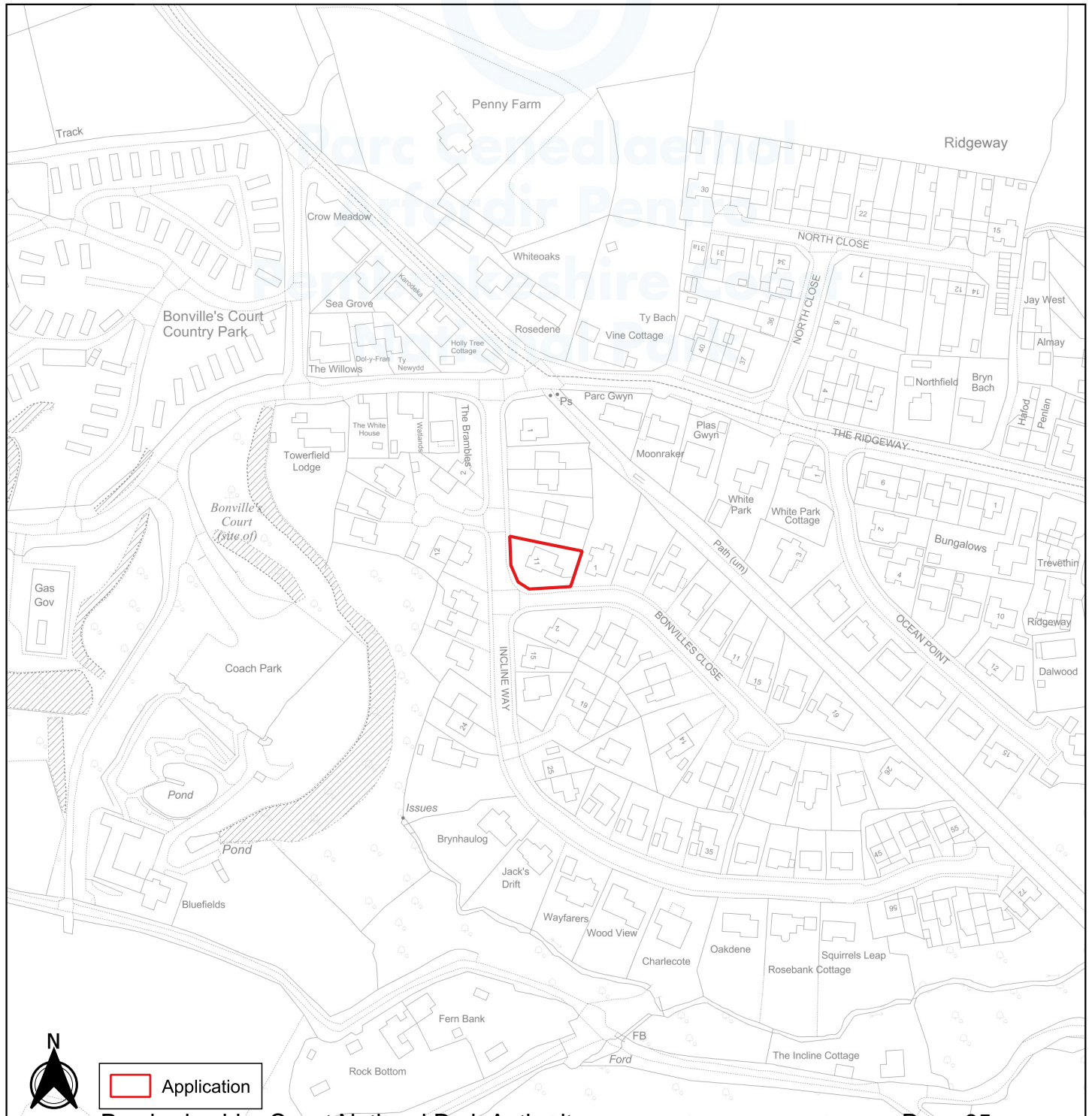
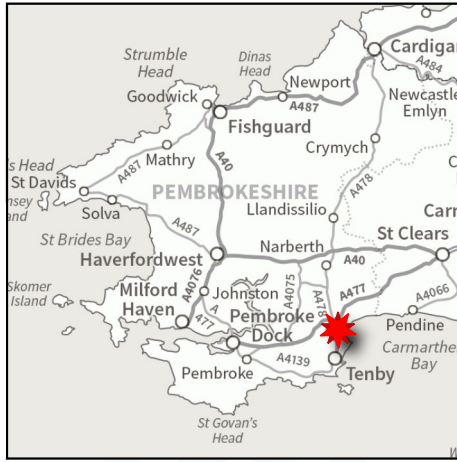


Site Location: Fox Lee, 11, Incline Way, Saundersfoot, Pembrokeshire, SA69



Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:2,500



 Application

PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY DELEGATED DECISION REPORT



Ref No: NP/26/0044/FUL
Proposal: Extension to south elevation with associated decking and guarding, enlarge front elevation porch, add sun pipes to existing roof, create permeable parking areas and new garden shed, 1.8m high fence to east boundary and air source heat pump in rear garden
Site Location: Fox Lee, 11, Incline Way, Saundersfoot, Pembrokeshire, SA69 9LX

Recommendation: **Approve**, subject to conditions

This application is being presented to the Development Management Committee in accordance with the scheme of delegation because the applicant is a Member of the Authority.

Plans and documents may be viewed here: [Citizen Portal Planning - application details](#)

Summary:

This application seeks planning permission for the extension of the southern elevation of the existing dwelling, the enlargement of the existing porch, the creation of a permeable parking area, the installation of sun pipes within the existing roof slope, the erection of a new garden shed and eastern boundary wall, together with the installation of an air source heat pump. The proposal demonstrates appropriate consideration in respect of design, scale, siting, and biodiversity matters. Conditions are recommended to secure amendments to certain proposed materials and to ensure the submission and implementation of an appropriate SuDS scheme.

The application initially resulted in objections from specialist consultees relating to the potential impact upon trees within the site. However, amendments to the submitted plans received during the course of the application have ensured the retention of the relevant trees and satisfactorily addressed the Authority's concerns.

Overall, the proposed development as amended is considered to accord with the relevant policies of LDP2 and is therefore recommended for approval, subject to conditions.

There is also a related request to confirm a TPO for trees on this property which is on the same Agenda. The recommendation to make a provisional TPO arose as part of the consideration of this application by the Tree and Landscape Officer.

Consultee Response

- PCNPA Ecologist – Amendments required (19/03/2026) Supportive (14/5/2026)
- PCNPA Tree and Landscape Officer
– Objection (25/02/2026)
- No objection on amended plans subject to conditions (19/05/2026)
- Saundersfoot Community Council – Approve

- PCNPA Access Officer – No Adverse Effects

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*.

No third-party representations have been received.

Policies considered

Development Plans

All planning applications in Wales need to be determined in accordance with the statutory Development Plan:

Future Wales: The National Plan 2040 [Future Wales: The National Plan 2040](#) (FW)

Local Development Plan 2 (Adopted September 2020)

Within the Pembrokeshire Coast National Park, The Local Development Plan 2 (LDP2) is also part of the relevant development plan with the following policies being applicable to this proposal.

- Policy 01 (National Park Purposes and Duty)
- Policy 04 (Saundersfoot Local Centre)
- Policy 08 (Special Qualities)
- Policy 10 (Sites and Species of European Importance)
- Policy 11 (Nationally Protected Sites and Species)
- Policy 14 (Conservation of the Pembrokeshire Coast National Park)
- Policy 29 (Sustainable Design)
- Policy 30 (Amenity)
- Policy 32 (Surface Water Drainage)
- Policy 59 (Sustainable Transport)
- Policy 60 (Impacts of traffic)

These policies can be viewed on the Policies page of Pembrokeshire Coast National Park website: <https://www.pembrokeshirecoast.wales/wp-content/uploads/2024/01/LDP-Text-for-Adoption-Web.pdf>

Planning Policy Wales (PPW12)

PPW12 sets out the land use planning policies of the Welsh Government.

The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

- [Planning Policy Wales 12](#) (PPW12).

Technical Advice Notes

The Future Wales Plan should be seen and read as a whole, and in conjunction with National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) as well as considering the following Welsh Government Technical Advice Notes (TAN's) www.gov.wales/technical-advice-notes:

- TAN 5 – Nature Conservation and Planning
- TAN 10 – Tree Preservation Orders
- TAN 12 – Design

LDP2 Supplementary Planning Guidance

In addition, the Authority produces Supplementary Planning Guidance (SPG) on various topics, and these may be material considerations in the determination of any future application made. In respect of the proposal the most relevant SPG's are: [Supplementary Planning Guidance \(LDP2\) - Pembrokeshire Coast National Park](#)

- SPG - Biodiversity
- SPG – Land Instability – former Coal Workings
- SPG - Landscape
- SPG - Sustainable Design and Development
- SPG – Trees and Woodland

Constraints

- Biodiversity Issue
- Rights of Way Inland – within 50m
- Ancient Monument – within 500m
- Recreation Character Areas
- Surface Coal
- High Coal Risk
- Landscape Character Area
- LDP Centre Boundary

Officer's Appraisal

Fox Lee, 11, Incline Way is located along the Incline Way estate, circa 1 km northwest of Saundersfoot Harbour. The application dwelling is a bungalow set at the higher end of the sloping topography of Incline Way.

The application site is within the Saundersfoot Settled Coast Landscapes Character Area (LCA1) and Saundersfoot Rural Centre. It is not within proximity to any Special Sites of Scientific Interest (SSSI), Special Conservation Areas (SCA) or other protected sites.

The south boundary of the proposed site hosts two provisional Tree Preservation Orders (TPOs). A decision on whether to confirm the TPO is also scheduled for Committee consideration. Once a draft order is made this applies interim protection prior to confirmation, if the tree TPO is not confirmed the trees cease to be protected under the TPO. The TPO (TPO168) comprises a *Pinus sp.* (single-stemmed) and a *Pinus sp.* (multi-stemmed). The trees are a material consideration to the proposed development.

The proposed site is on a high coal risk surface area. As stated by the Coal Authority, the proposal relates to a householder planning application; consultation is not required. Consequently, there are no major concerns in terms of coal risk.

1. **Site and Proposed Development**

The proposal comprises:

- South elevation extension
- The enlargement of the front porch
- Creation of a permeable parking area
- New garden shed
- New wall on the south boundary
- New 1.8-metre-high fence to the east boundary
- Addition of sun pipes to the existing roof

2. **Relevant Planning History**

- 01/274 (1, Bonvilles Close) – Conservatory – Approved
- 08/314 (The Ridgeway) - Erection of 3 steel electricity poles, 1 wood pole & wire stay, one wire stay & reconductoring of overhead line – Approved
- PA/25/0117 (11, Fox Lee) - WG-Statutory Service - Side Extension to create kitchen diner living space single storey. Replace windows & doors with anthracite PVC all fascia rainwater to white PVC. Removal of boundary hedge to be replaced with approx. 600 mm stub wall complete with a 1.800mm fencing. Creation of a new hard standing to side elevation approx. 6 metres x 3 metres. Creation of small decking area. – Cancelled
- PA/25/0151 (11, Fox Lee) - WG Statutory Service - Side extension to form new kitchen/lounge/diner. New hard standing to front for parking and hard standing to side for caravan. Removal of three trees. Replace windows, fascia boards and doors. Replace side hedge with fence and new decking – Planning Permission Required

3. **Key Issues**

The application raises the following planning matters:

- 3.1 Policy and Principle of Development
- 3.2 Siting, Design, and Impact upon the Special Qualities of the National Park
- 3.3 Amenity and Privacy
- 3.4 Biodiversity, Protected Sites, Green Infrastructure & Landscaping
- 3.5 Access and Parking
- 3.6 Surface Water Drainage
- 3.7 Surface Coal Risk

3.1 **Policy and Principle of Development:**

261. Section 38 of *The Planning and Compulsory Purchase Act 2004* requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The

Development Plan for the National Park comprises Future Wales - The National Plan 2040 (FW) and the Local Development Plan 2 (LDP2).

262. Future Wales – The National Plan 2040 (FW), was adopted on 24th February 2021 and is the National Development Framework for Wales, and the national tier of the Development Plan. Policy 4 (Supporting Rural Communities) states that Strategic and Local Development Plans must identify their rural communities, assess their needs, and set out policies to support them. On page 104, Future Wales states that: '*National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas...and that Future Wales policies respect the functions of National Parks in terms of their statutory purposes...*'.
263. The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the *Planning (Wales) Act 2015*, the *Well-being of Future Generations (Wales) Act 2015* and other key legislation and resultant duties such as the Socio-economic Duty.
264. Applications will be assessed having regard to the appropriateness of their siting and design, their potential impacts on biodiversity, and the extent to which they conserve and/or enhance the special qualities of the National Park and its immediate protected landscape setting. Proposals will be considered acceptable where they demonstrate compliance with the relevant policies of LDP2.
265. The proposed development site is set within the Saundersfoot Local Centre, Policy 4 (Saundersfoot Local Centre) of LDP2 identifies the land use priorities to be considered in this location.
266. The proposed works are considered to provide enhanced parking provision and improved accessibility to the application dwelling through the creation of a permeable gravel parking area, together with a separate dedicated area for caravan parking.
267. Policy 4 of LDP2 prioritises development proposals which contribute towards the protection and enhancement of the special qualities of Saundersfoot. In this instance, the proposed works are not considered likely to result in any unacceptable harm to those special qualities, given that the trees subject to a provisional Tree Preservation Order are to be retained and the proposed extension is considered appropriate in terms of its scale and design. One tree on site is proposed for removal but is not considered healthy enough to warrant protection. Matters of design are addressed below.

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

268. Policy 08 (Special Qualities) of 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. These qualities are characteristics and features which individually or in combination contribute to making the National Park unique.

269. Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.
270. Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness.
271. The proposed extension, shed, boundary walls/fences, and associated works would unlikely prove detrimental to the remoteness and tranquillity of the National Park. The proposed extension would harness an appropriate scale and roof form to tie into the prevailing streetscape.
272. However, the proposed external finish of the extension, Cedral cladding, raises sustainability concerns aligned with Policy 29 of LDP2. Cedral cladding is typically not recyclable, and its creation is extremely energy-intensive and a major global CO₂ source. Although the proposed material is technically durable, it fails the 'sustainable placemaking' principle embedded in Policy 29 of LDP2 and also fails to be locally distinctive. As such, a condition to replace the Cedral cladding with natural timber cladding has been suggested.
273. Applicants often cite cost of maintenance as a justification for using artificial cladding, but by way of example, if red cedar or larch is used for cladding, it is reputed to have a longevity of 40-60 years without treatment, outperforming cement cladding in sustainability terms and providing a more natural and traditional finish which makes a positive contribution to the special qualities of the National Park.
274. The proposed shed, boundary wall and fence, and air-source heat pump do not raise any concerns in terms of design, siting and scale. The proposed shed and air-source heat pump would mostly remain invisible to the public realm. Whereas the proposed boundary wall and fence would unlikely be a departure from the character of Incline Way, as similar features are found within proximity to the site, and the structure would incorporate natural materials such as timber to blend neutrally amongst the estate.
275. The proposed development demonstrates appropriate consideration of biodiversity through the provision of adequate planting and biodiversity enhancement measures, together with the retention of the two principal pine trees located along the southern boundary of the residential curtilage. The incorporation of green infrastructure within the site is strongly supported by the Authority.
276. Due to the sloping topography of the proposed site, the proposed extension will be set back from and raised above the Incline Way estate road. The extension would unlikely have direct views into neighbouring dwellings, and the proposed boundary wall and the two principal pine trees would partially screen the south/southwest of the extension. The extension is not considered to detrimentally increase the bulk of 11, Fox Lee and would be unlikely to provide an overbearing presence on the Incline Way estate due to its distance away from the highway and surrounding dwellings.

277. Consequently, once the suggested conditions have been fulfilled, the proposed developments would be considered acceptable in terms of Policies 08, 14, and 29 of LDP2 as they would protect and, where possible, enhance the special qualities of the National Park, be of an appropriate scale, and would unlikely prove visually intrusive.

3.3 Amenity and Privacy:

278. Policy 30 (Amenity) of LDP2 seeks to protect the amenity of people living in the National Park and states that development will not be permitted where it has an unacceptable adverse effect on amenity, particularly where:

- a) the development would have a detrimental impact on the quality of the environment currently enjoyed by people living, working or visiting the Park; and/or
- b) the development is of a scale incompatible with its surroundings; and/or
- c) the development leads to an increase in traffic or noise or odour or light which has a significant adverse effect; and/or
- d) the development is visually intrusive.

Policy 30 (Amenity) supports Policy 14 (Conservation of the Pembrokeshire Coast National Park) in not allowing development that creates a visual intrusion.

279. The proposed extension is considered unlikely to give rise to any significant adverse impacts upon the quality of the environment or the immediate landscape setting. The siting, scale and design of the extension raise limited concerns in respect of visual intrusion, with the proposed pitched roof form reflecting the prevailing architectural character and roofscape of the surrounding street scene. Furthermore, the scale and positioning of the development are not considered likely to result in an overbearing presence within the locality, given that the extension is set back from the highway and would be partially screened by the proposed boundary wall and the retention of existing trees within the site.

280. The proposed Cedar cladding is not supported by the Authority as it does not reinforce local vernacular character, which is a core aspect of the National Park's special qualities. As such, a condition to replace the cladding with natural timber cladding has been suggested. In order not to set a precedent for unsustainable materials in the National Park.

281. In terms of overlooking, as the proposed works front onto a highway and would not directly look into neighbouring properties. The site's natural topography ensures that the public realm would unlikely have a view into the raised extension, as it is at the higher end of the Inline Way estate.

282. The proposed garden shed would be sited at the northern boundary of the application dwelling's curtilage and would be situated along the fenceline. Due to the scale, siting, and material of the proposed shed, the proposed structure would unlikely be visually intrusive and detract from the special qualities of the National Park and is considered to be acceptable in terms of Policy 30 of LDP2.

283. Consequently, the proposed shed and extension are considered unlikely to be visually intrusive or represent a significant departure from the character of the streetscape.

Therefore, the proposed works would be deemed acceptable in terms of Policy 30 of LDP2 once the attached conditions are fulfilled.

3.4 Biodiversity, Green Infrastructure & Landscaping and Protected Sites

Biodiversity impacts

284. PPW12, TAN5 and Policy 11 (Nationally Protected Sites and Species) of LDP2 requires biodiversity 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.
285. It is recognised that a licensed ecologist has undertaken a Preliminary Roost Assessment (PRA) to determine whether the building holds potential as a bat roost. The survey reported that no evidence of bats was found. Overall, it was noted that the property is of negligible bat potential.
286. Additionally, Officers support the proposed hedgehog highway hole (13cm x 13cm) as it is cut into the northern boundary fence to allow hedgehogs that have been recorded in the vicinity an opportunity to commute through the application site.

Net Benefit for Biodiversity and Green Infrastructure

287. To comply with Planning Policy Wales 12 (2024) and the *Environment (Wales) Act 2016*, planning authorities are expected to ensure every development positively contributes to biodiversity and that overall there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced wellbeing.
288. Chapter 6 of Planning Policy Wales 12 states that green infrastructure plays a fundamental role in shaping places and our sense of well-being, and is intrinsic to the quality of the spaces we live, work and play in.
289. It also states that a green infrastructure statement should be submitted with all planning applications and that the green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the stepwise approach has been applied.
290. The original plans for the site included the removal of three pine trees on the site. In considering the proposal, the Authority's Tree and Landscape Officer raised concerns about the loss of these trees and submitted a draft provisional Tree Preservation Order on two of these trees. Following this, amended plans which retained the two trees have been provided as part of the application. With the amended plans, the proposed works are considered to be acceptable in terms of Policies 08, 14 and 30 of LDP2 and the Trees and Woodlands SPG.

291. The proposed Green Infrastructure Statement (GIS) indicates that the existing GI comprises planted hedges on the northern boundary and a cypress hedge, along with five trees, including the three pine trees on the southern border.
292. It is proposed that two apple trees and one pine (Tree 1) are to be removed to as part of the proposed works. The front garden and grass are indicated for removal to accommodate the proposed parking area, as well as a small area of grass for the proposed shed.
293. The provided GIS states that two flowering Hawthorns, wildflower seeds and an apple tree are to be planted within the curtilage of 11, Fox Lee, as mitigation for the GI losses. Additionally, a bat box is proposed on the eastern elevation of the application dwelling.
294. It is considered by Officers that the proposed biodiversity enhancements and GI planting are acceptable and are appropriately scaled for the scale of the proposed development. Consequently, the proposed development is considered acceptable under Policy 11 of LDP2 and TAN 5, subject to conditions.

Protected Sites

Sites of Special Scientific Interest (SSSI)

295. The *Wildlife and Countryside Act 1981 (as amended)* places a duty on public authorities in exercising their functions, so far as this is likely to affect the flora, fauna, geological or physiographical features of a Site of Special Scientific Interest (SSSI), to take reasonable steps consistent with the proper exercise of their functions to further the conservation and enhancement of those features.
296. Additionally, Paragraphs 6.4.25 & 6.4.26 of PPW12 relate to developments in or in close proximity to Sites of Special Scientific Interest (SSSI), with 6.4.26 stating that:
297. *'There is a presumption against development not within a SSSI but likely to damage SSSI. In such cases, proposals must be carefully assessed to ensure that effects on those nature conservation interests which the designation is intended to protect are carefully understood and development should be refused where there are adverse impacts on the features for which the site has been designated. International and national responsibilities and obligations for conservation should be fully met, and consistent with the objectives of the designation, statutorily designated sites should be protected from damage and deterioration, with their important features conserved and enhanced and the capacity for restoration demonstrated by and through appropriate management.'*
298. In this case, the site is not on or in proximity to an SSSI and therefore no impacts on an SSSI are envisioned from the proposal.

Habitat Regulations Assessment

299. SACs and SPAs are of European importance. Under the *Conservation of Habitats and Species Regulations (2017)* (the Habitats Regulations), all public bodies (including planning authorities) must have regard to the requirements of the EC Habitats and Birds Directives when carrying out their functions.

300. Before authorising development or adopting a land use plan which is likely to have a significant effect on a SAC or SPA (including where outside the boundary of the SAC or SPA), planning authorities must carry out an appropriate assessment of the implications for the designated features, consult NRW and have regard to NRW's representations.
301. In this case, the Authority has considered the proposal and considers that there is no likely significant effect on a SAC or SPA as there are no protected sites within proximity to the application site.

3.5 Access and Parking

302. Policy 59 (Sustainable Transport) of LDP2 is a strategic policy that ensures opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car by permitting proposals that assist in delivering improved traffic and parking management.
303. Additionally, Policy 60 (Impacts of traffic) of LDP2 permits development where appropriate access can be achieved.
304. As the proposed development site is set within 50m of the 134839 Inland Footpath, the PCNPA Rights of Way Officer was consulted on the matter. It was stated within the consultation response that the proposed works would not impact the nearby public footpath.
305. The County Highways Authority (CHA) were consulted as the existing parking arrangements are proposed to be amended. No comments were received from the CHA. However, the proposed works seek to improve the parking arrangements and would unlikely impact the nearby Incline Way estate road.
306. Consequently, the Authority does not consider the proposed works to raise serious concerns in terms of access and parking. As a result, they are considered acceptable in terms of Policies 59 and 60 of LDP2.

3.6 Surface Water Drainage:

307. Policy 32 (Surface Water Drainage) of LDP2 requires that development will be required to incorporate sustainable drainage systems for the disposal of surface water on site. This is to minimise adverse environmental impacts during construction and upon completion.
308. The proposed gravel parking areas are proposed to be permeable and would be sited forward of the principal elevation and be in proximity to a highway.
309. The existing drainage arrangement are satisfactory and will serve the extension. Consequently, the proposed works would be considered acceptable under Policy 32 of LDP2 and TAN 15 once a SuDS scheme has been submitted to the SAB and written approval has been received.

3.7 Surface Coal Risk:

310. Within a High Coal Risk Area, there are recorded coal mining features which pose risks to ground stability. As the proposed development type is identified within the Coal Authorities Exemption List, a Coal Mining Risk Assessment is not required, and the proposed works can proceed without consulting the Coal Authority.
311. Due to the nature of the proposed works, there are no major concerns in terms of coal risk, and the proposed development is considered acceptable and to be aligned with the Land Instability – former Coal Workings SPG

4. Conclusion

312. The proposed extension, enlarged front porch, permeable parking areas, new garden shed, boundary wall and fence, and air source heat pump are considered to represent an appropriately designed form of development in terms of scale, siting, and biodiversity considerations.
313. In respect of materials and design, a condition is recommended requiring the replacement of the proposed Cedral cladding with timber cladding, in order to better accord with the sustainable design objectives of Policy 29 of LDP2.
314. The application initially received an objection from a specialist consultee in relation to the potential loss of trees and impacts upon local amenity. Subsequently, the submitted plans were amended to retain the two highest-value pine trees located along the southern boundary of the application curtilage.
315. The proposed extension and shed are not considered likely to result in an unacceptable intensification of the immediate landscape setting, nor are they considered likely to appear overbearing or visually intrusive within the surrounding streetscape. Accordingly, the proposed development is not considered likely to give rise to any adverse departure from the established character of the area.
316. Overall, the proposal is considered to conserve the special qualities of the National Park, whilst also improving parking arrangements and delivering a form of development that is sympathetic in design and proportionate in scale. The proposed works are therefore recommended for approval, subject to the attached conditions.
317. In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the *Well Being of Future Generations (Wales) Act 2015*. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

5. Recommendation

APPROVE, subject to the following conditions:

1. The development shall begin no 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 867-05 Proposed floor plan rec 28/4/26
 - Drawing 867-06 Proposed elevations rec 28/4/26
 - Drawing 876-07 Proposed elevations rec 28/4/26
 - 867-08 Revised Proposed site plan rec 12/05/263
 - Drawing 867-09 Proposed shed rec 28/4/26
 - Bat Potential Roosting Feature Assessment
 - Tree Report
 - Green Infrastructure Statement rec 12/05/26
 - Drawing No 867-01 – Site Location Plan

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. In the first available planting season following approval, planting must be implemented according to the Green Infrastructure Statement (**Green Infrastructure Statement rec 12/05/26**).
Any existing plants retained; or new plants planted in accordance with the approved scheme which, within a period of 5 years after implementation of the approved development are removed, die, become diseased or damaged to such extent that, in the opinion of the Local Planning Authority, the function in relation to this planning approval is no longer delivered, shall be replaced with plants of similar size and specification. Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the LPA.
Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. 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), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

4. Prior to the erection of any additional external lighting on the approved site a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats shall be submitted to and approved in writing by the local planning authority. 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 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 12 (Local Areas of Nature Conservation or Sites of Geological Interest) and 14 (Conservation of the Pembrokeshire Coast National Park).

5. Notwithstanding the details on the approved plans, the external wall cladding identified as Cedar cladding shall be replaced with natural timber cladding. Prior to installation, full details and samples of the proposed timber cladding, including species, finish, and colour, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character 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).

6. Informatives

Coal Authority:

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); sites of recorded mine gas incidents and former surface mining. Although such features are seldom readily visible, they are often present and problems can occur, particularly as a result of new development taking place.

Any form of development over, or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice should be sought to ensure a suitable engineering solution can be designed, which takes into account all the relevant risk factors, including mine gas and mine water.

Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority