

**Application Ref: NP/11/273**

<b>Application Type</b>	Reserved Matters
<b>Grid Ref:</b>	SS05619889
<b>Applicant</b>	Mrs S Thomas
<b>Agent</b>	Mr W Beynon MCIAT
<b>Proposal</b>	Reserved matters (consideration of appearance, landscaping and scale) for outline permission NP/07/402 erection of five open-market houses and one affordable housing units
<b>Site Location</b>	Land adjacent to Landway Farm, Jameston, Tenby, Pembrokeshire, SA70 8QH
<b>Case Officer</b>	Julia Evans

**Summary**

This is a reserved matters application providing details for the six detached dwellings and associated works, at land adjacent to Landway Farm, Jameston. The application has been submitted to seek approval of appearance, landscaping and design for five open-market houses, and one affordable housing unit. The application has raised no planning objections, and therefore approval is recommended subject to conditions.

The application has been brought before the Development Management Committee because the Community Council have objected to the proposal on the loss of privacy to the neighbouring dwellings, which is contrary to your officer's views on the proposal.

**Consultee Response**

**Manorbier Community Council:** Concern

**Environment Agency:** Concern - Would not support the use of private systems in any area served by a main sewer in line with Planning Policy Wales 2010 and WO Circular 10/99.

**PCC - Transportation & Environment:** Conditional Consent

**Dwr Cymru Welsh Water:** Conditional Consent

**Public Response**

The application has been advertised with a site notice and neighbour notifications have been undertaken. Three letters have been received making the following comments:-

- The site should not have had planning permission in the first place;
- The houses will overlook neighbouring properties;
- The lane is too small for extra traffic;
- The additional houses are not needed;
- The sewers will not cope with the additional houses;
- The development is for the greed of the farmer;
- Not clear what the application is for or for how many units;

- Loss of view; and
- Bungalows not houses should be built.

### **Policies considered**

LDP Policy 01 - National Park purposes and duty  
LDP Policy 06 - Rural Centres  
LDP Policy 08 - Special Qualities  
LDP Policy 11 - Protection of Biodiversity  
LDP Policy 13 - Historic Landscapes Parks and Gardens  
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 21 - Minerals Safeguarding  
LDP Policy 29 - Sustainable Design  
LDP Policy 30 - Amenity  
LDP Policy 31 - Minimising Waste  
LDP Policy 32 - Surface Water Drainage  
LDP Policy 44 - Housing  
LDP Policy 45 – Affordable housing  
LDP Policy 52 - Sustainable Transport  
LDP Policy 53 - Impacts on traffic  
PPW4 Chapter 04 - Planning for Sustainability  
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast  
PPW4 Chapter 06 - Conserving the Historic Environment  
PPW4 Chapter 08 - Transport  
PPW4 Chapter 09 - Housing  
PPW4 Chapter 12 - Infrastructure and Services  
PPW4 Chapter 13 - Minimising and Managing Environmental Risks and Pollution  
SPG01 - Affordable Housing  
SPG03 - Sustainable Design  
SPG06 - Landscape Character Assessment Study, June 2009  
SPG10- Parking  
TAN 02 - Planning and Affordable Housing  
TAN 05 - Nature Conservation and Planning  
TAN 06 - Planning for Sustainable Rural Communities  
TAN 12 - Design  
TAN 18 - Transport  
TAN 22 - Planning for Sustainable Buildings

### **Officer's Appraisal**

#### **Background**

This is the second reserved matters submission pursuant to Outline permission NP07/402, for five open-market dwellings and one affordable housing unit at land adjacent to Landway Farm, Jameston. An earlier reserved matters application was withdrawn earlier this year because of

having an invalid site area. Outline permission was granted on the 21<sup>st</sup> August 2008 for the siting and means of access of six detached dwellings. The current reserved matters application was registered on the 5<sup>th</sup> July 2011 in order to seek approval of the remaining outstanding reserved matters (ie appearance, landscaping, and scale).

The proposed dwellings lie to the north of a new access road that runs to the north of Landway Farm and its associated agricultural buildings. This new access road also provides access to the agricultural land that bounds the site to the east. Opposite the site's access lies a builders yard, whilst to the north lies a mix of terraced and semi-detached housing. At the time of the site inspection a close-boarded timber fence had been erected to the northern and southern site boundaries, and along the public highway.

The site lies within the village's Centre Boundary, and a Historic Landscape. It also lies over a Minerals Safeguarding Area.

### **Current Proposal**

This application seeks approval of the remaining reserved matters (ie appearance, scale and landscaping). Siting and means of access were approved under the Outline permission NP07/402, and the reserved matters application seeks the approval of one bungalow (plot 2 which is the affordable housing unit), and five detached dwellings plus a double garage.

The two bedroomed bungalow is for affordable housing, and would be constructed of roughcast or smooth render under a natural slate roof, with timber joinery. As required at the outline stage it is a two-bedroomed unit. The proposed open-market houses would be constructed of the same materials as the bungalow, providing both four and two-bedroomed dwellings. The four-bed units would have a conservatory to the rear, and would have a traditional double-fronted appearance. The two-bed units would also be double-fronted, but would be one-and-a-half stories in height. All would have brick built chimneys.

The dwellings are all sited as per the outline permission. Units 2 to 5 would have driveways and parking provision off the highway, whilst units 6 and 7 would have parking plus a single garage each, the finishes of which would match the dwellings.

As regards proposed landscaping, the close boarded fence to the northern boundary of the site is to be retained, as is the existing hedgerow and trees to the east. A hedgebank is proposed along the southern boundary, to screen the agricultural buildings. Along the existing highway, a wall, with stone facing, and hedgerow planting above is proposed. To the front of the wall is a new public footpath.

The application has been supported with a Design and Access Report.

### Key Issues

This application raises the following planning matters:-

- Compliance with the requirements of the outline permission;
- Impact on the special qualities of the National Park;
- Impact on the Historic Landscape;
- Drainage matters;
- Highways and parking matters;
- Amenity matters;
- Minerals safeguarding matters.

The outline permission granted in August 2008 allowed for the siting and means of access of six dwellings, five of which were to be for the open-market and one for an affordable dwelling (controlled by S106). Thus the principle of the development of the site for residential development has already been approved, including the provision of an affordable housing unit. The conditions attached to the permission specified traditional design solutions for the new dwellings, and it is considered that the details of the dwellings submitted with this current reserved matters application are compliant with these conditional requirements. The current application also seeks approval of the landscaping scheme for the site. The boundary treatments are as currently existing, although a hedgebank is proposed for the southern boundary, and a wall and hedge along the existing highway. The planting schedule as proposed on the submitted drawings is acceptable, apart from the planting of Japanese Maples on the site. As these are not a native species, a condition has been suggested preventing their planting. The applicant has also not provided full drawings of the hedgebanks, so these have also been conditionally requested. The proposal is therefore not felt to harm the special qualities of the National Park or the character and appearance of the Historic Landscape subject to these conditions.

The outline permission was subject to a number of instructive conditions concerning surface and foul water disposal. Neighbours have questioned whether the existing sewer system can accommodate additional capacity. Welsh Water has suggested conditional requirements that are already part of the outline permission but have not objected to the details of the reserved matters. The Environment Agency has raised a number of matters concerning the drainage of the site. However, as there was no conditional requirement for the approval of these matters, the Agency's letter has been attached as an informative for the applicant to address.

Means of access was permitted with the outline application, and the Highways Officer at the County Council has considered the reserved matters, raising no objection to it subject to conditions being attached concerning surface water disposal and the provision of parking spaces. The former has already been attached to the outline permission so does not need to be included on the reserved matters. The suggestion for retention of the proposed parking spaces for parking use only reflects the provision of 2 spaces per dwelling, with visitor parking on the estate road. As this is pertinent to the reserved matters, this condition has been suggested. Neighbours have raised

concerns that the existing road access is not adequate to take additional vehicular traffic. The principal of the use of the highway for accessing the additional dwellings was established at the outline stage and as the Highways Authority has raised no concerns, no objection can be substantiated.

The siting of the proposed dwellings was established under the outline permission. The Community Council and some of the occupiers of the properties along St James' Place have objected to the loss of amenity that the proposal will result in. They consider that the proposed dwellings will result in a loss of privacy to these dwellings through overlooking, and that they should be bungalows not houses. The closest dwelling to the existing properties along St James' Place lies over 14 metres away, and is the blank elevation to Plot 6. With the other houses proposed there is a distance of over 20 metres between habitable rooms, and this distance is considered acceptable and not to result in a unacceptable loss of privacy to the existing dwellings. As regards Plot 6, a condition has been suggested removing permitted development rights as regards the insertion of further windows within its northern gable, so as to protect existing amenity.

The site lies over an area of mineral safeguarding. As this is a reserved matters application the principle of the development of the land has already been established, and therefore minerals safeguarding has already been accepted as not being necessary.

### **Conclusion**

The proposal is considered acceptable subject to the conditions suggested above.

### **Recommendation**

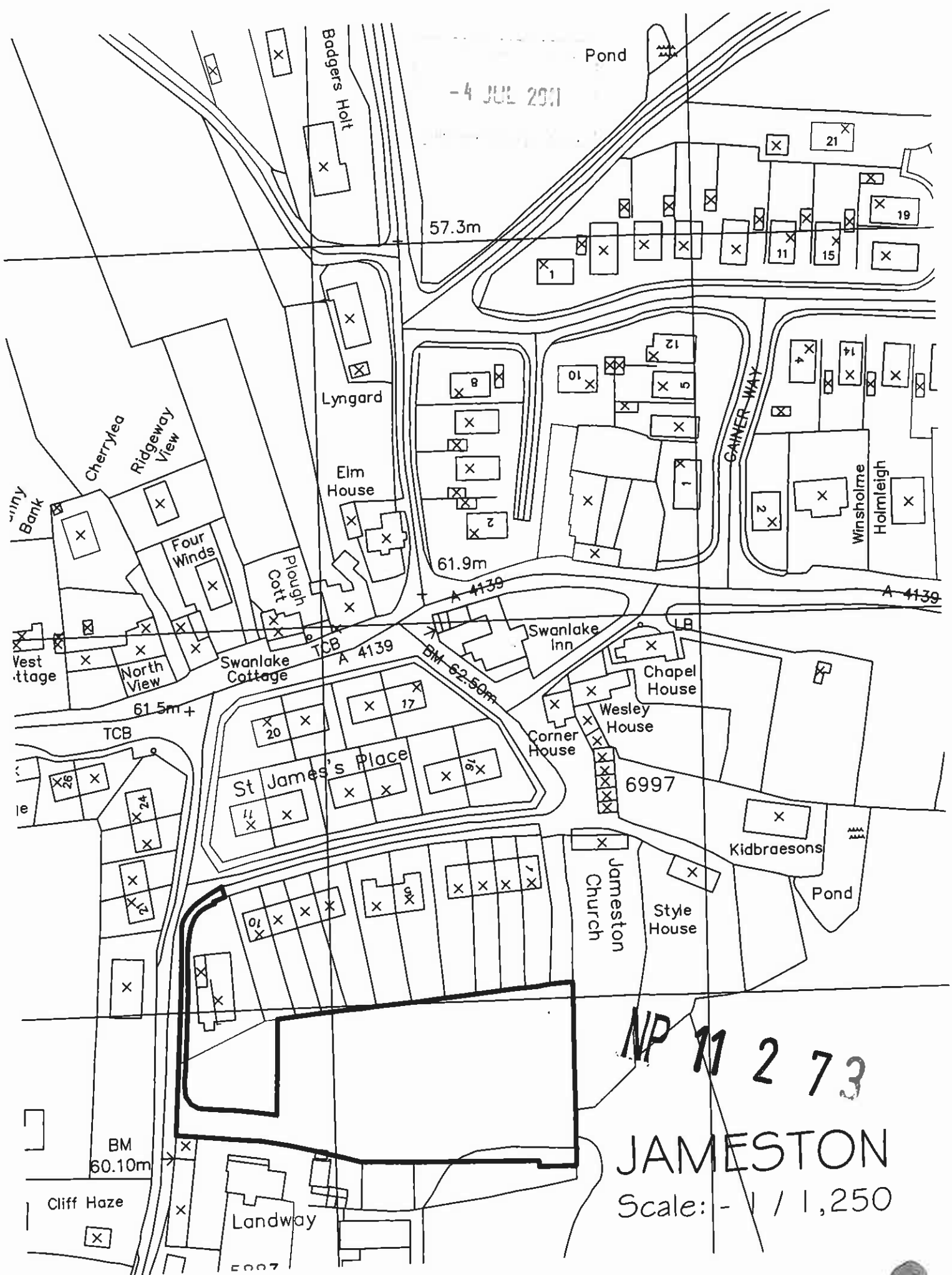
Approval subject to conditions.

### **Additional Material**

Decision Drawings:-

- Site location plan (received 4<sup>th</sup> July 2011);
- 001 (received 29<sup>th</sup> June 2011);
- T02 (received 29<sup>th</sup> June 2011);
- T03 (received 29<sup>th</sup> June 2011);
- T04 (received 29<sup>th</sup> June 2011);
- G01 (received 29<sup>th</sup> June 2011).

- 4 JUL 2011

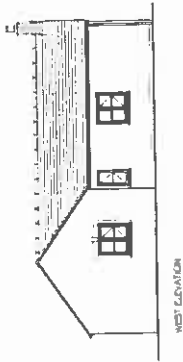
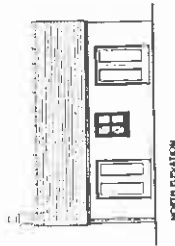
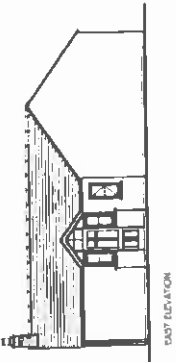
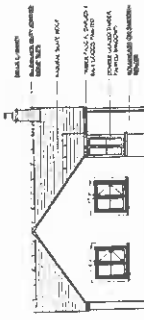


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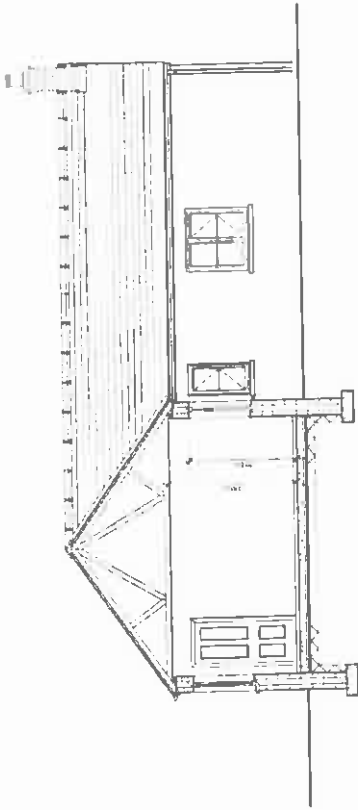
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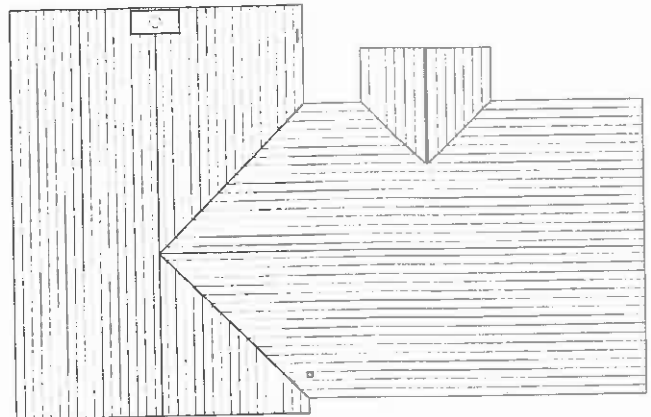
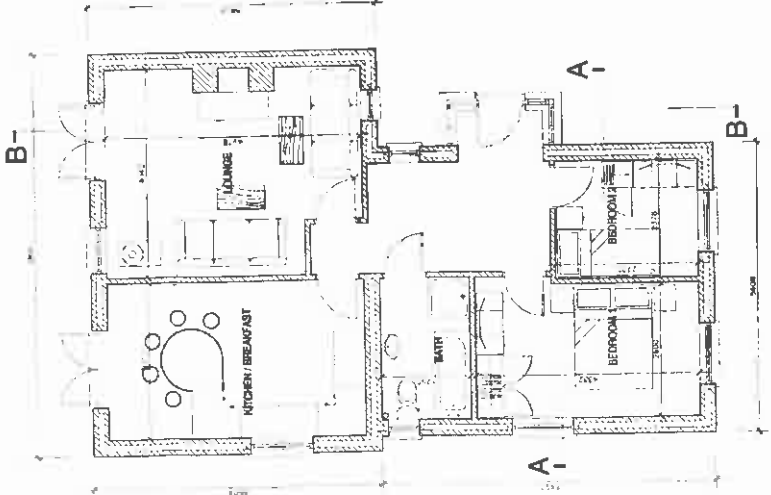
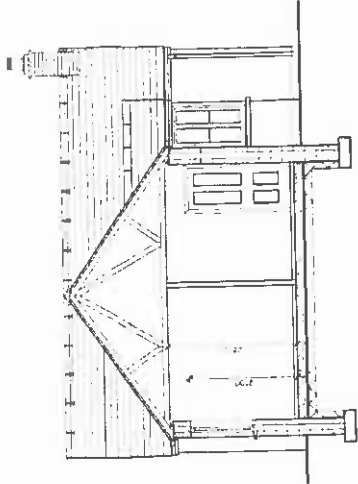




SECTION ALONG A - A



SECTION ALONG B - B



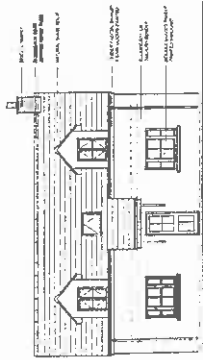
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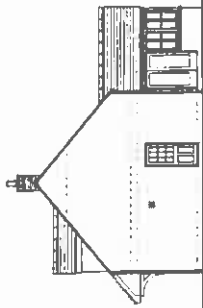
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Residential Development to Land Adjacent Ladbroke Farm, Jameston			
Unit 2 for Plot 2			
Scale	1:100	1:50	1:20
Author	W.B.	W.B.	W.B.
Client	W.B.	W.B.	W.B.
Project	11/2/73	11/2/73	11/2/73
Drawn	W.B.	W.B.	W.B.
Checked	W.B.	W.B.	W.B.
Approved	W.B.	W.B.	W.B.
Plot	11/2/73	11/2/73	11/2/73
Unit	11/2/73	11/2/73	11/2/73
Sheet	11/2/73	11/2/73	11/2/73
Drawn	11/2/73	11/2/73	11/2/73
Checked	11/2/73	11/2/73	11/2/73
Approved	11/2/73	11/2/73	11/2/73

GROUND FLOOR PLAN  
UNIT 2

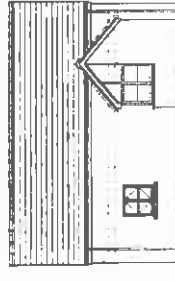




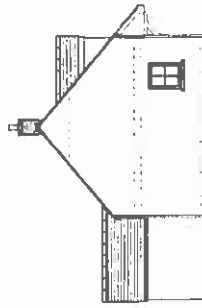
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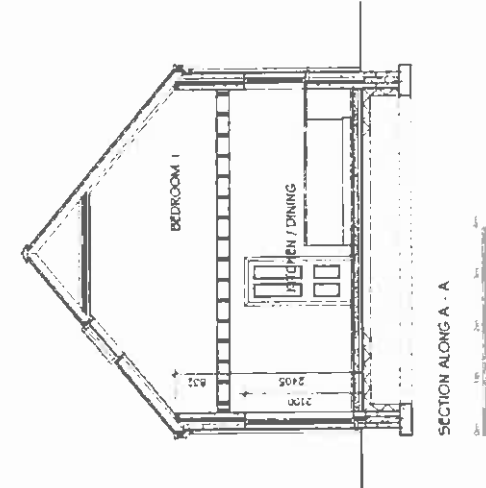
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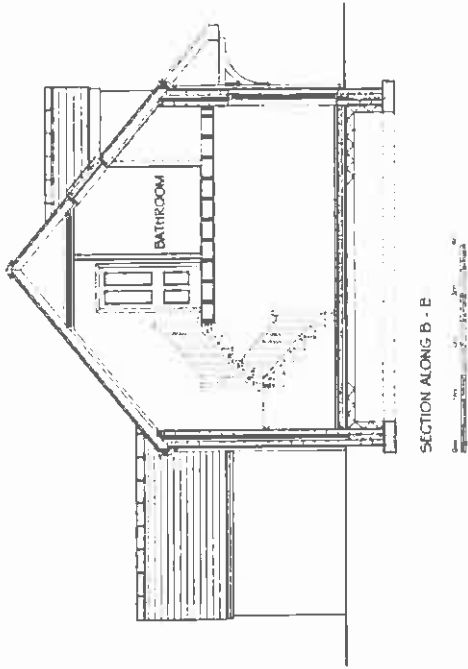
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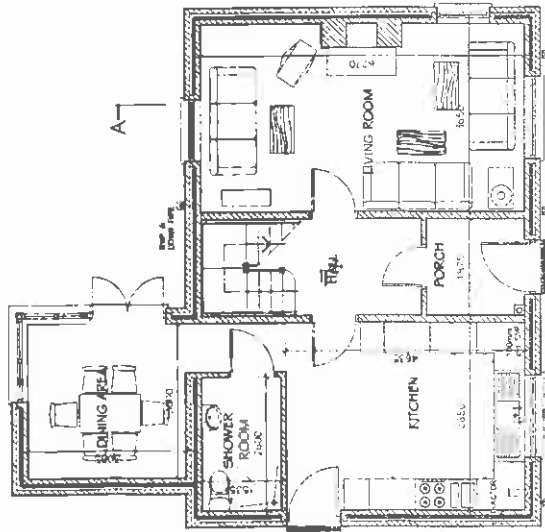
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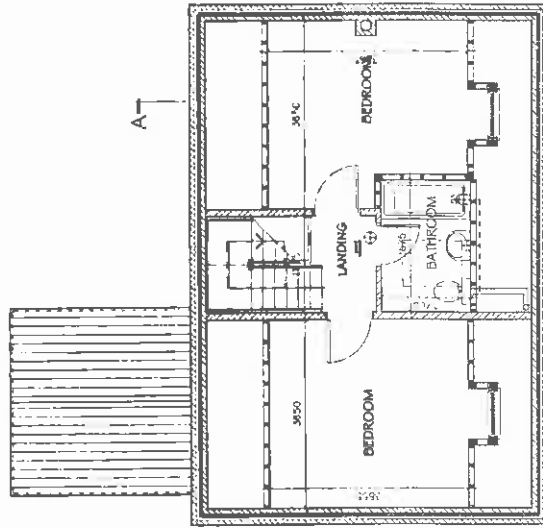
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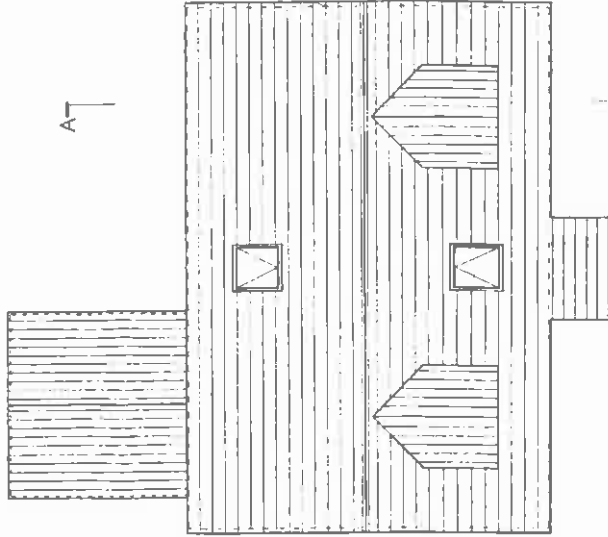
SECTION ALONG B - B



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

# UNIT 3

NP 11 2 73

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For The Client: **William Beynon MCIAT**  
 14 The Old Rectory, 11, High Street, Exeter, Devon, EX1 1TA  
 Tel: 01392 261111 Fax: 01392 261112

For The Client: **Residential Development to Land Adjacent to Linsay Farm, Junction**

Plot: **Unit 3 for Plots 3 & 4**

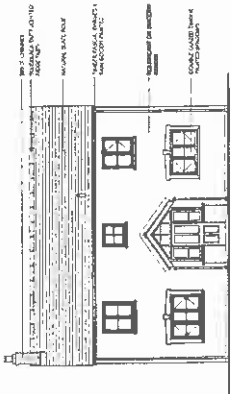
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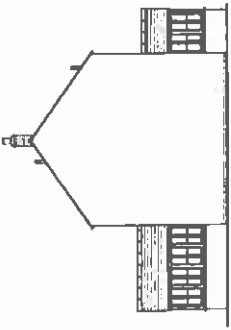
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Client: **TO3**

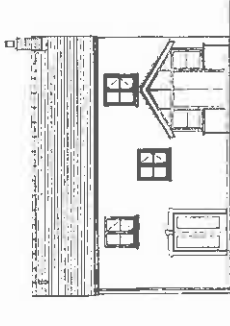
Architect: **William Beynon MCIAT**  
 Chartered Institute of Architectural Technicians



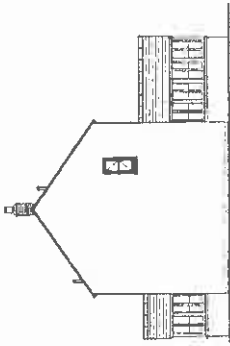
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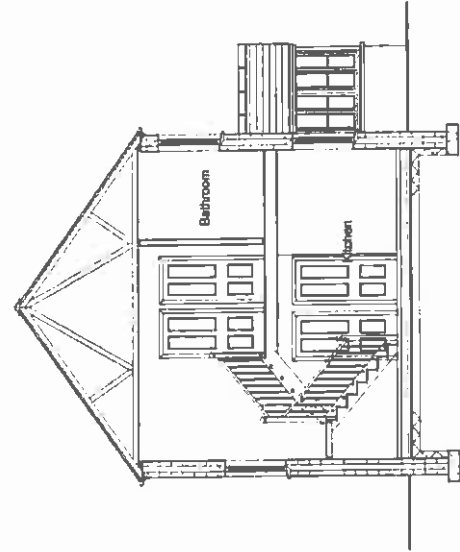
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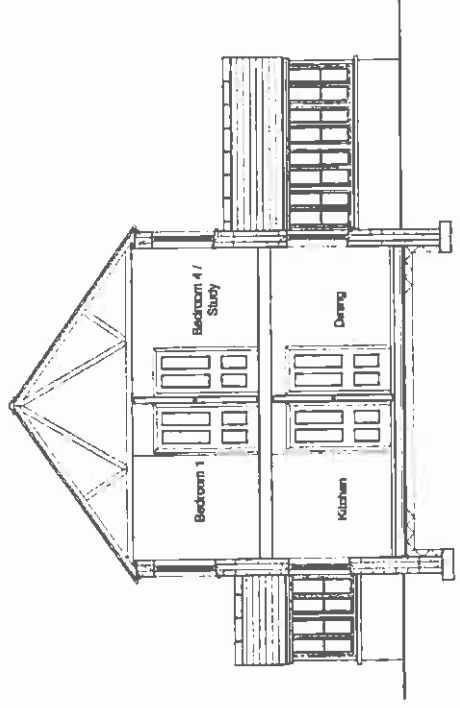
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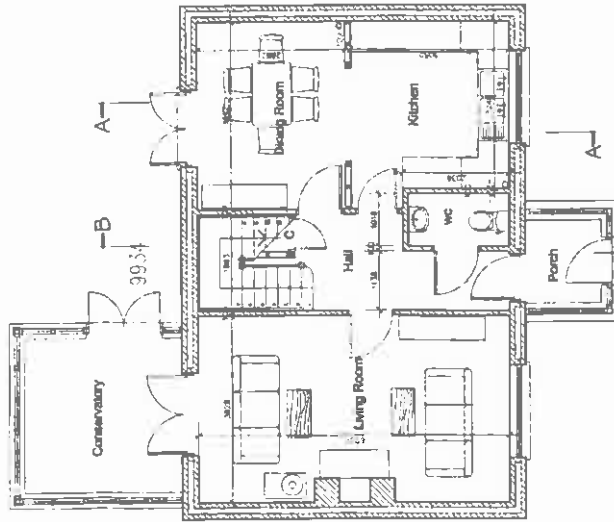
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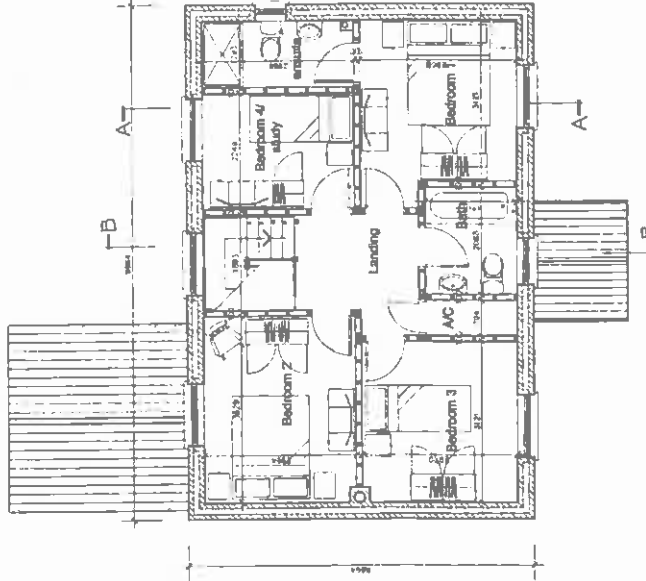
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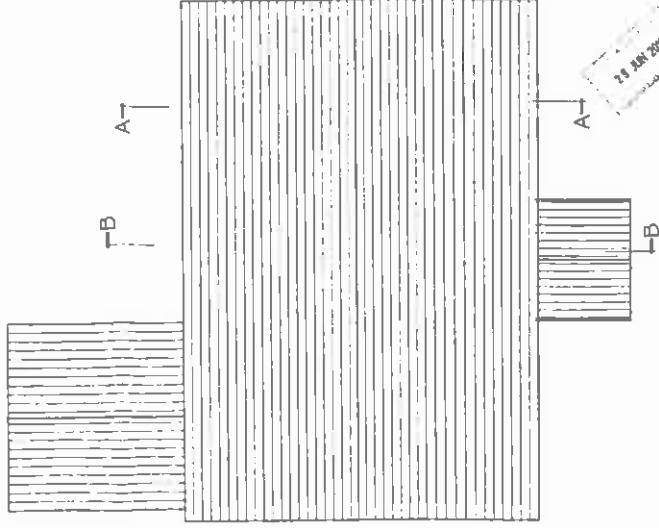
SECTION ALONG B - B.



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

NP 11 2 73

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<p>Project Name: Residential Development to Land Adjacent Llanvilly Farm, Jarmston</p>	<p>Client: TO4</p>
<p>Site: Unit 4 for Plots 5, 6 &amp; 7</p>	<p>Date: 11-01-25</p>
<p>Scale: 1:100</p>	<p>Author: W.B.</p>
<p>Drawn: W.B.</p>	<p>Checked: W.B.</p>
<p>Project No: 11-01-25</p>	<p>Sheet No: 1/1</p>

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UNIT 4

