

Application Ref: NP/21/0614/FUL

Case Officer	Andrew Richards		
Applicant	Mr S Callow		
Agent	Mr G Blain, Gerald Blain Associates Ltd		
Proposal	Subdivide the existing plot to provide a new 4 bed, 1 & ½ storey dwelling with associated external works and shared vehicle access.		
Site Location	Oratava, Manorbier, Tenby, Pembrokeshire, SA70 7TE		
Grid Ref	SS06709778		
Date Valid	22-Sep-2021	Target Date	16-Nov-2022

This application is before the Development Management Committee as the officer recommendation of approval is contrary to the views of Manorbier Community Council.

A Committee site visit took place on 4th July 2022 and the application was due to be reported to the next Committee on the 20th July but was deferred due to neighbour concerns over notification. These have now been double checked and the application can be considered accordingly.

Consultee Response

Manorbier Community Council – Objecting on over-development of the site and road infrastructure not adequate for vehicles inc. farm machinery to pass and repass safely

PCC Highways – Conditional consent

PCC Drainage – SAB approval required

PCNPA Buildings Conservation Officer – No objection

PCNPA Tree and Landscape Officer – Conditional consent

PCNPA Ecologist – Conditional consent

PCNPA Access Officer – No adverse comments raised

Natural Resources Wales – No adverse comments raised

Welsh Water – No adverse comments raised

Dyfed Archaeological Trust – Requirements addressed in the submission

Cadw – No objection

Public Response

Several letters of objection have been received and raise issues relating to:

- Overbearing impact
- Impact on amenity and privacy
- Rainwater discharge
- Highway safety
- Light pollution
- Orientation of dwelling
- Landscaping proposed not adequate

- Proximity of dwelling to neighbouring property
- Lack of biodiversity enhancement
- Visual impact on conservation area
- Archaeological survey required
- Scale
- Loss of green garden area
- Loss of views
- Double storey height obtrusive

The above issues have been addressed within the main report below except the loss of view concern which is not considered to be material to the current application.

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 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 48 - Affordable Housing
LDP2 Policy 50 - Housing Development Proposals
LDP2 Policy 60 - Impacts of Traffic
PPW11
SPG01 - Affordable Housing
SPG03 - Landscape
SPG05 - Planning Obligations
SPG08 - Seascape Character
SPG10 - Archaeology
SPG12 - Biodiversity
SPG13 - Parking Standards
SPG16 - Sustainable Design & Development
TAN 02 - Planning and Affordable Housing
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 18 - Transport
TAN 24 - The Historic Environment

Constraints

Biodiversity Issue
Historic Landscape
Safeguarding Zone
Rights of Way Inland - within 50m
Ancient Monument - within 500m
Hazardous Zones
Recreation Character Areas
Affordable Housing Submarkets
Conservation Area Manorbier
Landscape Character Area

Officer's Appraisal

Background and History

The application site forms part of an existing part of the residential amenity area associated with the host dwelling known as Oratava. The plot will share the existing main access and is located on the western part of the site which is gently sloping when compared to most of the remaining site which is steeply sloping.

The following applications have been identified as planning history for this site:

- NP/17/0726/TCA – Works to Leylandii trees that are overgrown & overhanging lane – Approved
- NP/21/0192/FUL - Subdivide the existing plot to provide a new 4 bed, 1 & ½ storey dwelling with associated external works and shared vehicle access – Withdrawn

Current Proposal

Planning approval is sought for the subdivision of the existing plot to provide a new 4 bed, 1 & ½ storey dwelling with associated external works and shared vehicle access.

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Affordable Housing
- Impact on the Conservation Area
- Impact on Scheduled Ancient Monuments
- Siting and Sustainable Design
- Amenity and Privacy

- Access and Parking
- Landscaping
- Biodiversity
- Land Drainage
- Other Material Considerations

Policy, Principle of Development and Impact on National Park:

The site is within the Centre boundary for Manorbier, as defined in LDP2. The principle of developing the site for residential use is accordingly acceptable in principle. The proposed scheme is considered to meet the policies of the LDP2. It is also considered that the development would have no adverse harm upon visual amenity, character and wider amenities of the area and complies with the aims of policies 8, 14 and 30 of the LDP2.

Affordable Housing:

Policy 48 of LDP2 requires that for sites where on-site provision of affordable housing is not appropriate (including where single dwellings are proposed) that alternative forms of contribution towards affordable housing provision are sought. In this instance a financial contribution towards off-site provision would be required calculated at £250 per square metre of the floorspace of the proposed dwelling (according to the schedule contained within the Affordable Housing SPG).

A completed s 106 unilateral undertaking or agreement detailing the required affordable housing contribution based on the above rate has been submitted by the applicant.

Impact on the Conservation Area:

Correspondence has been received which raises concerns as to the potential visual impact on the conservation area of the proposed development.

The Authority's Buildings Conservation Officer has indicated that the proposed dwelling is of traditional design and is of cottage scale. The proposal preserves the character and appearance of Manorbier Conservation Area and its setting therefore no objections are raised. As such, the concerns raised are not shared by officers.

Impact on Scheduled Ancient Monuments:

The application site is located approx. 110m east of the boundary to Manorbier Castle (PE004) which consists of the remains of a medieval stone castle, located around 800m from the sea. Intervening vegetation and buildings are likely to block or significantly screen the proposed development in views from the castle. As such, whilst there may be a very slight visual change in the view from the castle this will not have any unacceptable effect on the way that it is experienced, understood and appreciated. Consequently, the proposed development will have no unacceptable impact on the setting of scheduled monument PE004.

Siting & Sustainable Design:

Manorbier Community Council have objected to the current proposal on scale grounds and indicate that whilst the proposed development has been slightly changed in scale since its initial proposal, the current scheme still has four bedrooms and is to be sited on a plot which is insufficient to accommodate this development. Several letters of concern/objection have also been received which raise the follow aspects, overbearing impact, light pollution, orientation of the dwelling, proximity of the dwelling, scale, loss of green garden area and double storey height is obtrusive.

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 special qualities will be protected and enhanced. Policy 14 of the LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. Policy 29 of the LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a').

The proposed siting of the new dwelling within this site is considered to be acceptable and utilises the gently sloping area of the existing site and has sufficient associated amenity space. The new dwelling is proposed on a footprint which is not considered to constitute overdevelopment of the site in this instance. The proposed orientation and proximity to neighbouring dwelling is not considered to be unacceptable in this instance and allows the proposed dwelling to benefit from some private amenity space to the western corner of the plot. The scale of the new dwelling and height proposed at 1 ½ storey is considered to be appropriate for this site and its context with the surrounding development which has a mix of storey heights and is not considered to result in any overbearing impact on the immediate neighbours given the lack of existing fenestration on the existing structures facing the new development or relating to the topography of the site.

Amenity and Privacy:

Correspondence has been received which raises concerns on the impact on amenity and privacy to the neighbouring dwellings from the proposed development.

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity. The proposal is considered to be compatible with policy 30 and the concerns raised are not shared by officers.

Access and Parking:

Manorbier Community Council have objected to the current scheme and raise concerns that the adjacent road infrastructure not being adequate for vehicles including farm machinery to pass and repass in a safe manner.

Other correspondence has been received which also raises concerns on highway safety from the proposed development.

The Access and Public Rights of Way Officer has been consulted given that the site access is next to 23/24 PROW and no public rights of way are considered to be affected in this instance.

Pembrokeshire County Council Transportation and Environment section has indicated that the lane leading to the host site and farmland beyond is a private (not an adopted) road although there are footpath rights (PROW) along it. The lane emerges onto a one-way section of the B4585 between stone walls, and although there is visibility looking towards the oncoming traffic due to the slow bend on the Class 2 road, there are issues because of the width of the lane between the old stone walls. The Highways Officer indicates that the lane must be considered as very close to capacity in terms of vehicle traffic and certainly further extensions of the development limits (beyond this application) will need to be resisted. The proposed plot is currently located within the centre boundary together with the other properties accessed off this lane.

The shared access onto the lane from the site is considered to be acceptable as proposed. It acts as a turning area for delivery vehicles and where other vehicles can pull over off the lane to let vehicles pass. The proposed associated parking and turning areas for the development are also acceptable. Therefore, based on the comments raised above by the highway officer, who does not share the views of the community council the proposed development is acceptable in highway terms subject to a planning condition to ensure that the parking and turning areas proposed are completed before the development is brought into use and thereafter retained for no other purpose.

Landscaping:

Correspondence has been received which raises concerns on the proposed landscaping not being adequate.

The application has been supported with additional information which addresses the issues identified above and subject to a planning condition requiring the development to be carried out in respect of the submitted documents the application can be supported in landscaping terms.

Biodiversity:

Correspondence has been received which raises concerns on the lack of biodiversity enhancement within the proposed scheme.

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

Natural Resources Wales has not raised any adverse comments.

The Authority's Ecologist has indicated that planning conditions should be imposed to ensure that prior to the commencement of works a biodiversity enhancement scheme must be submitted and approved. The ecologist also requests that any external lighting details will need to be agreed prior to its installation and any lighting is to be kept to an operational minimum with minimal light spillage.

As such, subject to imposition of conditions, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

Land Drainage:

Correspondence has been received which raises concerns on appropriate rainwater discharge within the proposed scheme.

Pembrokeshire County Council Drainage Engineers have indicated that the proposal will require SAB approval prior to the commencement of works as the development will be in excess of 100m² and an informative will be added to cover this aspect. This aspect will address the concerns raised above on rainwater discharge.

Welsh Water has been consulted and have not raised any adverse comments.

Other Material Considerations:

Correspondence has been received which raises concerns on the lack of an archaeological survey.

Dyfed Archaeological Trust had initially requested at pre-application enquiry stage that a written scheme of investigation (WSI) be submitted with any formal application. The applicant has included a WSI within the current submission and Dyfed Archaeological Trust has indicated that this addresses this aspect and therefore the concerns raised on the need for an archaeological survey are not shared by officers in this instance.

Conclusion

Following careful consideration of the application and its merits it is concluded that the proposed scheme represents an appropriate form of development in this location. The development by reason of its siting and design will preserve and not harm the special qualities of the National Park and the Manorbier Conservation Area. The proposal is also considered to be compatible with the strategic aims of conserving or enhancing the natural beauty, wildlife and cultural heritage of the National Park, and the public understanding and enjoyment of those qualities.

In summary it is concluded that, on balance, the development complies with the requirements of policies 1, 6, 8, 11, 14, 29, 30, 32, 46, 48, 50 and 60 of the Pembrokeshire Coast National Park Local Development Plan 2 (Adopted September 2020) and National Policy in the form of Planning Policy Wales (Edition 11, February 2021).

Recommendation

Approval subject to appropriate 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 Reference: 01/H (Received 22.09.2021)

Drawing Reference: 02/H (Received 22.09.2021)

Drawing Reference: 03/H (Received 22.09.2021)

Drawing Reference: 04/H (Received 22.09.2021)

Drawing Reference: 05/H (Received 22.09.2021)

Drawing Reference: 06/H (Received 22.09.2021)

Drawing Reference: 07/H (Received 22.09.2021)

Planting Schedule (Received 08.10.2021)

Written Scheme of Investigation (Received 22.09.2021)

Supporting Statement (Received 22.09.2021)

Tree Survey Report (Received 08.10.2021)

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. A biodiversity enhancement scheme to include provision of a least two features for bat roosting and/or bird nesting, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved prior to the first use of the approved outbuilding.

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. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

4. A lighting scheme shall be submitted to the local planning authority for approval in writing prior to its installation. All external lighting proposed should be low level, downward facing, hooded and on a short PIR activated timer. Any external lighting shall be implemented and retained as approved.

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.

Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

5. The parking areas shown on the drawing reference: 03/H (Received 22.09.2021) 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 reduce the likelihood of obstruction of the highway or danger to road users. Policy: Local Development Plan 2 – Policy 60 (Impacts of Traffic).

6. Notwithstanding the provisions of schedule 2, part 1, class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no building works shall be erected other than those expressly authorised by this permission and shown on plan reference: 03/H (Received 22.09.2021)

Reason: To protect the character and appearance of the building and its setting and the amenity and appearance of the Pembrokeshire Coast National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 14 (Conservation of the Pembrokeshire Coast National Park).

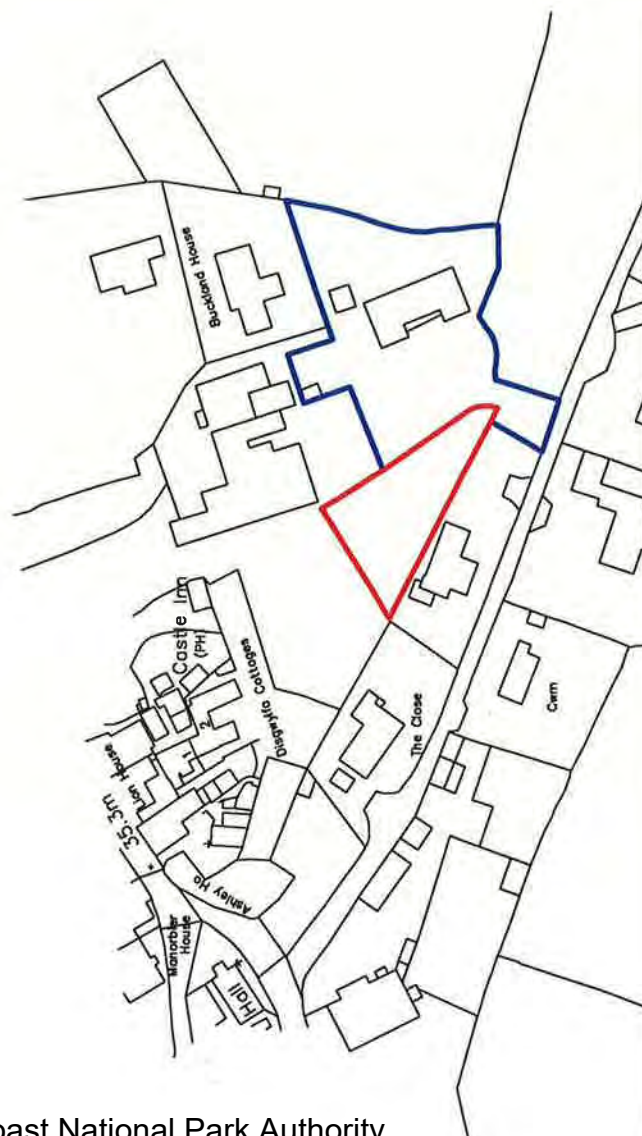
7. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) any electricity or telephone supplies to the site shall be by underground cables.

Reason: To protect the character and appearance of the building and its setting and the amenity and appearance of the Pembrokeshire Coast National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 14 (Conservation of the Pembrokeshire Coast National Park).

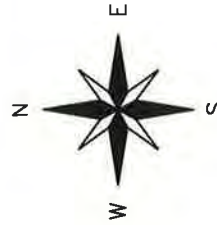
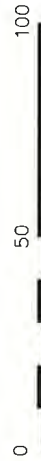
8. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to the siting of a caravan within the curtilage of the dwellinghouse), no development of Part 5 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.

Reason: To protect the character and appearance of the building

and its setting and the amenity and appearance of the
Pembrokeshire Coast National Park. Policy: Local Development
Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special
Qualities) and 14 (Conservation of the Pembrokeshire Coast
National Park).



Ownership boundary: 0.3 Ha
Development boundary: 0.08 Ha
Building Footprint: 120m²



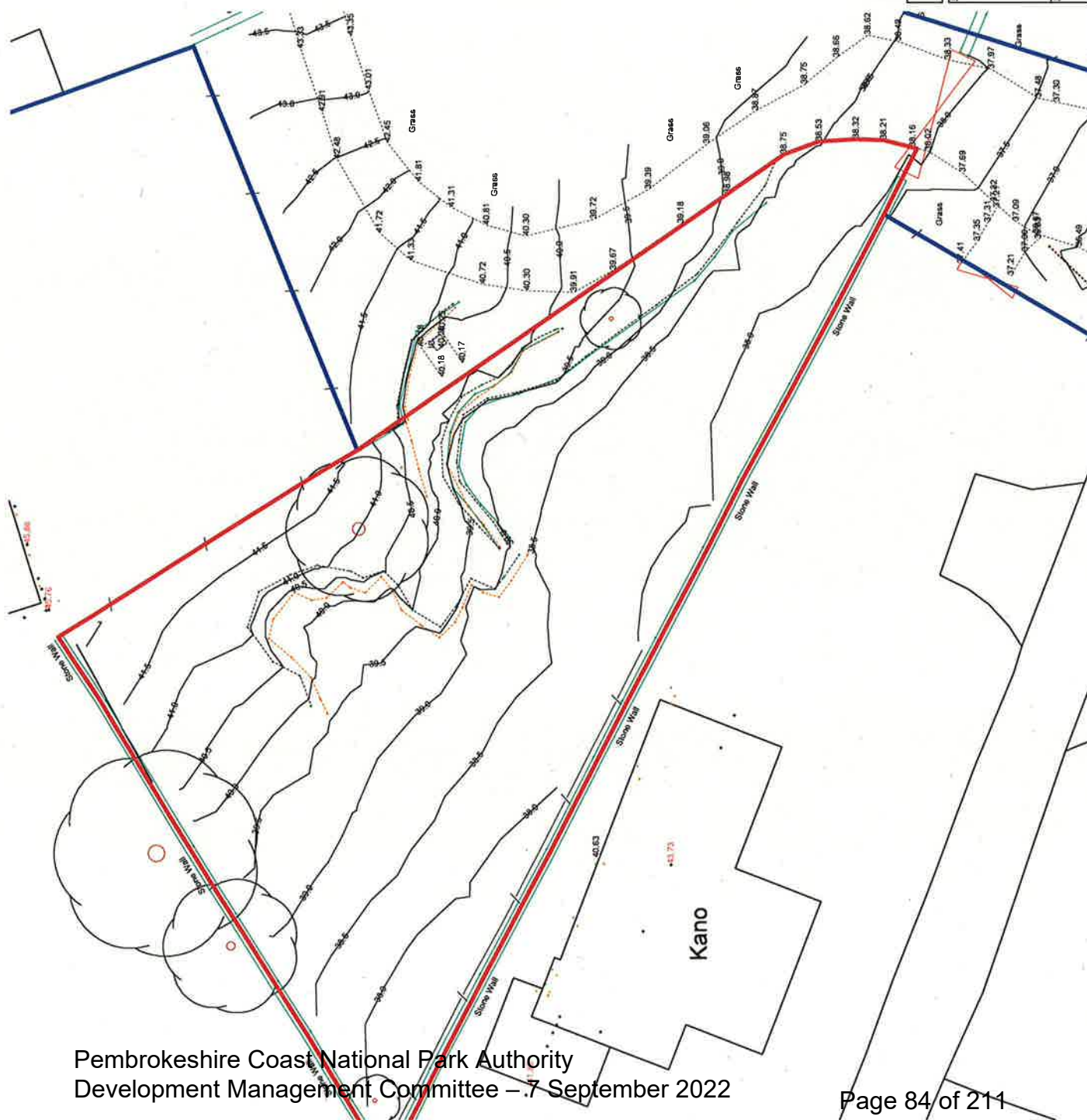
Row 4 (11/09/21): Total re-design.
Row 5 (12/09/21): Minor amendments.
Row 6 (12/09/21): Minor amendments.
Row 7 (12/09/21): Site layout and north point included.
Row 8 (12/09/21): Site layout and north point included.
Row 9 (12/09/21): Site layout and north point included.

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Project:		Client:	
Land @ Oratava Manorhler		Mr S. Callow	
Drawn:		Scale:	
J. S. Callow		1:1250	
Checked:		Drawn by:	
J. S. Callow		J. S. Callow	
Date:		Drawn on:	
01/10/21		01/10/21	
Drawn by:		Checked by:	
J. S. Callow		J. S. Callow	
Date:		Drawn on:	
01/10/21		01/10/21	



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Row 1 (11/09/21): Total re-assign.
 Row 2 (11/09/21): Minor amendments.
 Row 3 (11/09/21): Site levels and north point included.
 Row 4 (11/09/21): Site levels and north point included.
 Row 5 (11/09/21): Site levels and north point included.

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Land @ Oratava Manorbler		Project	
Client: Mr S. Culliver		Scale: 1/200	
Drawn by: GBS		Check: GBS	
Date: 10/09/21		Date: 10/09/21	
Drawn by: GBS		Check: GBS	
Date: 10/09/21		Date: 10/09/21	
Drawn by: GBS		Check: GBS	
Date: 10/09/21		Date: 10/09/21	

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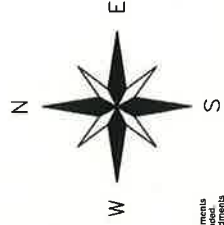


Notes.

1. Proposed dormer bungalow
2. proposed parking arrangement
3. Existing access to Oratava
4. New permeable tarmac access
5. Vehicle turning area
6. Retaining walls
7. Existing tree RPA
8. Trees to be removed
9. Proposed native planting screen
10. Existing IC/ septic tank
11. Proposed septic tank
12. Proposed SUDs system
13. Patio
14. Proposed 20W Daylight LED Floodlight with PIR Sensor - Black (available from www.lighting-direct.co.uk/ see below)

www.lighting-direct.co.uk/ see below)

Ownership boundary: 0.3 Ha
Development boundary: 0.08 Ha
Building Footprint: 120m²



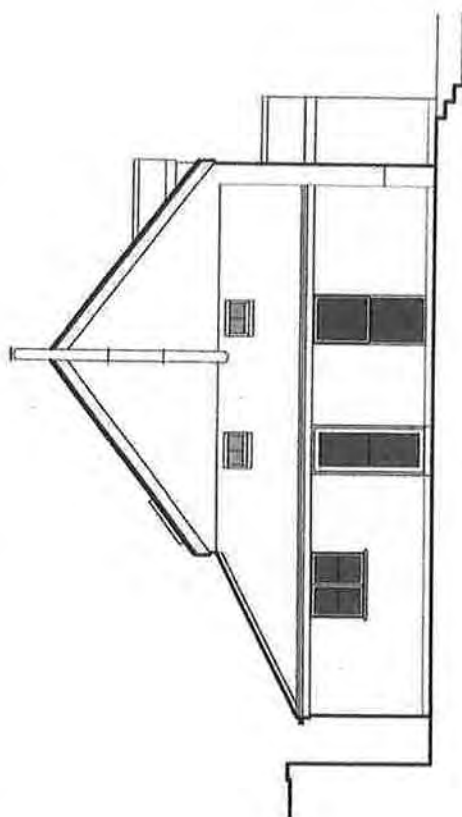
Rev 4 (12/09/21): Total redesign
Rev 5 (22/09/21): Minor amendments
Rev 6 (22/09/21): Minor amendments
Rev 7 (22/09/21): Site levels and north point included
Rev 8 (22/09/21): Site layout and material amendments

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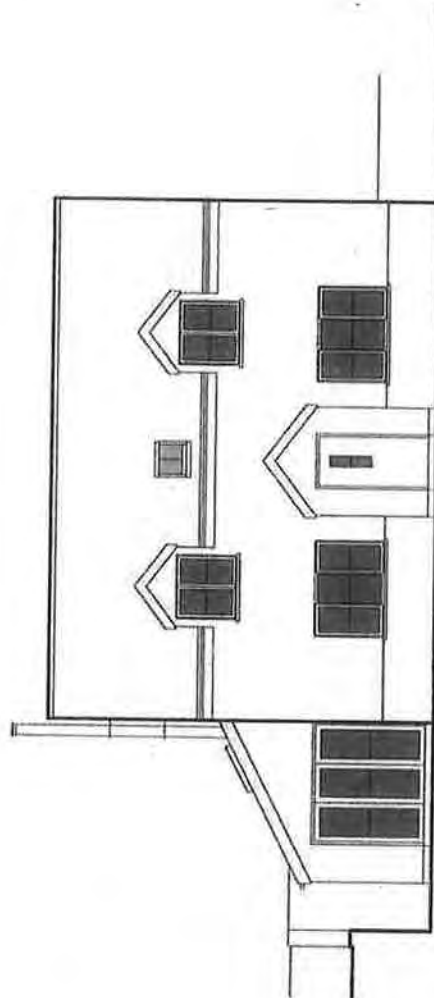
PROJECT: Land @ Oratava Manorbler		Client: Mr S. Calbow	
Scale: 1/200	Sheet: 043	Drawn by: J. Blain	Check by: J. Blain
Date: 07/2021		Title: Proposed Block Plan	

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**SIDE ELEVATION (NW)
@ 1/100**



**FRONT ELEVATION (SW)
@ 1/100**

See E 1/100 for details of building
See E 1/100 for details of building
See E 1/100 for details of building
See E 1/100 for details of building
See E 1/100 for details of building

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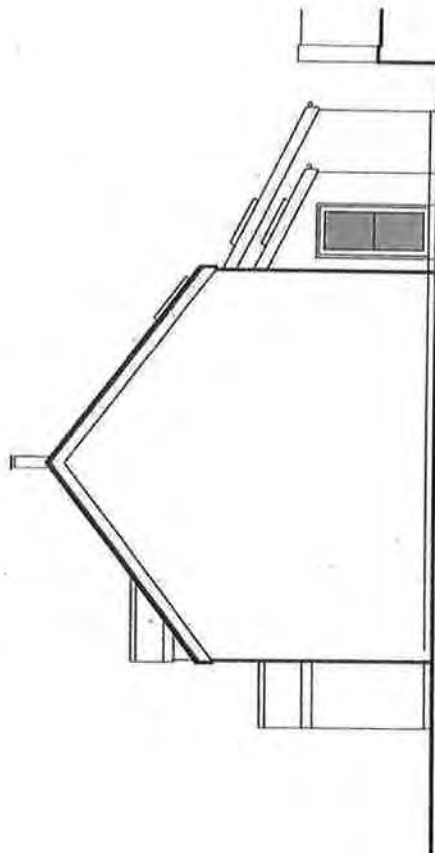


**Land @ Oratava
Manorbier**

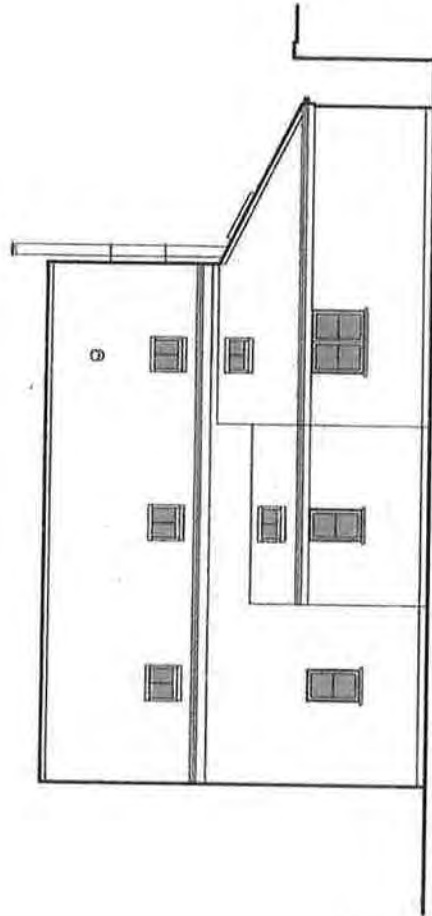
Mr. S. Calow
Scale: 1/100
Drawing No.: 013
Drawing Date: 11/11
Drawing Title: 11/11

Proposed Elevations Page 1
Scale: 1/100
Drawing No.: 013
Drawing Date: 11/11
Drawing Title: 11/11

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SIDE ELEVATION (SE)
@ 1/100



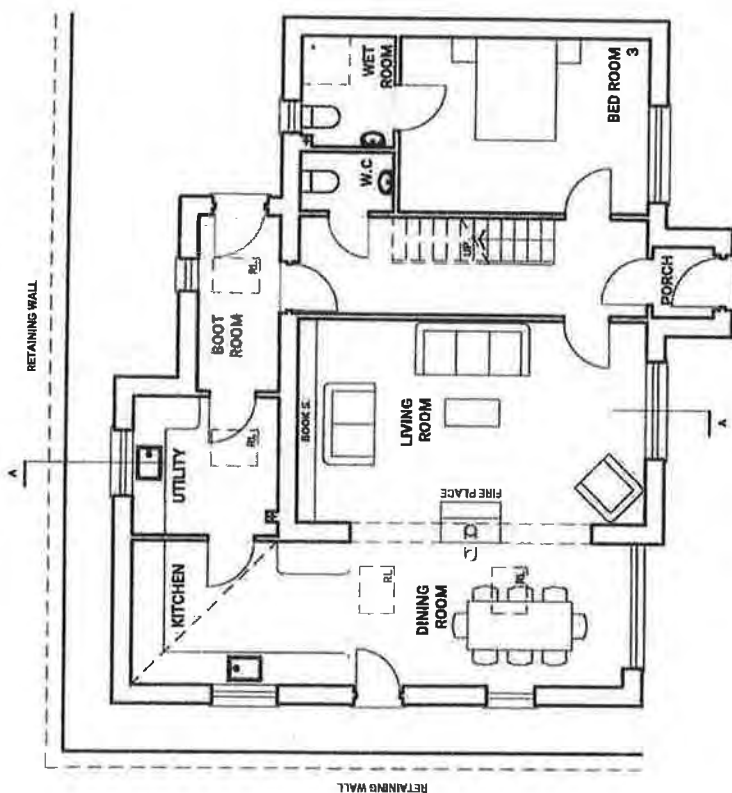
REAR ELEVATION (NE)
@ 1/100

Rev D 13/09/22: Final red-line
Rev C 11/09/22: Final red-line
Rev B 11/09/22: Landmark and entry arrangements
Rev A 11/09/22: Site plan and north arrow included
Rev E 13/09/22: Site plan and landscaping proposals

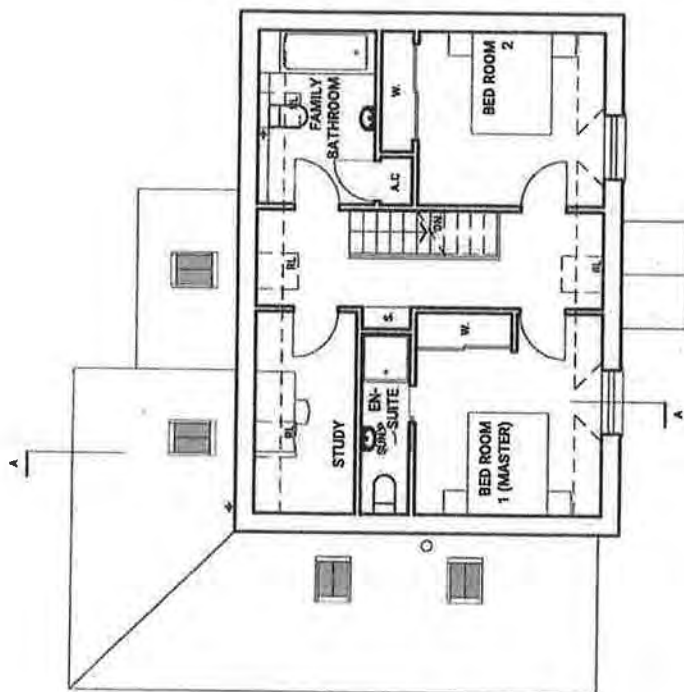
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Client	Mr S. Calver
Project	Land @ Oratava Manorbier
Drawn By	2/100
Checked By	08/3
Date	11/09/22
Scale	1/100
Sheet	1 of 1
Project	Land @ Oratava Manorbier
Drawn By	2/100
Checked By	08/3
Date	11/09/22
Scale	1/100
Sheet	1 of 1

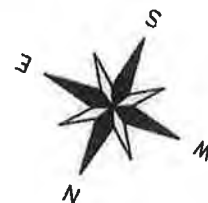




GROUND FLOOR PLAN
@ 1/100



FIRST FLOOR PLAN
@ 1/100



See H 11/7/09/21: Total re-design
See G 12/2/06/23: Minor amendments
See E 11/1/03/21: Landscaping and minor amendments
See E 12/8/00/21: Site works and north point included.
See D 22/6/21/21: 5th layout and marked amendments.

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