

Item 5 - Report on Planning Applications

Application Ref: NP/21/0673/S73

Case Officer	Carys Vaughan		
Applicant	Miss E Hodges		
Agent			
Proposal	Variation of condition no's 2 & 4 of NP/17/0315/FUL - Amendment to approved plans & footway & traffic calming measures		
Site Location	Land off Walton Road, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JX		
Grid Ref	SM86121339		
Date Valid	19-Nov-2021	Target Date	31-Jul-2022

This application is being reported to the Development Management Committee as it relates to a previous application which was brought before you.

Consultee Response

The Havens Community Council: Objecting - Following a meeting of the Havens Community Council on 07/12/2021, this application was not supported by all attending Community Councillors. Additionally, a number of concerns have been raised by residents regarding this application highlighting the risk to pedestrians using on this narrow road, and the need for the footpath to be constructed.

PCC - Transportation & Environment: No objection

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 on the site by the Applicant. 5 letters of objection have been received from local residents. Their concerns contain the following:

- Outlining the need for originally agreed traffic calming measures and the footpath

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 47 - Housing Allocations orl and with Planning Permission

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

Constraints

Special Area of Conservation - within 500m
Contaminated Land
LDP Allocation
LDP Mineral Safeguard
Safeguarding Zone
Hazardous Zones
LDP Centre:50pc aff housing;30 units/ha
Recreation Character Areas
Low Coal Risk
Surface Coal
High Coal Risk
Landscape Character Assessment
Seascape Character Assessment
Affordable Housing Submarkets
Seascape Character Areas
Landscape Character Area

Officer's Appraisal

Site and Proposed development

The application site comprises a 0.69ha section of an existing agricultural field sited immediately to the south of Driftwood Close and on the eastern flank of Walton Road in the village of Broad Haven. The site is allocated in the Local Development Plan as HA734 – South of Driftwood Close. This allocation makes reference to the provision of 8 residential units.

The land slopes downward to the north with the proposed development concentrated to the northernmost part of the site. Driftwood Close lies to the north at a lower ground level, and to the east (also at a lower level) lie the rear gardens of properties along Marine Road, the Baptist Church and graveyard. To the south, the remaining field and to the west, the land is bordered by Walton Road.

A number of the houses from the original planning consent has been developed and are now occupied.

Relevant Planning History

NP/17/0351/FUL - Residential development comprising 18 dwellings with associated works - Approved

NP/18/0442/DOC - Discharge Condition No. 3 of NP/17/0315/FUL - Approved

Key Issues

The application raises the following planning matters:

Policy and Principle of Development

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

This application is for the variation of 2 conditions which relate to an earlier consent.

The proposal is considered to be appropriate design, scale or use to the residential setting. As such, the principle of the development complies with the relevant policies of the adopted Local development Plan (LDP) and can be supported.

Highways

Discussions have been undertaken between the developer and the highways authority prior to the submission of this application to vary conditions 2 and 4. This was agreed to be the most suitable way forward to ensure that traffic calming measures and some footpaths can be achieved.

The Highways Authority was consulted as part of this application and this is their response:

The previous approved plan indicated footway alongside number 1 Driftwood, however topography and land ownership have unfortunately prevented delivery of this section. Whilst a continuous footway would be preferable, sufficient footway with dropped kerbs to enable access will be installed which provides a substantial footway element of the route, providing a combination of footway and pedestrian refuge points. This, combined with the pending implementation of the 30mph limit will ensure that safe access is achievable to the site.

Therefore it is considered that the amendments to the footway along with the traffic calming measure proposed complies with the relevant policies of the adopted Local Development Plan (LDP) and can be supported.

Conclusion

The proposed scheme is considered to be acceptable in terms of scale, form, use and design. The development will not cause an unacceptably detrimental impact to the special qualities of the National Park. It is not considered that the development will cause an unacceptable impact upon privacy or amenity of neighbouring properties. The proposed highways amendments are considered to be acceptable and achievable.

As such, the proposal complies with policies 1, 47, 59, & 60 of the adopted Local Development Plan 2020 and can be supported.

Recommendation

APPROVE, subject to the following conditions:

1. The development shall begin not later than five years from the date of the original permission, i.e 20 July 2023

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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 approved plans and documents;
2219-01; 2219-02; 2219-03; 2219-04/F; 2219-05/F; 2219-06/B; 2219-07/B; 2219-08/C; 2219-09/C; 2219-12/C; 2219-13/D; 2219-15/B; 2219-16/B; 2219-17/B; 2219/500 Rev B; 2219/501; 2219/503TDA.2274.02 (Detailed Soft Landscape Proposals) and the 'Construction Environmental Management Plan' dated 31st May and 4th October 2018; and 2219/550 Rev C dated 19.07.2021

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 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. Prior to beneficial occupation of the 15th dwelling hereby approved, the footway improvements and traffic calming measures, as set out on the approved drawing 2219/FP2 Rev C, shall be constructed and completed in accordance with the approved details

Reason: To reduce the likelihood of obstruction of the highway or danger to road users, to maintain a minimum amount of interference to the free flow of through traffic and in the interests of road safety. Local Development Plan Policy 53 - Impacts of Traffic.

4. 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 Council's Highway Requirements for Development and guidance contained within Manual for Streets, the details of which are to be submitted to and approved in writing by the local planning authority. Prior to first occupation, the road will be brought up to base course level, and prior to final occupation the road shall be surfaced to wearing course level.

Reason: To ensure an adequate access is provided in the interests of highway safety. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

5. No part of the completed development shall be used or occupied until the car parking areas, access and turning areas have been completed and marked out up to the property in accordance with drawings approved as part of any subsequent Reserved Matters permission. The car parking areas, access and turning areas shall thereafter be retained in accordance with the approved plans and available for use for car parking and turning.

Reason: To ensure adequate car parking and turning is provided within the curtilage of the site, in the interests of highway safety. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

6. The development hereby approved shall be carried out in accordance with the Construction Environmental Management Plan dated 4th October 2017.

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Reason: To ensure a proper standard of development and appearance in the interests of conserving the biodiversity and natural environment of the area. 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 and 30 - Amenity.

7. Land preparation, groundworks and subsequent construction activities shall only take place within the following time constraints 08:00 to 18:00 Monday to Friday and 09:00 to 13:00 hours Saturday. There shall be no working on Sundays and Bank Holidays. Dust suppression shall be utilised to control the emissions of dust arising from land preparation, groundworks and subsequent construction activity. There shall be no burning of any materials at any time during the whole of the development period.

Reason: To protect human health and the local amenity from the adverse impact of noise, dust and odour. Pembrokeshire Coast National Park Local Development Plan Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

8. Prior to the erection of any external lighting on the development, a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats and protected species shall be submitted to and approved in writing by the local planning authority for both the lighting to the dwellings and for street lighting. The development shall be carried out in accordance with the approved details.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 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 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

Do not scale this drawing. Discrepancies to be reported immediately!

FOR PLANNING



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Land off Walton Road, Broad Haven, Pembrokeshire for Waterstone Homes
SCHEME DESIGN - Site Location Plan

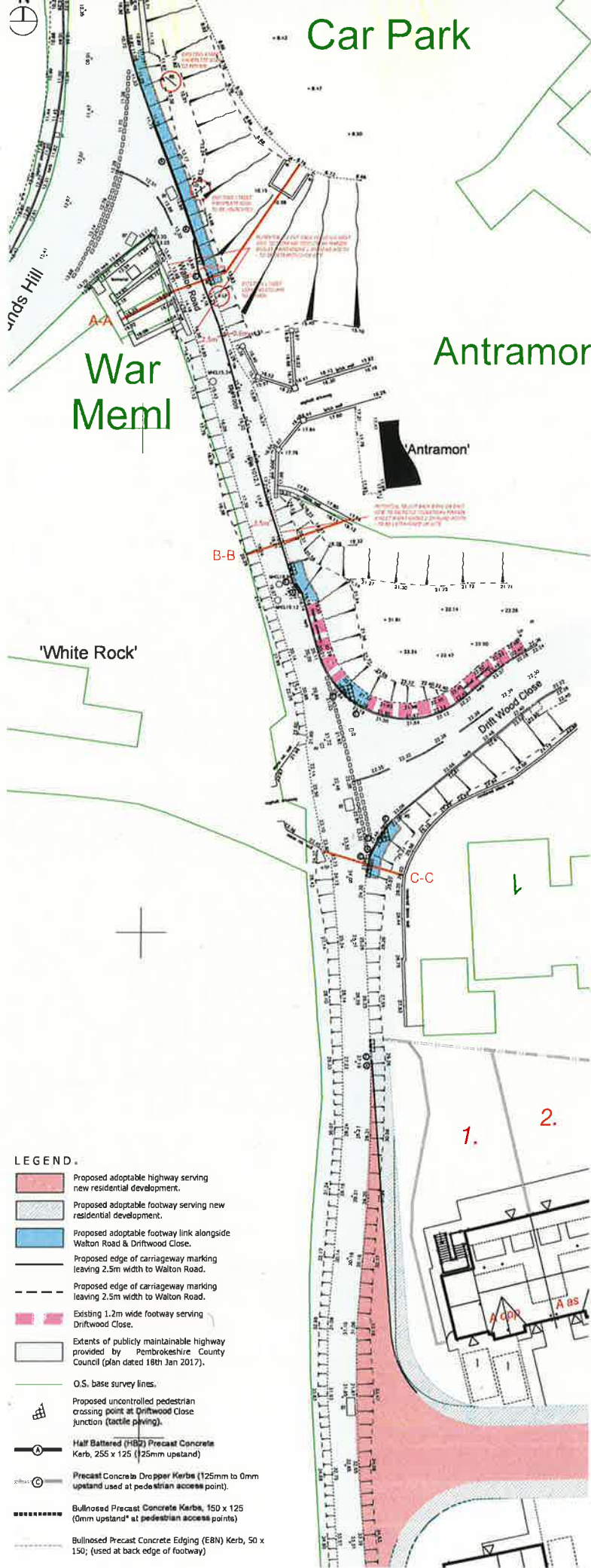
Unit Two Chapel Bams Merthyr Mawr Bridgend CF32 0LS

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Land off Walton Road, Broad Haven, Pembrokeshire for Waterstone Homes
 2219-02. Site Location Plan
 1:1250 at A3 Jan '17
 T 01666 666267
 E mail@spring-consultancy.co.uk
 W spring-consultancy.co.uk

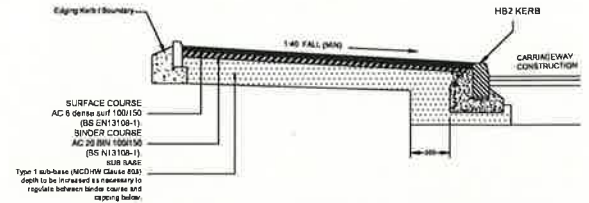
Car Park



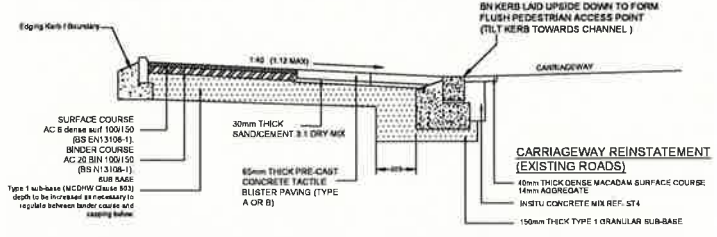
- LEGEND**
- Proposed adoptable highway serving new residential development.
 - Proposed adoptable footway serving new residential development.
 - Proposed adoptable footway link alongside Walton Road & Driftwood Close.
 - Proposed edge of carriageway marking leaving 2.5m width to Walton Road.
 - Proposed edge of carriageway marking leaving 2.5m width to Walton Road.
 - Existing 1.2m wide footway serving Driftwood Close.
 - Extents of publicly maintainable highway provided by Pembrokeshire County Council (plan dated 18th Jan 2017).
 - O.S. base survey lines.
 - Proposed uncontrolled pedestrian crossing point at Driftwood Close junction (tactile paving).
 - Half Battered (HB2) Precast Concrete Kerb, 255 x 125 (125mm upstand)
 - Precast Concrete Dropper Kerbs (125mm to 0mm upstand used at pedestrian access points).
 - Bullnose Precast Concrete Kerbs, 150 x 125 (0mm upstand* at pedestrian access points)
 - Bullnose Precast Concrete Edging (EBN) Kerb, 50 x 150; (used at back edge of footway)

PROPOSED FOOTWAY

LAYER	SPECIFICATION	THICKNESS (mm)
Surface Course	AC 6 dense surf 100/150 PSV-50 (BS EN13108-1).	20
Binder Course	AC 20 BIN 100/150 (BS EN13108-1).	50
Sub-base Course	Type 1 granular sub-base (MCDHW Clause 803) depth to be increased as necessary to regulate between binder course and sub-base / capping below.	200

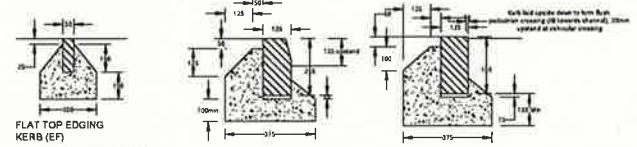


STANDARD FOOTWAY CROSSING CONSTRUCTION DETAIL

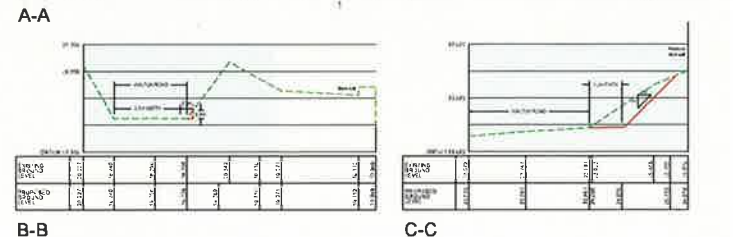
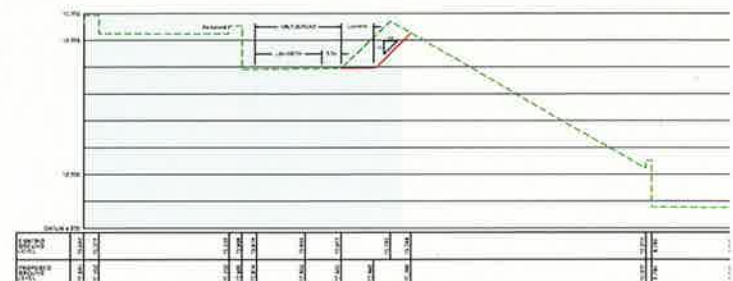


STANDARD DROPPED PEDESTRIAN CROSSING CONSTRUCTION DETAIL

BACK EDGE OF FOOTWAY TO BE DROPPED AT PEDESTRIAN CROSSING TO MAINTAIN 1:40 CONSTANT CROSS FALL OVER FOOTWAY WIDTH



- KERB BEDDING DETAILS**
- Kerb in accordance with BS EN1340 Fig NA 3(a).
 - All drives serving more than two dwellings, inverted Channel block to be used, and
 - Edging kerbs to be used to delineate back edge of all highway verges and public footways.
- NOTE:** ST1 bedding concrete ST4 bedding concrete



- LEGEND**
- Extents of publicly maintainable highway provided by Pembrokeshire County Council (plan dated 18th Jan 2017).
 - Existing ground line and features from Feb. 2018 Topographic survey.
 - Proposed adoptable 1.2m wide footway and reprofiled embankment.

Road Marking Schedule

Marking	Location	Notes
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