr. Tomasz J. Kinver
 BIC (Hons), MCIBT, FCIOS, FCIABE, CEIWB, Assesd/CEI
 Chartered Architectural Technologist (Fellow)
 Chartered Building Engineer (Fellow)
 Chartered Construction Manager
 Kinver Creations Ltd
 24 HAMILTON STREET (RINGGARD) FERROESKIRRE
 SA66 5HL
 01348 871834
 www.kkck.com

Revisions	Drawn by:	Checked by:	Date:
01	AS STOWEN	GAO2	JULY 2020
02	AS STOWEN	GAO2	JULY 2020
03	AS STOWEN	GAO2	JULY 2020
04	AS STOWEN	GAO2	JULY 2020
05	AS STOWEN	GAO2	JULY 2020
06	AS STOWEN	GAO2	JULY 2020
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99	AS STOWEN	GAO2	JULY 2020
100	AS STOWEN	GAO2	JULY 2020



Proposed External Finishes
 Walls - Render
 Ceilings - Plaster
 Floors - Tiles / Timber
 Windows & Doors - Timber / Metal
 Roofs - Slate / Metal standing seam
 External Cladding - Stone / Brick
 External Paints - Powder coated
 External Lighting - Hard-core / Tarmac
 Gutters - Aluminium

First Floor Area = 132m²

Ground Floor Area = 123m²



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 017 Kinver Phoenix
CIOB LOGO.p01

