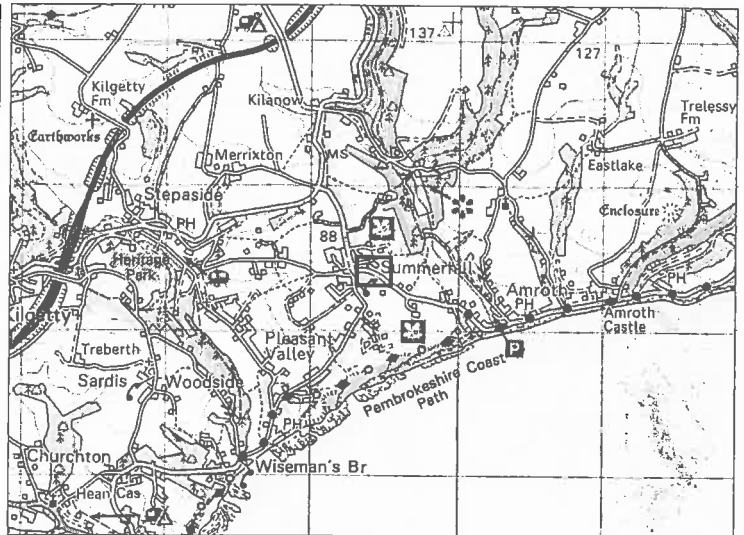
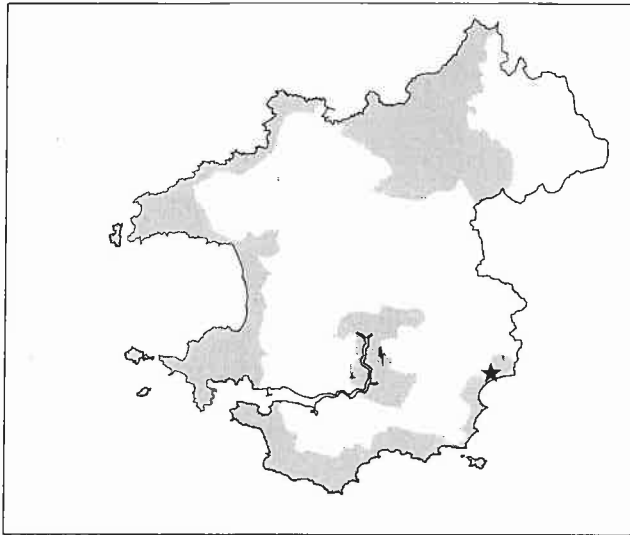


**NP/10/425**

**Summerhill Farmhouse & Cottages, Summerhill**

Scale 1:1250



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**Application Type:** Full  
**Reference:** 10/425 **Grid Ref.** SN154074  
**Applicant:** Dr A Jones,  
**Agent** Dr Jones  
**Proposal:** Retention of masonry walls & timber gates  
**Site Location:** Summershill Farmhouse & Cottages, Summerhill

**Description:**

Retrospective approval is sought for new wing walls, gates and gate pillars at the existing shared entrance to the three properties known as Summerhill Farmhouse, Summerhill Cottage and Primrose Cottage. The entrance is located adjacent to the entrance of Summerhill Crest and is set within a mature hedge boundary. A previous application was submitted to the Authority in 2009 and was subsequently refused under the delegation scheme. The current proposal is considered not to be acceptable as the walls, pillars and gates introduce an urban appearance that conflicts with the existing rural landscape. The application is recommended for refusal for this reason and as there has been no material change in circumstance since the previous refusal.

**Consultee Response:**

AMROTH COMMUNITY COUNCIL: No objection.

TRANSPORTATION & TECHNICAL SERVICES: Conditional Consent

**Public Response:**

None to date.

**Officers Appraisal:**

The application is put before Members as your officers recommendation is contrary to the view of Amroth Community Council.

**Policies:**

LDP Policies –

Policy 1 - National Park Purposes and Duty

Policy 6 – Rural Centres

Policy 8 – Special Qualities

Policy 15 – Conservation of the Pembrokeshire Coast National Park

Policy 29 – Sustainable Design

Policy 30 – Amenity

PPW 3 chapters -

4 – Planning for Sustainability

Technical Advice Notes -

Tan 12 - Design

Supplementary Planning Guidance –

3 – Sustainable Design

8 – Validation of Planning Applications

**Background & Description**

An application for alterations to the access walls, gates and pillars at this site was submitted to the Authority in 2009 and was subsequently refused under the delegation scheme on design grounds (NP/09/326).

The shared access serves three properties known as Summerhill Farmhouse, Summerhill Cottage and Primrose Cottage, the access road runs across an open paddock and onto a courtyard which provides access to the three properties. The applicant has indicated that these works were required to ensure the safety of the paddock area which is a favoured play area for families staying at the properties, given that many cars often exceed the speed limit on the nearby road and the previous access did not provide a secure boundary for children. The applicant also indicates that the adjoining property known as Summerhill Crest which is also in the same ownership has now become a part of this holiday letting enterprise and the occupants of this property will also use the paddock area as previously mentioned.

#### Current proposal

Planning permission is sought for the retention of the new wing walls, gates and gate pillars at the existing shared entrance to the three properties known as Summerhill Farmhouse, Summerhill Cottage and Primrose Cottage.

#### Siting and Design

The site is located on the outskirts of Summerhill in a rural location with the walls and gates clearly visible from the public highway. The construction includes curved access walls on either side of the enlarged access that measures over 2 metres at the highest point and includes ornate coping stones in a York stone colour. The walls are ended with two sets of pillars with a set of gates hung off the inner pillars which also measure over 2 metres with York stone pillar caps to match the copings. The access will have boarded gates with a tanalised wooden cladding which open away from the highway and measure 1.95 metres high and are set back from the highway a distance of 5.5 metres. The proposal also includes re-gravelling of the driveway entrance, and a smooth render finish painted in a sandstone colour to the walls and pillars.

The applicant has stated that the new walls, pillars and gates are required to protect the amenity of the three properties which includes the paddock area between the properties and entrance, which are frequently used by young children. However officers consider that the current works have an urban appearance and are at odds with the rural setting of this area of Summerhill, as such, the development is considered to be visually intrusive in this area. Your officers have concerns in respect of the impact of the works in the landscape setting without adequate use of sympathetic materials and siting to minimise the visual appearance.

It is noted that there is an adjacent entrance which also has rendered masonry walls, however the design, scale and siting is considered to be less obtrusive in this landscape and as such, should not be used as a direct comparison to the current application.

#### Highways

Whilst the highways department support the application subject to conditions, its remit is only to do with highway safety and not with landscape/conservation issues for which concerns have been raised by officers.

#### Further Considerations

Whilst the concerns regarding the safety of children within the complex of buildings are noted, it is considered that a solution could be found that would mitigate for these concerns, whilst also providing a development that is more compatible with the character of the area. Discussions have been held with the applicant regarding possible ways to reduce the visual impact of these works on this rural setting, however the applicant has indicated that he would like to retain the works as constructed and set out in this report.

It should be noted that a previous application for these works was submitted to the Authority in 2009 and was subsequently refused under the delegation scheme on design grounds. No change in

circumstances has arisen since that decision.

#### Conclusion

The proposed development is considered to be unacceptable due to the impact that the rather urban design of the wall, gate and pillars would have in this rural setting. Furthermore there has been no material change in circumstance since the previous refusal for the same proposal.

#### **Recommendation:**

That the application be refused for the reasons below

#### Conditions / Reasons / Informatives

1. The proposal, if permitted, would result in the creation of a formal entrance enclosure which fails to sustain or enhance the character of this rural location, to the detriment of the special landscape character of the National Park, and which the National Park Authority has a statutory duty to conserve and enhance. This is contrary to criterion (c) of Policy 8, criteria (a, b, d, e) of Policy 15 and criteria (c, d) of Policy 30 of the Pembrokeshire Coast National Park Local Development Plan.

2. The proposed development by reason of its siting and design would have a detrimental impact on the special landscape character of the Pembrokeshire Coast National Park which the National Park Authority has a statutory duty to conserve and enhance. This is contrary to Policies 1 – National Park Purposes and 29 – Sustainable Design of the Pembrokeshire Coast National Park Local Development Plan.



Technical drawing of a gate assembly, showing side and end views with dimensions and labels.

**Side View (Left):**

- Overall width: 3750 HINGE CENTRES
- Distance between hinges: 3600 BETWEEN PIERS
- Distance from hinge to end: 545
- Leaf width: 1771 LEAF WIDTH
- Gap between leaves: 8 GAP
- Gap between leaf and frame: 25 GAP
- Label: SHUTTING STRIPS SUPPLIED FOR CLOSING GAPS
- Label: INSIDE

**End View (Right):**

- Overall height: 1800 NOM HEIGHT
- Distance from hinge to end: 1600
- Distance from hinge to end: 800
- Distance between posts: 3900 BETWEEN POSTS
- Label: VIEWED FROM OUTSIDE
- Label: GATES OPEN AWAY FROM VIEWER

JACKSONS ACCEPT NO  
RESPONSIBILITY FOR THE  
STRENGTH & INTEGRITY  
OF THE PIERS

NEW BRICK PIERS TO BE  
BUILT AROUND GATE POSTS  
AFTER INSTALLATION.  
IT IS RECOMMENDED TO  
FILL PIER CAVITY & POST  
WITH CONCRETE FOR  
EXTRA STRENGTH

VIEWED FROM OUTSIDE  
GATES OPEN AWAY FROM VIEWER

(A4 paper size)

NP 09526

20 SEP 2010

NATIONAL BUREAU OF INVESTIGATION  
U.S. DEPARTMENT OF JUSTICE

7-10-68

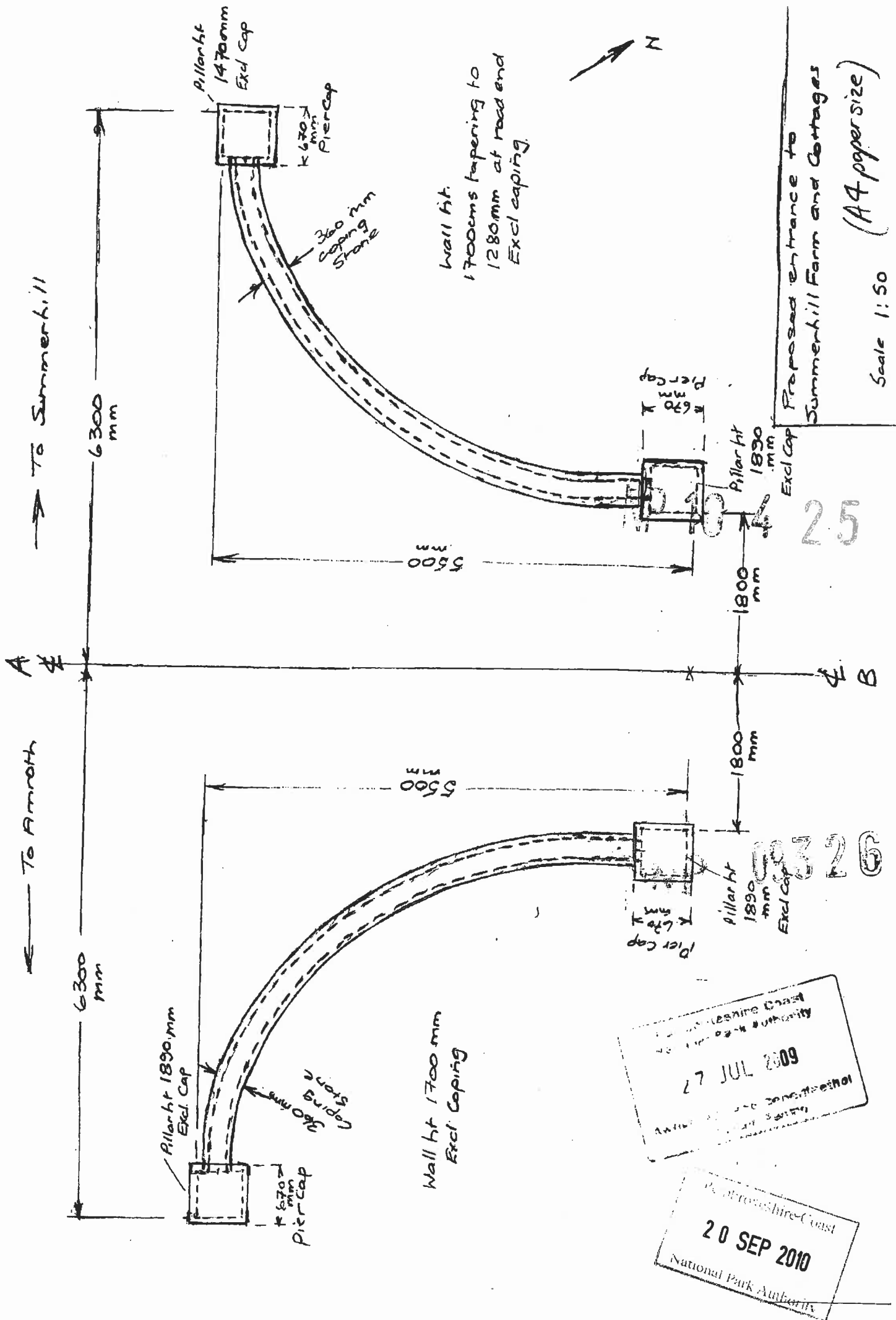
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27 JUL 2009

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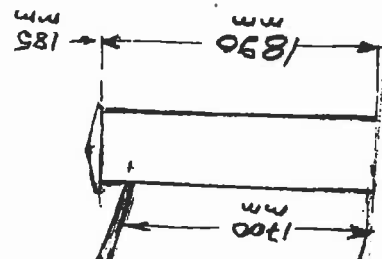
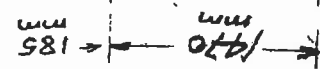
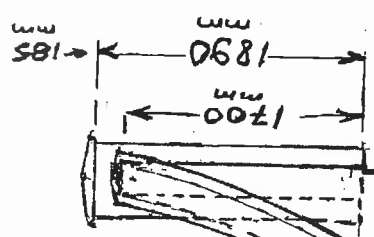
National Park Authority

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National Park Authority

B

#



height of wall  
EX coping 100mm

height of wall  
EX coping 100mm

View looking A to B

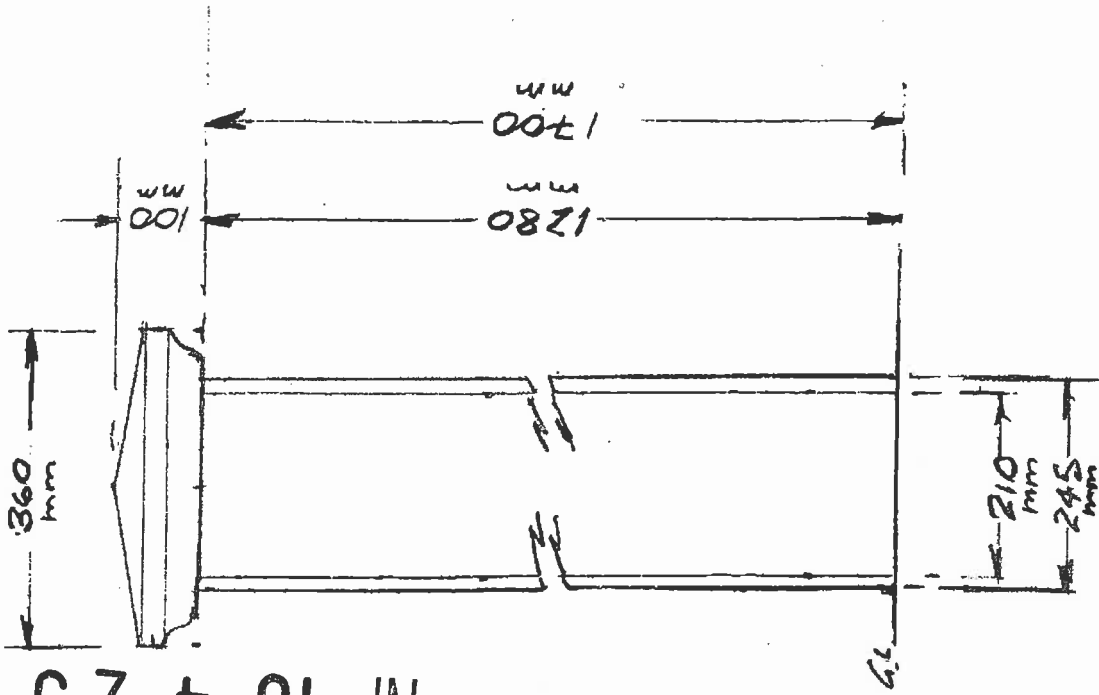
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Roadway Gradient

Shropshire Coast  
Authority

Proposed entrance to  
Summerhill Farm and  
Cottages (A4 paper size)

Pembrokeshire Coast  
National Park Authority  
20 SEP 2010

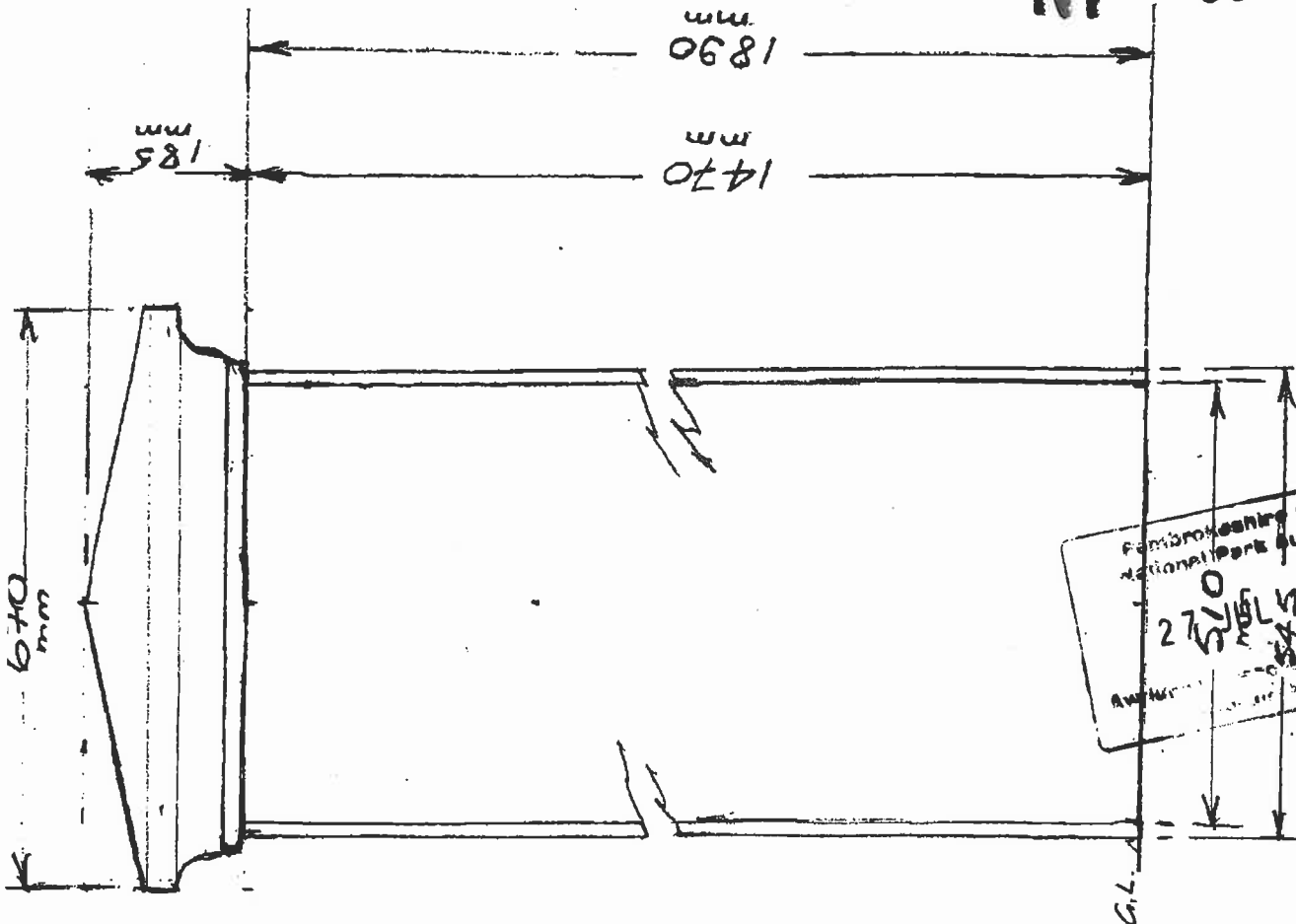


NP 10 4 25

Elevation of Square Pillars & walls

Proposed entrance to  
Summerhill Farm and Cottages  
Scale 1:10 (A4 paper size)

NP 093 26

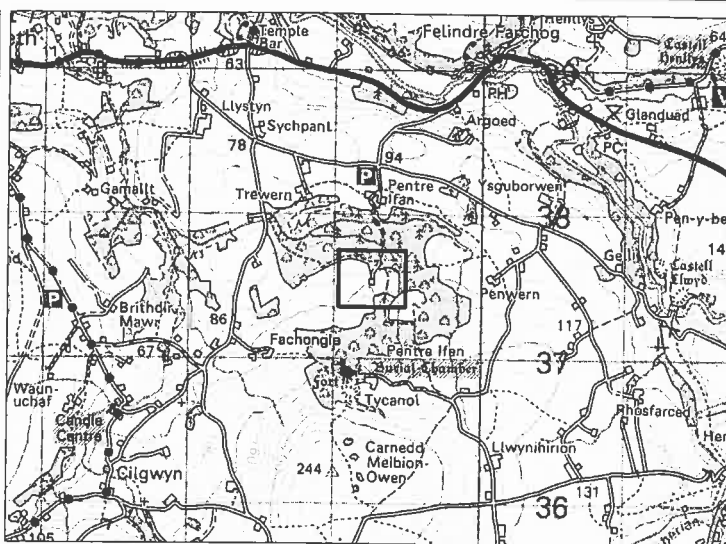
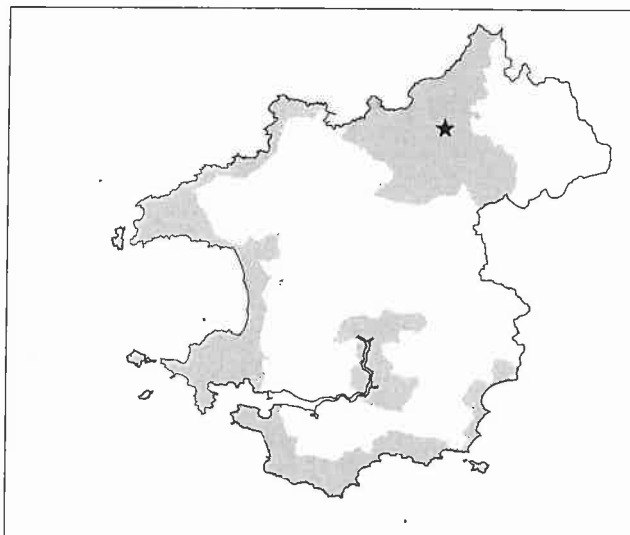


Pembrokeshire Coast  
National Park Authority  
27 JUL 2009  
Author: [illegible]  
Date: [illegible]

# NP/10/445

## Pengawse, Velindre

Scale 1:2500



*Application Site*

**Application Type:** Full

**Reference:** 10/445

Grid Ref. SN092375

**Applicant:** Mr Dan Lucas,

**Agent** Mr Hopkins

**Proposal:** Replacement Dwelling

**Site Location:** Pengawse, Velindre

**Description:**

This is a full application for the demolition of the existing fire-damaged house, and its replacement with a detached four bedroomed house. Although the principle of a replacement dwelling on the site is acceptable, the application raises objections concerning protected species and design matters that cannot be overcome by condition. The application is therefore recommended for refusal.

**Consultee Response:**

NEVERN COMMUNITY COUNCIL: Recommend approval

TRANSPORTATION & TECHNICAL SERVICES: Conditional Consent

WELSH WATER: As the applicant intends utilising septic tank facility Welsh Water recommend the Environment Agency is consulted.

ENVIRONMENT AGENCY WALES: No Objection

COUNTRYSIDE COUNCIL FOR WALES: Seems no emergence survey done for bats. Surveyor could only look at the building from outside the security fence, I'm not confident that he could really rule out the possibility of bats without a dawn/dusk survey.

**Public Response:**

None to date.

**Officers Appraisal:**

The application is before Members because the Community Council support the scheme, which is contrary to your officer's recommendation.

**POLICIES:**

Pembrokeshire Coast National Park Local Development Plan Policies -

- 1 - National Park purposes and duty
- 7 – Countryside Tier
- 8 – Special qualities
- 9 – Light pollution
- 10 – Local sites of nature conservation or geological interest
- 11 – Protection of biodiversity
- 13 – Historic landscapes, parks and gardens
- 15 – Conservation of the Pembrokeshire Coast National Park
- 29 – Sustainable design
- 30 – Amenity
- 31 – Minimising waste
- 32 – Surface water drainage
- 44 – Housing
- 45 – Affordable housing
- 52 – Sustainable transport
- 53 – Impacts on traffic

**Planning Policy Wales 3 Chapters –**

- 4 – Planning for Sustainability
- 5 – Conserving and Improving Natural Heritage and the Coast
- 6 – Conserving the Historic Environment
- 8 – Transport
- 9 – Housing
- 12 – Infrastructure and Services
- 13 – Minimising and Managing Environmental Risks and Pollution

**Technical Advice Notes –**

- TAN 2 – Planning and Affordable Housing
- TAN 5 – Nature Conservation and Planning
- TAN 6 – Planning for Sustainable Rural Communities
- TAN 12 – Design
- TAN 18 – Transport
- TAN 22 – Planning for Sustainable Buildings

**Supplementary Planning Guidance –**

- Affordable Housing
- Sustainable Design
- Landscape Character Assessment
- Validation of Planning Applications

**OFFICERS APPRAISAL:****Background and Description –**

This is a full application for the erection of a replacement dwelling at Pengawse, Velindre. The site measures just over 2,100 square metres in size and lies to the south of the Pentre-Evan Woods. A single width gravel and grass access track leads from the existing house to the C-class road leading to Crosswell which is also particularly a public right of way. The existing house is a two-storey rendered detached property, which due to fire damage has no roof. It has a rectangular footprint of approximately 8.0m x 14.3m. To the west lies two single storey stone and tin outbuildings. The gardens to the property have become overgrown, but lie to the north, south and west of the existing house. The western side of the property is bounded by a stream.

The site lies within the Mynydd Preseli Historic Landscape, and is adjacent to the North Pembrokeshire Woodlands SAC, the Coed-Ty-Canol SSSI, and the Ty-Canol National Nature Reserve.

**CURRENT PROPOSAL:**

This full application seeks to erect a replacement four bedroomed detached dwelling on the site. The proposed dwelling would measure approximately 14.4m x 11.4m x 8.0m at its maximum extent. Unlike the existing house' north-south orientation, the proposed dwelling would have an east-west orientation, with the principle elevation overlooking the north of the site. It would be constructed of painted render walls with a natural stone porch and upvc windows, under artificial slates with a red terracotta ridge. Foul drainage would be to the existing septic tank and surface water would be disposed of via soakaways. The existing outbuildings would be retained.

**Key Issues –**

The application raises the following planning matters:-

- Impact on the special qualities and character of the National Park;

- Impact on the Historic Landscape;
- Impact on the nature conservation and protected species and habitats in the area;
- Highways and access matters; and
- Sustainable development matters.

The site lies within the Preseli Historic Landscape in a remote location where development should seek to protect the historic coherence and character of the area. The rich historic environment of the National Park is one of its special qualities, and in this remote location new development should seek to protect these. Development Plan policy seeks to protect the National Park from development that is unsympathetic to the landscape and its character, and that which does not incorporate traditional features into the proposal. In such a remote location as Pengawse its physical separation from neighbouring residential properties means that the design of a replacement dwelling in this sensitive location is very important. The site can be seen from public vantage points, and as a result needs to respect its location and context. Although the proposed house has sought to replicate some design elements of a traditional Pembrokeshire farmhouse that would be consistent with the historic landscape, the house has an appearance that has little local identity. This is primarily due to the detailing of the scheme, such as the unbroken frontage, its width, its random window arrangement, the absence of a second chimney, non-traditional materials (including artificial slates and upvc windows), a lean-to porch, contrasting ridge tiles, etc, which taken in totality result in a house that appears as a modern development making little reference to the special qualities of the National Park or the Historic Landscape. This is therefore considered detrimental to the National Park and the Historic Landscape, and forms the first reason for refusal.

The site also borders areas of both national and international nature conservation importance. Development Plan policies seeks to protect these sites and their importance as both habitats and because they are part of the special qualities of the National Park. Development that would disturb or harm protected species or their habitats will only be permitted where the effects can be acceptably minimised or mitigated. Although the application has been supported with a Protected Species report, both CCW and the Park's Ecologist raise concerns as to the adequacy of the survey, particularly in terms of bat, badgers, and dormice. In addition the Environment Agency has required the protection of the adjoining watercourse with a buffer zone because of its habitat importance to both the SSSI and the SAC. Although this requirement could be achieved through conditions, the adequacy of the Protected Species Survey cannot, and as a result this forms a further reason for refusal.

The site is accessed from the highway along a series of unmade-up tracks that in part are also public rights of way. The Highways Authority have raised no objection to the proposal, subject to conditions concerning access gates, parking, turning, loading and storage areas.

Policy 29 of the Pembrokeshire Coast National Park Local Development Plan requires all proposals for development to demonstrate an integrated approach to design and construction, including sustainable design measures. Development Plan policy requires sustainable development, including sustainable energy use and generation, materials and resources, waste and drainage. Neither the Environment Agency nor Welsh Water have objected to the proposed drainage arrangements for the site. The applicant has also stated that the proposal would seek to use locally sourced materials, comply with Building Regulation insulation standards, and that the design seeks to maximise passive solar heating and natural lighting. However, the proposed dwelling would have artificial slates to the roof and upvc windows which are not representative of the local distinctiveness of the area.

#### Analysis –

As currently submitted the application raises fundamental concerns that cannot be addressed through conditions. The protection of protected species and their habitats is a material consideration in consideration of this application. The need to do a further extensive protected species survey cannot be addressed through condition as the full impact of the proposal cannot be assessed on these nationally and internationally important habitats and species until comprehensive information and appropriate mitigation measures have been provided. The proposed house is



considered acceptable in terms of size and location, but it is the design and its non-traditional detailing and materials that results in it being detrimental to the special qualities of the National Park and the Historic Landscape. As a result the application is recommended for refusal.

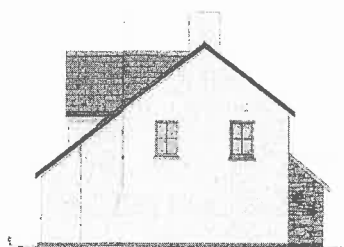
**Recommendation:**

That the application be refused.

**Reasons:**

1. Policy 1 of the Pembrokeshire Coast National Park Local Development Plan requires development to be compatible with the conservation or enhancement of the natural beauty, wildlife and cultural heritage of the National Park. Policy 8 of the Pembrokeshire Coast National Park Local Development Plan seeks to protect the special qualities of the National Park, including amongst other things, the protection and enhancement of the pattern and diversity of the landscape, and the protection of the historic environment. Policy 15 of the Pembrokeshire Coast National Park Local Development Plan states that development that adversely affects the qualities and special character of the National Park will not be permitted. Policy 29 of the Pembrokeshire Coast National Park Local Development Plan requires development to be well designed in terms of place and local distinctiveness, materials and resources. The proposal by reason of its non-traditional design, materials, and detailing is considered harmful to the qualities and special character of the National Park and the Historic Landscape. The proposal is therefore considered contrary to both national and local policies and detrimental to the special qualities of the National Park and the Historic Landscape.

2. Policy 1 of the Pembrokeshire Coast National Park Local Development Plan requires development to be compatible with the conservation or enhancement of the natural beauty, wildlife and cultural heritage of the National Park. Policy 8 of the Pembrokeshire Coast National Park Local Development Plan seeks to protect the special qualities of the National Park, including amongst other things, the protection of Local Biodiversity Action Plan species and habitats for their amenity, landscape and biodiversity value. Policy 11 of the Pembrokeshire Coast National Park Local Development Plan states that development that would disturb or otherwise harm protected species or their habitats or the integrity of other habitats, sites or features of importance to wildlife and individual species including Local Biodiversity Action Plan species and habitats will only be permitted where the effects will be acceptably minimised or mitigated through careful design, works scheduling or other measures. Policy 29 of the Pembrokeshire Coast National Park Local Development Plan requires development to be well designed in terms of environment and biodiversity. The proposal by reason of the lack of information and detail in the protected species report is insufficient to enable a comprehensive assessment to be made of the works and necessary mitigation measures required to protect the nationally and internationally protected species and habitats. The proposal is therefore considered contrary to both national and local policies and detrimental to the special qualities of the National Park.

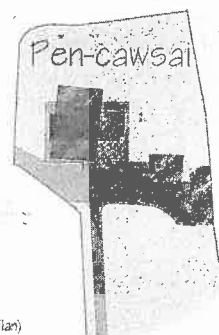


The floor plan shows a rectangular apartment layout. At the top is a large living area with a fireplace on the left wall and a large window on the right wall. To the left of the living area is a bedroom (Bedroom 2) with a window. To the right is another bedroom (Bedroom 1). In the center is a bathroom with a toilet, sink, and bathtub. Below the bathroom is a kitchen area with a sink, stove, and refrigerator. To the left of the kitchen is a bedroom (Bedroom 3) with a window. To the right of the kitchen is a bedroom (Bedroom 4) with a window. A central hallway connects the bedrooms and bathroom. A staircase is located near the kitchen area.

A detailed floor plan of a house with the following rooms and features:

- Living Room:** Located at the top left, featuring a fireplace on the left wall and a large window on the right.
- Dining Room:** Located at the top right, featuring a large window on the right wall.
- Kitchen:** Located in the center, featuring a sink, stove, and refrigerator.
- Breakfast Room:** Located in the center, adjacent to the kitchen.
- Living Room:** Located at the bottom right, featuring a fireplace on the right wall and a large window on the left.
- Bedroom:** Located at the bottom left, featuring a fireplace on the left wall and a large window on the right.
- Bedroom:** Located in the middle left, featuring a fireplace on the left wall and a large window on the right.
- Bedroom:** Located in the middle right, featuring a fireplace on the right wall and a large window on the left.
- WC (Washroom):** Located in the center, adjacent to the kitchen.
- Bath:** Located in the center, adjacent to the kitchen.
- Staircase:** Located in the center, adjacent to the kitchen.
- Entrance:** Located at the bottom center, featuring a large window.

05. Extract  
0520 00



Block Plan  
(inc. Roof Plan)  
1500

3D View  
N.T.S.

## Finishes

## Finishes

Rev	Ch	Abstracted/Indexed	Cost
Review	Initial	Description	Cost



**Trevor Hopkins Associates**  
Charlotte, N.C. 28202

201-462-2200 Fax 201-462-2201

1979  
Fenghuwai  
Hualu  
P. 100. 00  
Vol. 38

**Proposed Replacement Dwelling  
Floor Plans, Elevations, Q.S. Extract & 3D View**

### Schematische Propositionen

**DO NOT SCALE**  
If in Doubt - Ask

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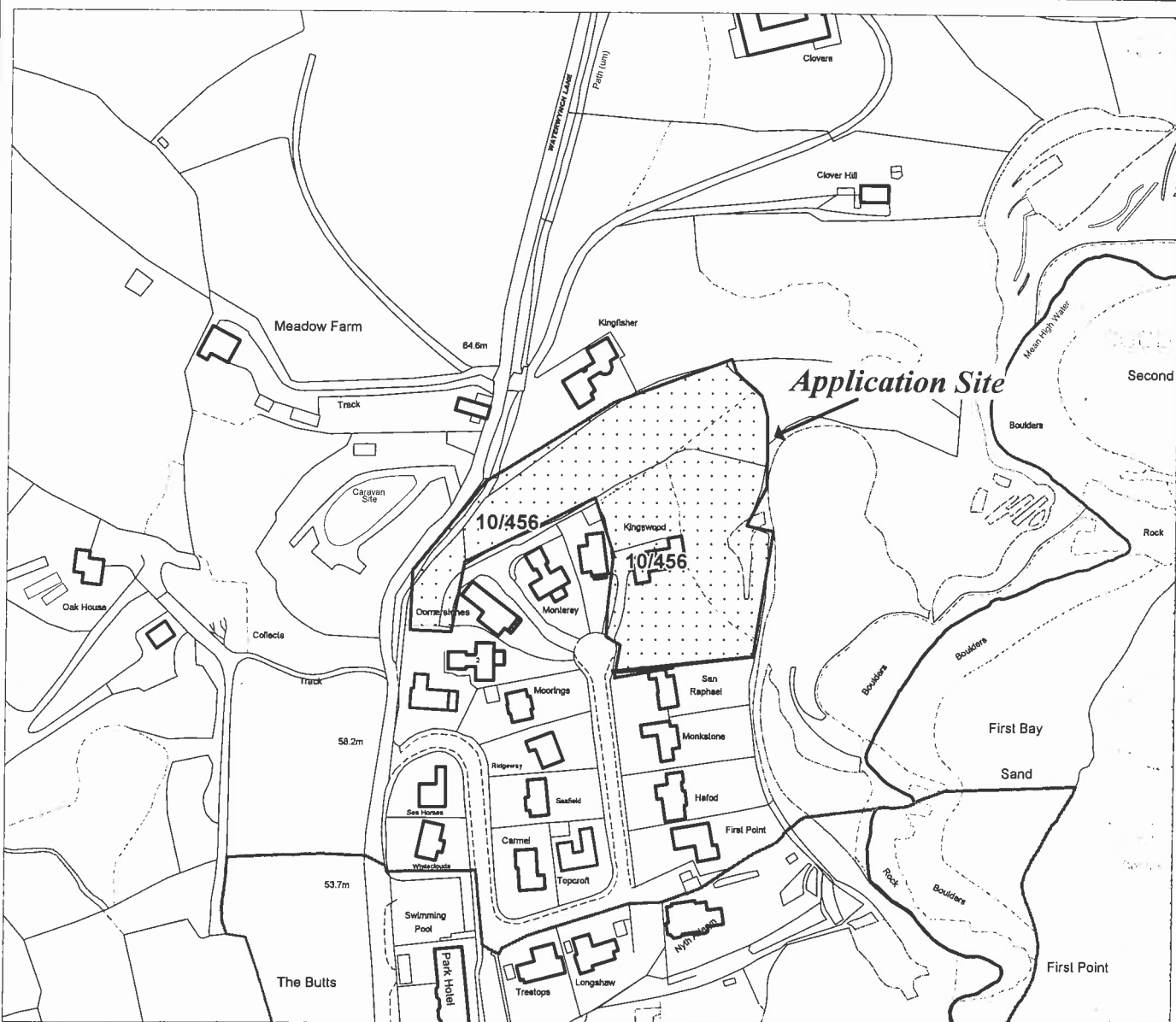
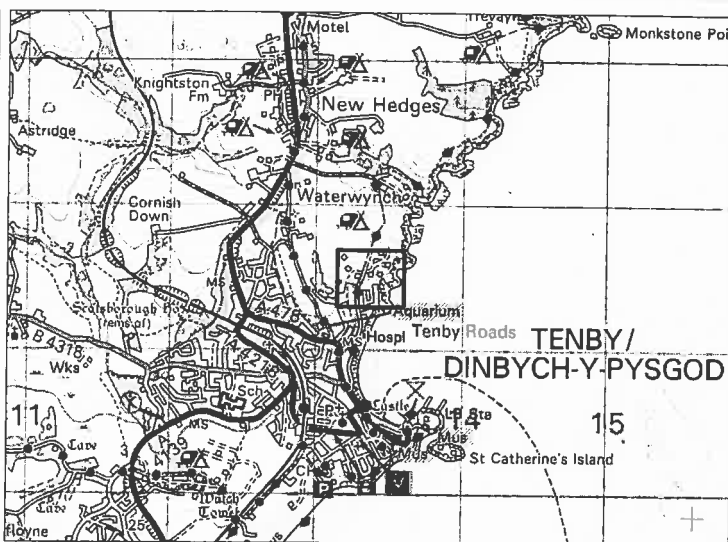
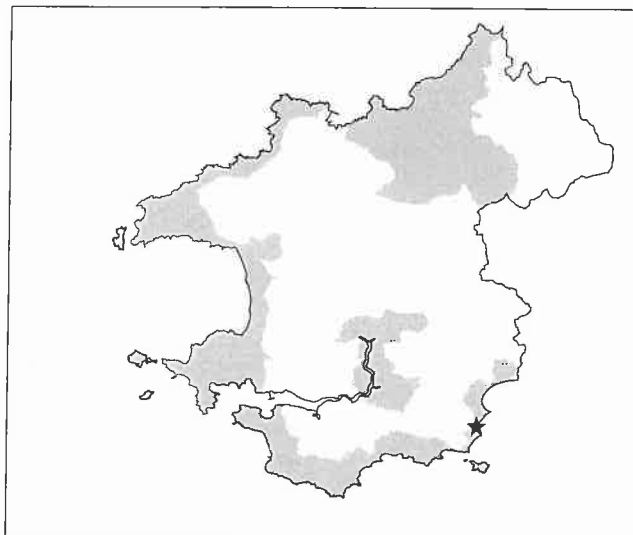
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# NP/10/456

## Kingswood, Northcliffe, Tenby

Scale 1:2500



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**Application Type:** Full  
**Reference:** 10/456 **Grid Ref.** SN133014  
**Applicant:** Mr & Mrs Andrew Armour,  
**Agent** Mr & Mrs Armour  
**Proposal:** Replacement dwelling with additional detached tractor store for bat mitigation  
**Site Location:** Kingswood, North Cliffe, Tenby

**Description:**

The application seeks full permission to replace the existing single storey dwelling with a two storey contemporary dwelling on this prominent site at North Cliffe, Tenby. Although the principle of redeveloping this site with a contemporary style and sustainable dwelling may be acceptable, there is concern however with this proposal on the grounds of its scale, visual impact, amenity issues, light pollution and protection of biodiversity and it is recommended for refusal.

**Consultee Response:**

TENBY TOWN COUNCIL: Approval

TRANSPORTATION & TECHNICAL SERVICES: Conditional Consent

WELSH WATER: Conditional Consent

ENVIRONMENT AGENCY WALES: Standard advice applies

COUNTRYSIDE COUNCIL FOR WALES: No comment received

**Public Response:**

None to date.

**Officers Appraisal:**

This application is on the agenda as Tenby Town Council has a contrary view to that of your officers.

Kingswood is a single storey bungalow which has been extended in the past, is located in the northeastern corner of an estate of houses at North Cliffe, Tenby and is accessed off the estate road. Planning permission was granted in 2005 for 5 contemporary style, two storey dwellings on land adjacent to Kingswood, which are also accessed off the estate road. There is also an extant permission for a further plot to the south of the Kingswood (TB/417), which is owned by the applicant. This area of land is included within the red line of this application and is directly overlooked by this dwelling.

The site slopes up from south to north and the existing dwelling is sited mid way up this slope and is cut into the topography of the site, on a level plateau and sits low on the skyline. It is positioned approximately 10metres from the neighbouring property to its west, its footprint sprawling 20metres from that point towards the east and the coastal slope. The existing footprint and floor space covers an area of 237m<sup>2</sup>. The external finishes match those of the older buildings on this estate, being concrete roof tiles on a hipped roof design, rendered walls and upvc windows.

The property is bordered by a group of mature trees on its northern side. These are located on higher ground and are protected by Tree preservation orders.

**POLICIES**

LDP Policies –

Policy 1 National Park Purposes and Duty

Policy 8 Special Qualities

Policy 9 Light Pollution

Policy 11 Protection of Biodiversity  
 Policy 15 Conservation of the Pembrokeshire Coast National Park  
 Policy 29 Sustainable Design  
 Policy 30 Amenity  
 Policy 32 Surface Water Drainage  
 Policy 33 Renewable Energy  
 Policy 52 Sustainable Transport

PPW 3 chapters –

3 Making and Enforcing Planning Decisions  
 4 Planning for Sustainability  
 5 Conserving and Improving Natural Heritage and the Coast  
 8 Transport  
 12 Infrastructure and Services  
 13 Minimising and Managing Environmental Risks and Pollution

Technical Advice Notes –

TAN 5, Nature Conservation and Planning  
 TAN 8: Renewable Energy  
 TAN 10: Tree Preservation Orders  
 TAN 12: Design  
 TAN 22: Sustainable Buildings

Supplementary Planning Guidance –

3 Sustainable Design  
 8 Validation of Planning Applications

Current proposal - .

The application seeks permission to demolish the existing bungalow and to replace it with a contemporary two storey dwelling of 'Huf Haus' design. This company is world renowned for its contemporary and very sustainable designs as well as the speed that these structures are erected once the base has been formulated.

This proposal incorporates a modern split roof design, which on plan is seen as two independent two storey wings, running south/north, covered with mono-pitched roofs with large overhangs and pitching in opposite directions. Linking the two wings will be a central two storey flat roofed connection. A further two storey gabled wing will be positioned on the eastern side of the dwelling and a single storey double garage and workshop is to be located on its western flank which is also linked to the main building by a covered but open fronted refuse/recycling area. A plan indicates a terrace area on the garage which is enclosed by a railing. An external walkway, encompassing the building and also a south facing patio area, all at first floor level is included in the scheme. These external areas are covered by the extended roof and eaves detail, they also act as a covered area to the main ground floor entrance and an external sitting area on the southern elevation. The buildings footprint will cover an area of approximately 373m<sup>2</sup> but the total floor area will be 680m<sup>2</sup>, an increase of 440m<sup>2</sup> (nearly 120% greater) on the existing building.

This will be a timber framed building with components being constructed off site, shipped and then erected on site. The erection process of the main 'shell' will normally take a week after the lower ground basement is completed, the total build time will be approximately 15 weeks which includes fitting it out. External finishes include interlocking concrete tiles on the roof of the pitched elements, while the roof over the garage will be covered with 'sedum' and the central link building will be covered with natural pebbles over a watertight membrane. The roofs over the pitched elements will also incorporate large areas of photovoltaic panels. Walls to the sides and rear of the building will

be constructed of grey stained timber frames with white rendered wall panels. The walls facing south (towards the harbour) will be totally glazed with argon filled triple glazing, fitted in between the timber frames, all other windows will also be of the same finish.

The plans indicate the levels of the site will be reduced from that what exists, however it is unclear from the plans what the existing finished floor height of the dwelling is in comparison with the proposed, although there is sufficient information with regard to the external heights. There is an indicative plan showing the scale of the proposal in relation with the existing dwelling, however, it is considered that this plan is misleading in that it shows the proposed building in a different location to what is proposed and therefore cannot be relied upon in relation to the heights. Should members be minded to support the application then further information is required with regard to the finished height of the building.

The scheme shows the main dwelling will be located further east in the site and closer to the coastal slope, while the garage structure will be built close to the west boundary. The agent advises that this position will be more central in the plot, giving better separation between the neighbour to the west.

The trees on the northern side of the property are located on higher ground and are protected by Tree preservation orders. A tree report was submitted with the application and subject to clarification on a number of minor points and also to the provision of a landscaping scheme the works to these trees are acceptable, however this information has not been sought at this time due to the recommendation of refusal.

The existing dwelling contains a bat roost and also a disused badger set within the site. A Protected Species report was submitted with the application and mitigation measures in the way of a new building located within the wooded area, on higher ground to the north of the site is proposed. This is to be used as a tractor store and also accommodation for bats. A plan indicating the buildings dimensions has been submitted, however it does not show it in context with the proposed new building. It also lacks detail as to the size of the loft, which is an important consideration in mitigating for Brown long eared bats. Although at the time of writing CCW's consultation response has not been received officers have got concerns with the lack of information and the impact of the development on the protected species. This issue has not been taken up with the applicant at this time due to the recommendation of refusal.

### Scale and Visual Impact

The proposed building will be slightly higher than the existing building but will not be higher than the recently constructed neighbouring dwelling. However, due to its width across the frontage in combination with its length the mass and proportions of this building will be greater than adjoining properties and the building it replaces. Its proposed location further east in the site also raises concerns with the impact it will have on the area when viewed from the sea, Tenby Town and the rear gardens of neighbouring properties located to the south. It will also have an impact on the extant plot to the south of the building. The distance between this proposed dwelling and near neighbour is also greater and at variance with neighbouring dwellings. The proposed 'tractor shed', used as mitigation for the lost bat roost is located on higher ground and is considered that it will be prominent in the landscape, however this building is not included on any contextual plan and difficult to assess fully. Planning Policy Wales Edition 3 paragraph 4.10.9 states amongst other matters ... the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and context. It is not considered that this proposal is of an acceptable scale or in a location that is appropriate and sympathetic to its context.

### Amenity Issues

The proposal includes high level walkways and balconies (including garage). It is considered that these have overlooking issues due to their close proximity with neighbours. The extent of glazing to the south facing elevation, although it assists to maximise solar gain into the building, also has a

detrimental effect on amenity in terms of light pollution and overlooking.

#### Light Pollution

The south facing wall of glazing will become more apparent at night when the building is fully lit from inside, it is considered that the building will be prominent from various vantage points and therefore impact on this important setting. The reasoned justification for policy 9 of the adopted Local Plan states that there is a possibility that light pollution could adversely affect the integrity of a Natura 2000 site where development coincides with roost sites/transit routes. This issue will be taken up with CCW and a further verbal report will be made at the meeting.

#### Protection of Biodiversity

Although the application is supported by the necessary report and mitigation measures there is still considered to be a lack of information to overcome the disturbance of protected species in the area. This forms a further reason for refusal.

#### Analysis

As stated earlier the principle of redeveloping the site with a contemporary design is considered to be acceptable, however due to the issues raised above it is not considered that the application can be supported as it contravenes National and local policies.

#### **Recommendation:**

That the application be recommended for refusal.

#### Reasons:

1. Policy 1 of the Local Development Plan for the Pembrokeshire National Park Authority requires development to be compatible with the conservation or enhancement of the natural beauty and cultural heritage of the Park. Policy 8 of the Local Development Plan for the Pembrokeshire National Park Authority requires, amongst other things, development to ensure that the pattern and diversity of the landscape is protected and enhanced. Policy 9 of the Local Development Plan for the Pembrokeshire National Park Authority requires, amongst other things, proposals will only be permitted where lighting schemes do not have a significant adverse affect on the character of the area, local residents, vehicular users, pedestrians and the visibility of the night sky. Policy 15 of the Local Development Plan for the Pembrokeshire National Park Authority states that development that adversely affects the qualities and special character of the National Park will not be permitted. Policy 29 of the Local Development Plan for the Pembrokeshire Coast National Park Authority requires amongst other things, all proposals for development to demonstrate an integrated approach to design and construction and be well designed in terms of place and local distinctiveness, environment and biodiversity and community cohesion and health. Policy 30 of the Local Development Plan for the Pembrokeshire Coast National Park Authority states that development will not be permitted where it has an unacceptable impact on amenity, particularly where the development is of a scale incompatible with its surroundings and it is visually intrusive. The proposal by reasons of its design, size, lighting and its location in a visually prominent location is considered harmful to the special qualities and character of the National Park Authority. The proposal is, therefore, considered contrary to both national and local policies and detrimental to the special qualities of the National Park.

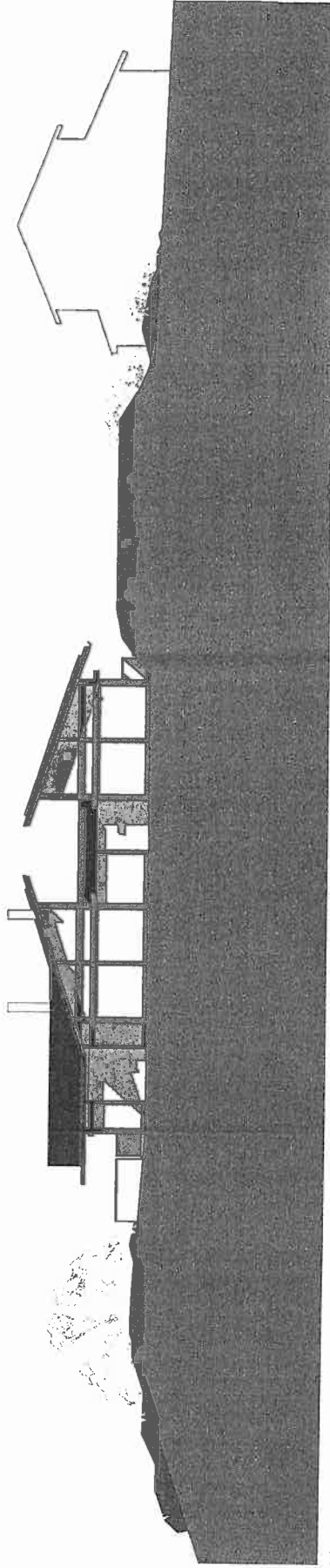
2. Policy 9 of the Local Development Plan for the Pembrokeshire National Park Authority requires, amongst other things, proposals will only be permitted where lighting schemes do not have a significant adverse affect on the character of the area, local residents, vehicular users, pedestrians and the visibility of the night sky. Policies 29 and 30 of the Local Development Plan for the Pembrokeshire National Park Authority will not permit development that has an unacceptable impact on amenity. The proposal by reason of the size and location of the proposed dwelling, the raised walkways and balcony, the affect of lighting and its close proximity to neighbouring

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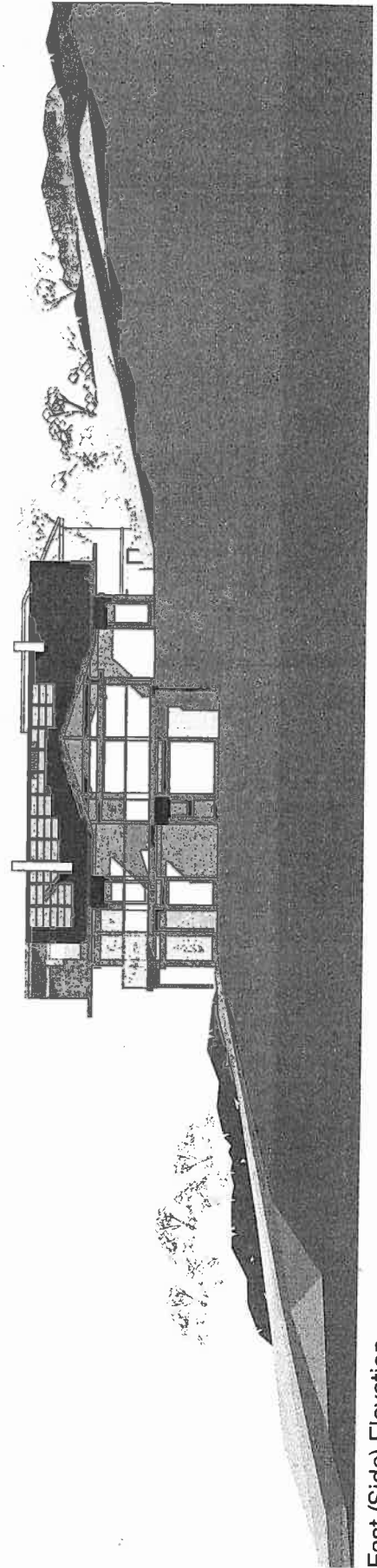
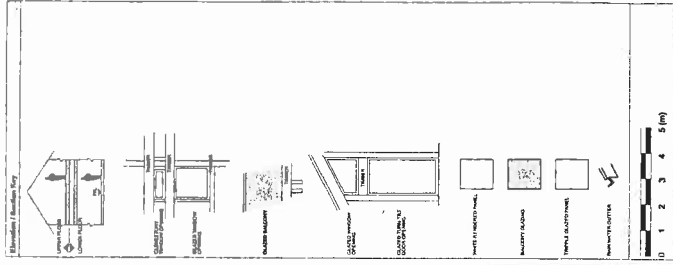
properties, has an unacceptable impact on the privacy and amenity of these properties. The proposal is, therefore, considered contrary to both national and local policies.

3. Policy 1 of the Local Development Plan for the Pembrokeshire National Park Authority requires development to be compatible with the conservation or enhancement of the natural beauty and cultural heritage of the Park. Policies 8 and 11 of the Local Development Plan for the Pembrokeshire Coast National Park Authority requires, amongst other things, the protection of protected species and their habitats. Policy 29 of the Local Development Plan for the Pembrokeshire Coast National Park Authority requires amongst other things, all proposals for development to demonstrate an integrated approach to design and construction and be well designed in terms of environment and biodiversity. The proposal by reason of the lack of mitigation within the site area and the absence of satisfactory mitigation measures for the protected species that are present on site is considered detrimental to these species and their habitat. The proposal is therefore contrary to both national and local development plan policies.





North (Rear) Elevation



East (Side) Elevation

Das Original · Seit 1912

green.r evolution

Architect: Peter Huf & Arch. Group (PAG)

PG Str. 455  
41111 Krefeld  
Tel. 0215 800 1111

Plan: 1000/1000 mm  
Scale: 1:100

Building: Huf Haus (Green.r evolution)

Year: 2000/2001

Location: Krefeld, Germany

Client: Huf Haus (Green.r evolution)

Architect: Peter Huf & Arch. Group (PAG)

PG Str. 455  
41111 Krefeld  
Tel. 0215 800 1111

Planning Application: REPLACEMENT DWELLING

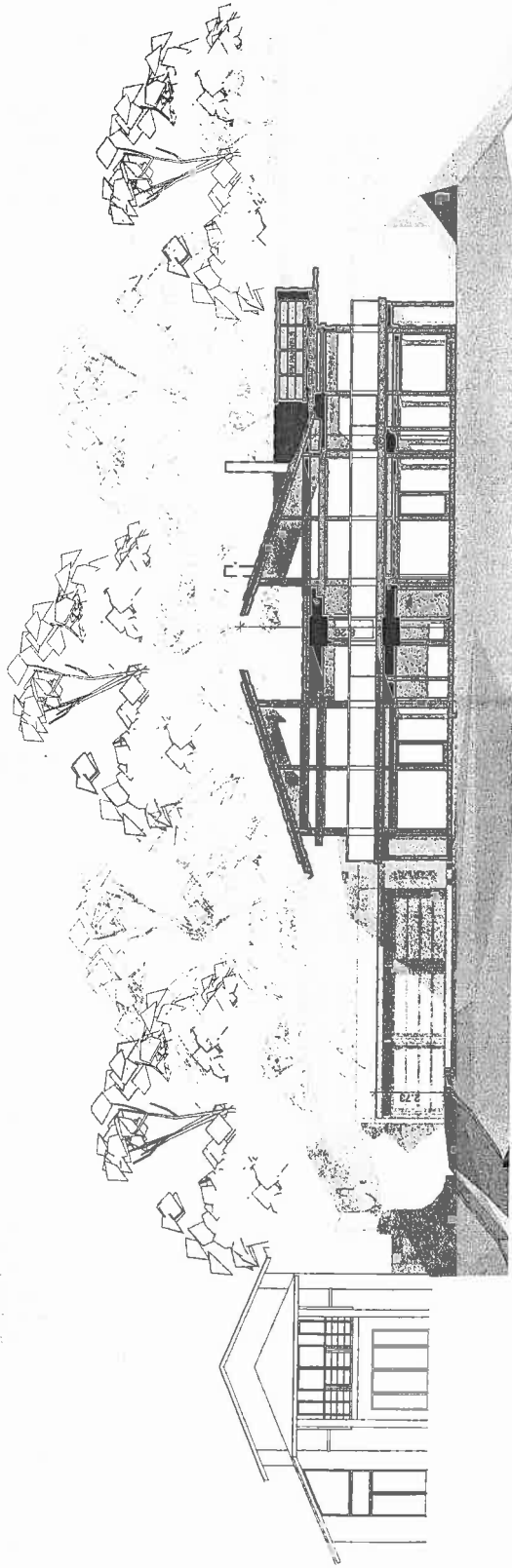
Client: Mr. & Mrs. J. J. J.

Site Address: 11111 Krefeld

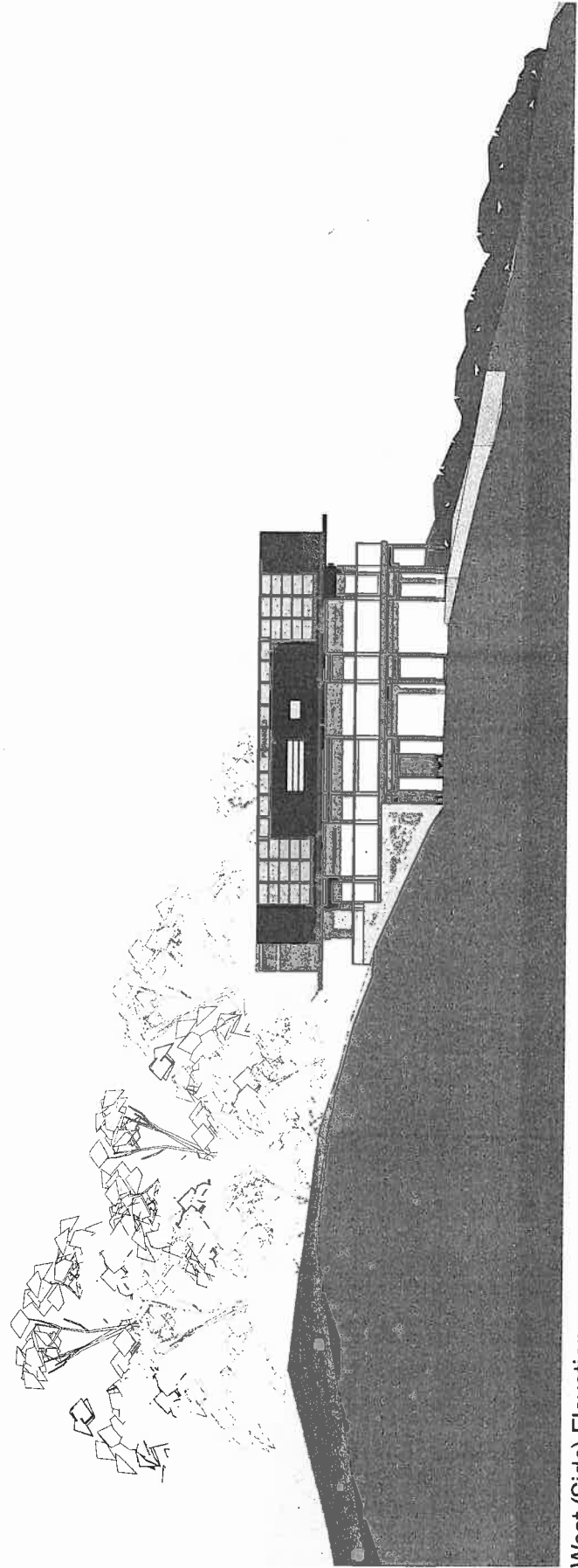
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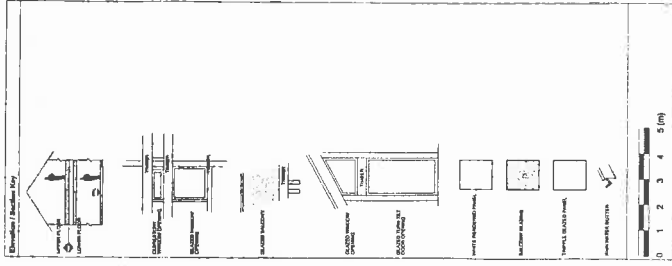
Drawing No.: 11111



South (Front) Elevation



West (Side) Elevation



**HUF HAUS**  
Das Original - Seit 1912  
green r evolution

Architekt: Peter Huf, Huf Haus, Stuttgart  
PO Box 400  
70771 BL  
Tel: 07142 500 500  
Fax: 07142 500 505

Städtebau: Peter Huf, Huf Haus, Stuttgart  
PO Box 400  
70771 BL  
Tel: 07142 500 500  
Fax: 07142 500 505

Interieur: Peter Huf, Huf Haus, Stuttgart  
PO Box 400  
70771 BL  
Tel: 07142 500 500  
Fax: 07142 500 505

Landscaping: Peter Huf, Huf Haus, Stuttgart  
PO Box 400  
70771 BL  
Tel: 07142 500 500  
Fax: 07142 500 505

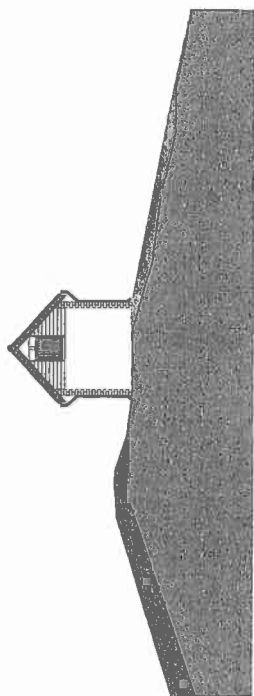
**PLANNING APPLICATION**  
REPLACEMENT DWELLING

Client: Mr & Mrs Armour

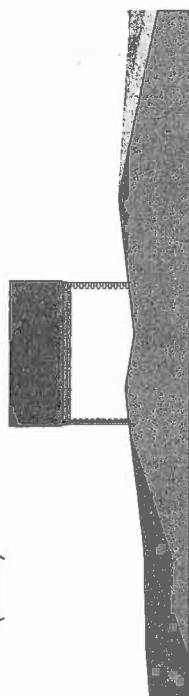
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City: BAYVIEW  
State: MI 48104

Job No: 1125  
Drawing No: 1125

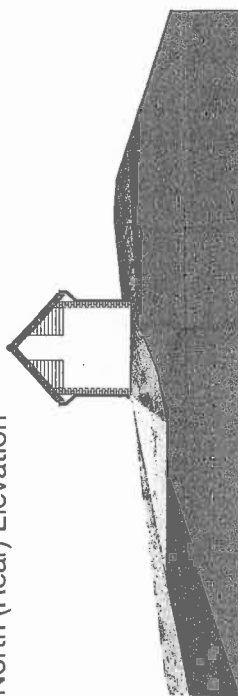




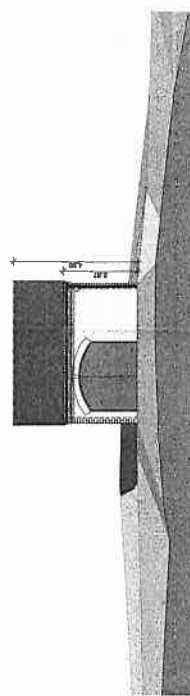
West (Side) Elevation



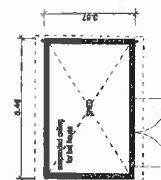
North (Rear) Elevation



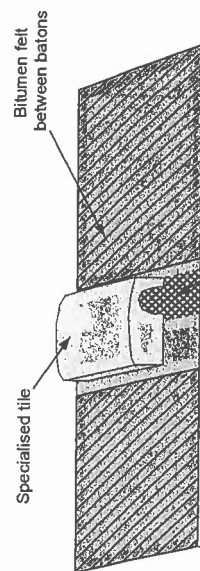
East (Side) Elevation



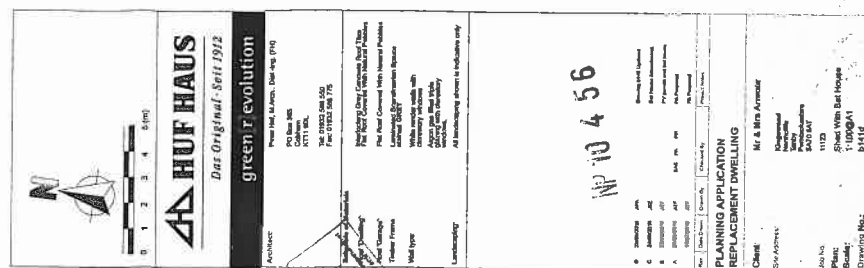
South (Front) Elevation



## Floorplan



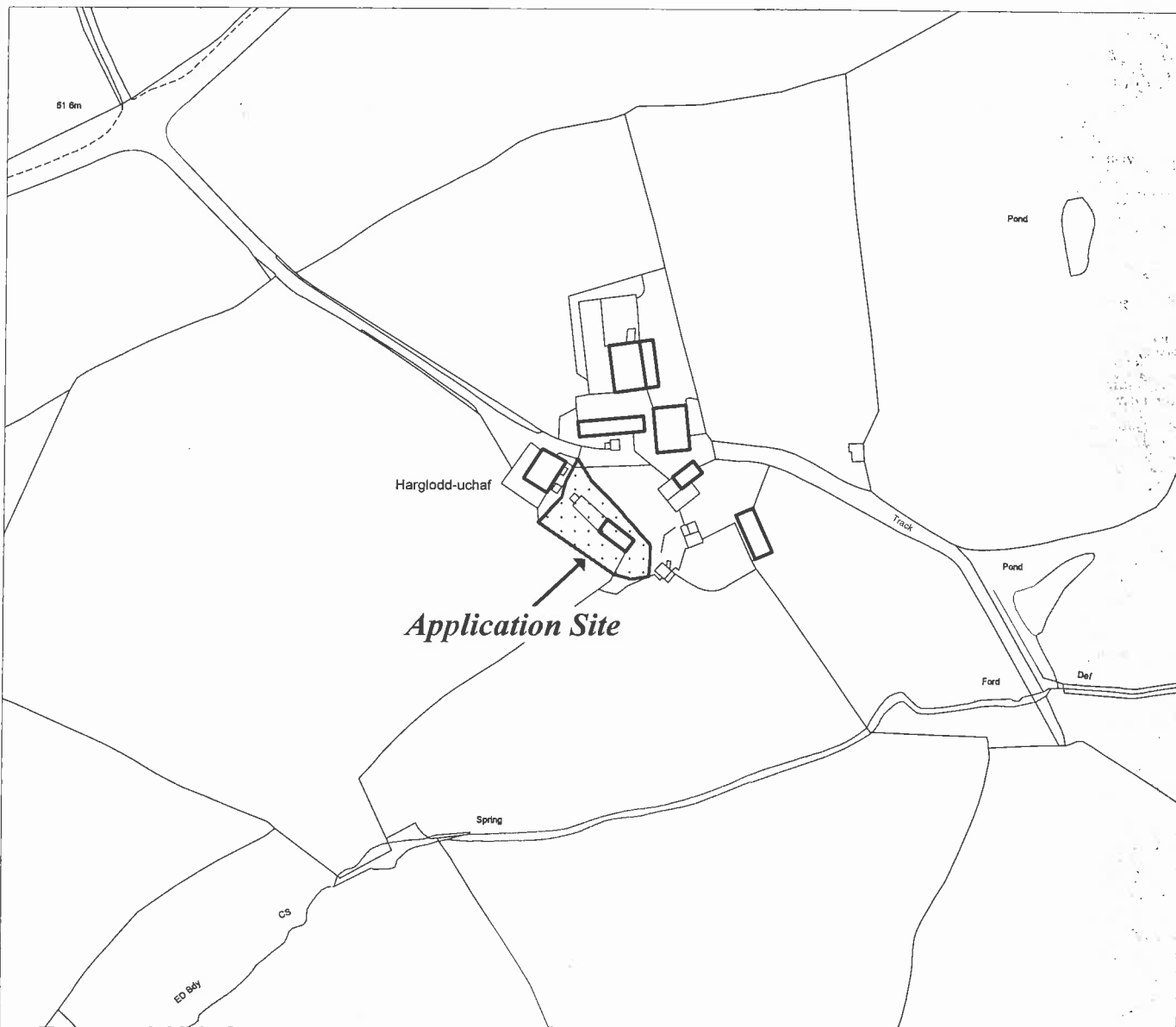
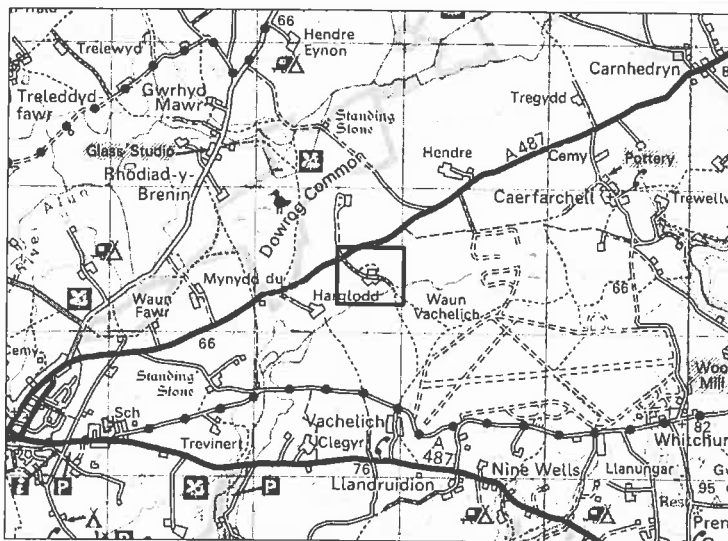
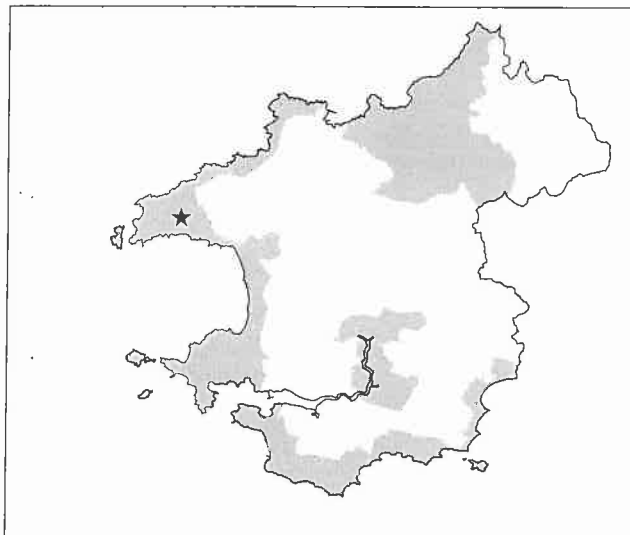
Section A2 - A2



# NP/10/465

## Upper Harglodd, St Davids

Scale 1:2500



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**Application Type:** Full

**Reference:** 10/465 **Grid Ref.** SM777263

**Applicant:** Mr & Mrs Evans,

**Agent** Mr Bartlett Building Design & Conservation

**Proposal:** Conversion of outbuilding to 2 holiday units

**Site Location:** Upper Harglodd, St Davids

**Description:**

Full planning permission is sought for the conversion of this traditional rural outbuilding into 2 units of holiday accommodation at Upper Harglodd Farm, near St.Davids. The outbuilding is in sound structural condition and is considered to make a positive contribution to the character of the area by reason of its traditional design and appearance. The conversion scheme would generally be sympathetic to the character of the host building and its countryside setting. It would also provide adequate access, parking and drainage facilities and there would be no adverse impact on nature conservation interests. The applicant has provided sufficient information to show that the scheme would not be viable for any affordable housing provision and as such the conversion of the outbuilding into 2 units of holiday accommodation is considered to be acceptable in this instance. The application is therefore recommended for approval.

**Consultee Response:**

ST DAVIDS CITY COUNCIL: Support the application.

TRANSPORTATION & TECHNICAL SERVICES: Conditional consent

WELSH WATER: As the applicant utilising septic tank facility, advise that the application contacts the Environment Agency who may have an input in the regulation of this method of drainage disposal, if circumstances change and a connection to the public sewerage system/public sewerage treatment work is preferred must re-consult on the application.

ENVIRONMENT AGENCY WALES: No objection

COUNTRYSIDE COUNCIL FOR WALES: No objection - but we note that barn owls do utilise an adjacent building. It is important that this building remains usable by barn owls or, failing that that suitable mitigation is put in place. Disturbance or damage to the birds, their eggs or nest, would also be an offence and, if works are ongoing during the bird breeding season, such disturbance will need to be avoided.

**Public Response:**

None to date.

**Officers Appraisal:**

This application is being reported to your meeting because the applicant is related to a Member of the Authority.

**POLICIES:**  
LDP Policies –

1. National Park Purposes and Duty
7. Countryside (Tier 5)
8. Special Qualities
11. Protection of Biodiversity
15. Conservation of the Pembrokeshire Coast National Park
29. Sustainable Design
30. Amenity

- 32. Surface Water Drainage
- 37. Self-catering Development
- 45. Affordable Housing
- 53. Impacts of Traffic

#### PPW 3 chapters -

- 4. Planning for Sustainability
- 5. Conserving and Improving Natural Heritage and the Coast
- 6. Conserving the Historic Environment
- 7. Supporting the Economy
- 8. Transport
- 9. Housing
- 11. Tourism, Sport and Recreation
- 12. Infrastructure and Services

#### Technical Advice Notes -

- 2. Planning and Affordable Housing
- 5. Nature Conservation and Planning
- 6. Planning for Sustainable Rural Communities
- 12. Design
- 13. Tourism
- 18. Transport

#### Supplementary Planning Guidance –

- 3. Sustainable Design

#### Officers Appraisal

#### Background and Description

Upper Harglodd is located about 3km north east of the city centre of St.Davids and is accessed via a short track extending southwards from the A487. The subject building is of traditional construction with random stone walls and a double pitched slate roof. It is a long rectangular single storey outbuilding with many openings of variable sizes and it is effectively divided into two parts by a step in the eaves and ridge line of the roof. There is also a small lean-to on the north western end. This outbuilding is physically very well related to the main farm house and the other agricultural buildings positioned about the farmyard. This group of buildings, in turn, is surrounded by fields reflecting its countryside location.

#### Current proposal

The proposal involves the conversion of this outbuilding into two units of holiday accommodation. Unit 1 would offer a single bedroom unit with a modest crog loft occupying part of the roof space above. Unit 2 would offer a two bedroom unit of accommodation. Parking would be provided to the front of the outbuilding and individual garden areas would be provided to the rear. Foul drainage would be taken to a septic tank and surface water to soakaways. Detailed plans and drawings have been submitted showing how the conversion scheme would be carried out and the application is also supported by a Design and Access Statement, an European Protected Species survey and a structural survey.

#### Key Issues

Having regard to the policy framework set out above the key issues are considered to be: the suitability of the building for conversion purposes, impact of the scheme upon the character of the host building and the surrounding area, appropriateness of the proposed holiday accommodation



use, the effect on nature conservation and technical suitability (eg: access, drainage).

National policy and related TAN guidance offers an overall framework for development in rural areas, including the National Park, and sets out several topic areas that should be considered together as part of reaching a balanced view on the merits of any individual planning application(s). The relevant policy issues are set out in the preceding section of this report. This national approach is distilled into the adopted development plan for the area which, for the National Park Authority, is the Local Development Plan (LDP). It is these policies against which the proposal should primarily be judged.

The application site is located in the countryside and therefore Policy 7 of the LDP is relevant. This policy allows for the conversion of appropriate buildings to a range of other uses subject to a number of criteria. In this instance the subject building is of traditional design and appearance and is considered to be one that makes a positive contribution to the character of the area thus meeting the first objective of this policy. The structural survey also confirms that it is in a sound condition and therefore capable of conversion. The works associated with the conversion are sympathetic to the original outbuilding and its setting thus meeting a further requirement of policy 7. This policy also states at criterion d) that priority will be given to affordable housing provision as part of any residential conversion scheme. The footnote to this policy clarifies that residential use would include full-time residential and holiday accommodation including self-catering accommodation. As the proposal relates to the creation of 2 holiday units the issue of affordable housing is relevant and for developments of 2 or more units, a 50% contribution towards affordable housing should be sought. The scheme should therefore include the provision of 1 affordable unit. This requirement dovetails with criterion c) of policy 45 which specifically deals with affordable housing. Policy 37 is also relevant in this context and whilst it supports the principle of self-catering development, through the conversion of buildings in the countryside, it too should be read in conjunction with policies 7 and 45. This policy also supports the provision of affordable housing but states that such provision will not be necessary only where it can be demonstrated that there is no need for affordable housing provision in the area – at criteria b) – or the site or building is not appropriate for affordable housing provision – at criterion c). It is open to applicant's to demonstrate issues relating to viability. The applicant has been made aware of this matter and has provided your officers with additional information regarding the economic viability of the scheme. Having reviewed this material it is your officers' view that, notwithstanding the limited amount of information supplied, a sufficient case has been put forward to show that it would not be economically viable to provide a unit of affordable housing in this instance.

Policy 7, at criterion d), also states that accessibility to centres will be an important consideration when assessing the conversion of buildings in the countryside. The application site is located south of and accesses onto the A487 St David's to Fishguard Road which is served by an hourly bus service between these centres. Although there is not a scheduled bus stop close to the site, all bus services in Pembrokeshire operate on a hail and ride basis. The site is approximately 2km (1.25 miles) from the edge of St David's and therefore cycling is also a viable option for accessing St David's. The site is therefore considered to be accessible to the nearest centre making the proposed holiday accommodation use acceptable here on accessibility grounds.

In advocating a sympathetic conversion scheme the proposal is also considered to meet the requirements of policies 1, 8, 15, 29, and 30 which deal with National Park purposes, special qualities, conservation interests, sustainable design and amenity. This is however qualified by the need to improve the boundary treatment across the rear of the site where it is proposed to retain a simple post and wire fence. It is considered that a new Pembrokeshire hedge bank would be more appropriate to help soften the impact of the development on the surrounding countryside and this could be controlled by planning condition.

Turning to other matters the EPS survey recommends the installation of bat boxes on the host building to safeguard nature conservation interests and the submitted plans show these details on each gable end of the outbuilding. Favourable comments have been received from CCW and as such it is considered the proposal would meet the biodiversity requirements of policy 11.



Favourable consultation responses have also been received from the Highway Authority, Welsh Water and the Environment Agency regarding access / parking / turning, foul drainage and surface water disposal. Accordingly the proposal is considered to meet the highway and drainage requirements of policies 53 and 32.

### Conclusion

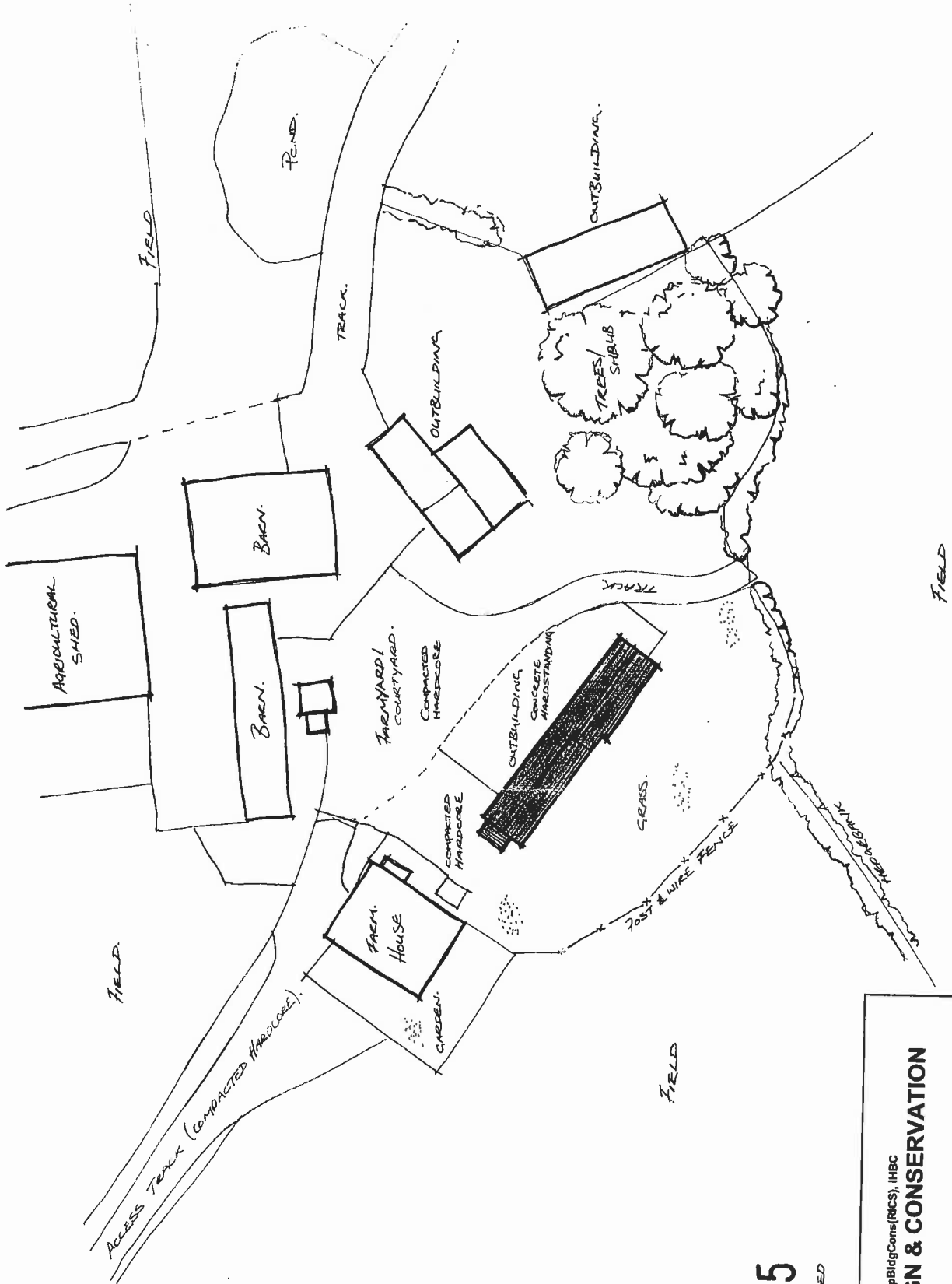
The proposal involves the conversion of a suitable rural building that is in sound structural condition into an appropriate holiday accommodation use at this location. The works of conversion would respect the character of the host building and its surroundings whilst providing for nature conservation interests. Subject to the provision of a new hedge bank about the south western boundary of the application site the proposal is considered to be acceptable and as such may be recommended for approval subject to a number of planning conditions as set out below.

### **Recommendation:**

That the application be approved subject to conditions relating to:-


1. Development to commence within 5 years
2. Development in accordance with submitted plans
3. No further demolition of building to be converted
4. Colour scheme to be agreed
5. Holiday occupancy condition
6. Removal of permitted development rights
7. Landscaping scheme to include new hedge bank
8. Foul drainage to septic tank
9. Surface water drainage to soakaway
10. Adequate on-site provision for parking, storage of building materials etc during construction
11. Provision and retention of approved parking and turning area

Pembroke Park  
 22 OCT 2010  
 National Park Authority

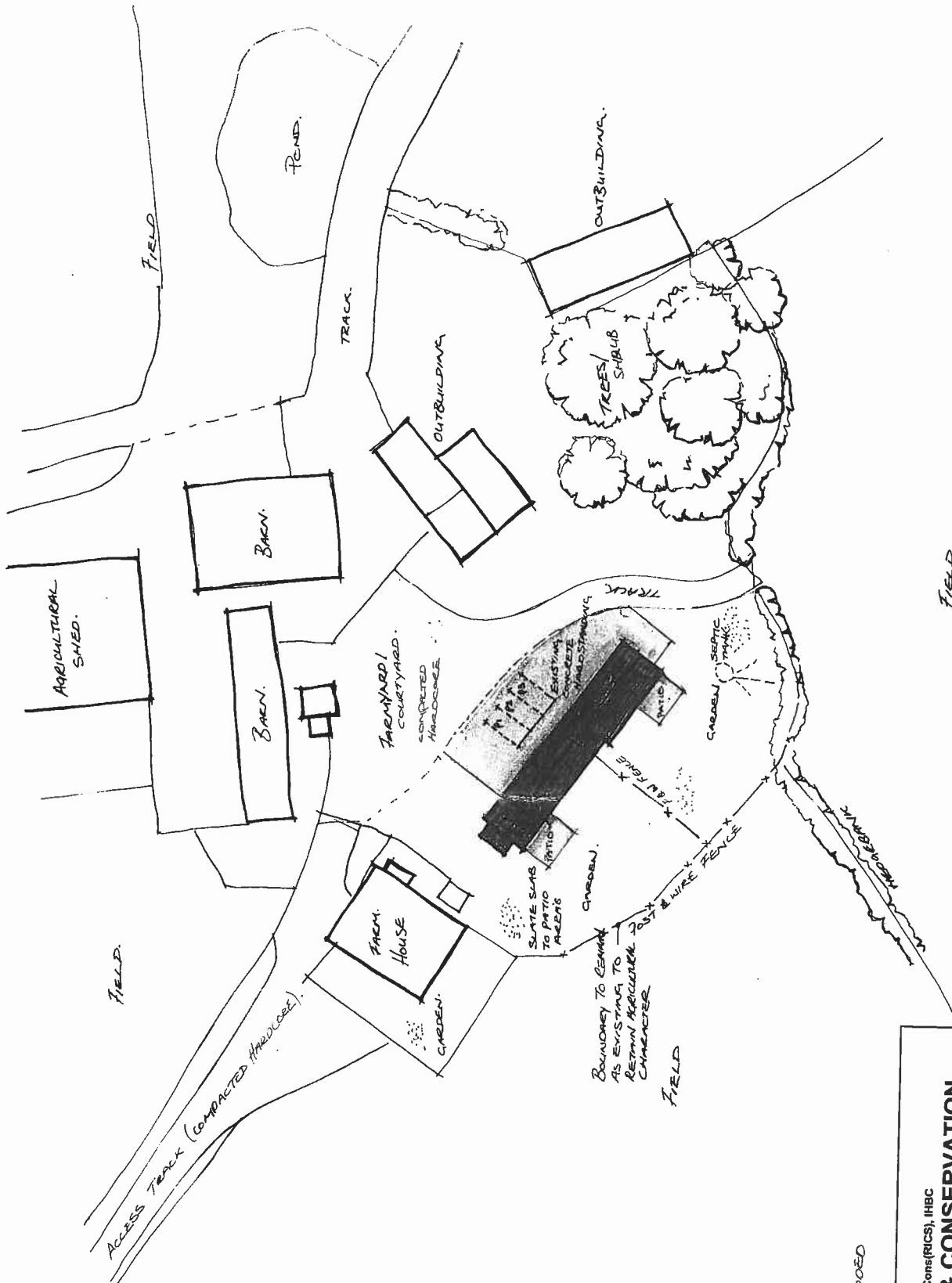


NP 10 4 65

Rev. A. Oct 10 - LANDSCAPING NOTES ADDED

 <p><b>IAN BARTLETT</b> DipBldgCons(RICS), IHBC  <b>BUILDING DESIGN &amp; CONSERVATION</b>          6 Caradoc Place, Haverfordwest          Pembrokeshire SA61 1HL          Tel. 01437 778708 Mob. 07855 969064          Email: ian@ibartlett.orangehome.co.uk</p>		SCALE	1:500	DRAWN	207/03
<p>CONVERSION OF OUTBUILDING TO CREATE          TWO HOLIDAY UNITS, UPPER HARGLODD FARM</p>		DATE	JUNE 09	REVISION	A
<p>EXISTING BLOCK PLAN</p>					

Pembroke, 10/10/10  
 22 OCT 2010  
 Mr. Ian Bartlett



NP 10 4 65

REV. A - OCT 10 - LANDSCAPING NOTES ADDED

**IAN BARTLETT** DipBldgCons(RICS), IHBC  
**BUILDING DESIGN & CONSERVATION**

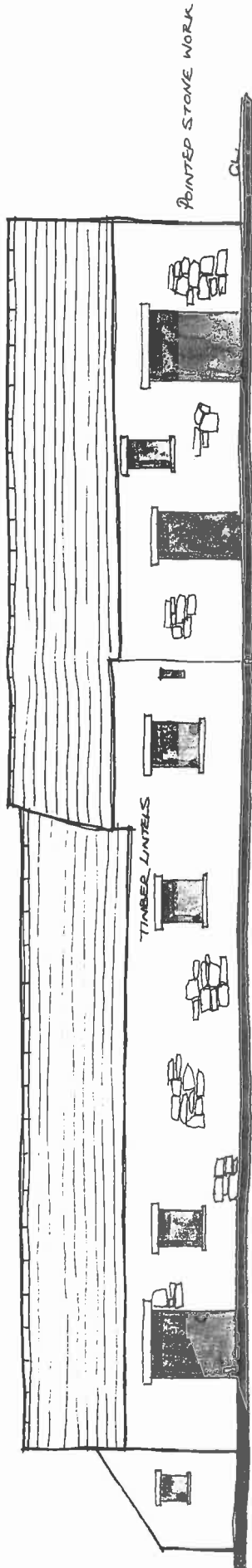
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 Pembrokeshire SA61 1HL  
 Tel. 01437 776708 Mob. 07855 969064  
 Email: ian@bartlett-orangehome.co.uk



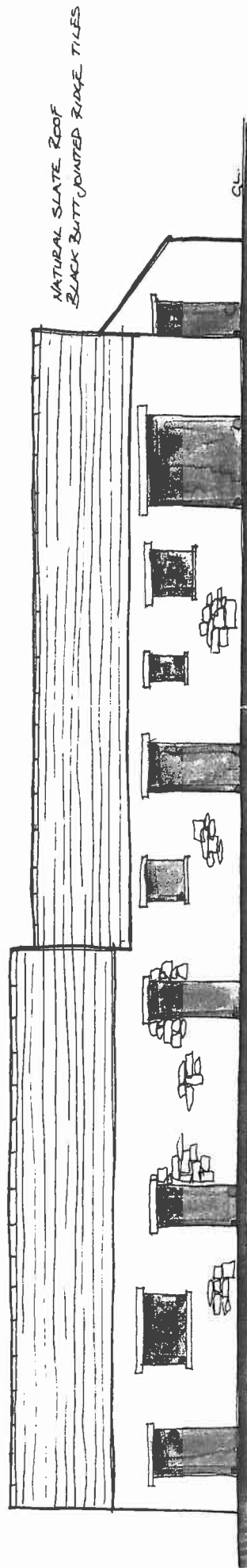
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 TWO HOLIDAY UNITS, UPPER HARGLODD FARM

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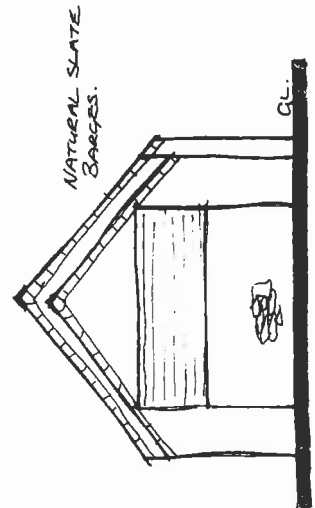
PROPOSED BLOCK PLAN



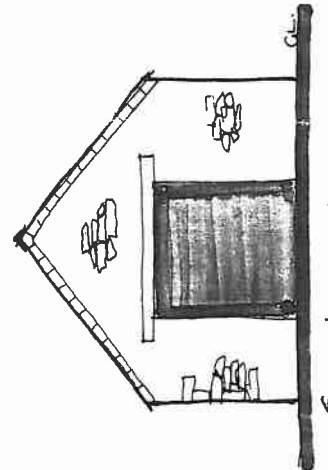
South - West.



North - East.

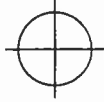


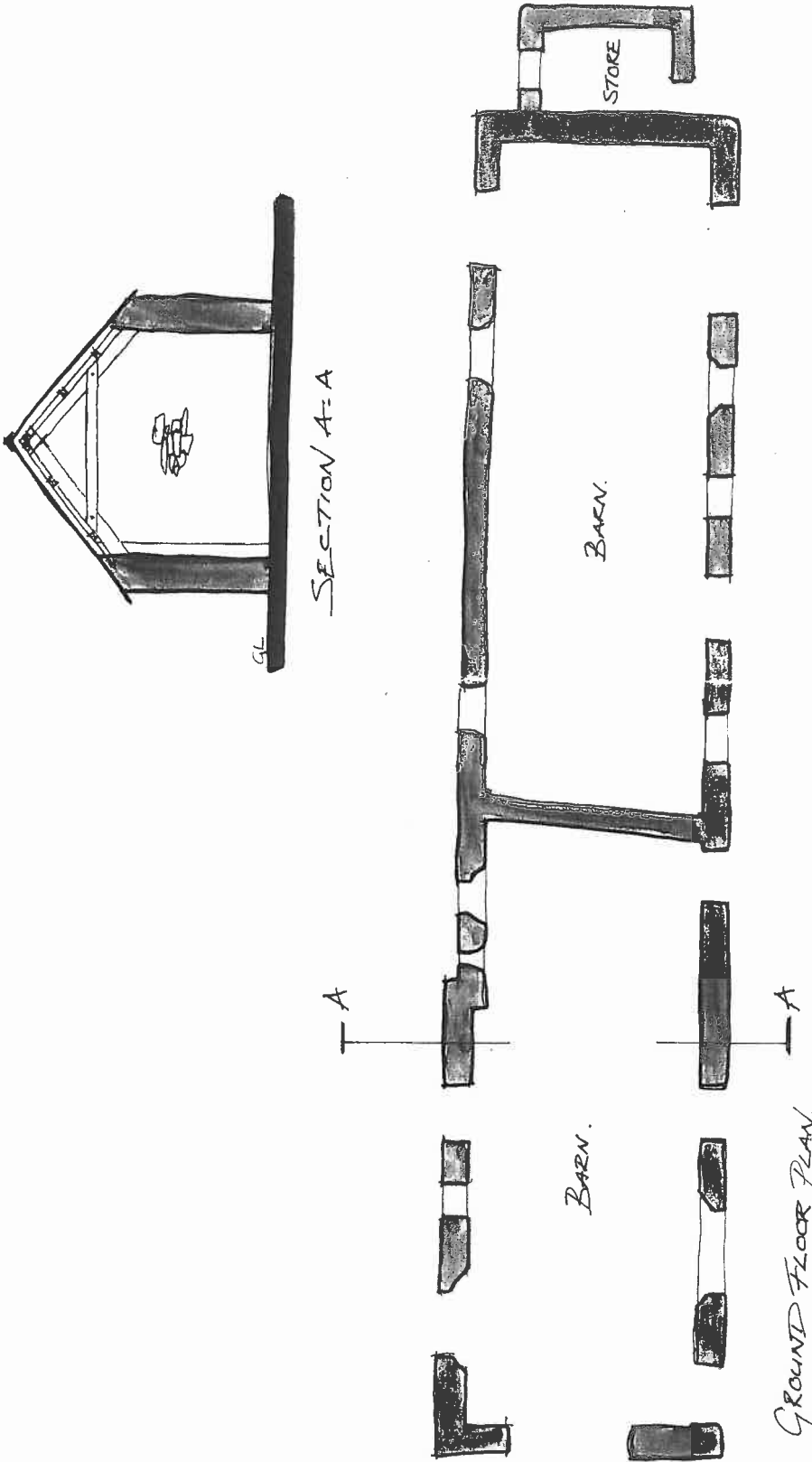
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South - East.

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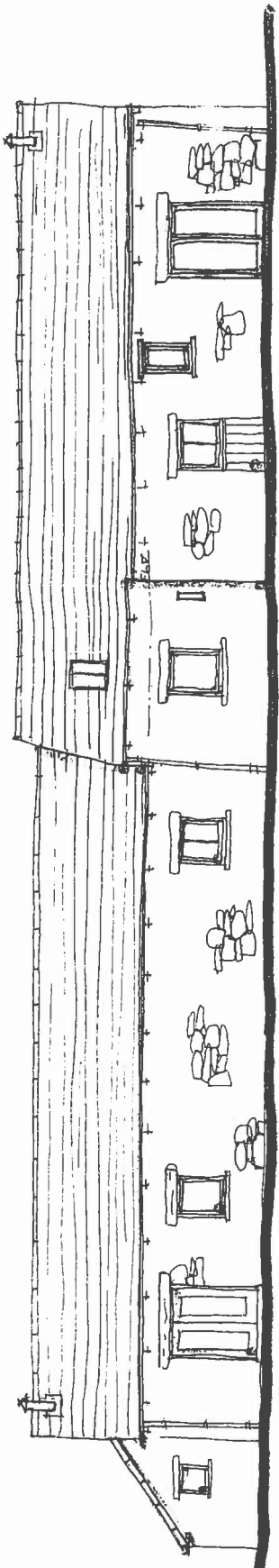
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EXISTING ELEVATIONS							



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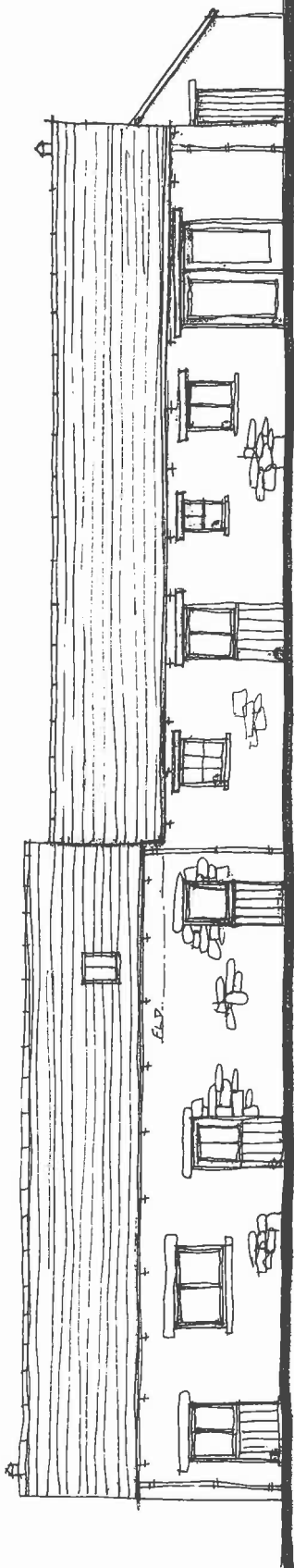
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				REVISION
				JUNE 09

Pembrokehire (1994)  
 22 OCT 2010  
 Notation: 1:100



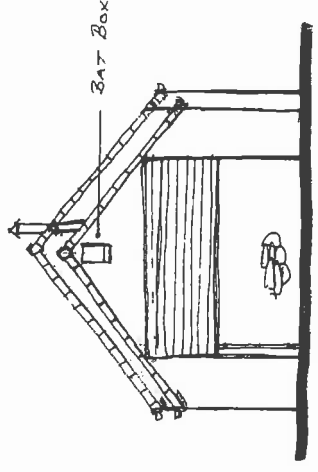
South - West.

EXTERNAL FINISHES.  
 WALLS - POINTED STONE  
 ROOF - NATURAL SLATE WITH BLACK  
 BUTT JOINTED RIDGES  
 WINDOWS - TIMBER PAINTED COLOUR TO BE  
 AGREED. CONCRETE ROOFLIGHT.  
 DOORS - TIMBER PAINTED COLOUR TO BE  
 AGREED.  
 SILLS - SLATE  
 SAWHUTTER GOODS - METAL PAINTED SLATE  
 FLUES - PAINTED BLACK

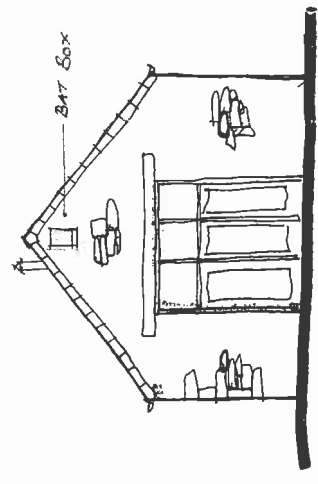


North - East.

REV. A - OCT 10 - BAT BOXES ADDED.  
 NP 10 4 65



North - West



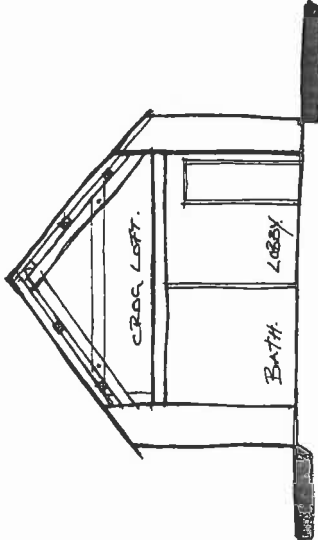
South - East.

**IAN BARTLETT** DipBldgCons(RICS), IHBC  
**BUILDING DESIGN & CONSERVATION**  
 6 Caradoc Place, Haverfordwest  
 Pembrokehire SA61 1HL  
 Tel. 01437 776708 Mob. 07855 969064  
 Email: ian@ibartlett.orangehome.co.uk

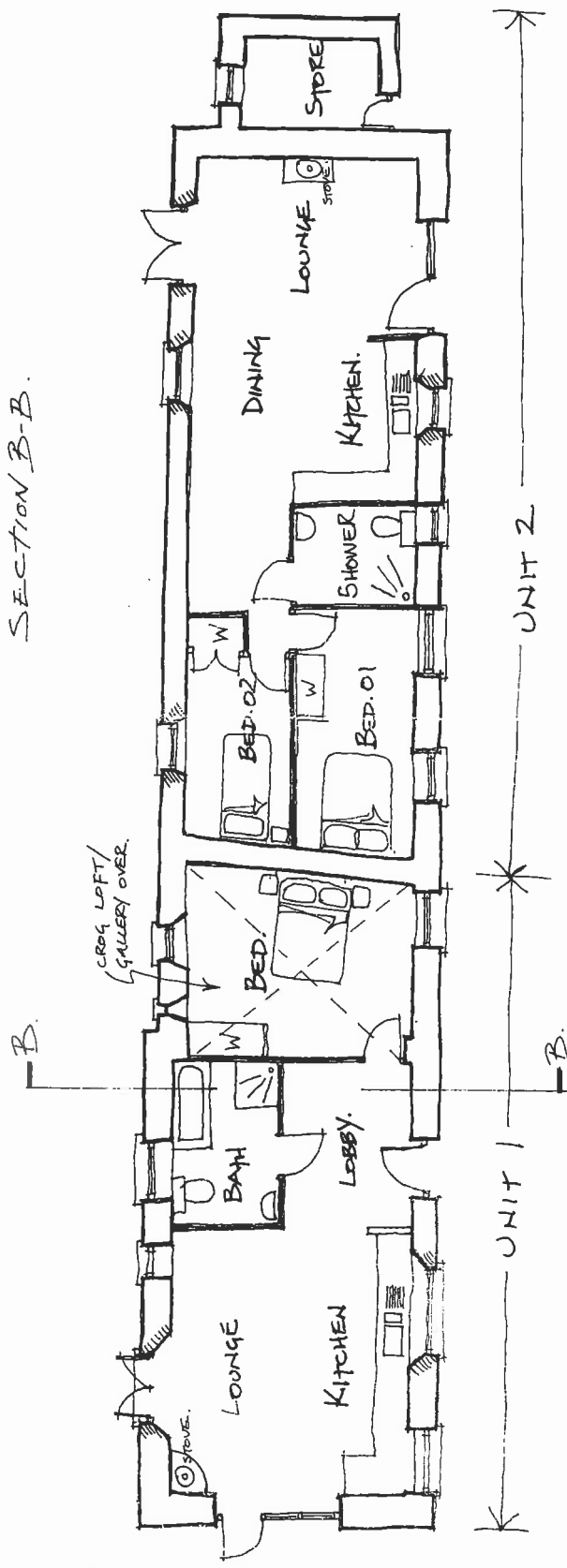
SCALE 1:100	DATE JUNE 09	DRAWING 207105	REVISION A
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**PROJECT**  
 CONVERSION OF OUTBUILDING TO CREATE  
 TWO HOLIDAY UNITS, UPPER HARGLODD FARM

**DRAWING**  
 PROPOSED ELEVATIONS



SECTION B-B.



NP 10 4 65

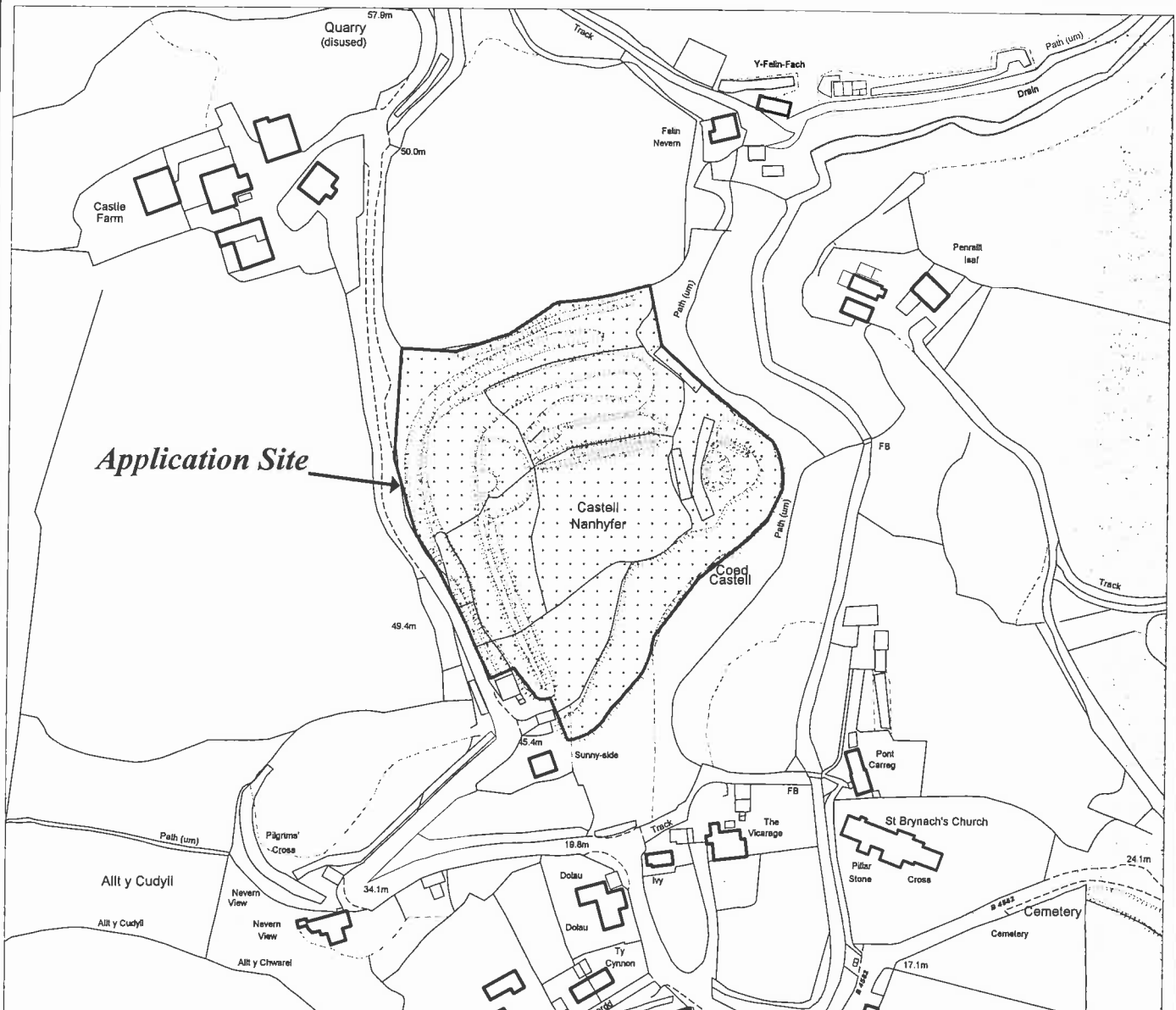
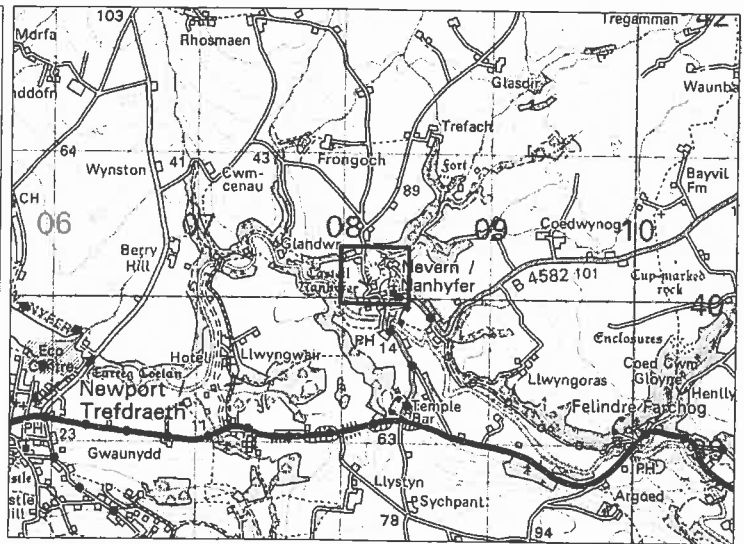
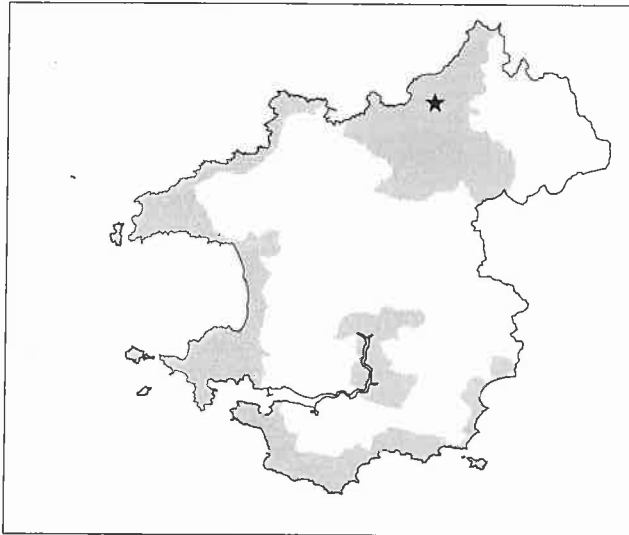
<b>IAN BARTLETT</b> DipBldgCons(RICS), IHBC <b>BUILDING DESIGN &amp; CONSERVATION</b> 6 Caradoc Place, Haverfordwest Pembrokeshire SA61 1HL Tel. 01437 776708 Mob. 07855 969064 Email: ian@bartlett.orangehome.co.uk	PROJECT CONVERSION OF OUTBUILDING TO CREATE TWO HOLIDAY UNITS, UPPER HARGLODD FARM	SCALE 1:100	DRAWING 207/04
	DRAWING PROPOSED FLOOR PLANS	DATE JUNE 09	REVISION



**NP/10/467**

**Nevern Castle, Moylegrove Road, Nevern**

Scale 1:2500



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**Application Type:** Full  
**Reference:** 10/467 **Grid Ref.** SN082401  
**Applicant:** Mrs J Weston,  
**Agent** Mr Bennett Pembrokeshire Coast National Park  
**Proposal:** 3 x interpretation panels, 1 orientation panel, 1 wooden throne  
**Site Location:** Nevern Castle, Moylegrove Road, Nevern

**Description:**

Approval is sought for the provision of three panels sited at strategic locations within the castle site along with a carved oak seat within the bailey; a further panel is also to be located on a local stone cairn adjacent to the entrance to Nevern Church. It is considered that the current proposal will provide an enhanced level of interpretation to Nevern Castle and its surrounding area whilst also providing this in sustainable local materials. The panels and throne will add to the public understanding and enjoyment of the castle and will cause minimal visual intrusion, with sympathetic siting within the landscape. The information provided will help to conserve the cultural heritage, not just of Nevern Castle, but of the wider area whilst also benefitting local businesses through increased publicity. As such, officers consider that the current proposal is acceptable and can be supported.

**Consultee Response:**

NEVERN COMMUNITY COUNCIL: Recommend approval

TRANSPORTATION & TECHNICAL SERVICES: Conditional consent.

ENVIRONMENT AGENCY WALES: Standard advice applies

CADW: Cadw considers that the panels & the carved throne will enhance the visitor experience (see letter of file for full report).

COUNTRYSIDE COUNCIL FOR WALES: No comment received

DYFED ARCHAEOLOGICAL TRUST: No comment received

**Public Response:**

None to date.

**Officers Appraisal:**

The application is on the agenda as the agent is an officer of the Authority.

Policies:

LDP Policies –

Policy 1 - National Park Purposes and Duty

Policy 7 – Countryside

Policy 8 – Special Qualities

Policy 11 – Protection of Biodiversity

Policy 13 – Historic Landscapes Parks and Gardens

Policy 15 – Conservation of the Pembrokeshire Coast National Park

Policy 29 – Sustainable Design

Policy 30 – Amenities

Policy 31 – Minimising Waste

PPW 3 chapters -

4 (Planning for Sustainability)

5 (Conserving and Improving Natural Heritage and the Coast)

6 (Conserving the Historic Environment)  
 8 (Transport)  
 11 (Tourism, Sport and Recreation)  
 12 (Infrastructure and Services)

#### Technical Advice Notes -

5 (Nature Conservation and Planning)  
 12 (Design)

#### Supplementary Planning Guidance –

3 (Sustainable Design)  
 8 (Validation of Planning Applications)

### Background & Description

Nevern Castle is a Scheduled Ancient Monument located off the A487 between Newport and Felindre Farchog in the north of the National Park. The site is owned by the Nevern Community Council and, since 2008, has been the focus of an excavation in partnership with Pembrokeshire Coast National Park Authority and Durham University. In 2009 the project benefited from a grant from the Welsh Assembly Government through Cadw to improve the interpretation of the site through excavation followed by conservation and enhanced interpretation.

Nevern Castle is considered to be one of the most important medieval castles in Wales; the site is also a Scheduled Ancient Monument. Given this status, several programmes of restoration work have been undertaken at the site over recent years with grant assistance from many sources including the Welsh Cultural Heritage Initiative funded by Cadw. Further work is planned in the near future; however as part of this initial funding an element of interpretation is planned and considered important to offer visitors a better understanding of the site in its present form and also showing the reconstruction of how Nevern Castle appeared in the 12th century.

### Current proposal

This current application seeks to fulfil the enhanced interpretation element of the project with the construction of three panels sited at strategic locations within the site along with a carved oak seat within the bailey; a further panel is also to be located on a local stone cairn adjacent to the entrance to Nevern Church.

### Siting and Design

The current application seeks consent for three panels in the form of lecterns and supported by oak frames. The first panel is to be sited near to the main entrance to the castle, for an introduction and plan of the site, the second panel will be sited in the Bailey (the area within the castle) and illustrating the reconstruction of the castle, the third panel is to be located at the top of the Motte displaying a reconstruction of the surrounding landscape. These panels will be made from glass reinforced polyester (GRP) and supported off two oak posts sourced from managed woodlands. There will be minimal archaeological and environmental disturbance, as one panel will be located near an existing fence, with the two remaining panels only requiring two post holes each and these will be dug by hand.

Within the Bailey the application also seeks to install a large carved oak seat in the form of a throne, the back of the seat will be 2.4metres high and the width will be 1.2metres with a depth of 0.9metres. The throne will be carved with Celtic knot work and with the arms of Lord Rees and the Fitz Martin family thus, representing the lords who once lived at the castle. The carved seat will be made from locally sourced oak and will fit in with the woodland on the slopes of the castle. Shields and other decorative elements will be made from bog oak, laminated layers of dyed redwood and harewood. The siting of the throne within the Bailey has been carefully considered given that there is little archaeological value to this area due to past agricultural ploughing.

The remaining panel will have the same dimensions and specifications as the previous panels and will be seated on a stone cairn of nominal height allowing wheelchairs users to view the panel. The cairn will be constructed using local stone similar to that of the Church wall nearby and will be sited adjacent to an area of hard standing to enable easy access. This panel will have a pictorial map of the area, with local footpaths clearly marked to enhance visitor enjoyment of the area and castle site.

The condition of the panels and carved seat will be reviewed every three years as will the lectern stands for the three panels within the castle and will be repaired or replaced as necessary. Given that there will be additional excavations in the future there may also be need to change the content of the interpretation provided and this will also be reviewed on a three year basis.

It is considered that the siting and design of the proposals are acceptable in this location.

### **Amenity and Trees**

The proposal is considered to enhance the amenity of the Nevern area through enhanced interpretation of the castle attraction and associated access paths and walks within the area.

Given the extent of trees within the site of which some are protected the Authority's Tree and Landscape officer has been consulted and has visited the site, following this several recommendations have been made to ensure that the proposed works will not have an adverse impact on these existing trees. It is also noted that the proposed works are not located near to any of the protected trees within this site.

### **Highways, Accessibility and Parking**

Transportation and Environment Highways and Construction section has been consulted and support the proposal subject to a condition which requires the interpretation panel adjacent to the entrance to Nevern Church to be a minimum of 1.5 metres from the edge of the adjacent highway in the interests of road safety.

Given that the main site is a visitor attraction and that the current proposal will enhance the attraction the current access and parking provisions need to be carefully considered. Officers consider that the accessibility to the castle is limited and not all parts of this site are accessible. However given the nature of the attraction and its status, it is considered that additional works should not be carried out to improve the access provision on the site as this could have a detrimental impact on the Scheduled Ancient Monument but merely to interpret the existing facility.

Public transport can be used to gain access to within a mile of Nevern with walking promoted through many well used footpaths located within and around the village. The existing limited parking for the site is located at the main entrance with additional parking provided within the village of Nevern. This existing provision is considered to be acceptable given the limited space to accommodate additional parking and access without having an adverse impact on the existing site and surrounding landscape.

### **Conclusion**

It is considered that the current proposal will provide an enhanced level of interpretation to Nevern Castle and its surrounding area whilst also providing this in sustainable local materials. The panels and throne will add to the public understanding and enjoyment of the castle and will cause minimal visual intrusion, with sympathetic siting within the landscape. The information provided will help to conserve the cultural heritage, not just of Nevern Castle, but of the wider area whilst also benefitting local businesses through increased publicity. As such, officers consider that the current proposal is acceptable and can be supported.

### **Recommendation:**

The application be delegated to officers to issue consent on receipt of satisfactory consultee responses. Any consent should be subject of appropriate conditions in respect of the proposed recommendations made by the Authority's Tree and Landscape Officer and any others indicated appropriate through consultee responses.

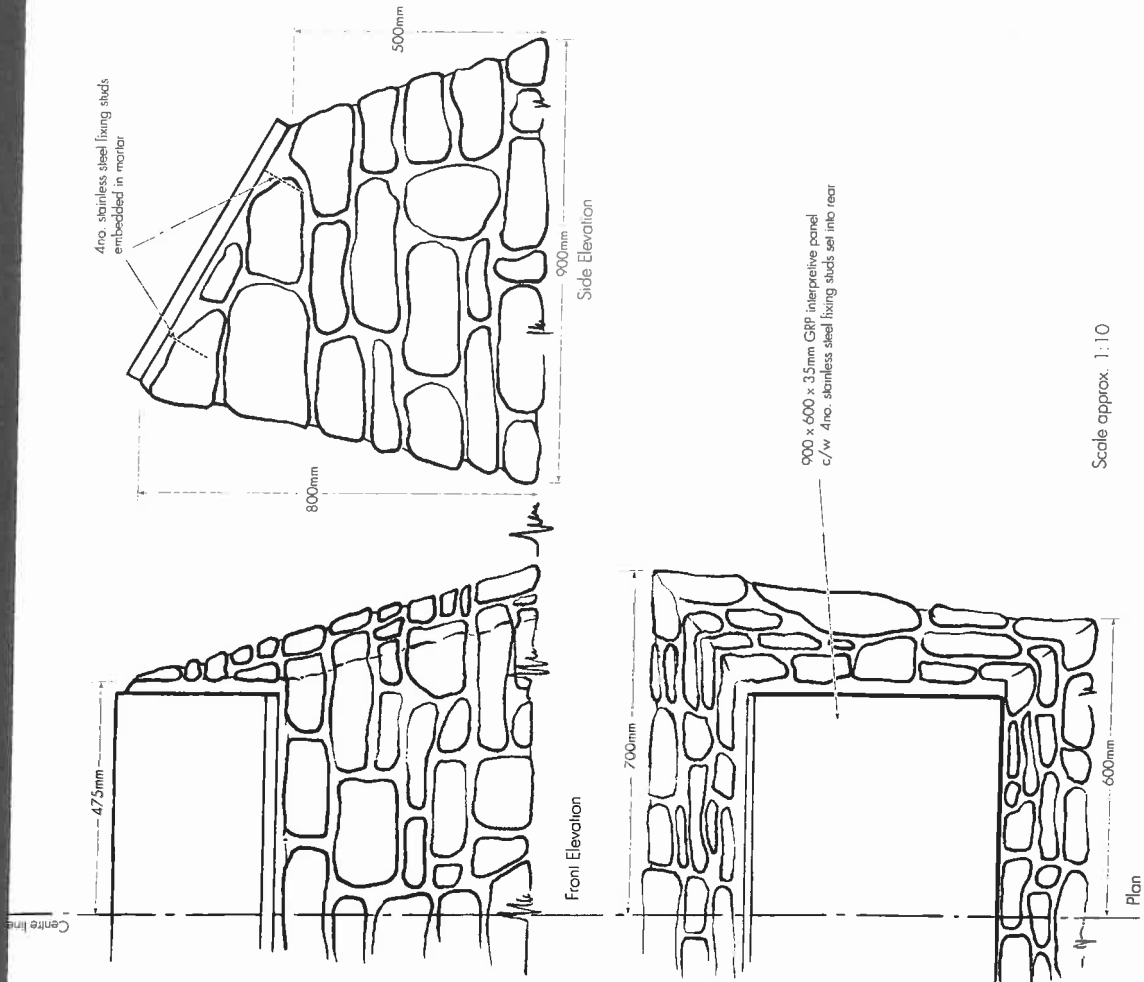
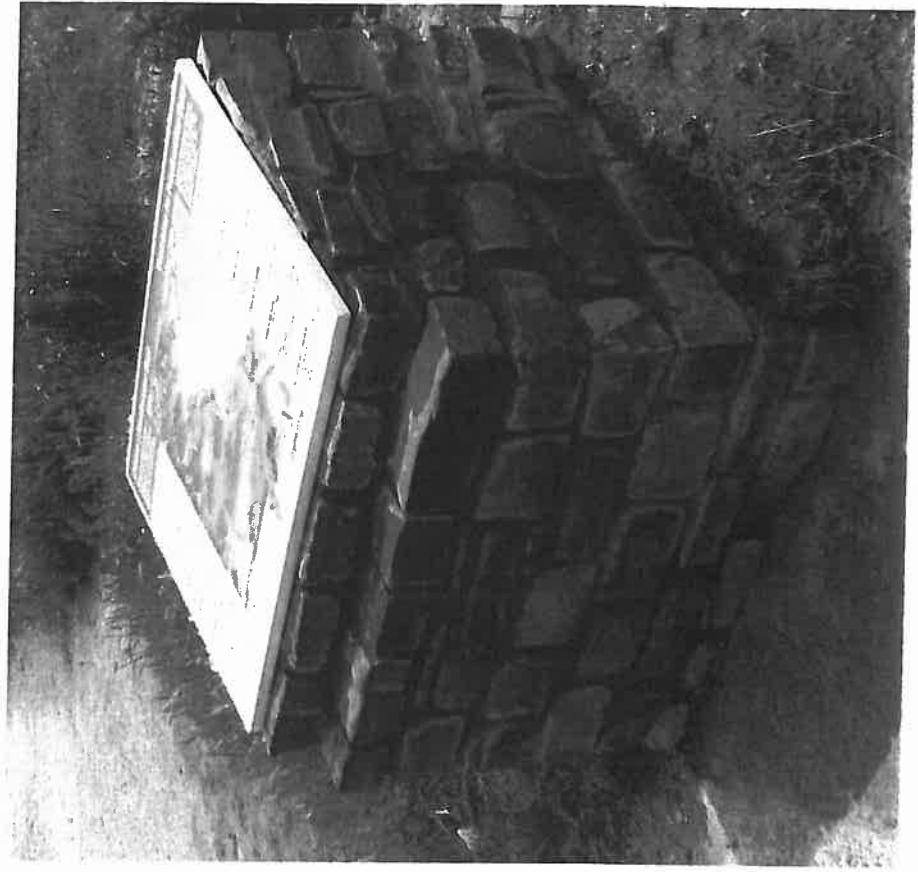
Design for panel 5

# Stone Cairn

Pembrokeshire

15 OCT 2010

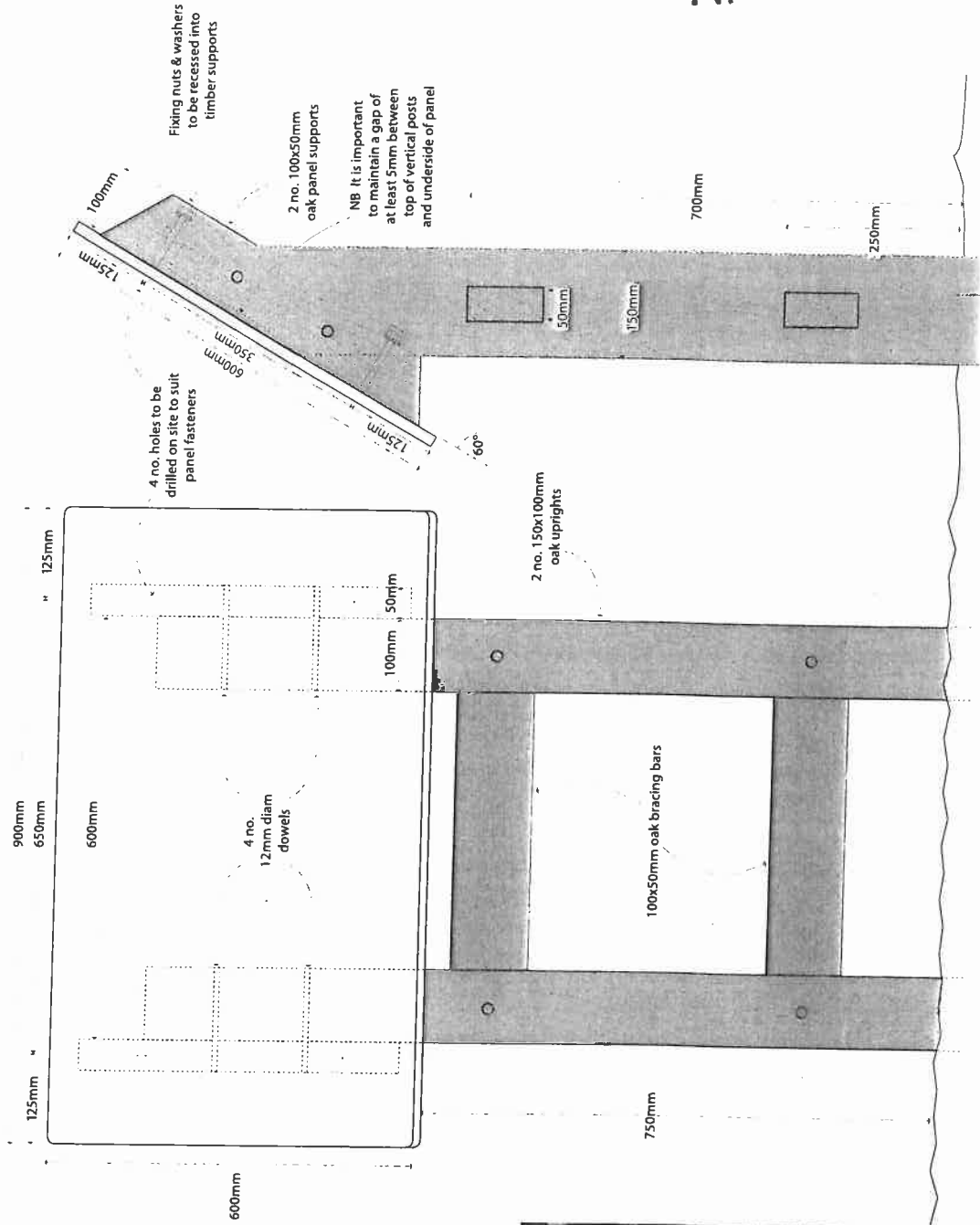
National Park Authority



NP 10 4 6 7

# Design for panels 1,2,3

## Lectern



15 OCT 2010

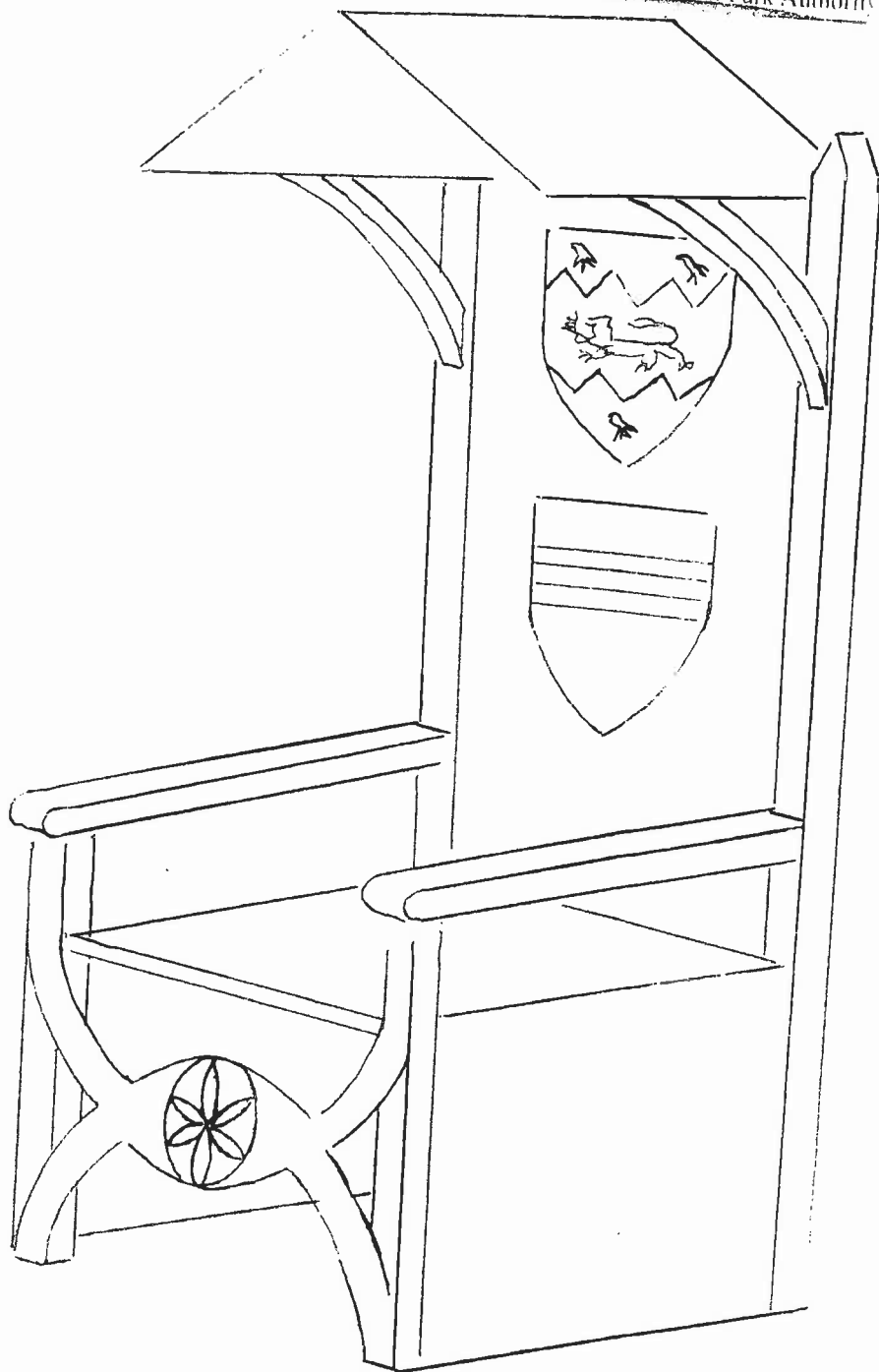
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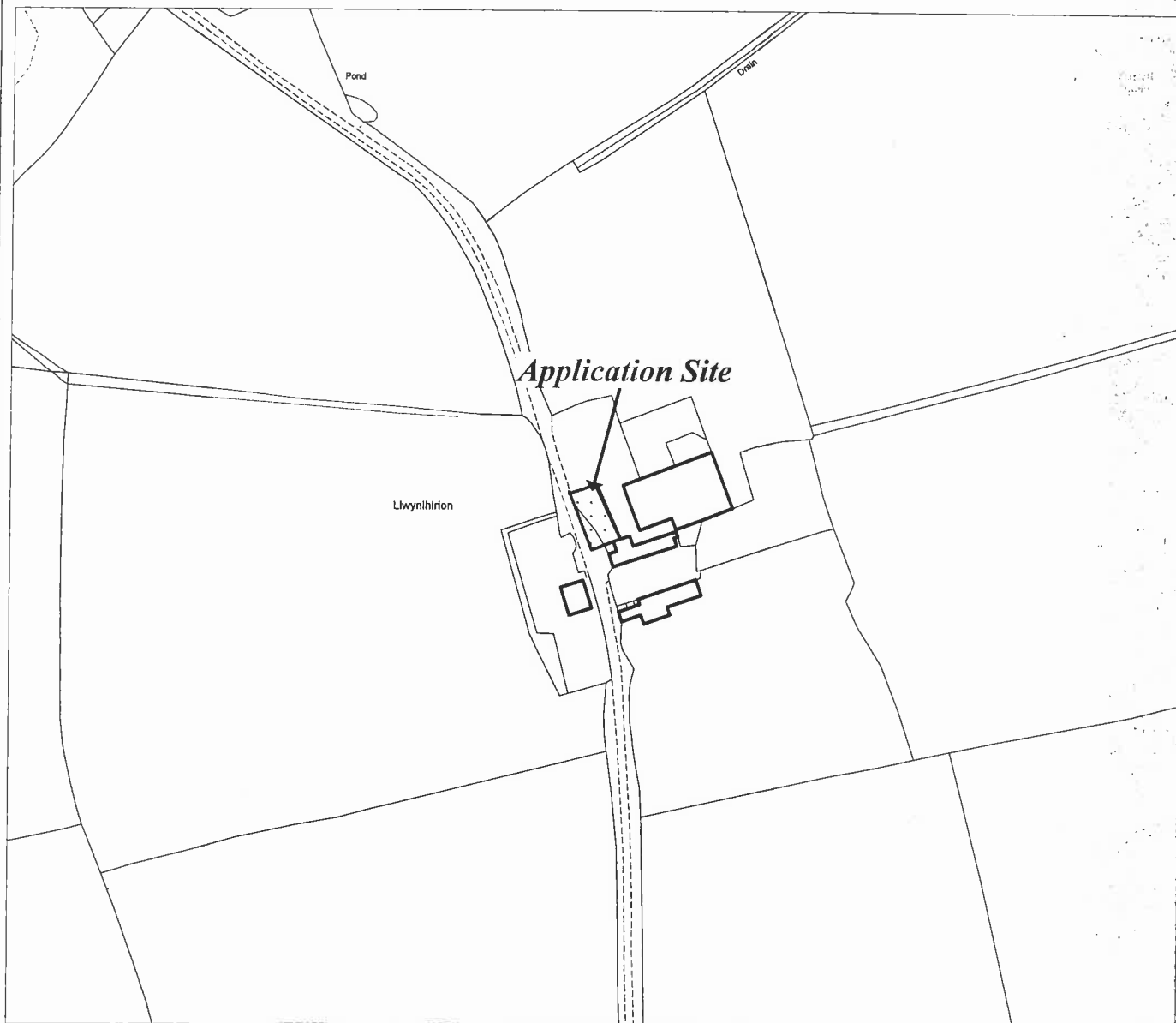
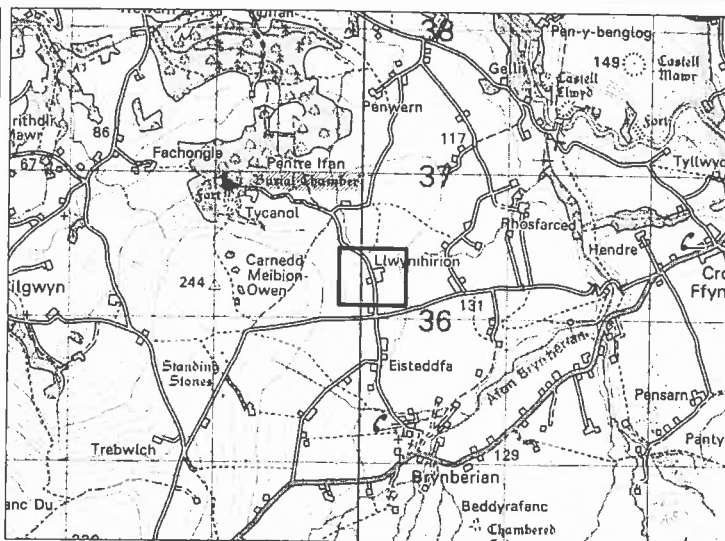
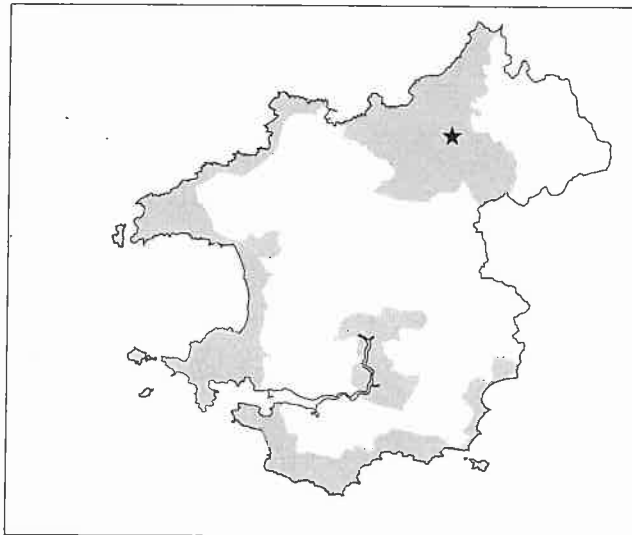
National Park Authority



# NP/10/472

## LLwynhirion, Brynberian

Scale 1:2500



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**Application Type:** Full

**Reference:** 10/472

Grid Ref. SN100362

**Applicant:** Mr D Rees,

**Agent** Mr Harries Harries Design & Management

**Proposal:** Agricultural building and alteration to access

**Site Location:** Llwynhirion, Brynberian

**Description:**

Planning permission is sought for the erection of an agricultural shed on the eastern side of the county road leading from Brynberian to Pentre Ifan, and opposite the existing farm dwelling at Llwynhirion. The building will be located alongside existing modern farm buildings however its position will necessitate the removal of a substantial hedge and a group of mature sycamore and horse chestnut trees which borders the county highway. Although mitigation measures for the loss of these trees are proposed it is considered that in this instance their loss will impact on the setting and have a detrimental effect on landscaping.

**Consultee Response:**

NEVERN COMMUNITY COUNCIL: Recommend approval

ENVIRONMENT AGENCY WALES: No Objection

PEMBS COAST NAT PARK - MIKE HIGGINS: No comment received

TRANSPORTATION & TECHNICAL SERVICES: Conditional consent.

**Public Response:**

None to date.

**Officers Appraisal:**

This application is on the agenda as Nevern Community Council has a contrary view to that of your officers.

**Background and Description**

Llwynhirion Farm is located between Brynberian village and Pentre Ifan, it is a well established farm with a range of modern and traditional outbuildings on the eastern side of the county highway and opposite the existing farm house. A recent application (NP/09/220) for a second dwelling on the holding was approved in December last year. This is also located on the eastern side of the road but positioned away from the outbuildings due to the need to protect a group of mature trees on site.

The applicant farms other outlying land and it is the intention to make Llwynhirion the nucleus for the stock management because of the existing complex of buildings and proximity with the farm dwellings.

**Current proposal - .**

This application seeks permission to construct a 18.5m by 14.7m gable style agriculture shed adjacent to a traditional stone building and also alongside an existing 'dutch barn' and adjacent to the county highway, which runs alongside the site. The external finishes would match those of other buildings on site i.e. fibre cement corrugated sheeting on the roof, powder-coated corrugated sheeting for the upper part of the walls and concrete panels to the lower portion of the walls. To facilitate this building in this position there will be a need to remove 4 sycamore and 1 horse

chestnut mature trees and a hedgebank. The hedgebank would be reconstructed but repositioned nearer the highway verge. To mitigate the loss of the trees the applicant proposes to plant 10 trees of indigenous variety within an area on the opposite side of the highway.

#### Key Issues –

The key issue is the loss of trees at the site and the impact this has on the amenity and biodiversity of the area.

#### Analysis –

The principle of a building within this existing complex is not in question as there is a specific need for further animal accommodation, however it is this Authority's duty to conserve and enhance the natural beauty, wildlife and cultural heritage of the park. The trees to be lost as part of this proposal are mature, deciduous trees of some age that form part of the traditional boundaries of this farmstead. Stands of trees of this nature are a particular feature of northern Pembrokeshire farms, having been planted historically for wind breaks and shelter. Whilst one of these trees has been identified in the tree survey as a poor specimen the loss of the whole group would be highly detrimental to the character of both this farm and the wider landscape; an impact that could not be fully compensated for through new planting.

The farm is also located close to an Ancient Woodland at Tycanol woods and it is considered that if these trees are removed they would have a detrimental visual effect on the area as it is considered that these trees form a semi-continuous corridor of mature trees between Brynberian valley and Ty Canol woods, successfully linking the farm into the greater landscape. Their loss would open up the enclosed aspect of the site that exists at present.

It is considered that the location of the mitigation planting would not provide an adequate interaction with the development and surrounding landscape and could not compensate for these historic and important trees.

#### **Recommendation:**

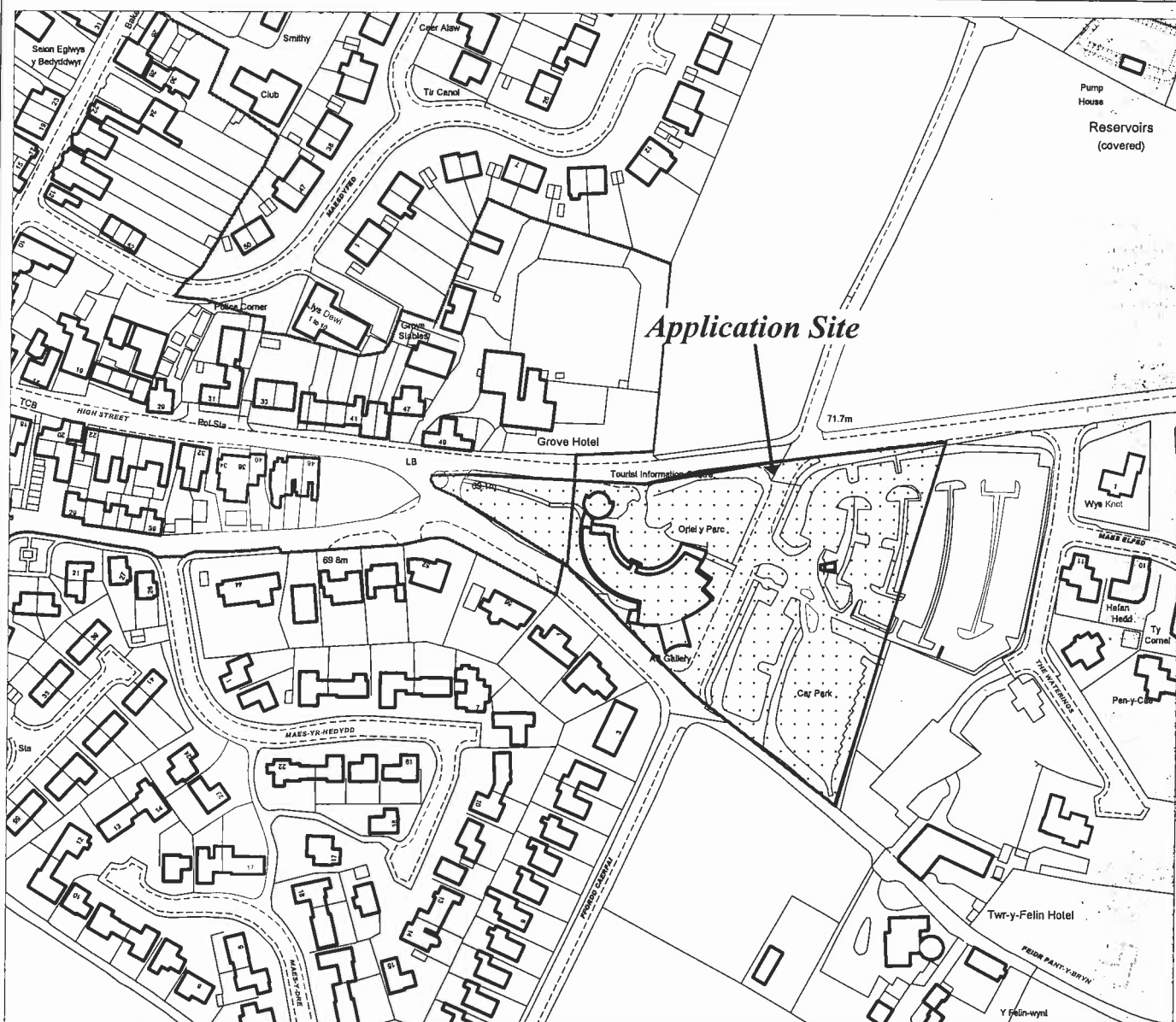
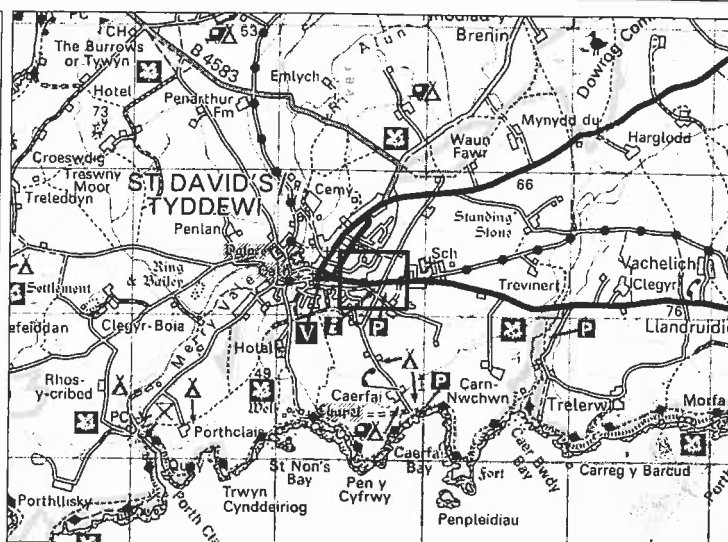
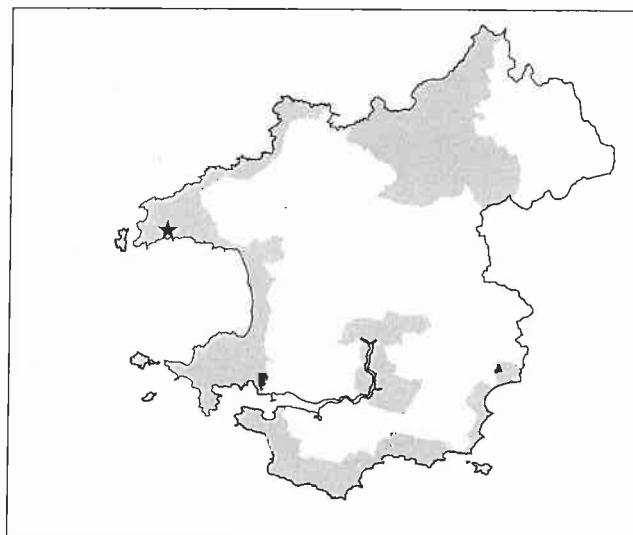
The application be refused due to the impact the proposed shed would have on this location and in particular to the loss of amenity trees and lack of interaction with the surrounding landscape.

#### Reasons:

1. Policy 1 of the Local Development Plan for the Pembrokeshire National Park Authority requires development to be compatible with the conservation or enhancement of the natural beauty of the Park. Policy 8 of the Local Development Plan for the Pembrokeshire National Park Authority requires, amongst other things, development to ensure that the pattern and diversity of landscape is protected and enhanced, and that the Park's ecosystems and local biodiversity action plan species and habitats are protected for their amenity, landscape and biodiversity value. Policy 15 of the Local Development Plan for the Pembrokeshire National Park Authority states that development that adversely affects the qualities and special character of the National Park will not be permitted. Policy 29 of the Local Development Plan for the Pembrokeshire Coast National Park Authority requires amongst other things, all proposals for development to demonstrate an integrated approach to design and construction and be well designed in terms of environment and biodiversity. The application by reason of the location of the building and the removal of the amenity trees in the site will have an unacceptable impact on the special qualities and character of the Pembrokeshire Coast National Park and Historic Landscape. The proposal is, therefore, considered contrary to both national and local policies and detrimental to the special qualities of the National Park Authority and Historic Landscape.

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**Application Type:** Full**Reference:** 10/474

Grid Ref. SM756252

**Applicant:** St David's City Council,**Agent** Mr Hare PCNPA**Proposal:** Erection of orientation sign**Site Location:** Oriel y Parc, St David's**Description:**

Full permission is sought for the erection of an orientation panel on one of the stone walls bounding the inner courtyard of the Oriel Y Parc visitor centre in St.Davids. The proposal, by reason of its sympathetic siting and design is considered to be acceptable and as such the application is recommended for approval.

**Consultee Response:**

ST DAVIDS CITY COUNCIL: No comment received

**Public Response:**

None to date.

**Officers Appraisal:**

This application is being reported to your meeting because the site is owned/controlled by the National Park Authority.

Policies:

LDP Policies –

- 1. National Park Purposes and Duty
- 8. Special Qualities
- 15. Conservation of the Pembrokeshire Coast National Park
- 29. Sustainable Design
- 30. Amenity

PPW 3 chapters -

- 4. Planning for Sustainability
- 5. Conserving and Improving Natural Heritage and the Coast

Technical Advice Notes -

- 12. Design

Supplementary Planning Guidance –

- 3. Sustainable Design

**Background & Description**

Oriel Y Parc is situated at the entrance to St.Davids and is an established visitor centre being operated by the National Park Authority.

**Current proposal**

Full permission is sought for the erection of an orientation panel on one of the stone walls bounding the inner courtyard of the Oriel Y Parc visitor centre. The panel would measure 960mm x 960mm and it would be framed in painted timber. The panel would contain a street plan of St.Davids and also include information about places of interest within the City for the benefit of visitors and tourists

alike. The scheme has come about further to the granting of planning permission in 2009 for the erection of 4 similar panels at different locations about St.Davids. One of those was to be mounted on the new w/c block in the main car park, however, it is now felt that it would be better to locate it on part of the main visitor centre as outlined above.

### Key Issues

Having regard to the proposal and the policy framework identified above, the key issues are considered to be the siting, design and impact of the development upon the character of the area.

The panel would be sited so that it is visible within the courtyard without being intrusive and the use of a sustainable material such as timber is also welcomed in this sensitive location. It would enable pedestrians, including wheelchair users, to orientate themselves before setting off to explore the city and the panel would also complement the other information signs previously installed at this site. This inclusive approach is considered to be responsive to context and therefore in keeping with its surroundings and would also help to preserve the special character and qualities of the National Park as required by planning policy.

### Conclusion

The proposal, by reason of its sympathetic siting and design would help to conserve the character of the area and as such a favourable recommendation is given in this instance.

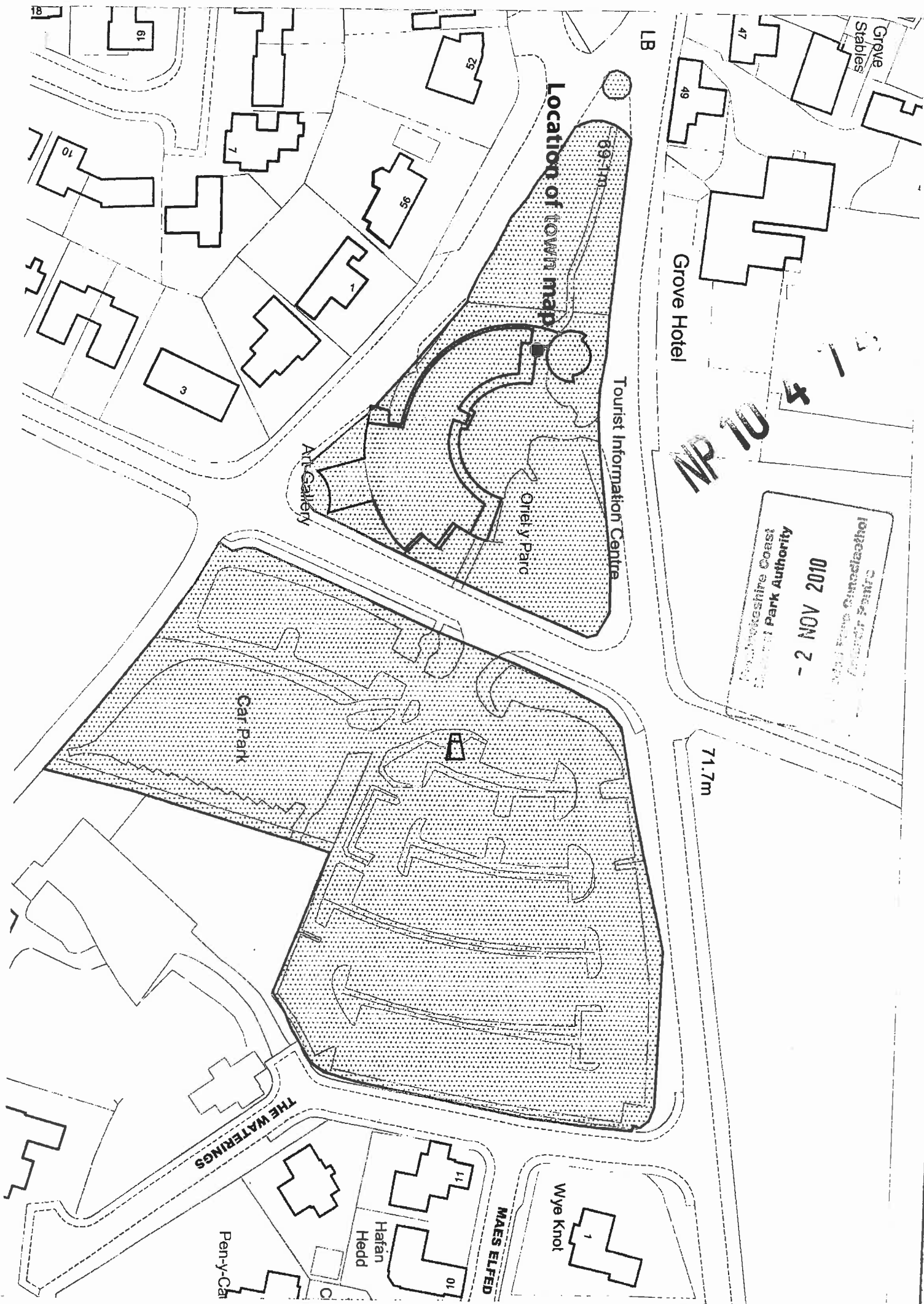
### Recommendation:

That the application be approved subject to conditions

#### Conditions / Reasons / Informatives

1. Development to commence within 5 years
2. Development in accordance with submitted plans
3. Approved panel and all fittings to be removed when no longer needed

The applicant will need to obtain the separate consent of the Authority's estates officer prior to implementing the above planning permission.



Dorset Park Authority  
- 2 NOV 2010

71.7m

Wye Knot

MAES ELFED

Hafan Hedd

Pen-y-Ca

THE WATERINGS

Car Park

Tourist Information Centre

Orlely Parc

Art Gallery

Location of town map

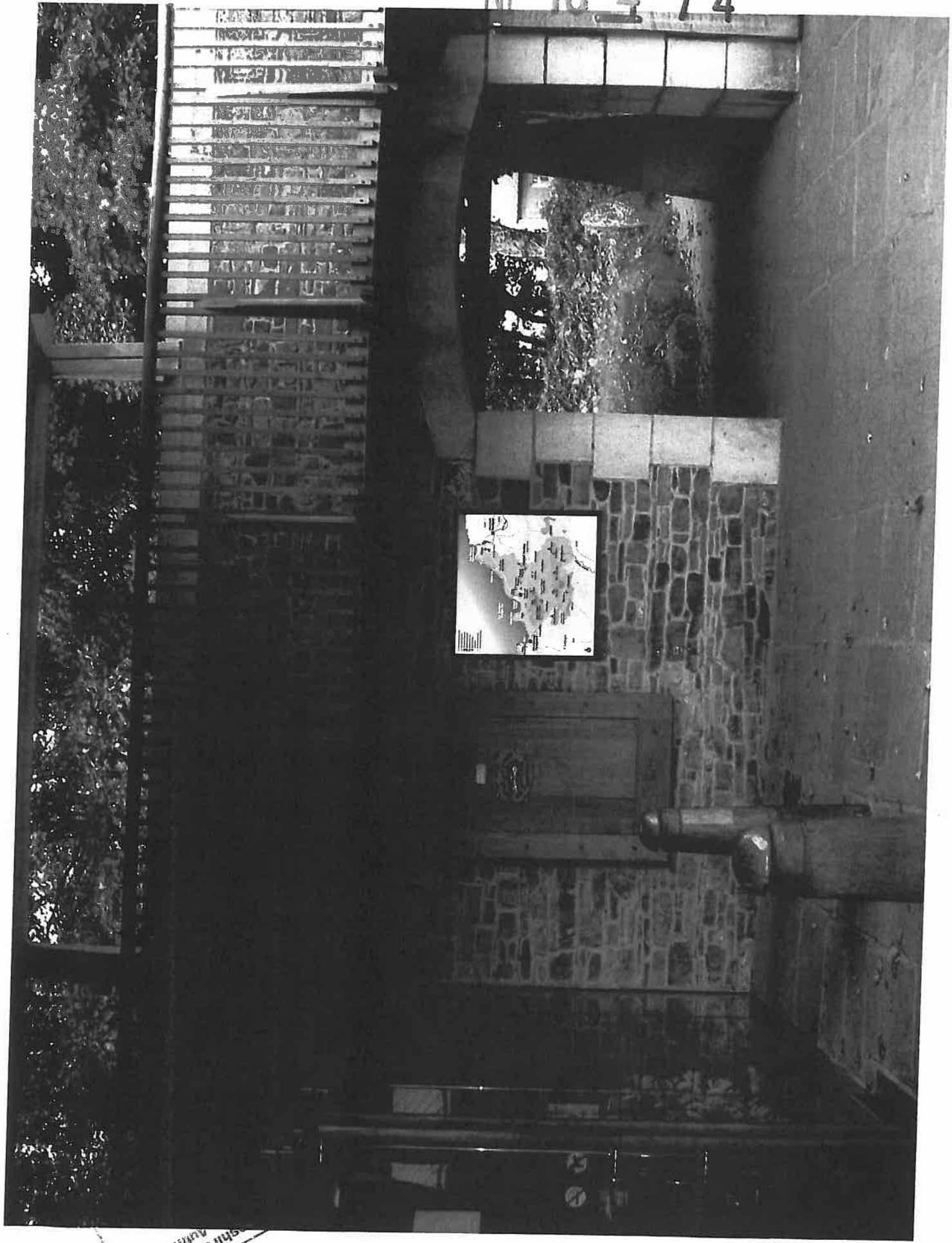
Grove Hotel

Grove Stables

LB



NP TU 4 74



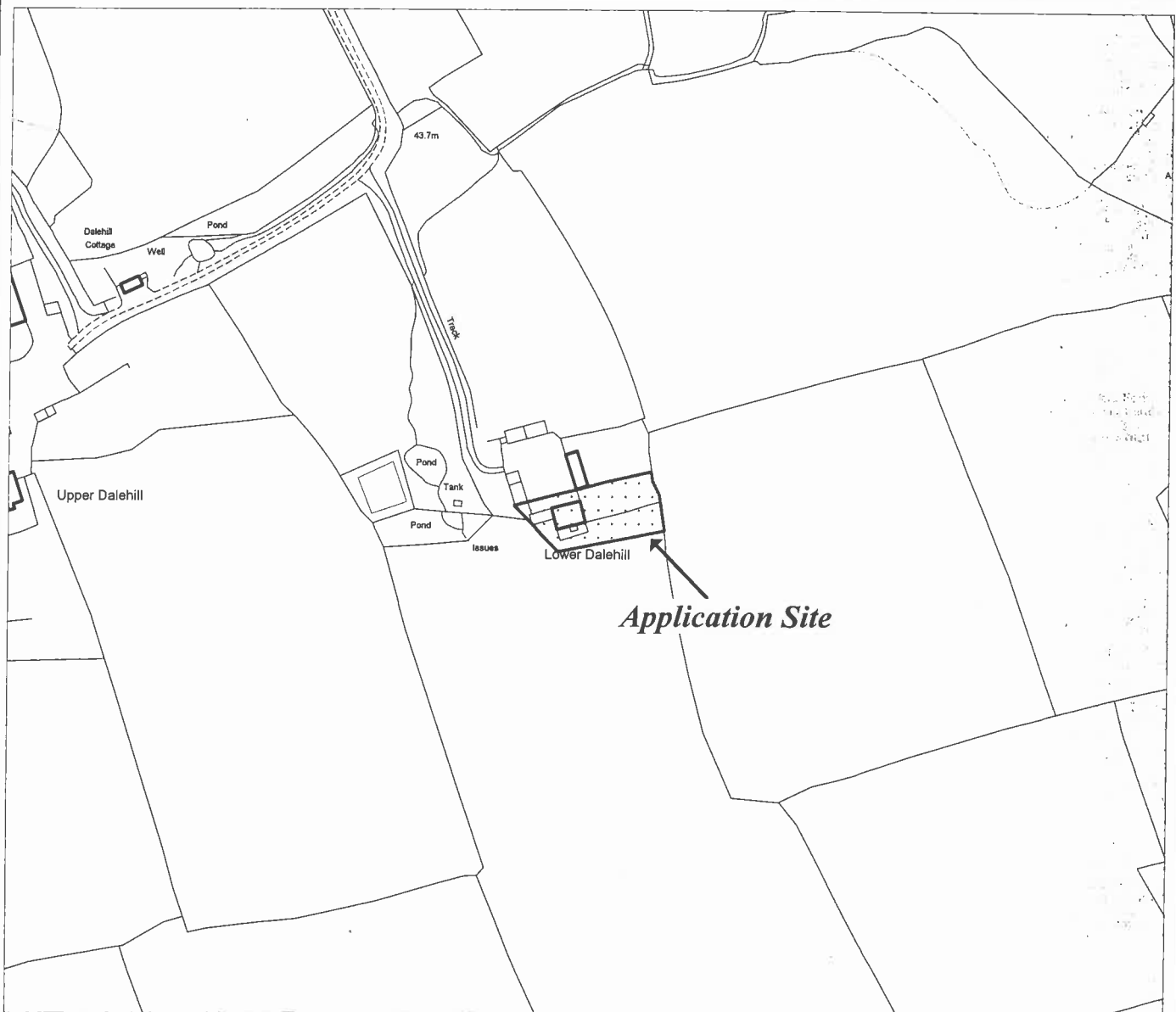
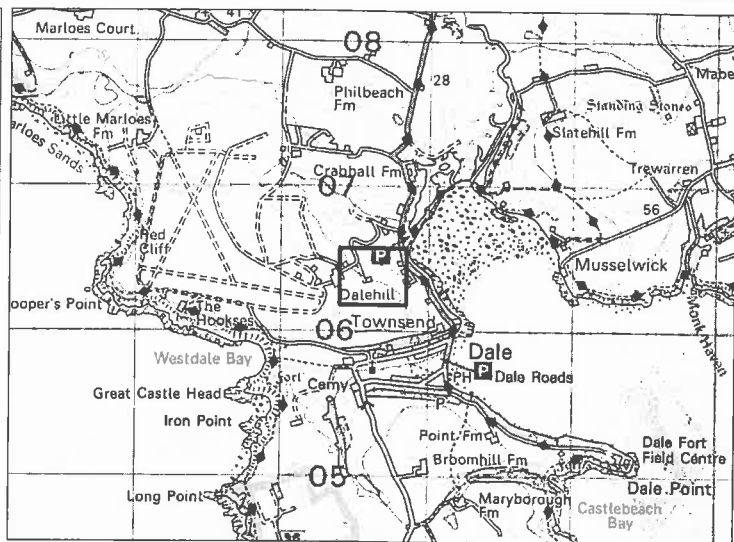
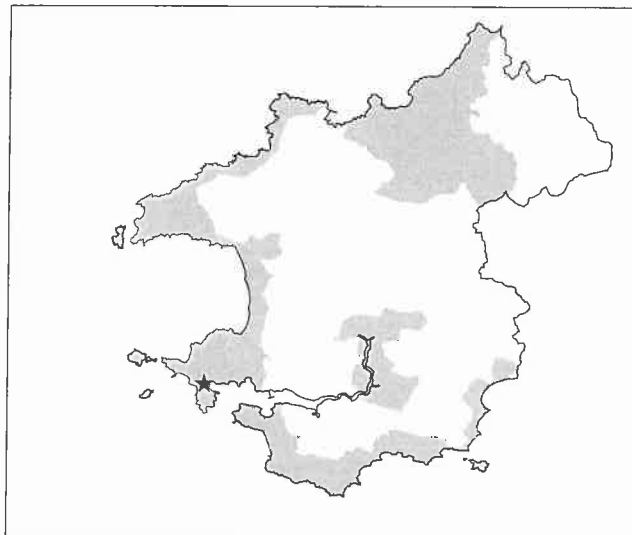
Shire Coast Authority



# NP/10/489

## Lower Dale Hill, Dale

Scale 1:2500



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**Application Type:** Listed Building  
**Reference:** 10/489 **Grid Ref.** SM806063  
**Applicant:** Mr & Mrs G & J Potter & Brett Jones,  
**Agent** Ms Deacon  
**Proposal:** Alterations to Listed Building  
**Site Location:** Lower Dale Hill, Dale  
**Description:**

This is a Listed Building Consent application for alterations to the Grade II Listed Lower Dale Farmhouse, Dale. The proposed works are for a variety of works to the farmhouse, including replacement rainwater goods, replacement of artificial slates with natural ones, rooflights to the rear elevation of the property, replacement and new windows, and a new glazed screen and door. Most of the proposed works to the building are considered acceptable, but the insertion of the large double-glazed door and screen is considered detrimental to this Grade II Listed Building.

**Consultee Response:**

DALE COMMUNITY COUNCIL: Subject to receipt of further details as set out in response I would recommend approval.

**Public Response:**

None to date.

**Officers Appraisal:**

This application is being reported to your meeting because the agent is a partner of an officer of the Authority.

**BACKGROUND AND DESCRIPTION**

The Farmhouse is an early nineteenth century detached farmhouse, lying to the north-west of Dale village. It was originally built as part of the Dale Castle estate. It is constructed of hanging slates to the front elevation, with rendered sides. The farmhouse is two stories, with a gabled porch to the front elevation and an outshut roof extension to the rear. The house is Grade II Listed, lying within the open countryside.

**POLICIES:**

LDP Policies –

Policy 1 – National Park Purposes and Duty

Policy 7 – Countryside

Policy 8 – Special Qualities

Policy 15 – Conservation of the Pembrokeshire Coast National Park

Policy 29 – Sustainable Design

Policy 30 – Amenity

Policy 31 – Minimising Waste

PPW 3 chapters -

Chapter 4 – Planning for Sustainability

Chapter 5 – Conserving and Improving Natural Heritage and the Coast

Chapter 6 – Conserving the Historic Environment

Chapter 12 – Infrastructure and Services

Chapter 13 – Minimising and Managing Environmental Risks and Pollution

Technical Advice Notes -

N/A

Supplementary Planning Guidance –  
Validation of Planning Applications

OFFICERS APPRAISAL:-

Current proposal

This Listed Building Consent application proposes the following works: -

- The reinstatement of natural slates on the outshut roof;
- The replacement of upvc rainwater goods with traditionally profiled metal ones;
- The replacement of the existing rooflight and insertion of three additional ones
- The replacement of modern windows;
- A new timber window in the eastern elevation on the ground floor; and
- The insertion of a glazed door and screen on the ground floor.

Key Issues

This Listed Building Consent application raises the following heritage matters:-

- Impact of the proposed works on the special architectural and historic qualities of this Grade II Listed Building.

Much of the work proposed to this Grade II Listed Building is acceptable. The reinstatement of natural slates and the replacement of upvc rainwater goods with profiled metal ones are acceptable improvements to the Listed Building. Although details of these materials have not been provided with the application it is felt that these matters could be dealt with by condition requiring samples.

The proposal also seeks to insert new rooflights in the rear elevation and replace the existing one. The Park's Conservation Officer has raised no objection to this proposal, considering it to be an acceptable measure that allows the upgrading of the rear bedrooms and bathroom. The use of low-profile velux rooflights with conservation quality flashings is considered appropriate in principle. However, detailed drawings have not been provided with the application to allow a comprehensive assessment of the proposal.

The replacement of the modern sash windows is also considered acceptable, offering the opportunity to replace modern windows with more appropriately designed four-pane sash ones. This would benefit the character and appearance of the Listed Building. Again the detailing of both the replacement and new windows have not been provided.

However, the insertion of a large double-glazed door and screen to the kitchen on the ground floor of the Farmhouse is not supported. It would be a large, visually incongruous and dominating, modern and unsympathetic addition to this traditional farmhouse that is considered to harm the special historic and architectural quality of this Grade II Listed Building.

Analysis

Although the proposed works offer many improvements to this Listed Building, the insertion of the double-glazed door and screen is an unacceptable addition to the Farmhouse. In addition, the absence of detailed drawings for the rooflights and windows form a further reason for refusal. Consequently the application is recommended for refusal.

**Recommendation:**

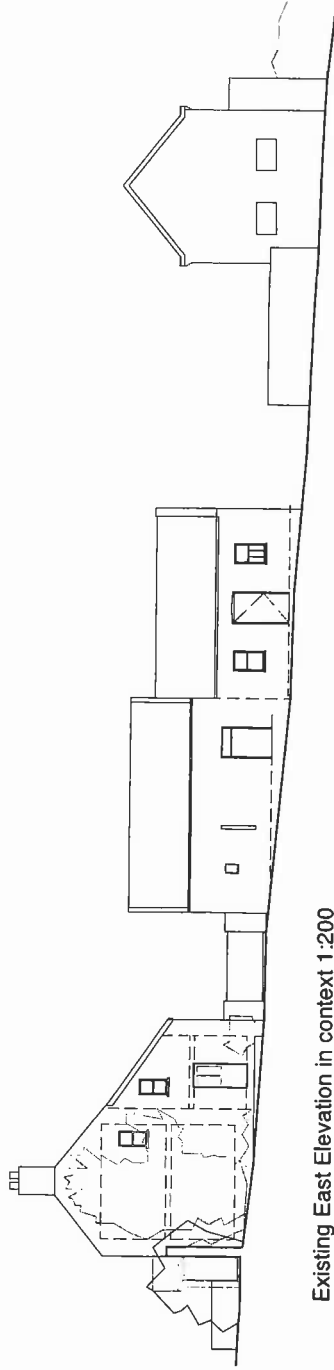
That the application be refused.

REASONS:

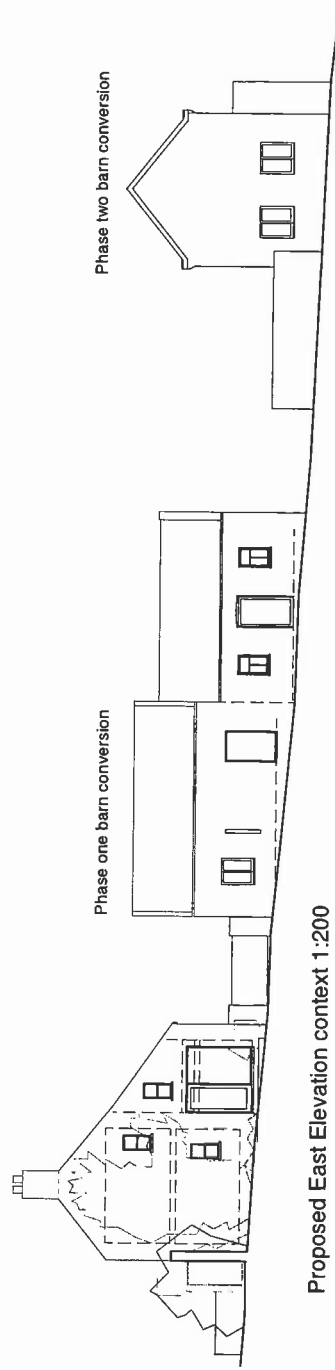
1. Policy 1 of the Pembrokeshire Coast National Park Local Development Plan requires, amongst other things, development within the National Park to conserve or enhance the cultural heritage of

the area. Policy 8 of the Pembrokeshire Coast National Park Local Development Plan requires the protection of the special qualities of the National Park, and amongst other things, seeks to ensure that the historic environment is protected and enhanced where possible. Policy 15 of the Pembrokeshire Coast National Park Local Development Plan requires new development to not adversely affect the qualities and special character of the National Park. The insertion of a large double-glazed screen and door is a visually incongruous and dominant modern addition to this Grade II Listed Building that is at odds with its special historic and architectural character. The proposal is therefore considered contrary to these policies and detrimental to the special architectural and historic interest of the listed farmhouse.

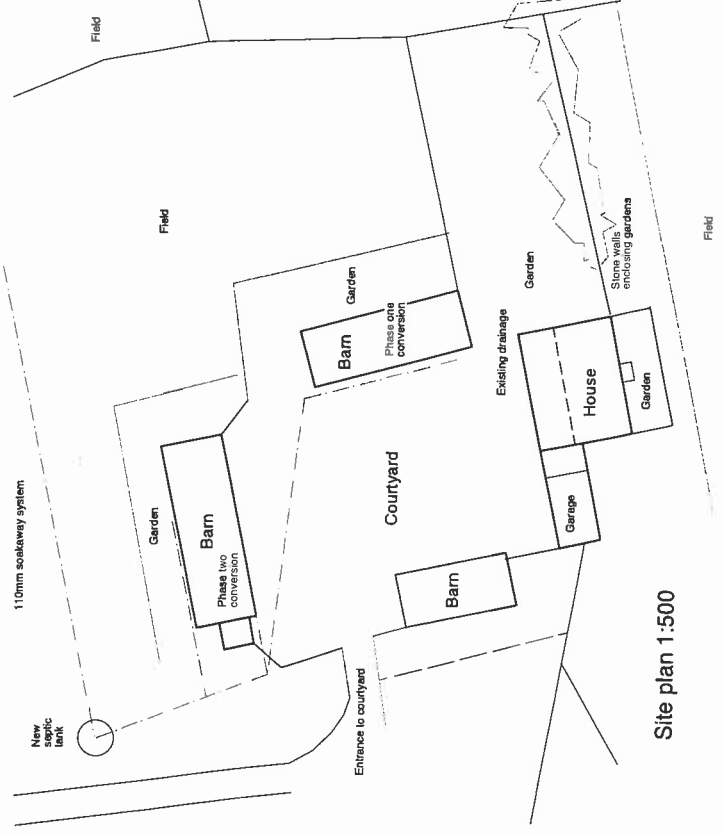
2. Policy 1 of the Pembrokeshire Coast National Park Local Development Plan requires, amongst other things, development within the National Park to conserve or enhance the cultural heritage of the area. Policy 8 of the Pembrokeshire Coast National Park Local Development Plan requires the protection of the special qualities of the National Park, and amongst other things, seeks to ensure that the historic environment is protected and enhanced where possible. Policy 15 of the Pembrokeshire Coast National Park Local Development Plan requires new development to not adversely affect the qualities and special character of the National Park. The application by reason of the lack of information and detail provided is insufficient to enable a comprehensive assessment to be made of the works and necessary mitigation measures to this Grade II Listed farmhouse. The proposal is, therefore, considered contrary to these policies and detrimental to the special architectural and historic interest of the Listed farmhouse.



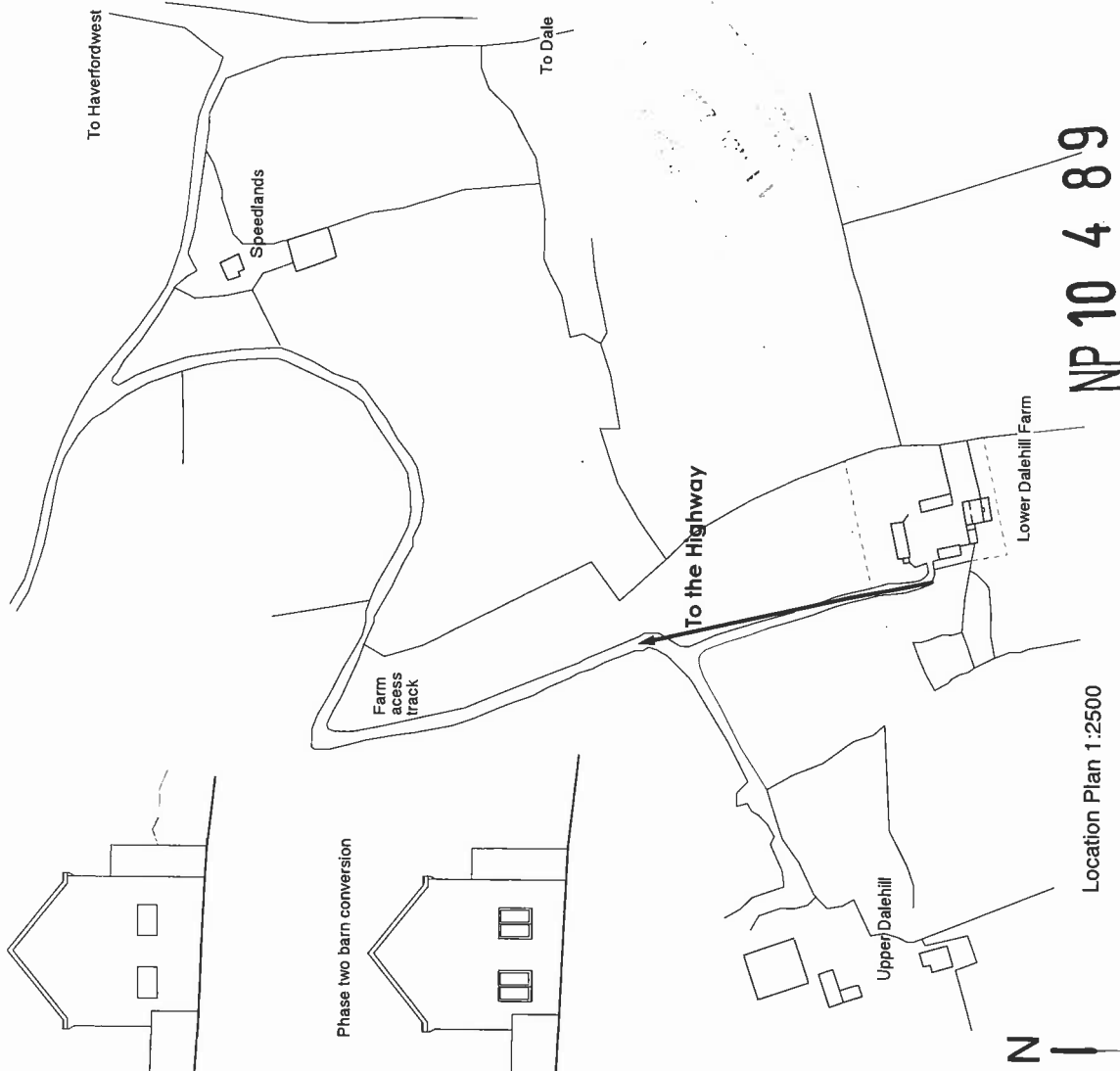
Existing East Elevation in context 1:200



Proposed East Elevation context 1:200



Site plan 1:500

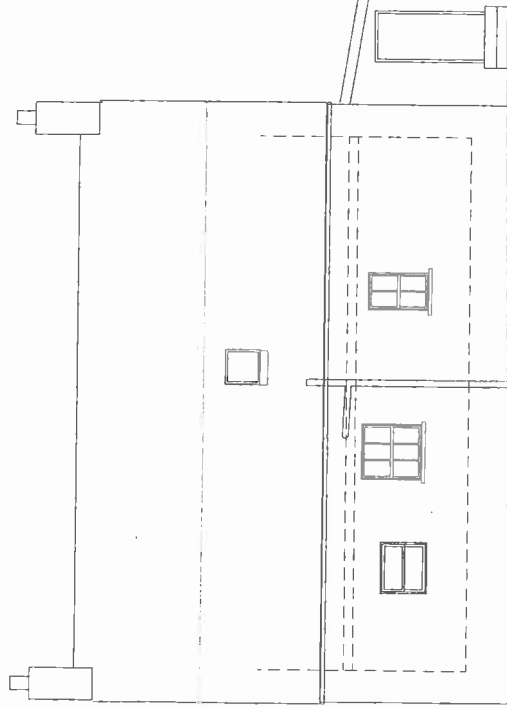


Location Plan 1:2500

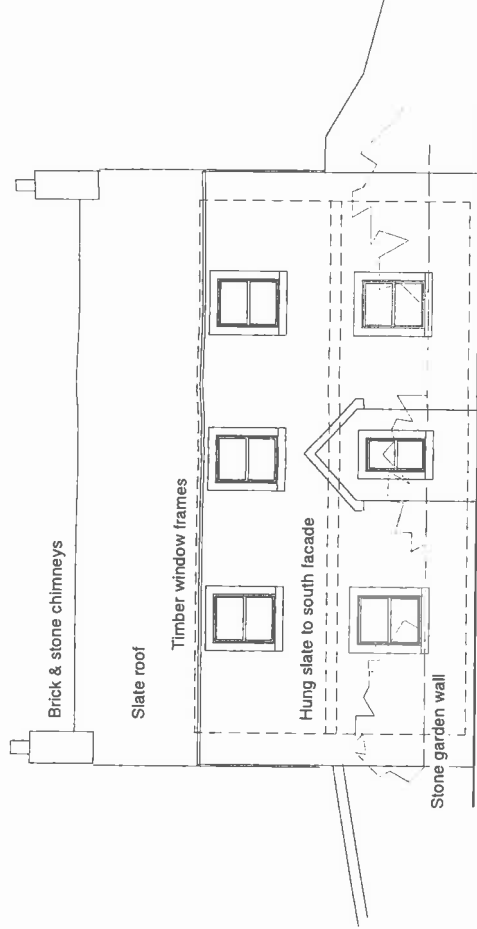
NP 10 4 89

DAVID GOMERSALL MA (RCA) En Des Arch  
Environmental and Architectural Design  
Studio 4 Lower Down, Lydbury North, Shropshire, SY7 8BB.  
Telephone 01588 680653

PROJECT Lower Dale Hill Farm House  
CLIENT Brett / Potter  
TITLE Location & Site Plans & East Elevations  
SCALE 1:2500 1:500 & 1:200  
DATE September 2010  
DRAWING 266 25



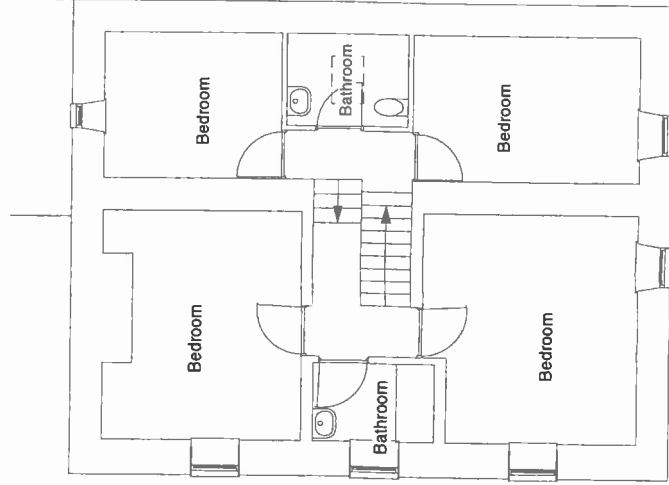
East Elevation



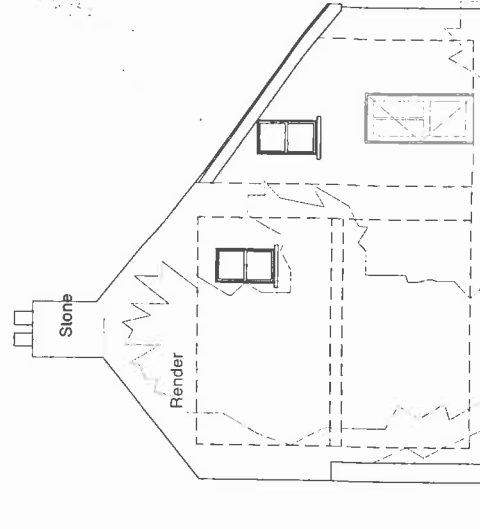
Existing South Facade



Ground Floor Plan



First Floor Plan

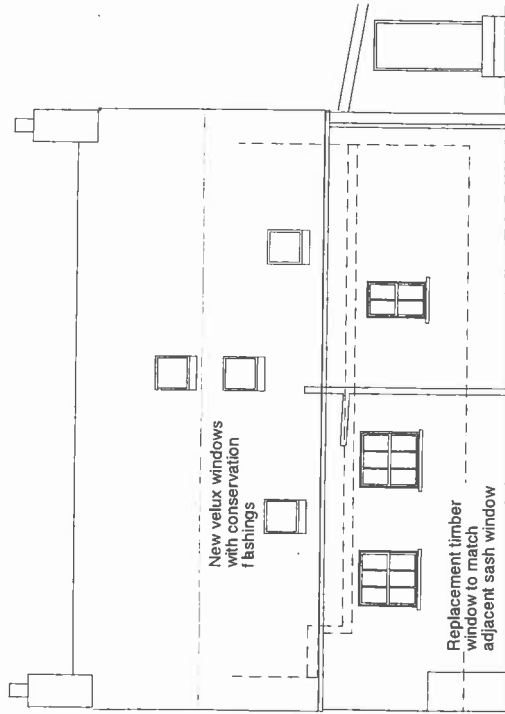


East Elevation

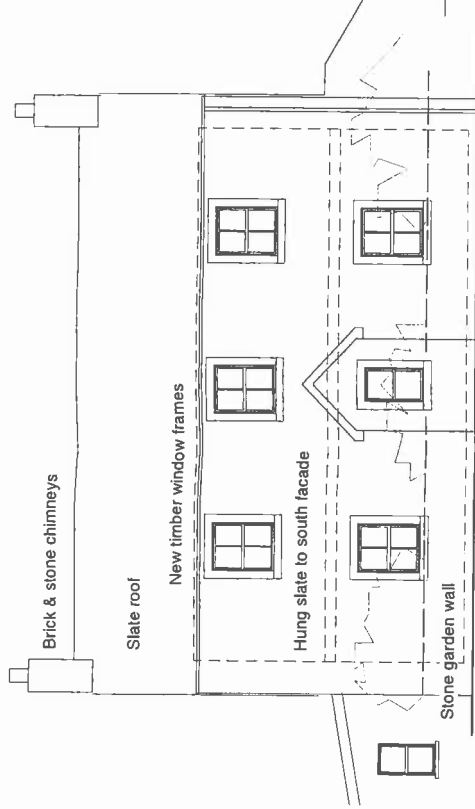
NP 10 4 89

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Telephone 01586 680693

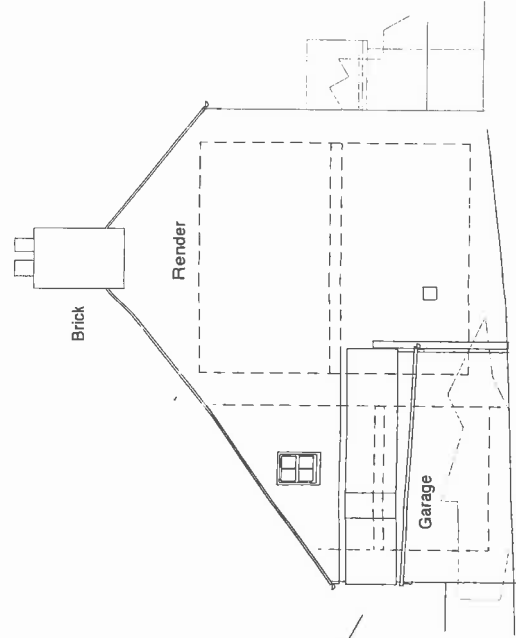
PROJECT Lower Dale Hill Farm House  
CLIENT Brett / Potter  
TITLE Existing House Plans & Elevations  
SCALE 1:100  
DATE September 2010  
DRAWING 266 28 amended Claire Deacon 211010



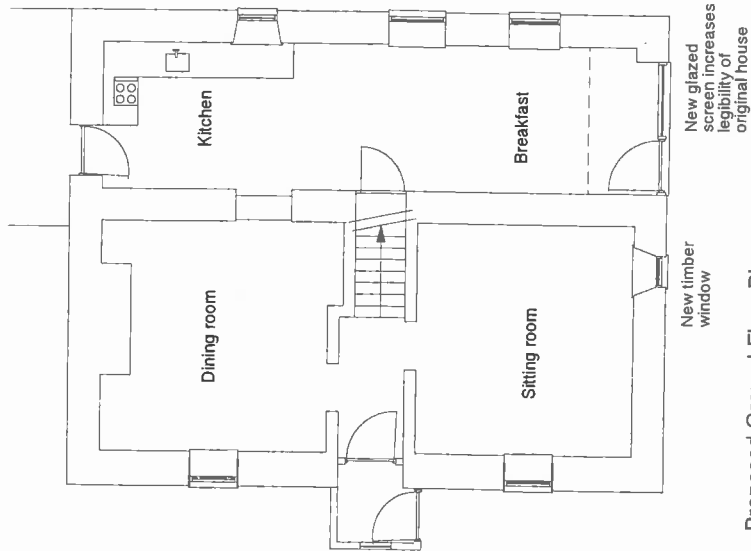
Proposed North Elevation



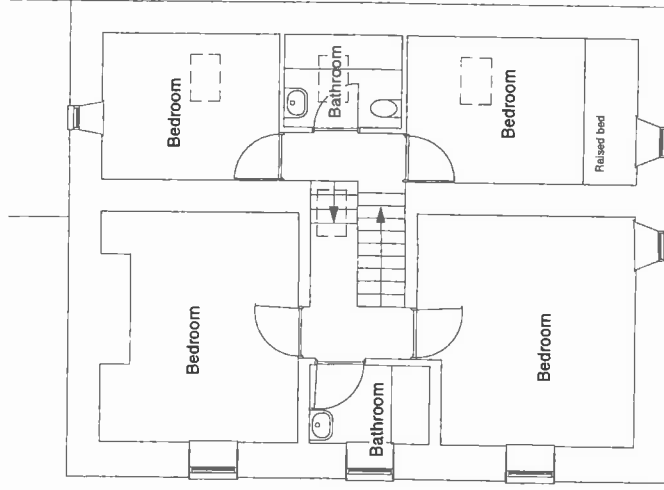
Proposed South Facade



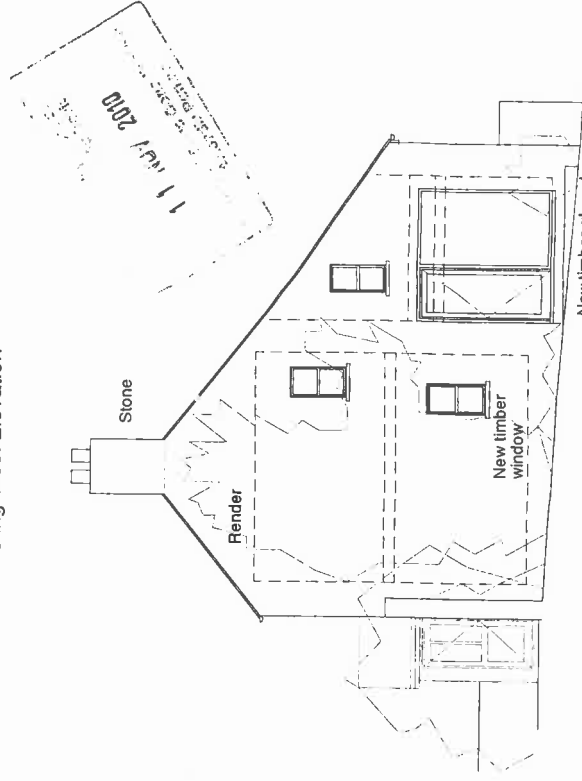
Existing West Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed East Elevation

NP 10 4 89

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Environmental and Architectural Design  
Studio 4 Lower Down, Lydbury North, Shropshire, SY7 8BB.  
Telephone 01588 680693

PROJECT Lower Dale Hill Farm House

CLIENT Brett / Potter

TITLE Proposed House Plan & Elevations

SCALE 1:100

DATE September 2010

DRAWING 266 29 C

Rev C West elevation added 8 11 10

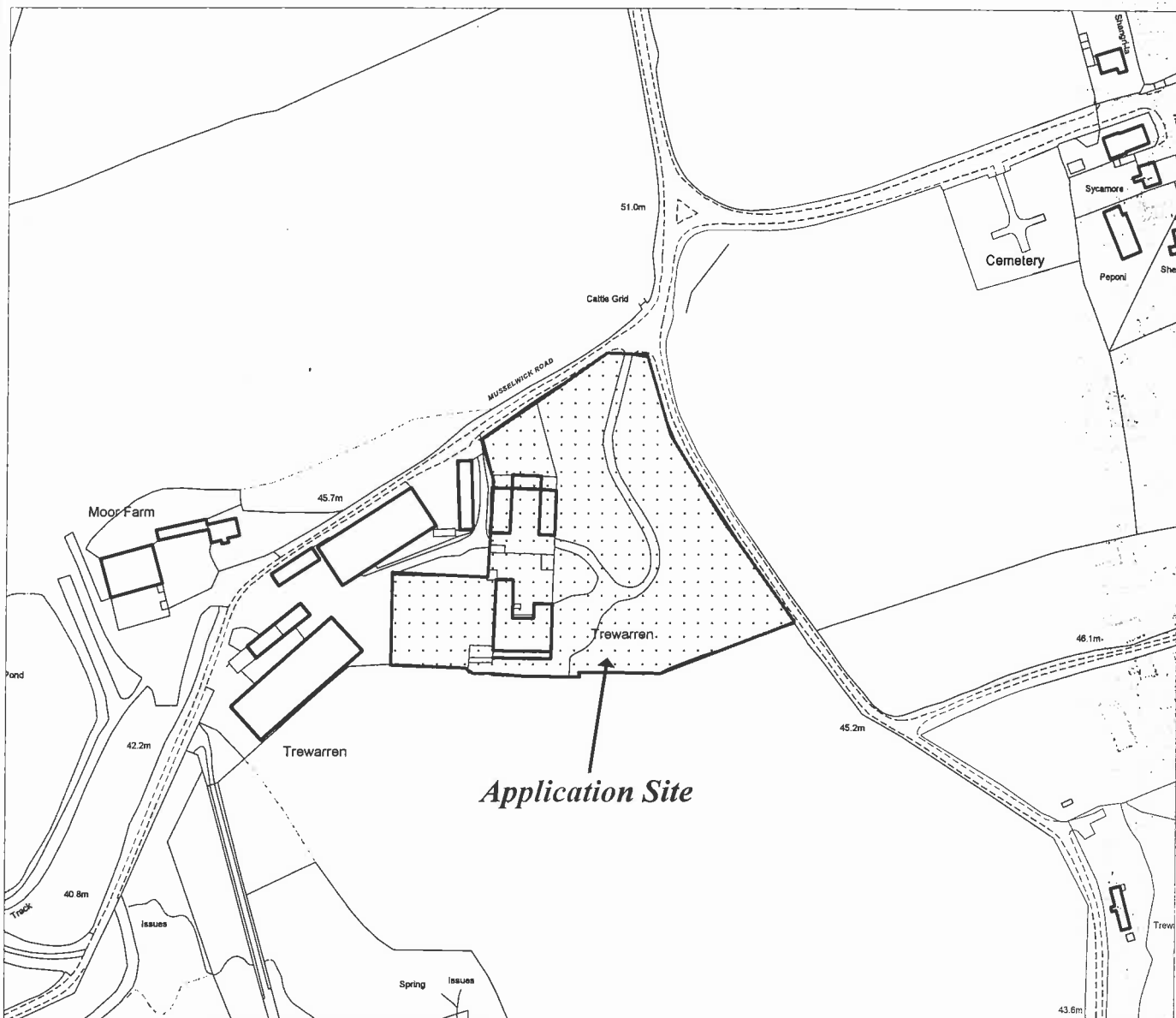
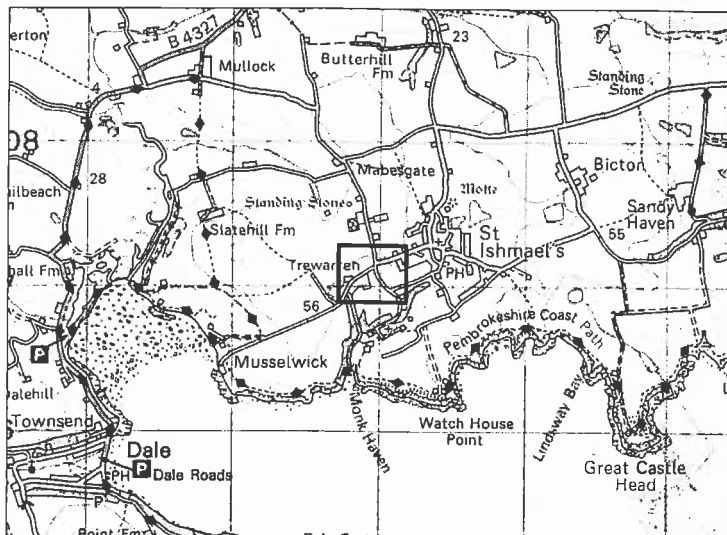
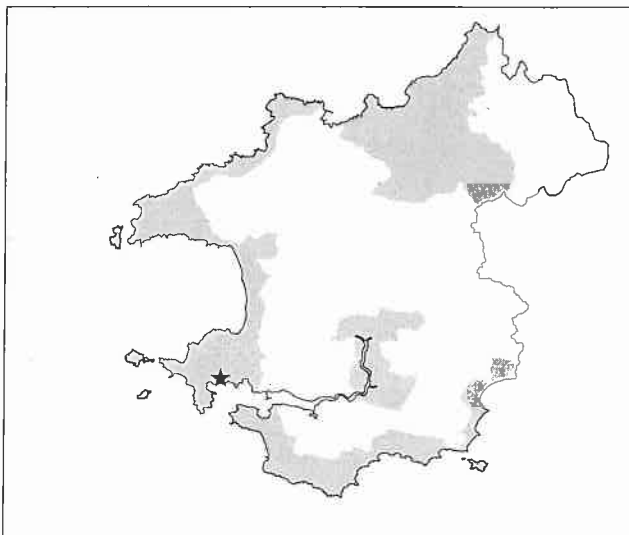
Rev B West elevation added 5 11 10

Rev A Door/window position 2 11 10

# NP/10/497

## Trewarren House, St Ishmaels

Scale 1:2500



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**Application Type:** Listed Building  
**Reference:** 10/497 **Grid Ref.** SM829070  
**Applicant:** Mr & Mrs J Llewellyn,  
**Agent** Ms Deacon  
**Proposal:** Rebuilding of Victorian glass house to include incorporation of solar panels  
**Site Location:** Trewarren House, St Ishmaels

**Description:**

Listed building consent is sought for the rebuilding of a Victorian glasshouse attached to the side of the substantial country house known as Trewarren. The proposal would also incorporate solar panels across the top of the roof of the glasshouse and double glazing to the timber frame of the structure. The proposal is considered to offer a good opportunity to reinstate the glasshouse to its former glory whilst sensitively accommodating renewable technology and it is therefore recommended that the application be referred to CADW with a recommendation of support from the National Park Authority.

**Consultee Response:**

ST ISHMAELS COMMUNITY COUNCIL: No comment received

PEMBS COAST NAT PARK - ROB SCOURFIELD: Supports

**Public Response:**

None to date.

**Officers Appraisal:**

This application is being reported to your meeting because the agent is a partner of an officer of the Authority.

Policies:

LDP Policies –

- 1. National Park Purposes and Duty
- 8. Special Qualities
- 13. Historic Landscapes Parks and Gardens
- 15. Conservation of the Pembrokeshire Coast National Park
- 29. Sustainable Design
- 30. Amenity
- 33. Renewable Energy

PPW 3 chapters -

- 4. Planning for Sustainability
- 5. Conserving and Improving Natural Heritage and the Coast
- 6. Conserving the Historic Environment

Technical Advice Notes –

- 12. Design

Supplementary Planning Guidance –

- 3. Sustainable Design

Other Legislative Context and Guidance –

## 1990 (Planning) Listed Building and Conservation Areas Act

### Renewable Energy and Your Historic Building (2010) by CADW

#### Background & Description

Trewarren is a substantial country house dating from the mid 19th Century and is set within large landscaped grounds about 0.5 km west of St.Ishmaels.

#### Current proposal

Listed building consent is sought for the rebuilding of the later Victorian glasshouse which is attached to the side of the main house. The existing structure, although complete, is in poor condition and it has also been insensitively repaired in the past with the use of plastic sheeting to the lean-to roof, alteration of the plinth and replacement of much of the glazing detail.

The proposal would involve replacing the roof and glazed elevations as well as lowering the sill height to reinstate the glasshouse to its original dimensions. The solid rear wall would be retained and the new roof would incorporate a row of solar panels along its top. The replacement timber frame would also be double glazed instead of being single glazed.

#### Key Issues

Having regard to the legislative and policy framework identified above the key issues are considered to be the impact of the development upon the character and setting of the listed country house.

The nature of the works to the glasshouse are generally considered to be sympathetic to the character of the listed building and as such would reflect both local and national policy which seeks to protect and conserve the historic environment. The sustainability benefits of incorporating solar panels in the new roof and double glazing to the main structure also need to be carefully considered, with the over-riding objective being to protect the integrity of the listed building and its surroundings. Whilst national guidance advises that siting micro-generation equipment on a dominant roofline or the principal elevation of a listed building should be avoided, in this instance, the glasshouse is considered to be a subservient component to the main house due to its modest size and corner position. Furthermore, the use of solar panels on the glasshouse would not visually interfere with the roofline of the glasshouse itself or the overall appearance of the listed building as the panels would respect the glazing rhythm of the new frame and would also be seen in the context of a glazed roof instead of a solid one. The applicant has provided detailed sections of the solar panels and double glazing to show how they would relate to the overall design of the glasshouse and your conservation officer is satisfied that the application can be supported. The use of sustainable technology as part of the proposal is therefore considered to be acceptable in this particular instance.

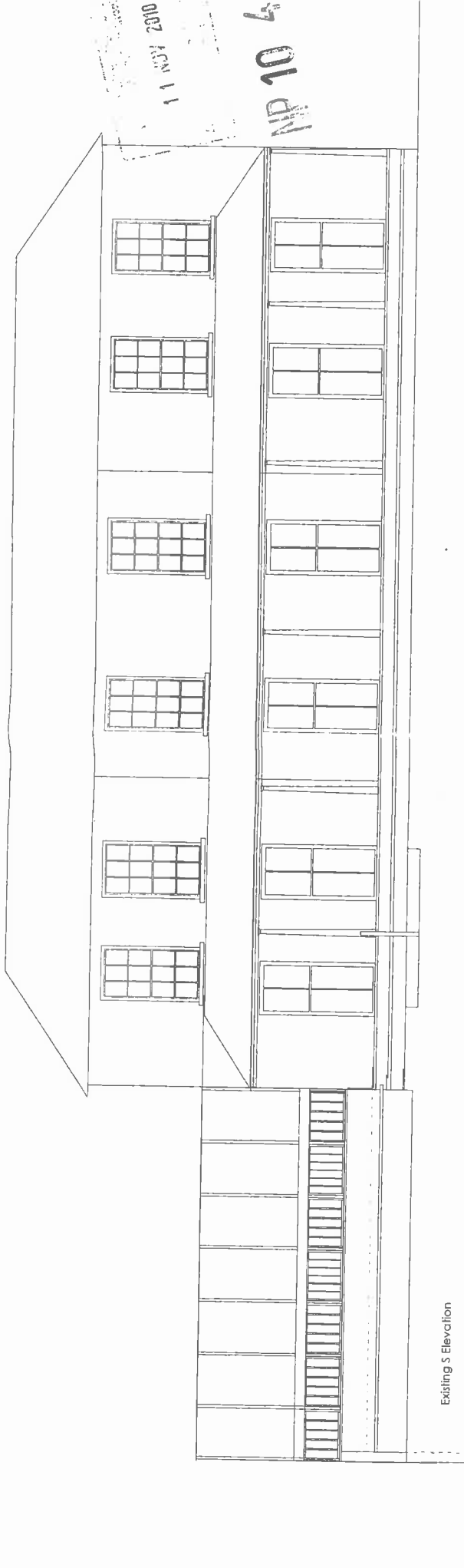
#### **Recommendation:**

That the application be delegated to the Development Management Officer to recommend conditional approval to Cadw.

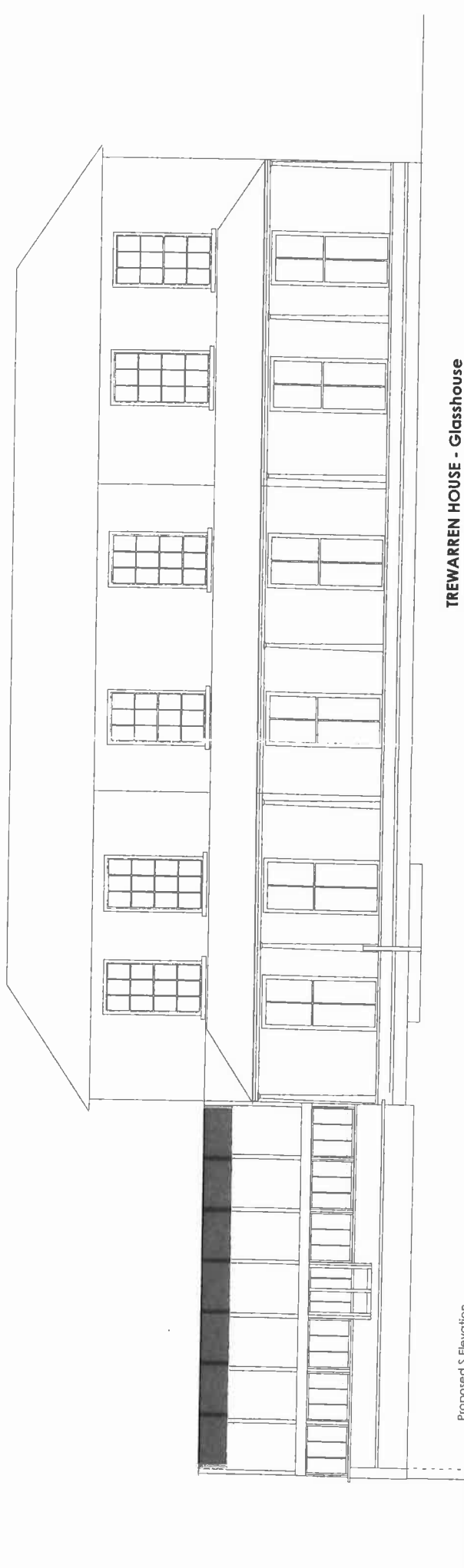
#### Conditions / Reasons / Formatives

1. Development to commence within 5 years
2. Development in accordance with submitted plans
3. All timber work to be painted white
4. Solar panels and all fittings to be removed when no longer needed

11 NOV 2010  
NP 10 4 9



Existing S Elevation



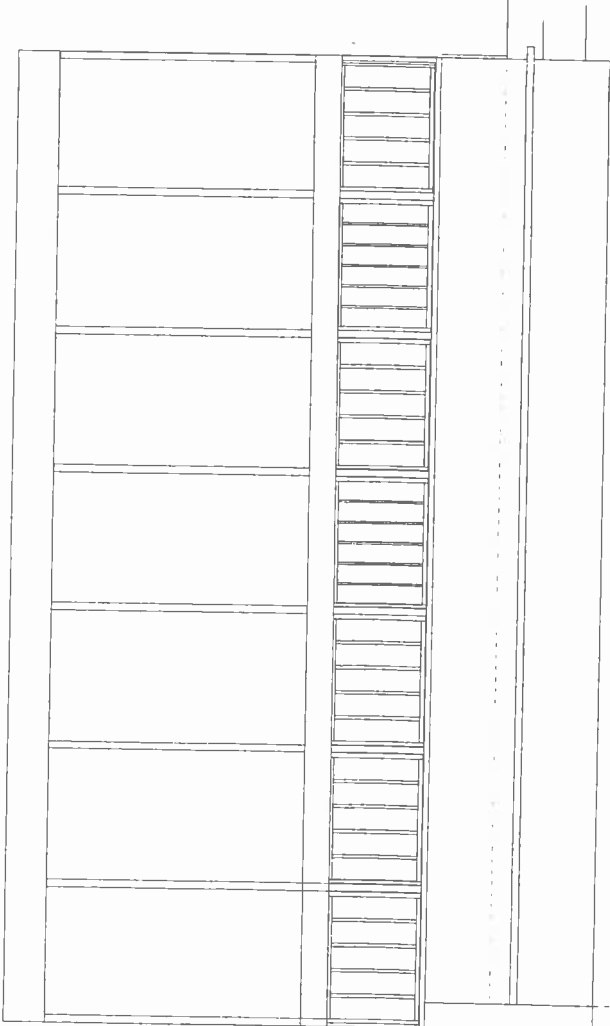
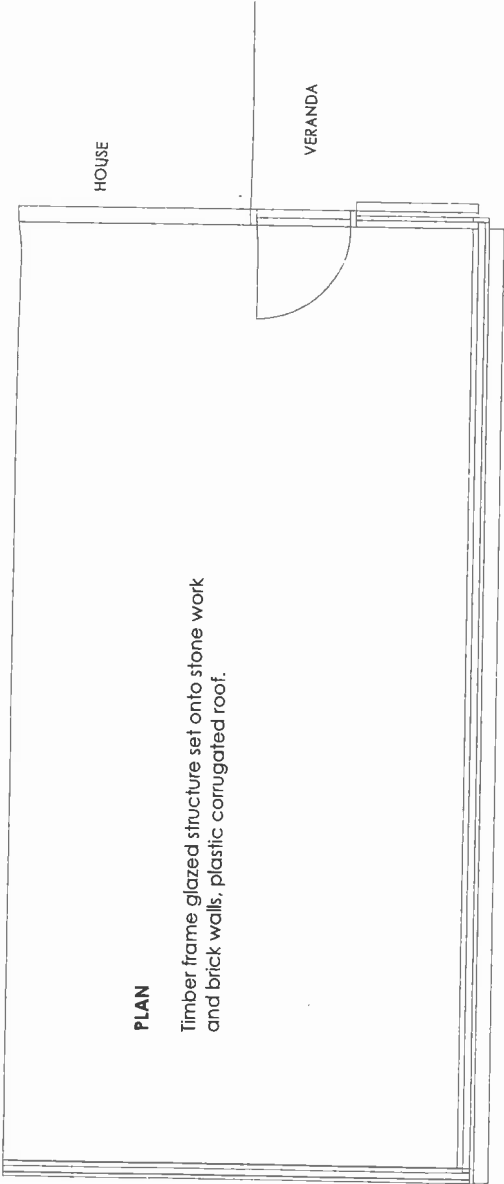
Proposed S Elevation

**TREWARREN HOUSE - Glasshouse**

dwg: TWRC/01/02  
scale: 1:100  
issue: 04.11.10

Claire Deacon MA IHBC  
Historic Building Consultant & Project Management  
claideacon@talktalk.net 01646 636270

TREWARREN HOUSE GLASS HOUSE - EXISTING



dwg: TWRC/00/01  
scale: 1:50  
issue: 04.11.10

Claire Deacon MA IHBC  
Historic Building Consultant & Project Management  
clairedeacon@talktalk.net 01646 636270

Note: These drawings are produced for the purpose of making a Listed Building Application for the works and should not be used for construction purposes. Plans for building work should be undertaken in conjunction with Structural Engineer's Advice and Calculations in association with the Specialist Joinery Manufacturer.

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All dimensions should be checked on site.  
Any drawing errors or divergencies should be brought to the attention of Claire Deacon.

Plan

**Notes**

- introduction of block work plinth to strengthen outer brick skin
- introduction of two hatches to assist with loading to and from greenhouse
- re-installment of original chamfered glazing bar to all windows
- double glazing designed to fit within proportions of original glazing bar
- repair of brick/stonework walls

Trewarren Glasshouse - Proposed

NP 10 4 97

East Elevation

West Elevation

7508 collectors  
7.54m x 1.14m  
(11.44.10)

South Elevation

TREWARREN HOUSE - Glasshouse

dwg: TWRC/01/01  
scale: 1:50  
issue: 04.11.10

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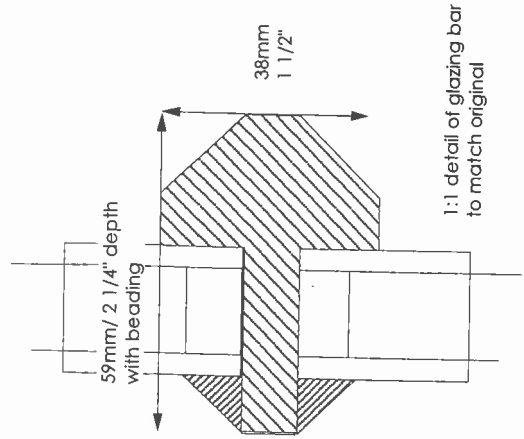
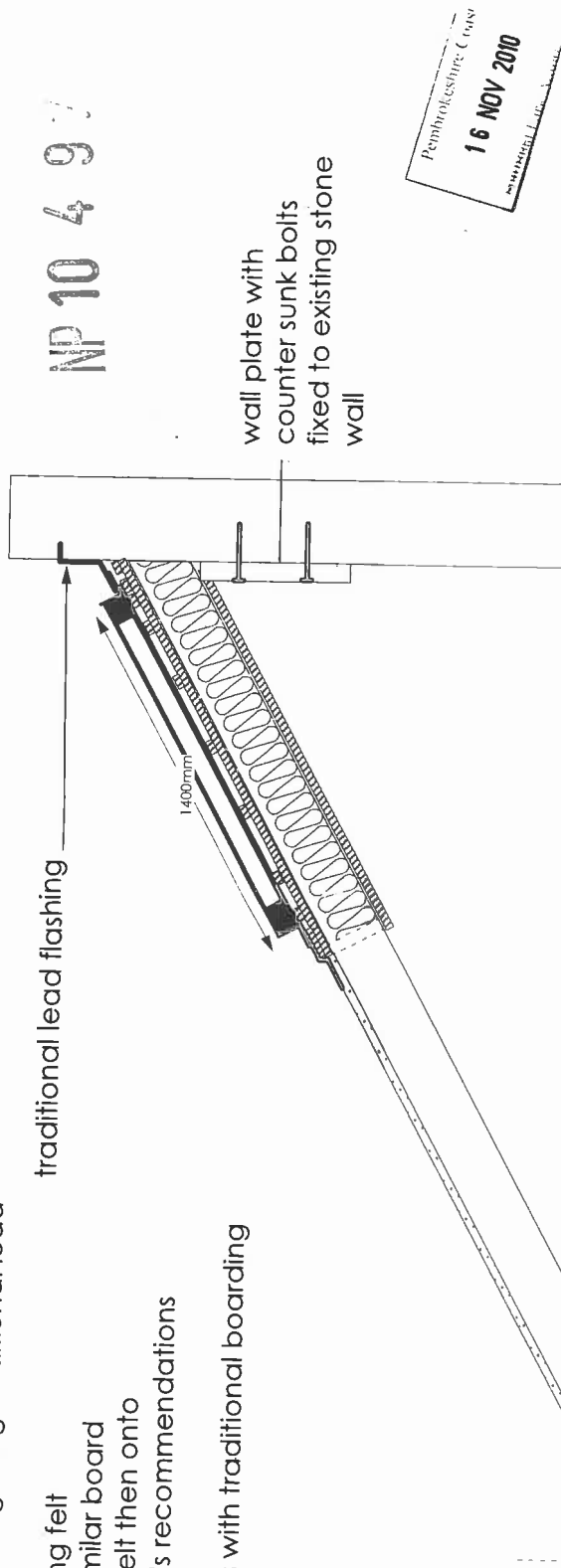
Claire Deacon MA IHBC

Historic Building Consultant & Project Management  
clairedeacon@talktalk.net 01646 636270

## NOTES

- Velux SO8 solar collector with velux flashings
- 1400 high x 1000 wide x 98 depth
- dressed into wall and glazing using traditional lead detail
- onto battens over roofing felt
- set onto wyroc/ply or similar board
- over joists then roofing felt then onto battens as manufacturer's recommendations with flashings
- insulation between joists with traditional boarding below

Scale 1:20



**TREWARREN HOUSE - Glasshouse** Proposed Solar Fixing Detail and glazing detail

dwg: TWRC/00/04  
scale: 1:20 & 1:1  
issue: 16.11.10

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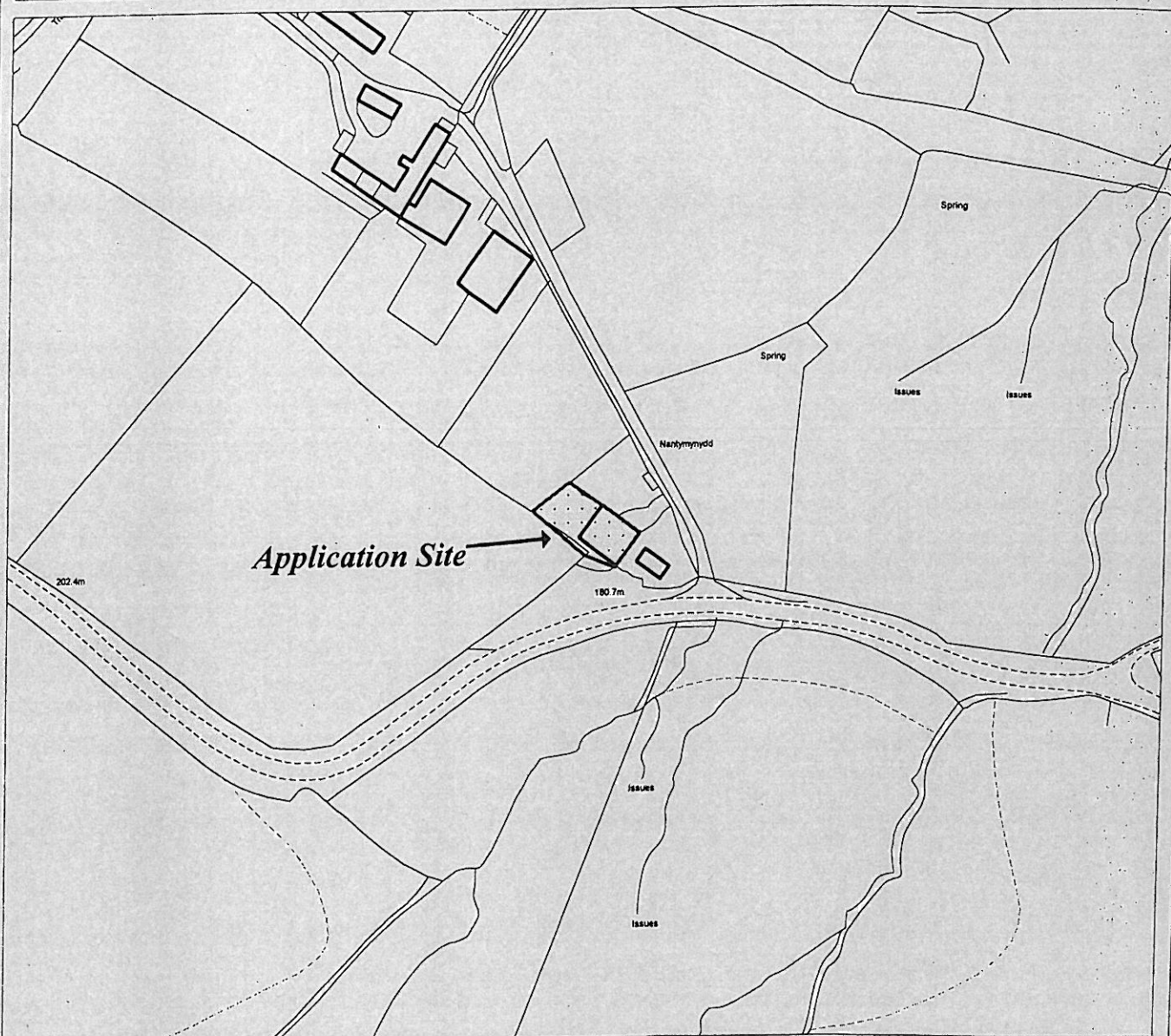
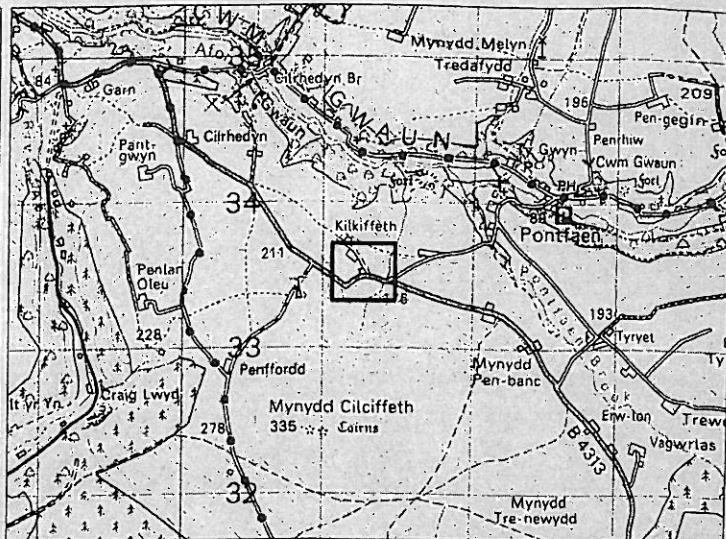
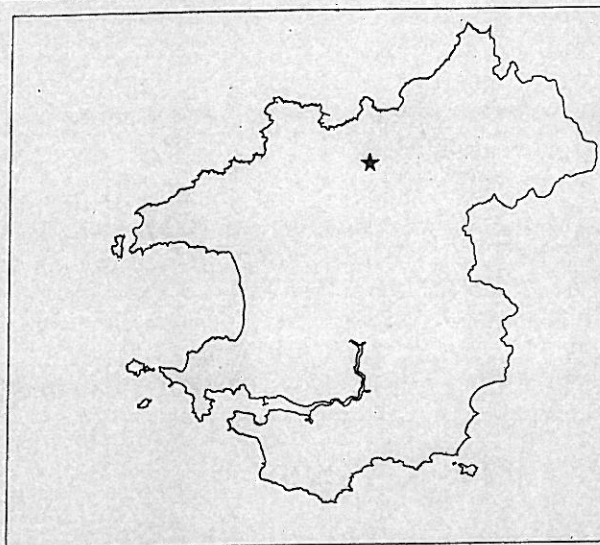
SUPPLEMENTAL ITEM



**NP/09/094**

**Nantymynydd, Pontfaen**

Scale 1:2500



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**Application Type:** Outline**Reference:** 09/094

Grid Ref. SN012335

**Applicant:** Mr J Phillips,**Agent:** Mr Evans**Proposal:** Dwelling**Site Location:** Nantymynydd, Pontfaen**Description:**

This application seeks permission for an agricultural workers dwelling. The application was approved at the Development Management meeting on 17 August 2009 subject to a Section 106 Agreement tying the land and farm to the dwelling.

The applicant has requested that the approval be given without a Section 106 due to the difficulties this gives in obtaining funding. The applicant has been asked to provide further information in this regard and a further report will be given at the meeting.

**Previous Relevant Applications:**

04/285	Temporary consent for mobile home		
	Approved	16 September 2004	Same Site
07/593	Dwelling		
	Refused	21 February 2008	Same Site
02/263	Mobile home		
	Refused	20 June 2002	Same Site
	Appeal lodged: 22/07/2002	Result:	Dismissed
08/236	Microbrewery		
	Approved	20 August 2008	
98/214	Residential caravan (ROC)		
	Approved	22 July 1998	Same Site
00/385	Mobile Home (ROC)		
	Refused	20 October 2000	Same Site
05/470	Mobile Home (renewal of consent)		
	Approved	24 October 2005	Same Site
06/199	Agricultural dwelling to replace mobile home		
	Withdrawn	18 July 2006	Same Site

**Consultee Response:**

CWM GWAUN COMMUNITY COUNCIL: No objections. Full support.

TRANSPORTATION & TECHNICAL SERVICES: Conditional consent

WELSH WATER: No public sewers in this area. It may be possible to requisition sewers from Welsh Water under sections 98-101 of the Water Industry Act 1991. Water supply - Conditions re Development near Watermains.

ENVIRONMENT AGENCY WALES: Conditional consent

CARMARTHENSHIRE CC ESTATES: Support.

**Public Response:**

9 letters of support

and a petition supporting the application has been received.

### **Officers Appraisal:**

Policies

LDP Policies –

Policy 1 – National Park Purposes and Duty

Policy 7 – Countryside

Policy 8 – Special Qualities

Policy 15 – Conservation of the Pembrokeshire Coast National Park

Policy 29 – Sustainable Design

Policy 53 – Impacts of Traffic

Planning Policy Wales, Edition 3, Chapters 4, 8 and 9

Technical Advice Note 6 – Planning for Sustainable Rural Communities (TAN6)

Officers Appraisal

Background and Description

Temporary consent for a residential caravan for the personal use of Mr and Mrs Phillips was first approved in 1976 (NP/331/76) and was renewed at intervals until it lapsed in May 1993. In March 1994 an application for a further period of temporary consent was not supported on agricultural grounds by the County Estates Officer and was not supported on two subsequent applications. However it was resolved to grant temporary consent in 1994, 1996 and 1998 due to the complex situation regarding the then ownership of the whole site. (NP/587/94, NP/36/96 and NP/98/214).

In 2000 an application for a further temporary period was refused as there was neither an agricultural justification, nor were there personal circumstances that justified a further consent. (NP/00/385) An Enforcement Notice was served giving a period of 12 months for compliance; that was not met and authority was given by the committee in March 2002 to instigate prosecution proceedings for non compliance with the notice. However before that could be done a further application was received. That was refused. It was appealed and the subsequent appeal dismissed. (NP/02/263)

Following this decision a further application was submitted stating that a new agricultural enterprise had been started on the site, namely raising beef calves in a building on the site. The calves were supplied by the Welsh Meat Company and the agricultural advisor confirmed that this enterprise did justify a dwelling on the site. He recommended that a three year temporary permission be granted to allow this enterprise to become established at the end of which a further assessment could be given. In view of the previous history permission was granted for only twelve months to enable a further assessment to be made at that time to ensure that the enterprise was taking place. (NP/04/285)

A subsequent application in 2005 was granted a temporary two year approval for the retention of the unit (NP/05/470)

An outline application for the erection of a new permanent dwelling was received in 2007. The need for this did not meet the requirements of TAN 6 and following a site visit by Members was refused permission in February 2008

In that the temporary planning permission for the mobile home granted in 2005 had lapsed and the Outline planning permission referred to above had been refused permission. Members considered the matter at a meeting in March 2008 and resolved to serve a Breach of Condition Notice (in that the requirement to remove the mobile home at the end of the temporary period had not been met.)



This was served in October 2008 and gave a period of twelve months for compliance viz October 7th 2009.

This application is again a proposal in outline to erect a permanent dwelling to replace the mobile home.

#### Current Proposal

The current proposal seeks outline planning permission for an agricultural workers dwelling to replace the mobile home. The application was reported to the Development Management committee meeting on 17th August 2009 where it was resolved to grant planning permission subject to the satisfactory completion of a Section 106 Agreement tying the land and farm to the dwelling and restricting severance from each other.

Despite numerous reminders, the Section 106 Agreement has never been completed, and a request has now been received from both the applicant's agent and the Farmers Union of Wales to allow the development without the imposition of the agreement. This request has been made on the grounds that it is considered that the imposition of such an agreement is overburdening and that this type of restriction is more commonly applied to second dwellings providing accommodation on farms.

It is also stated that the agreement has resulted in enormous problems for gaining a mortgage and as such it is requested that the planning permission be issued without the need for an agreement.

#### Key Issues

The principle of approving a farm dwelling on this site was established last year as set out above. Since that decision was taken the Local Development Plan has been adopted and a revised TAN 6 in relation to planning for sustainable rural communities has been published. Whilst these revised policy documents do not alter the position with regard to the principle of allowing this development, consideration does need to be given to their content in assessing this request to allow the development without an agreement tying the land to the dwelling. As the principle of allowing a dwelling on this land has been established, the key issue is whether permission should be granted without tying the dwelling to the land based on sound planning reasons.

#### The Need to Tie the Land and Dwelling together

Planning Policy Wales 3, TAN 6 and policy 7 of the LDP only allow new dwellings to be permitted in the open countryside where it can be demonstrated that there is a functional need for a dwelling to serve the particular enterprise carried out. TAN 6 also states that "In appropriate circumstances, authorities may use planning obligations, for example, to tie a rural enterprise dwelling to adjacent buildings or land, to prevent them being sold separately without further application to the authority". The TAN does not however provide any assistance with regard to those circumstances that would be appropriate to require such a restriction.

It is accepted that in this instance there is a need for a dwelling on the holding in association with the applicant's calf rearing operation which is located on a portion of the overall holding. The land associated with the holding is divided by a public highway (B4313) and there are other buildings associated with the holding on land divorced from the area where the dwelling will be erected. In view of the ease of fragmentation that could occur due to the geography of the holding and the need to ensure the continued availability of the land to its business element, and thus ensure the continued justification for a full time dwelling, it was considered that a Section 106 agreement should be entered into. This would ensure that all the land and buildings were retained in one holding and it was considered that in this case there were "appropriate circumstances" to justify this course of action.

In light of the request to approve this development without this restriction, however, further advice has been sought from the Authority's Agricultural Advisor. It is his view that insufficient information has been provided with regard to the difficulties presented by the Section 106 agreement or the steps taken to obtain funding for the scheme. It is necessary to establish where a mortgage has been sought (as mainstream banks may not lend on an agricultural enterprise) and with regard to the equity available. TAN 6 requires any consideration to be based on the needs and circumstances of the holding rather than the individual concerned and further information is therefore felt necessary to establish if the difficulties of borrowing for this development are strictly confined to the proposed legal agreement. The applicant has been requested to provide further information (in confidence should he wish) to enable a further assessment to be made. On receipt of this information further consideration will be required as to whether there are overriding reasons to allow this development without a land tie.

It is also relevant to the consideration of this matter that TAN 6 has introduced a new approach to occupancy conditions on agricultural dwellings; the condition would restrict occupancy to an occupier solely or last working on any rural enterprise where there is a defined functional need. TAN 6 states "It should not be necessary to tie occupation of the dwelling to workers engaged in one specific rural enterprise even though the needs of that enterprise justified the provision of the dwelling. An occupancy condition will, however, ensure that the dwelling is kept available to meet the needs of other rural enterprises in the locality if it is no longer needed by the original business, thus avoiding a proliferation of dwellings in the open countryside".

It is however clearly beneficial for meeting the needs of wider rural enterprises to ensure that sufficient land is available with the dwelling to run such an enterprise.

TAN 6 also however introduces a second tier to the occupancy condition relating to affordable housing. In the absence of a person qualifying under the rural enterprise category, the condition would enable occupation by a person eligible for consideration for affordable housing. These changes therefore not only widen the scope for occupancy to all qualifying persons in rural enterprises with a defined functional need, but enable the dwelling to be used as an affordable home in the absence of any such demand.

The Authority's agricultural advisor has stated that the introduction of this second "tier" of occupancy could offer a solution to any lender to provide financial assurances and may also reduce the need for the Section 106 agreement tying the land to the dwelling. It would be unlikely to be reasonable to apply an affordable housing occupancy condition to a dwelling with a restriction tying the land to the dwelling as it would be inappropriate to have an affordable housing unit with a large land holding. It is however clearly applicable in relation to any agricultural occupancy condition, and it is considered that should the development proceed without a legal agreement, that it would be wholly appropriate to include the affordable housing criteria in the occupancy condition to follow the latest national policy advice.

Notwithstanding the issue relating to the occupancy condition, I will update members at the meeting with regard to the requested information in respect of the difficulties of the funding and will make a verbal recommendation at the meeting in this regard.

#### **Recommendation:**

A further verbal report will be given at the meeting.