

Application Ref: NP/21/0577/FUL

Case Officer	Kate Attrill		
Applicant	Mr A Compton		
Agent	Mr W Harries MRICS, Harries Planning Design Management		
Proposal	Residential development of 11 dwellings (including 2 affordable)		
Site Location	Land adjacent to Cefn Gallod, Trefin, Haverfordwest, Pembrokeshire, SA62 5AP		
Grid Ref			
Date Valid	09-Sep-2021	Target Date	20-Jul-2022

This application is being brought to Committee as it constitutes Major development and under the current scheme of delegation is required to be decided at Development Management Committee and due to the receipt of a Pre Action protocol letter.

A site visit was attended by Members on the 10th January 2022.

A pre-action protocol letter relating to the potential for a Judicial Review Challenge was received from a 3rd party which delayed the issue of the consent previously approved by Members and to ensure that the Members are appraised of the full history of the site this further report has been produced. There were two grounds of challenge which are paraphrased as follows.

Ground 1: The Authority failed to have proper regard for Policy 47 and Appendix 4 of the LDP 2. In particular, LDP 2 required development to be concentrated in a linear form along the southern boundary with green space provided to the north when, in fact, the application provides for 11 dwellings of which 6 are located to the north of the site and 5 to the south.

Ground 2: The Authority failed to secure adequate affordable housing provision.

Counsel's advice was sought in relation to the same and a response to the pre application protocol letter was sent. Notwithstanding its conclusions that the Authority considered that there is no merit in the grounds of challenge the pre action response does acknowledge that the information relevant to the grounds of challenge was given orally and the committee did not have the benefit of written material relating to these matters. Accordingly, having regard to the challenge and the fact that there was considerable discussion at the Committee of 9 March 2022 as to the merits of the application Officers felt that it would be prudent for the application to be taken back to the Committee and for the Committee to have the benefit of a revised report which explains the background and information which we have outlined above relating to the two grounds of challenge that have been advanced.

Consultee Response

PCNPA Access Manager: No objection

Natural Resources Wales: No objection

PCNPA Tree and Landscape Officer: Conditional Consent

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Dwr Cymru Welsh Water: Conditional Consent
PCC - Transportation & Environment: Conditional Consent
PCC - Public Protection: Conditional Consent
PCNPA Access Manager: No adverse comments
Llanrhian Community Council: Recommend Refusal
PCNPA Buildings Conservation Officer: Observations
PCC - Drainage Engineers: Observations
Mid & West Wales Fire & Rescue Service: Observations
Dyfed Archaeological Trust:

Public Response

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of either neighbour letters or a site notice. In this case, both site notice and neighbour letters were sent.

At the time of the report being written, there had been 22 letters of objection or concern from neighbouring properties citing highway safety, noise and disturbance, insufficient affordable housing provision and poor design of the dwellings, many of the letters suggest the design of the dwellings should be single storey. Llanrhian Community Council's consultation response states: Llanrhian Community Council held a public meeting to discuss this proposal and is not in favour on the grounds of the following PCNPA Local Development Plan Policies: 14; 30; 51; 48; 47 and 60.

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 50 - Housing Development Proposals

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LDP2 Policy 51 - Housing Densities
LDP2 Policy 52 - Housing Mix
LDP2 Policy 55 - Infrastructure Requirements
LDP2 Policy 59 - Sustainable Transport
LDP2 Policy 60 - Impacts of Traffic
LDP2 Policy 61 - Cycleways
PPW11
SPG01 - Affordable Housing
SPG03 - Landscape
SPG05 - Planning Obligations
SPG10 - Archaeology
SPG12 - Biodiversity
SPG16 - Sustainable Design & Development
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 23 - Economic Development
TAN 24 - The Historic Environment

Constraints

LDP Allocation
Safeguarding Zone
Rights of Way Inland - within 50m
Hazardous Zones
Recreation Character Areas
Affordable Housing Submarkets
Seascape Character Areas
Conservation Area Trefin
Landscape Character Area

Officer's Appraisal

Site and Context

Cefn Gallod is a residential development on the eastern side of Trefin consisting of a mixture of single storey and two storey dwellings.

The field to the immediate east is proposed for development of 11 dwellings, including two affordable maisonettes. The site has previously been in agricultural use and is surrounded on the northern side by an historic stone-built Pembrokeshire hedgebank.

There is a children's play area at the opposite end of Cefn Gallod, accessible through a footpath.

Relevant Planning History

None.

Description of Proposal

The application proposes a development of 11 dwellings, including 2 affordable units. The dwellings are proposed to be rendered, partially timber clad, and under blue/black slate roofs with inset PV panels. The block plans show a single access through Cefn Gallod with two storey dormered dwellings to either side of the access road.

There are three 4-bedroom dwellings, four 3 bed dwellings, one 2 bed dwelling, and 2 one bed dwellings (affordable plots 8 & 9).

The design has been significantly amended since submission to address concerns relating to the impact of full two storey dwellings on the character of the village and surrounding landscape.

The dwellings had initially featured large, glazed areas facing towards the Abercastle Road with first floor balconies. They now feature dormer windows in the roofs, with the heights having been reduced, and the designs have been amended to be more traditional in appearance.

The two affordable dwellings, initially submitted as flats are now in the form of maisonettes, fronting onto the cul-de-sac.

Key Issues

The application raises the following planning matters:

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

Policy:

The site is allocated for residential development in Local Development Plan 2 and is shown on the Proposals Map as HA10. The Plan states that the number of units for the site is 10. This proposal has increased the number by 1, but the proposal is acceptable in principle subject to other development management considerations.

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The site is allocated in LDP2 for housing development. The written description which accompanies the allocation states:

"When viewed from the south visual impact will need to be minimized by ensuring all existing boundary hedgerow is retained with additional planting provided.

Access should be provided via Cefn Gallod to concentrate development in a linear form along the southern boundary.

Green space should be provided to the north.

Roof heights should remain within the context of neighbouring residential development."

There is a requirement to provide affordable housing on the site. It is proposed to provide 2 units which meets the 25% requirement as set out in Policy 47 of the Plan. The PAC consultation report submitted as part of the application indicates that these will be transferred to and managed by a Registered Social Landlord. The proposed affordable housing are 1-bed units which accords with the greatest need identified by the Local Housing Market Assessment. New build affordable housing will be expected to meet the minimum gross internal floor areas and storage for the relevant property and size as set out in the Welsh Government Development Quality Requirements.

The remainder of the site is proposed to be a mix of tenure types of 1 no. 2 bed semi-detached unit, 4 no. 3 bed detached units with integral garage and 4 no. 4 bed detached units with integral or detached garages. It is considered that this complies with Policy 52 which states that a mix of dwelling sizes, types and tenures are required to ensure the creation of balanced communities.

As such the principle of residential development at this site is considered acceptable.

Background to the LDP allocation:

The housing allocations contained in Policy 47 are underpinned by the Land Implementation Study, dated December 2017 and authored by Arcadis, which was commissioned by the Authority in June 2017. The assessment of the land off Cefn Gallod is summarised at para 4.2.13 as follows:

"4.2.13 Site 050 Land off Heol y Crwys, Trefin: the site potentially comprises 10 dwellings and is located in the submarket area of St David's & North Coast, where the emerging policy for affordable housing provision is 35%. DAT (Development Appraisal Toolkit) outputs give a Residual Land Value in excess of the Benchmark Land Value per hectare with a provision of 30% affordable homes. Potential development costs not included in the viability appraisal are high for drainage and medium for sewerage"

On the basis of that assessment, the figure for affordable housing provision for the site was proposed at 30% in the Deposit Local Development Plan 2.

At Deposit Stage objections were made that the viability assessments on which the affordable housing provisions had been calculated had not taken into account the

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costs of installing sprinklers. When these additional costs were included in the viability appraisals there was a need to adjust the affordable provision percentages for certain submarkets and certain allocations. One of the sites where the percentage was affected was this site at Trefin. As a result of applying sprinkler costs to the viability assessment the percentage requirement was reduced to 25%. This change in the affordable housing provision for the site being reduced from 30% to 25% was advertised in the document published in November 2018 entitled 'Focussed Changes Proposed'. At that time the land off Cefn Gallod was identified as HA16 and at the bottom of page 16 of the November 2018 document the 'Indicative Affordable Housing Requirement' was changed from 30% to 25% to reflect the sprinkler costs. That document, however, incorrectly continued to show the number of affordable units as 3.

The agent for the landowner of the land off Cefn Gallod objected to the number of affordable units being shown as 3 and submitted that it should be shown, instead, as 2 when rounded down to the nearest whole unit number. This objection was recorded in the Focussed Changes – Consultation Report Addendum under FC16. The Authority responded as follows:

“Agree. The Authority would not object to a matters arising change as suggested.”

Accordingly, the LDP 2 should have contained 2 rather than 3 as the number of affordable units provided by HA10. The fact that the adopted LDP 2 shows 3 affordable units is due to an error which was unfortunately not noticed when editing the final LDP 2 text. Whilst the Officer's report to the Committee did not particularise the matters set out above and explain that there was an error in the text of the LDP it was explained to the committee orally during the meeting of 9 March that there was a mistake in the text of the LDP and that the provision of 2 affordable units did accord with LDP 2.

Given that the Authority know the reference to 3 affordable dwellings to be a mistake it would be unreasonable and unlawful of it to give precedence to the number 3 over the 25% in resolving the contradiction within the published LDP 2.

Furthermore, as was reported at the first Committee meeting, a reference to rounding down is contained with the Affordable Housing SPG at paragraph 4.1.7 on page 11 where it states:

7 'Where the percentage of affordable housing required results in a number of units and a fraction of a unit the requirement will be rounded down e.g. 25% of 25 units = 6.25, therefore 6 affordable homes will be expected.'

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

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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 design and infrastructure requirements set out within LDP 2 state:

'When viewed from the south visual impact will need to be minimized by ensuring all existing boundary hedgerow is retained with additional planting provided. Access should be provided via Cefn Gallod to concentrate development in a linear form along the southern boundary.

Green space should be provided to the north. Roof heights should remain within the context of neighbouring residential development.

Off-site sewers required'.

Background to the allocation description of locating development along the southern boundary:

At the time of plan preparation Schedule 4 of the Flood and Water Management Act 2010 had not come into force. Subsequently, Schedule 4 was commenced and gave rise to the need for new developments to include Sustainable Drainage Systems (SuDS). Due to the topography of the site, it was necessary for the SuDS to drain to the south. That, in turn, meant that the development could not be concentrated along the southern boundary.

The original rationale for aligning the development to the south of the site was related to the mitigation of any adverse impact on views towards the site and Trefin from the south: as the land to the south was at a lower level that would reduce the visual impact of the buildings. It was also important to maintain the historic stone-built Pembrokeshire hedgebanks surrounding the site. The reconfigured development allows the SuDS to drain to the south whilst retaining the hedgebanks around the boundaries.

There was considerable correspondence between the Authority and the developer as to the roof heights of the units to be built which led to an amended scheme, with lower roof heights, and the provision of photomontages to illustrate the visual impact. The height and the design of the dwellings have been substantially amended since receipt of the application in light of consultee responses, in particular that of the Conservation Officer and the potential impact on the adjacent Conservation Area.

The dwellings were reduced from their original heights by the following amounts from the originally proposed scheme to the current, achieved through reduced heights of the dwellings themselves (through amended design) in combination with reduced floor levels as described by the agents for the application.

Unit No.	Height reduction (mm)
1	1800

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2	1600
3	1515
Garage	475
4	1600
5	1450
6	2230
7	1178
8	918
9	458
10	1382
11	1462

- Units 1-6 reduced between 1.5 to 2.2m (Unit 6 the greatest of all unit reductions)
- Units 7-11 reduced between 0.5 to 1.5m

Any further reduction in levels would require more heavily engineered ramped access to accord with acceptable gradients from the highway to accord with Disability Discrimination Act requirements. A 1:21 gradient is the max in this respect, which has been achieved. Further reductions to Units 1-6 would also result in more heavily engineered retaining walls to the northern boundary.

As above, photomontages and wire frames were provided by the agents for the application in response to the concerns raised by the case officer in terms of the potential visual impact of the originally submitted scheme. The Conservation Officer's comments on the most recent set of amendments read as follows:

1. The montage from the road to Penparc suggests that the impact on the skyline would be low-medium, with some existing houses on Fford Abercastell more visible
2. There is potential for mitigation here in terms of materials (perhaps timber or slate cladding rather than intrusive painted render) and some intermittent tree planting
3. The views south from Llanon should also be assessed – whether by the agent or ourselves. There are distant panoramic views of the village with the sea as a dramatic backdrop – closer views are gained via the footpath running towards the village
4. Design – options have varied from a modern to traditional approach. Relating to 2 above, a simple more lightweight approach could be the best option, and a more 'honest' design philosophy for a development at the edge of the village. Quality natural materials and good planting are necessary considerations.

Following on from these comments, the designs were further revised to include cladding on the southern elevations of the houses on the southern side of the scheme, so that on the approach to Trefin from the south, there is a softened impact of the development on the wider landscape. Additional planting has also been suggested.

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Discussions have been held as to whether the dwellings at either end of the development would read better in the landscape if they were single storey, echoing that of the dwellings at the eastern end of Cefn Gallod, this has been discounted by the applicants agents due to the impact this would have on viability and the increased area required for SuDs since the site was allocated.

Officers consider the visual impact of the amended scheme to be acceptable.

The height and design of the buildings would be controlled by a condition requiring the development to be built in accordance with the submitted plans.

Lanscaping details will be required by condition and the hedgebanks surrounding the site (and their future maintenance) would be protected by a section 106 agreement.

As such the proposed development is considered to comply with Policies 8, 9, 15 and 29 of the LDP.

Amenity and Privacy:

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

There have been letters of concern received from near neighbours regarding the potential for noise and disturbance to their home working arrangements, but this is not usually considered to be a material planning consideration.

Material considerations must relate to the development and use of land, be considered against public interest, and be fairly and reasonably related to the application concerned.

Whilst hours of work can be conditioned to protect standards of residential amenity, the hours conditioned must be reasonable and balanced to both protect residential amenity but also to allow development to proceed. In this case, a construction management plan which would include delivery times and routes has been suggested to protect reasonable standards of amenity during construction. The Environmental Health section at Pembrokeshire County Council have also suggested a number of conditions relating to management of construction impact which include no fires, dust control and hours of site construction.

As such the proposed development is considered to comply with Policy 30 of LDP2.

Access and Parking:

The Highways Authority have been consulted in respect to any potential impact on traffic or highway safety. Given the level of local objection to the impacts on road safety, their consultation response is copied in full below.

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'The proposal is for a development of 11 dwellings, these dwellings comprise of four 4-bed each with a garage and two-three off road vehicle spaces. Four 3-bed dwellings each with two off road spaces, one 2-bed dwelling with two spaces one behind the other and two 1-bed dwellings with one off road space each. The parking offered for each dwelling, is acceptable for their individual size.

Overall, the traffic generation from this proposed development will not be a problem on Cefn Gallod or on the roads leading to it; the site access will require a Section 184 License from Streetcare Section of the Highway Authority.

The road layout complies with highways requirements for future adoption. The turning head is important and it is a good size and an improvement for the use of the existing estate road.

It is recommended that the rumble strip be carefully designed to ensure that the noise nuisance is kept to a minimum or the rumble strip is removed from the design. The road noise, which can be experienced by local residents, can be counterintuitive with road safety benefits of a rumble strip; an alternative solution should be sought such as an awareness strip or other awareness solution at the entry point.

There is a good connection from the existing estate footway into the new development with a footpath on the south side of the highway'.

Six recommended conditions have been suggested to ensure the development's road safety. The proposed development is therefore considered to comply with Policies 59 & 60 of the Pembrokeshire Coast National Park Local Development Plan.

Landscaping:

The Authority's Tree and Landscape Officer has been consulted with regards to the submitted arboricultural report and tree protection measures, and a condition to ensure further detailed landscaping plans are submitted and approved prior to development have been suggested.

Of particular concern is the maintenance and responsibility for the historic hedgebank surrounding the site. Whilst a requirement for a management plan has been included in the landscaping condition, it may also be necessary to secure the management in perpetuity to protect against the bank being allotted piecemeal to adjoining properties through a legal agreement, to which the agents for the application have provisionally agreed.

Biodiversity:

To comply with Planning Policy Wales (2021) and the Environment (Wales) Act 2016 planning authorities are expected to ensure every development positively contributes to biodiversity.

The application was submitted with an ecological assessment which identified no significant negative impacts due to the access road being formed through a species poor hedgerow and citing opportunities for enhanced hedgerow planting and managing the SuDS meadow features as wildflower meadows. The SuDS area has been included within the draft S106 agreement for the application.

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Natural Resources Wales have commented on the submitted ecological appraisal and suggested conditions relating to the enhancement.

The application is therefore considered to comply with the Local Development Plan, Planning Policy Wales and the Environment (Wales) Act 2016.

Land Drainage:

The Drainage Engineers at Pembrokeshire County Council have been consulted with the development proposals and have raised no objection. They have confirmed that SAB consent will be required for this development.

Welsh Water / Dwr Cymru were also consulted and they raised no objection to the proposed development, subject to conditions relating to surface water.

Other Material Considerations:

These proposals lie within the periphery of the medieval settlement of Trefin (PRN 7422), and within close proximity to several sites of historical and archaeological interest including the recorded site of a medieval Bishops Palace (PRN's 2846& 7573). Consequently, there is a strong possibility that archaeological material, may extend into the application area and that any deposits surviving as buried archaeological features; will clearly be adversely affected by the proposed development should consent be forthcoming.

Dyfed Archaeological Trust have requested that an archaeological field evaluation is required prior to this application being determined. The applicants have commissioned work, but it has not been provided to date at the time of this report being written.

Government policy as contained in Planning Policy Wales (Edition 11) at 6.1.23 makes it clear that: "The planning system recognises the need to conserve archaeological remains. The conservation of archaeological remains and their settings is a material consideration in determining planning applications, whether those remains are a scheduled monument or not.

PPW goes on to state at 6.1.26 that 'where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the impact of the proposal on the significance of the remains.

The requested geophysical report was submitted on the 25th January 2022 and was been sent on to Dyfed Archaeology for consultation. Dyfed Archaeology's commented that: 'based on the information provided we are happy that these anomalies are likely to relate to the modern structures that Mr. Cotton describes. We note the results of the geophysical survey and based on this data we would be happy for the work to proceed without the strip/map/record exercise. As such, there was no further issue with archaeology in relation to the development proposal.

Conclusion

The application provides for two affordable dwellings in addition to the 9 open market dwellings and is considered to be in accordance with the requirements of the allocation with no harm caused to the setting of the nearby Conservation Area.

The proposed scheme is considered to be acceptable in terms of scale, form, and design, subject to conditions regarding materials.

The development will not cause an unacceptable or detrimental impact to the special qualities of the National Park.

As such, the proposal complies with policies 1, 7, 8, 11, 14, 29, 47, 48, 59 & 60 of the adopted Local Development Plan 2 2020 and can be supported.

Recommendation

Seek Delegated Powers to approve subject to the submission of the completed legal agreement securing the provision of the affordable housing in perpetuity and an agreement for responsibility for landscaping and hedgerows in perpetuity and with the addition of 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:

Drawing 08 Rev G Proposed Block Plan

Drawing 09 Rev C Elevations and floor plans Plot 5

Drawing 10 Rev C - Elevations and floor plans Plot 1, 2, 10 & 11

Drawing 11 Elevations and Floor Plans Plot 7, 8, & 9

Drawing 12 Rev D Constructoin details and sections

Drawing 13 Elevations & floor plans Plot 3, 4 & 6

Preliminary Ecological Appraisal dated 9th August 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 take place until details of landscaping have been submitted to and approved in writing by the local planning authority. These details shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed

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numbers/densities where appropriate; an implementation programme (including phasing of work where relevant). The approved landscaping works shall be carried out in accordance with the approved details during the first planting season immediately following the agreed implementation program. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

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. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement 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).

4. Before development commences details of the awareness strip or alternative solution for the entrance of the new development shall be submitted to the Local Planning Authority for approval and will be completed in accordance with the details approved under this condition prior to the first occupation.

Reason: In the interests of highway safety and road safety and in accordance with Policies 59 & 60 of the Pembrokeshire Coast National Park Local Development Plan.

5. The parking and turning area shown on the submitted drawings shall be completed before the development is brought into use and thereafter shall be retained for no purpose other than parking and turning.

Reason: To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area and in accordance with Policies 59 & 60 of the Pembrokeshire Coast National Park Local Development Plan.

6. Before any housing construction work commences 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.

Reason: In the interests of highway safety, to ensure that no deleterious material is carried on to the highway and in accordance with Policies 59 & 60 of the Pembrokeshire Coast National Park Local Development Plan.

7. 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: In the interests of highway safety and in accordance with Policies 59 & 60 of the Pembrokeshire Coast National Park Local Development Plan.

8. All surface water shall be trapped and disposed of so as not to flow onto any part of the public highway.

Reason: In the interests of highway safety and in accordance with Policies 59 & 60 of the Pembrokeshire Coast National Park Local Development Plan.

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9. Before the vehicular access hereby permitted is first used, the existing field access onto the Class 3 Road and unclassified link road near plot 6 shall be permanently stopped up in accordance with the approved plans.
Reason: In the interests of highway safety and amenities of nearby occupiers and in accordance with Policies 59 & 60 of the Pembrokeshire Coast National Park Local Development Plan.
10. No development shall commence until such time as a Construction Management Plan covering the matters set out below has been submitted to and approved in writing by the Local Planning Authority.
The development shall only be implemented in accordance with the details and measures approved as part of the construction management plan, which shall be maintained throughout the entire construction period.
b) A construction traffic management plan to include the following: the construction programme/ timescales; the number/ frequency and size of construction vehicles; construction traffic route; location of deliveries; pedestrian and vehicular access arrangements; any temporary road/ footway closures during the construction period;
Reason: in order to protect the amenity of adjoining residents and to protect standards of highway safety during construction, and in accordance with Policies 30, 59 & 60 of the Pembrokeshire Coast National Park Local Development Plan.
11. Prior to the construction of the dwellings hereby approved details of the external finishes and colours shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities 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).
12. 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, ancillary out-buildings, minor operations and to development for the siting of a caravan within the curtilage of the dwelling house), no development of Parts I, 2 and 5 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. Policy: Local Development Plan 2 - Policies 1(National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
13. No development shall commence until details of existing ground levels and proposed finished ground and floor levels 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.

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Reason: In order to be clear on the levels of the development approved to provide for a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design) and 30 (Amenity).

14. Before development commences details of any street lighting or external illumination to the dwellings or garages, including measures to control light spillage, shall be submitted to the National Park Authority for approval, in writing. Development shall be carried out and maintained in accordance with the approved details.

Reason: To ensure that animal and plant species which within the terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan – Policy 11 - Protection of Biodiversity & Policy 9 (Light Pollution).

15. Roof to be covered with natural slates, ridge tiles to be butt jointed and black in colour.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Local Development Plan, Policies 1 - National Park Purposes and Duty, 7 - Countryside, 8 - Special Qualities, 11 - Protection of Biodiversity, 15 - Conservation of the Pembrokeshire Coast National Park, 29 - Sustainable Design 30 - Amenity.

16. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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.

17. The enhancements set out in section 5.3 of the ecological report relating to the planting of the wildflower areas (SuDS) shall be implemented prior to occupation of the dwelling's hereby approved.

Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016 and Policy 11 of the Pembrokeshire Coast National Park Local Development Plan.

18. To mitigate noise during the construction phase it is recommended that the development site operates only within the following time constraints;

08:00 to 18:00 hours Monday to Friday

09:00 to 13:00 hours Saturday

No Sunday or Bank Holiday working

Reason: In accordance with Policy 30 of the Pembrokeshire Coast National Park Local Development Plan Policies and to protect residential amenity.

19. Dust - where emissions of dust are created during the construction of the development suitable methods for the suppression of dust shall be

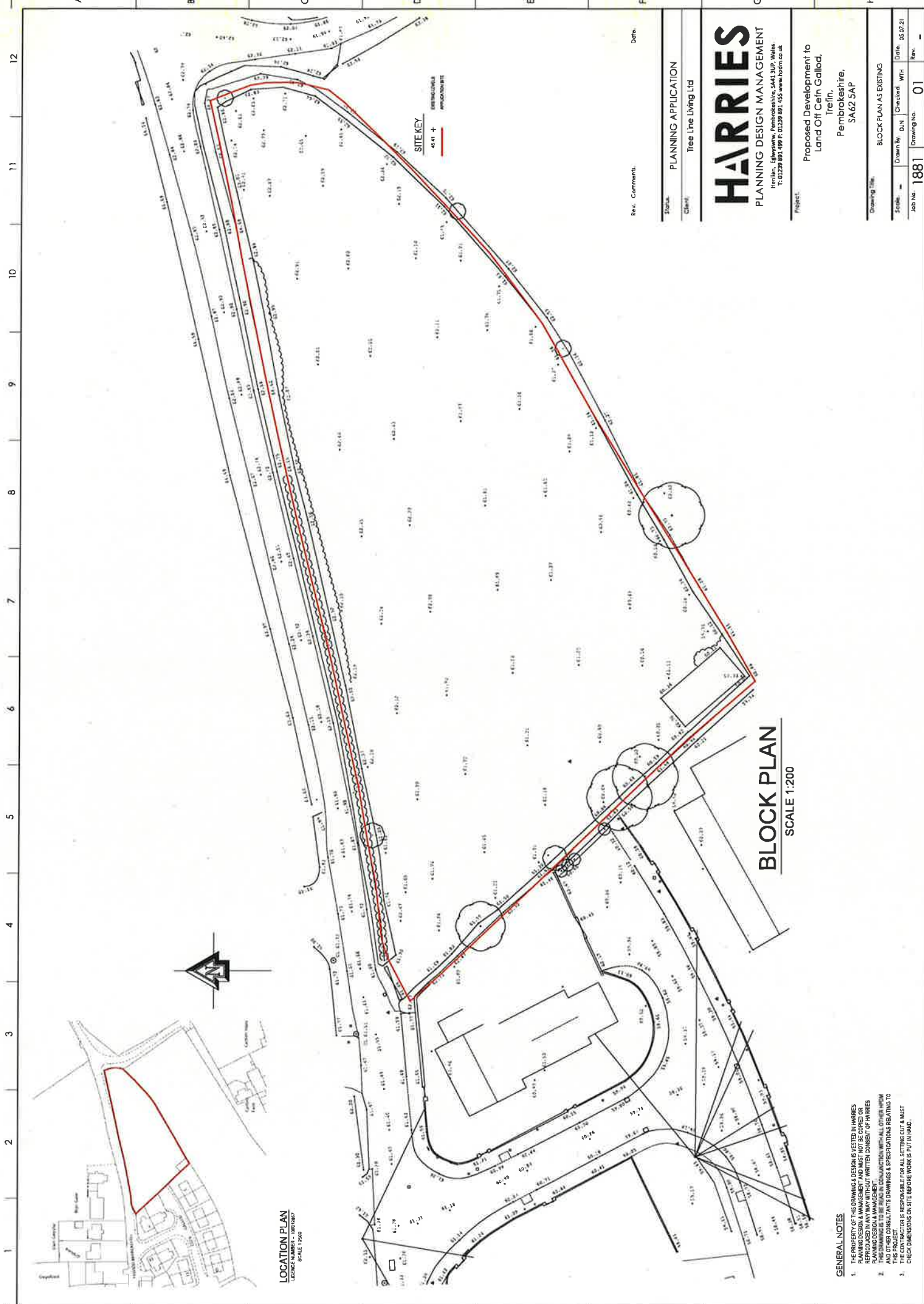
Item 5 - Report on Planning Applications

incorporated by the developer

Reason: to prevent exposure to dust emissions impacting on the occupants of neighbouring dwellings and associated external amenity areas, gardens etc. In accordance with Policy 30 of the Pembrokeshire Coast National Park Local Development Plan Policies and to protect residential amenity.

20. There shall be no fires allowed to take place at the development site at any time.

Reason: In accordance with Policy 30 of the Pembrokeshire Coast National Park Local Development Plan Policies and to protect residential amenity.



LOCATION PLAN
SCALE 1:200
LICENCE NUMBER: 00000007

BLOCK PLAN
SCALE 1:200

SITE KEY
+0.41 +
DEMIGRAPHIC
APPLICATIONS

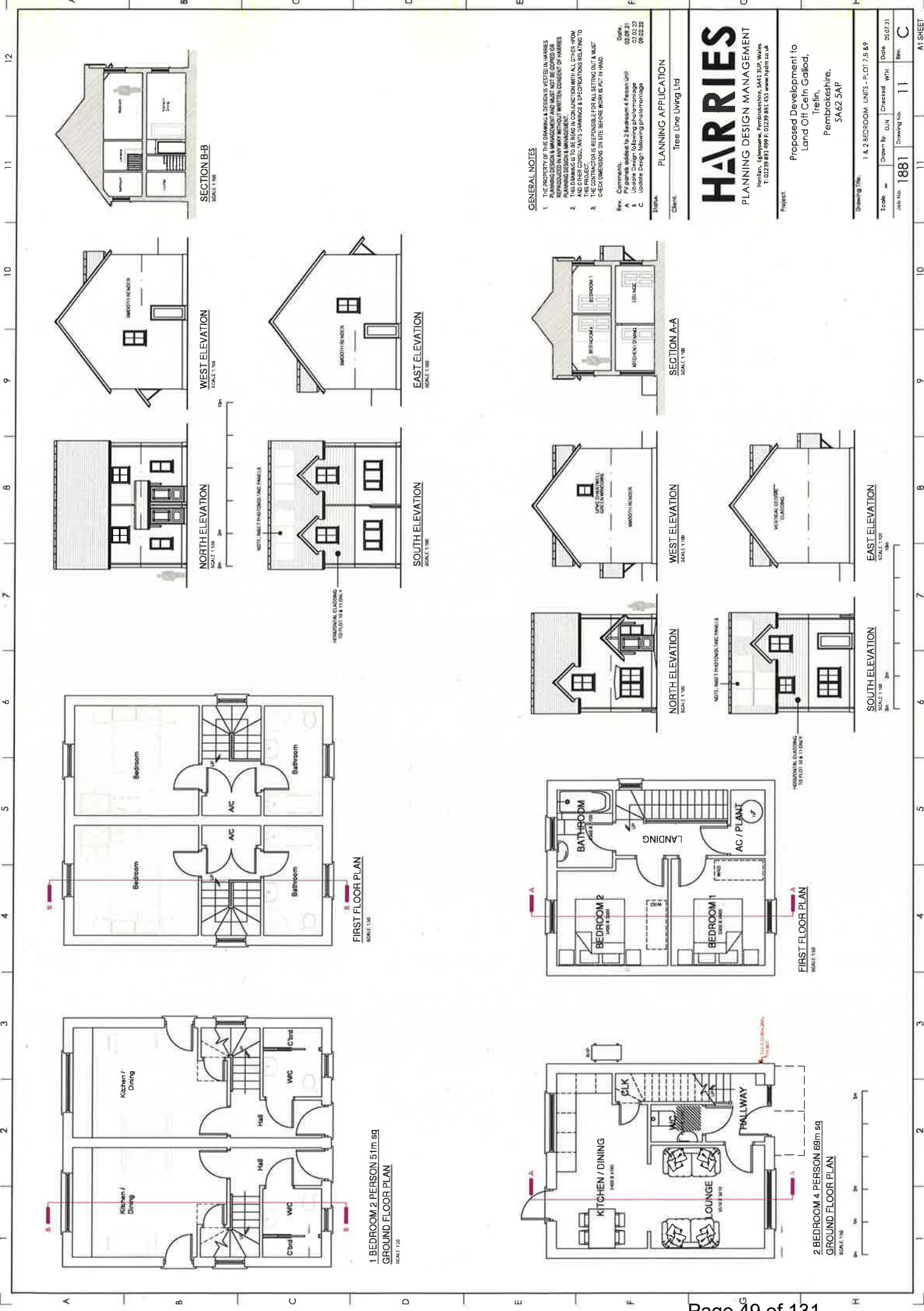
Rev.	Comments	Date
01	PLANNING APPLICATION	
02	Tree Line Living Ltd	

HARRIES
PLANNING DESIGN MANAGEMENT
Henllan, Eglwysnew, Pembrokeshire, SA41 3UP, Wales.
T: 01239 891 499 F: 01239 891 455 www.hpdmm.co.uk

Project: Proposed Development to
Land Off Cefn Gallow,
Trefin,
Pembrokeshire,
SA62 5AP

Drawing Title: BLOCK PLAN AS EXISTING			
Scale:	Drawn by:	Checked:	Date:
1:1881	D.J.N.	W.H.	05.07.21
Job No:	Drawing No:	Rev:	
1881	01	-	

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Rev. Description
A Approved by 2 Bedrooms & Person Unit
B Update Design following photomontage
C Update Design following photomontage

Date:
02.02.22
02.02.22
09.02.22

HARRIES
PLANNING DESIGN MANAGEMENT
Henlan, Llysawm, Pembroke, SA41 3UP, Wales
T: 01239 891 099 F: 01239 891 453 www.hdrh.co.uk

Project:
Proposed Development to
Land Off Cefn Galed,
Trefin,
Pembroke, SA62 5AP

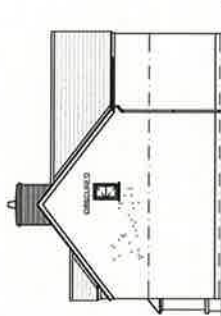
Drawing Title	1 & 2 BEDROOM UNITS - PLAT 7.8 & 9
Scale	1:50
Drawn By	DJN
Checked	WTH
Date	05.07.21
Job No	1881
Drawing No	11
Rev	C

GENERAL NOTES

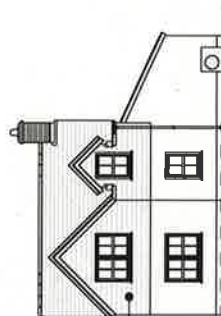
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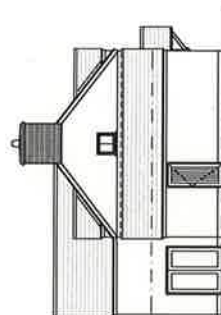
FRONT ELEVATION
SCALE 1:50



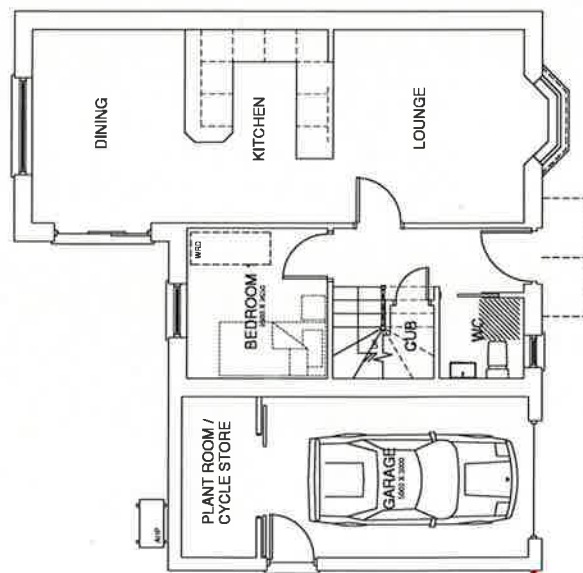
SIDE ELEVATION
SCALE 1:50



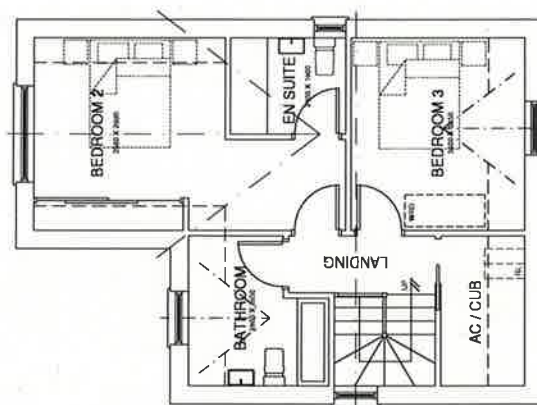
REAR ELEVATION
SCALE 1:50



SIDE ELEVATION
SCALE 1:50



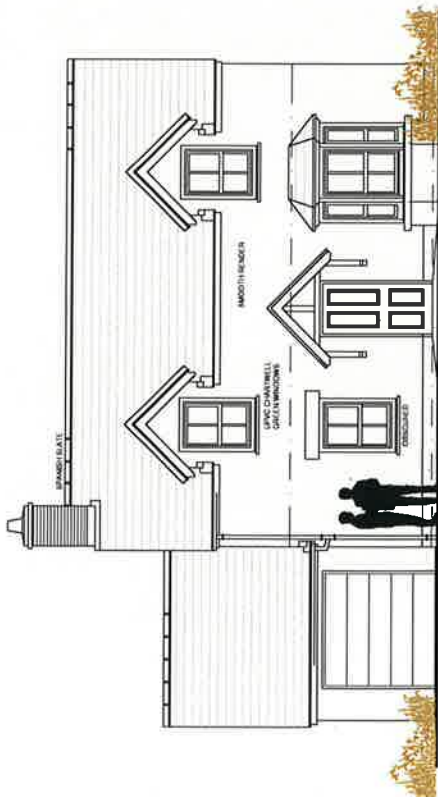
GROUND FLOOR PLAN
SCALE 1:50



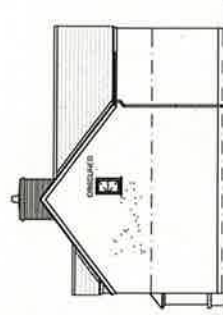
FIRST FLOOR PLAN
SCALE 1:50

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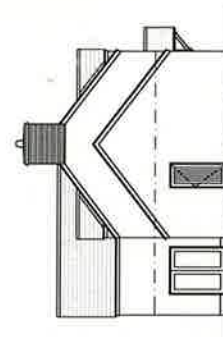
FRONT ELEVATION



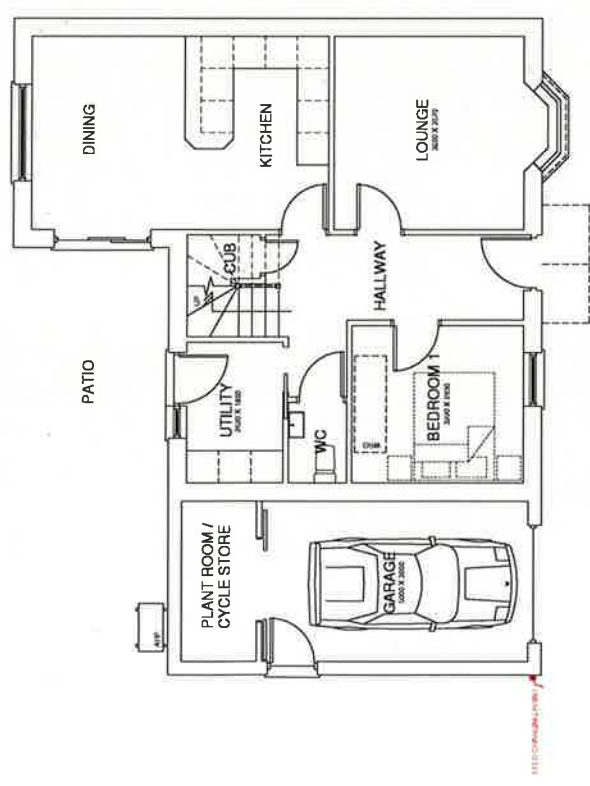
SIDE ELEVATION



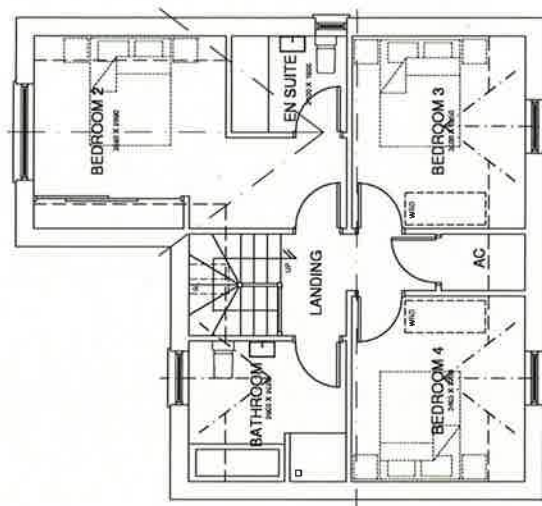
REAR ELEVATION



SIDE ELEVATION



TOTAL INTERNAL FLOOR AREA = 127m sq (EXCLUDING GARAGE)



FIRST FLOOR PLAN

Rev.	Comments	Date
A	General Updates	27.10.21
B	Update Design following photomontage	02.02.22
C	Update Design following photomontage	09.02.22

Client: Tree Line Living Ltd

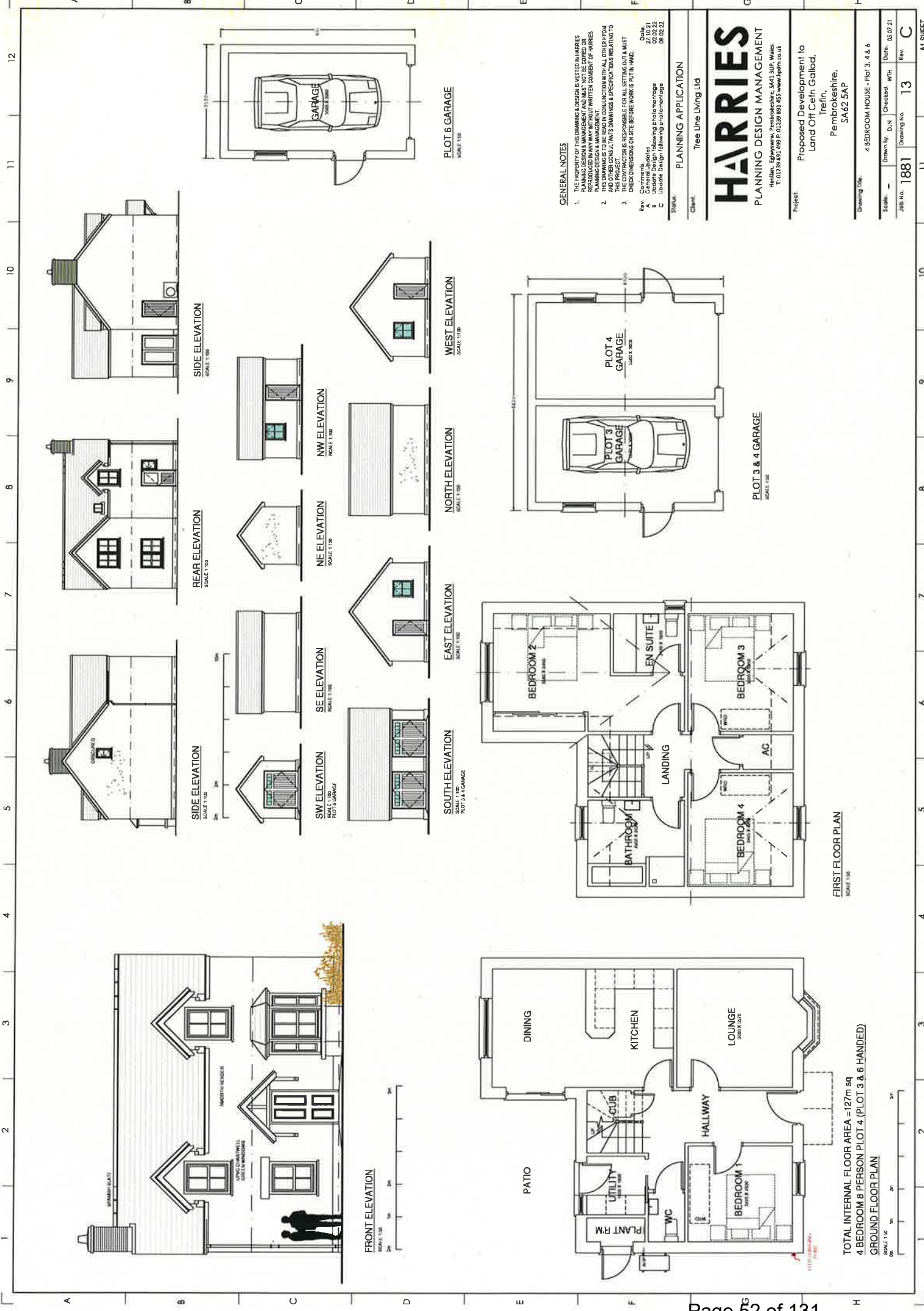
HARRIES
PLANNING DESIGN MANAGEMENT

Penlan, Eglwysw, Pembrokeshire, SA41 3UP, Wales.
T: 01239 891 499 F: 01239 891 455 www.hpdm.co.uk

Project
Proposed Development to
Land Off Cefn Gallod,
Trefin,
Pembrokeshire,
SA62 5AP

Drawing Title: 4 BEDROOM HOUSE - Plot 5

Scale	-	Drawn By	DUN	Checked	WTH	Date	05.07.21	
Job No.	1001	Drawing No.		00	Rev			0



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Rev	Comments	Date
1	Issue for Planning	02.02.22
2	Update Design following consultation	02.02.22
3	Update Design following consultation	02.02.22

PLANNING APPLICATION

Client: Tree Line Living Ltd

HARRIES
PLANNING DESIGN MANAGEMENT

Heilman, Egham, Surrey, TW20 9JF, UK
T: 01239 897 499 F: 01239 897 455 www.harridesign.co.uk

Project: Proposed Development to Land Off Cain Galled, Irelin, Pembroke, SA62 5AP

Drawing Title	Scale	Drawn by	Checked by	Date
4 BEDROOM HOUSE - Plot 3, 4 & 6	1:100	DJA	WPH	02.02.21
JOB No.	1881	Drawing No.	13	Rev.
				C

ROOF
NATURAL SLATE

ROOF
NATURAL SLATE



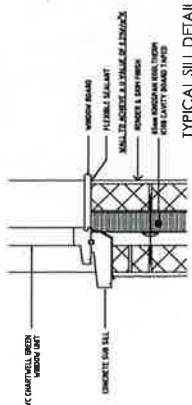
TYPICAL SECTION A-A

TYPICAL



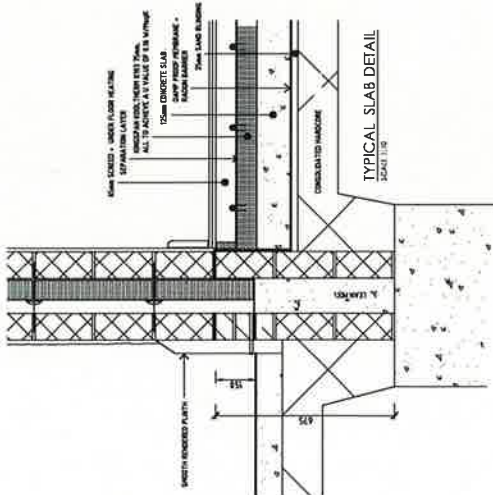
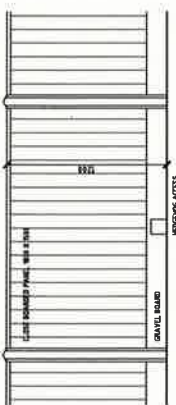
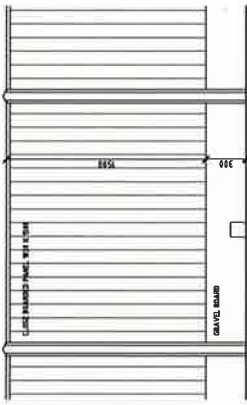
TYPICAL SECTION B-B
SCALE: 1"=200'

TYPICAL
SCALE 1/200



BOUNDARY FENCE BETWEEN GARDENS
COLOUR = NATURAL

**BOUNDARY FENCE BETWEEN :
PARKING AREA'S & NORTH BOUNDARY OF UNIT 1-6**



TYPICAL SLAB DETAIL

TYPICAL

<p> PLANNING APPLICATION Tree Line Living Ltd </p>

proposed Development to
Land Off Cefn Galled,
Trefin,
Pembrokeshire,
SA62 5AP

Scale	Drawn By	Checked	With	Date
1881	DIN	12		05/07/21
Drawing No.				Rev.
11				D

A1 SHEET