

Application Ref: NP/11/276

Application Type Full
Grid Ref: SN07173968
Applicant Mr PF Lowe
Agent Mr W Harries, Harries Design & Management
Proposal 11 replacement dwellings
Site Location Llwyngwair Manor, Newport, Pembrokeshire, SA42 0LX

Summary

The current application proposes the replacement of the eleven chalets to the rear of the Llwyngwair Manor with eleven new permanent dwellings and includes proposals for the environmental/ecological enhancement of the surrounding grounds.

The application raises the issues of the principle of the development, layout, design, amenity and setting, biodiversity and tree protection interests, environmental enhancement, the suitability of the infrastructure and other matters raised by the objector.

It is considered that the application complies with adopted planning policy and is of an acceptable design and layout and does not affect the setting of the listed building or amenity. The proposal does not adversely affect protected species or trees and provides some enhancement for biodiversity and the local environment. The site can also be adequately serviced by the infrastructure available and whilst the comments of the objector are noted a number of the matters raised are not material planning considerations. The application is therefore recommended for approval.

Consultee Response

Dwr Cymru Welsh Water: No objection
Environment Agency: No objection - But request that the matters and conditions are noted on response
Environment Agency: Conditional Consent
PCC - Transportation & Environment: Conditional Consent

Public Response

One letter of objection has been received. It is stated that only four chalets are owned by the estate with the rest being privately owned. With the exception of one chalet, all other owners pay a yearly ground rent and council tax. The letter also raises issues that the owners may not wish to upgrade their chalets, issues in relation to storage and queries whether the external finishes are appropriate and that all owners should be advised of the application.

Policies considered

LDP Policies 1, 7, 8, 11, 15, 29, 30, 32, 52 and 53

SPG – Sustainable Design, Landscape Character Assessment Study, Validation of Planning Applications

PPW Chapters 4, 5, 6, and 12

TAN 5, 10, 12, 18, 22

Background and Description

The Llwyngwair Manor is situated to the east of Newport and comprises a Grade II listed building which has been used as a hotel and function venue for many years. It sits in extensive grounds which are used as a static and touring caravan site.

To the rear of the main hotel are eleven chalets, constructed in the 1970's under planning reference CR/2583/2183/1B and which are of prefabricated construction. They are essentially mobile homes sited on concrete bases and with stone aprons to disguise the chassis and wheels. They are accessed from a central access road but each has its own parking and small amenity area. The dwellings have full residential use rights.

The site is also situated close to a Special Area of Conservation, designated for its bats which are a protected species and a number of the trees in the vicinity are protected by a Tree Preservation Order.

A number of pre-application meetings and discussions have taken place with regard to the replacement of the existing chalets resulting in the current application.

Current Application

The current application proposes the replacement of the eleven chalets with new permanent dwellings and includes proposals for the environmental/ecological enhancement of the surrounding grounds.

The application was accompanied by a Design and Access Statement, a Pre-Assessment in relation to the Code for Sustainable Homes identifying that the dwellings will meet Level 3, a Code for Sustainable Homes Ecological Assessment, a bat survey, a transport statement, and a tree survey.

The proposed dwellings will be of a similar footprint to the existing chalets and are to be of a modern design finished with a steel standing seam roof and oak boarded walls with painted aluminium fenestration. The grounds to the west of the proposed dwellings is to be enhanced through a planting scheme including measures for ecological enhancement.

The applicant's agent has indicated that the development will take place over a 5/6 year period with the replacement of two chalets per year.

Officers Appraisal

This application is on the agenda as it is a major development in the National Park (as it is a development of ten or more dwellings).

The main issues to be considered relate to the principle of the development, layout, design, amenity and setting, biodiversity and tree protection matters, environmental enhancement, the suitability of the infrastructure and others raised by the objector.

Principle of Development

The application proposes the replacement of the existing eleven chalets with eleven new dwellings, situated within the same site area as the existing. The existing chalets, whilst being essentially mobile homes, have a valid planning permission for full residential use. As such their upgrade to permanent residential dwellings does not represent any change in planning use and thus there is no objection in principle to their replacement. As there is no net increase in numbers of dwellings on the site there is also no trigger for the provision of affordable housing and the principle of eleven unfettered dwellings in this location is therefore acceptable.

Layout, Design, Amenity and Setting Issues

As set out above the eleven existing chalets are situated to the north of the main manor house which is a Grade II listed building. They are of a prefabricated construction, typical of the 1970s with shallow pitched roofs. They each have their own parking and amenity space. They are situated within a partially walled area that would have originally formed the walled garden for the manor house and are situated on two main different levels; those to the east being higher than those to the west of the access drive. The site is situated on higher ground to the manor house but there are limited views of the chalets from the caravan park and frontage to the manor house, nor from the A487 trunk road. Notwithstanding this, the chalets are of an outdated design and make little contribution to the setting of the listed manor.

The eleven replacement dwellings will accommodate the same overall site area, and will be provided on a similar layout to the existing. The footprint of each dwelling is marginally larger than the existing but each unit will have its own integral storage area to reduce the domestic paraphernalia that might occur in the absence of dedicated storage areas. Each dwelling has its own amenity and parking areas. The dwellings are to be finished with vertical oak boarding and a pitched roof of "Aluzinc" standing seam finish (a type of sheet steel) with integrated photovoltaic panels and coloured aluminium fenestration. The design is modern, but as a result does not seek to copy or compete with the imposing but much altered 18th century listed manor. The dwellings will reflect their subservient nature to the main building, whilst being

constructed to Level 3 of the Code for Sustainable Homes and adopting sustainable design principles in line with adopted planning policy requirements.

It is therefore considered that the proposal is of an acceptable design, scale and layout and will not cause any harm to the setting of the adjacent listed building over and above that which already exists through the presence of the eleven chalets to the immediate rear of the listed building. Although the height of the units will be slightly higher, it is not considered that they will be any more visually intrusive than the existing. Furthermore there are no amenity issues arising from the proposal as there are no adjacent properties to the site which are affected by this development. The layout has been designed to minimise any loss of privacy or amenity between units whilst providing private individual gardens for each dwelling.

Biodiversity/tree protection/environmental improvement issues

The site is situated within close proximity to a Special Area of Conservation designated for its bat interest comprising several different bat species. A bat survey has been carried out and found no evidence of use of the existing chalets by bats and as such there is no objection to the removal of these structures on this ground. However, the re-development of the site does provide some opportunities for enhanced habitat to assist foraging by protected species and the scheme includes measures to enhance an area to the west of the site for species rich grassland in line with recommendations included in the ecological assessment included with the application. CCW has no objection to the proposal.

Due to the proximity of the site to the SAC it is necessary to screen the application for any likely significant effects on the features of the SAC. At the time of writing the screening opinion had not been completed and I will update members at the meeting in this respect.

The site is also surrounded by a significant number of mature trees some of which are protected by a Tree Preservation Order. The tree survey accompanying the application indicates the removal of three trees due to their condition/health but the application seeks to retain the majority of trees within the vicinity of the site. This is welcomed and subject to appropriate conditions to ensure the protection of these trees both during and post construction there is no objection to the proposal on biodiversity or tree protection grounds and the enhancement works included on these matters is welcomed.

The proposals will result in an overall environmental enhancement through the replacement of the existing chalets and their replacement with new and the associated upgrading of the landscape setting of the development. However, it is considered that fuller information will be required in relation to the specific landscaping proposals within the site itself including both hard and soft landscaping and a condition is recommended in this respect.

The suitability of the infrastructure

The proposal will utilise the existing accesses to the site, which are either through the caravan site itself or to the east of the site past Llwyngwair Lodge. No objection has been received to this proposal on highway grounds from Pembrokeshire County Council as it will not generate any different traffic to that which already exists. At the time of writing this report no response had been received from the Trunk Roads Agency. Furthermore there is no objection to this proposal on sustainable travel grounds as the proposal does not increase the use of the private car. The site is also well serviced by a public bus service that follows the main trunk road.

The proposal will utilise the existing septic tank and include a sustainable drainage system and no objections have been received from Welsh Water or the Environment Agency.

It is therefore considered that the proposal can be adequately serviced by the infrastructure available.

Other Issues

It will be noted that issues relating to ownership have been raised. However, it is apparent that the correct certificates have been served on the owners of the land and the interests that have been identified are in relation to the chalet itself rather than the land upon which it sits. An annual contract is entered into by the owners of the chalets whereby an annual ground rent is paid and there is no security of tenure or certainty of renewal each year. Therefore it is open to the owner to cease the contract on an annual basis and issues relating to this matter are civil matters between the parties concerned and are not material planning considerations.

The application was also advertised by virtue of a site notice and in the press as a "major" application. Individual notifications have also been sent to each chalet.

Conclusions

It is therefore considered that this application for the replacement of the eleven chalets with eleven new dwellings complies with adopted planning policy and is of an acceptable design and layout and does not affect the setting of the listed building or amenity. The proposal does not adversely affect protected species or trees and provides some enhancement for biodiversity and the local environment. The site can also be adequately serviced by the infrastructure available and whilst the comments of the objector are noted a number of these are not material planning considerations.

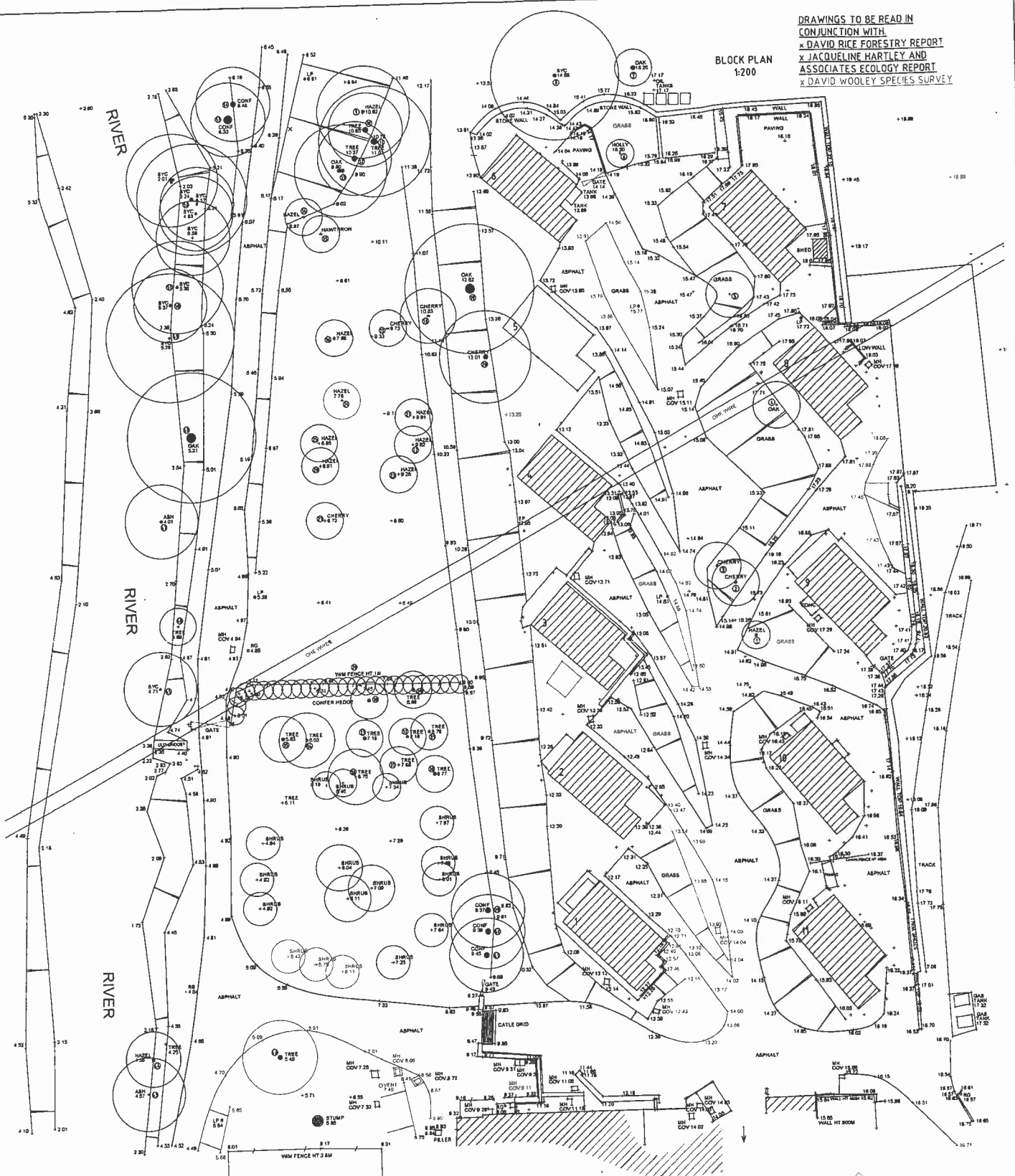
It is also noted that the plans have been incorrectly reference with regard to scales and revisions have been requested indicating the correct scale. Subject to the satisfactory receipt of these amendments, the application is recommended for approval.

Recommendation

That subject to the receipt of satisfactorily corrected plans in relation to the scales, the application be approved subject to conditions relating to time and compliance with plans, landscaping, code for sustainable homes, removal of permitted development rights, and those recommended by consultees.

DRAWINGS TO BE READ IN CONJUNCTION WITH
 x DAVID RICE FORESTRY REPORT
 x JACQUELINE HARTLEY AND ASSOCIATES ECOLOGY REPORT
 x DAVID WOOLLEY SPECIES SURVEY

BLOCK PLAN
 1:200



REV.	DATE	COMMENTS

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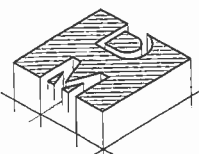
ISSUE **PLANNING APPLICATION**

CLIENT **EVELYN CRESCENT Ltd**

29 JUN 2011

ORIGINAL DRAWING A1

PROJECT
PROPOSED REPLACEMENT DWELLINGS AT THE REAR OF LLWYNGWAIR MANOR, NEWPORT, PEMBROKESHIRE



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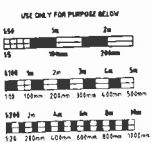
HARRIES
 DESIGN & MANAGEMENT

DRAWING TITLE
SITE LAYOUT AS EXISTING

SCALE	SEE DWG	DRAWN BY	CHECKED	WITH	DATE
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JOB No.	DRAWING No.	REV.
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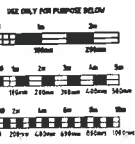
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SECTION A-A
SECTIONS 1:200

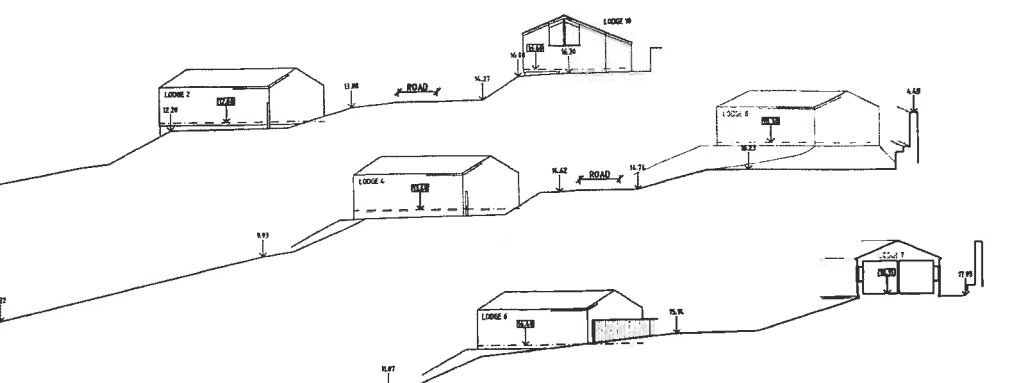
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SECTIONS 1:200

SECTION C-C
SECTIONS 1:200

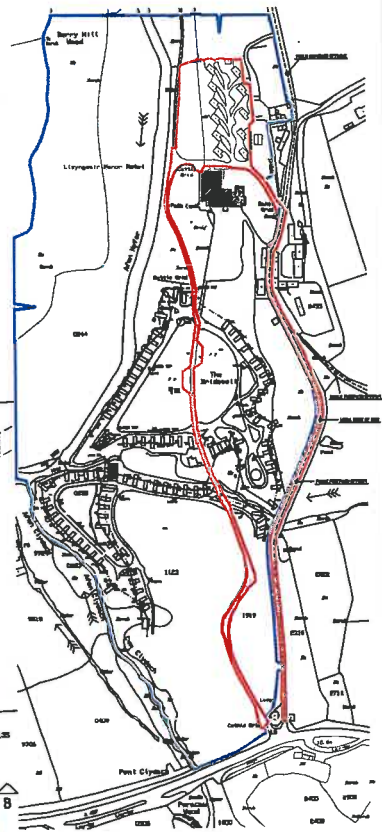
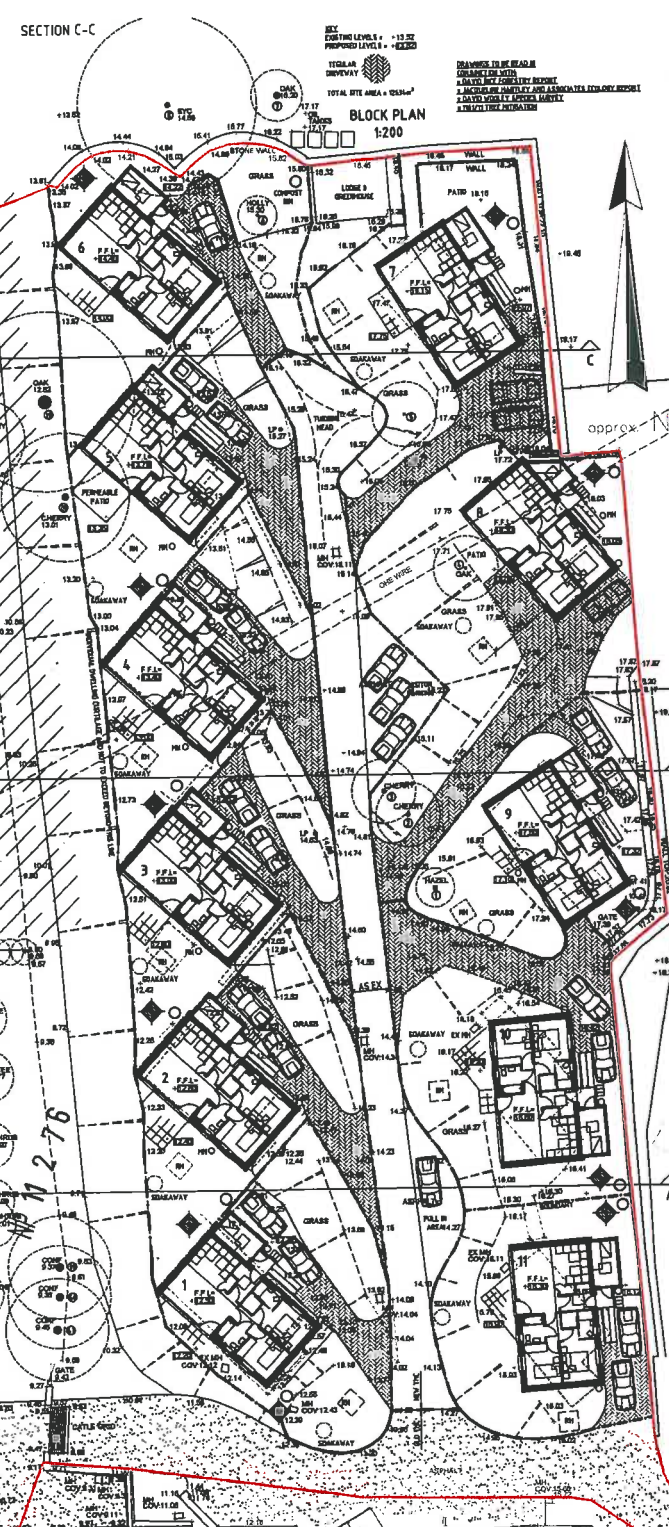
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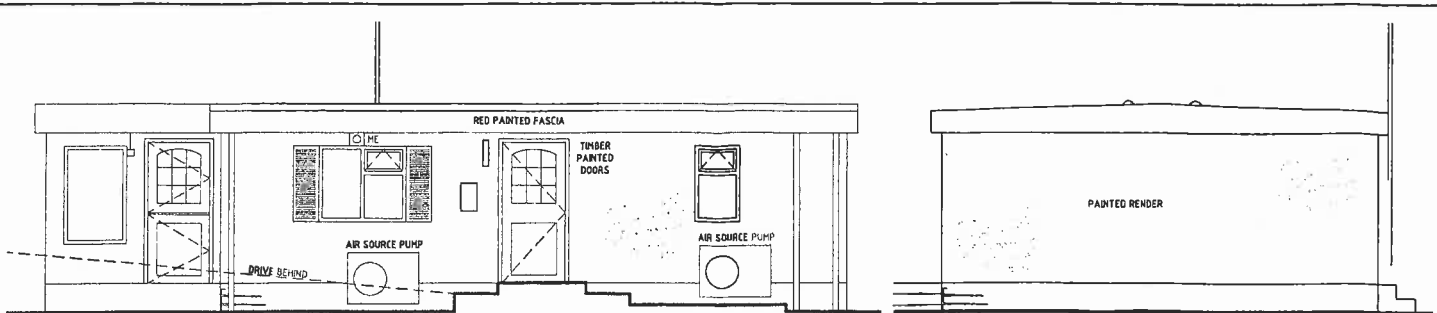


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COMPOST BIN -
WASHLINE -
RAMPWAY MARKETING -



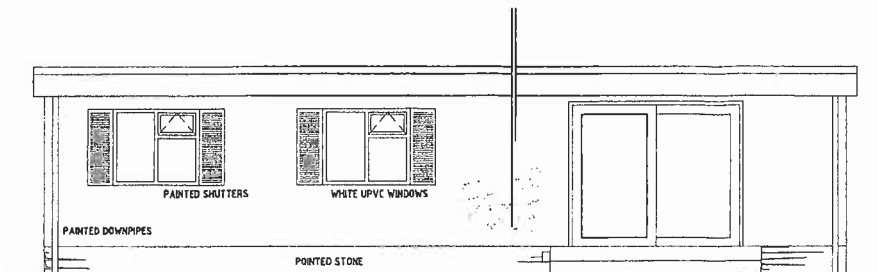
REV.	DATE	COMMENTS
DRAWINGS RECORDED		
ISSUE PLANNING APPLICATION		
CLIENT EVELYN CRESCENT Ltd		
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DRAWINGS TITLE PLANS & SECTIONS AS PROPOSED		
SCALE SEE DWG	DRAWN BY DJN	CHECKED WITH DATE 29.06.2011
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ORIGINAL DRAWING A

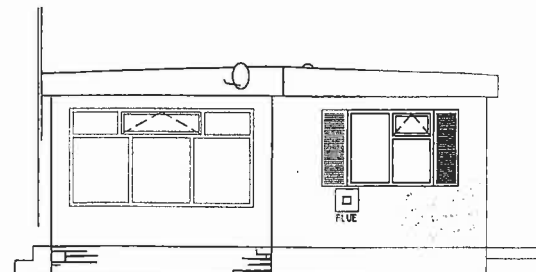


FRONT ELEVATION
ELEVATIONS 1:50

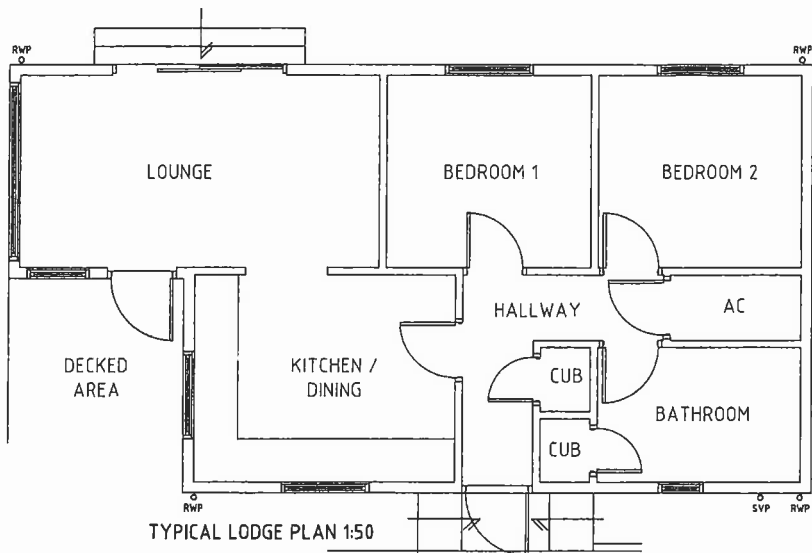
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



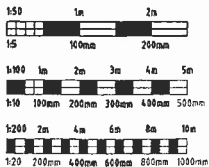
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PLANNING APPLICATION

CLIENT

EVELYN CRESCENT Ltd

ORIGINAL DRAWING A2

PROJECT

PROPOSED REPLACEMENT DWELLINGS AT THE REAR OF LLWYNGWAIR MANOR, NEWPORT, PEMBROKESHIRE

CORPORATE BUILDING ENGINEERS & CHARTERED BUILDING CONSULTANCY. HENLLAN, EGLWYSWRW, PEMBROKESHIRE, SA41 3UP, WALES.

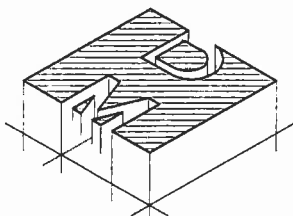
T: 01239 891 499 F: 01239 891 455 E: wth@hdm.org.uk

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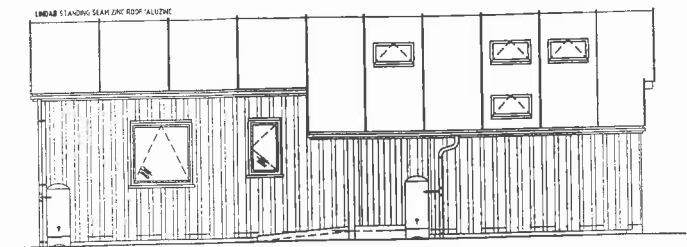
FLOOR PLAN & ELEVATIONS AS EXISTING

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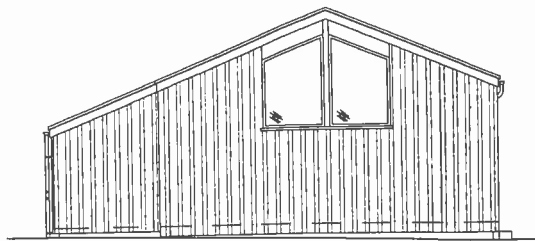
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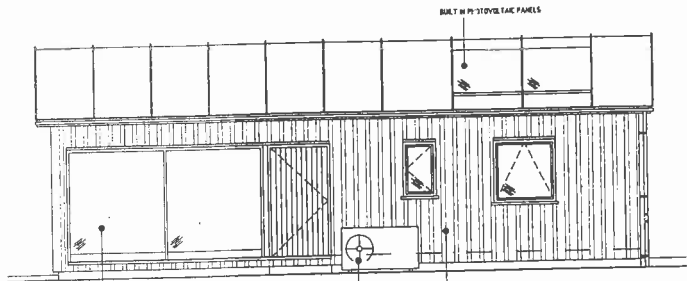
HARRIES
DESIGN & MANAGEMENT



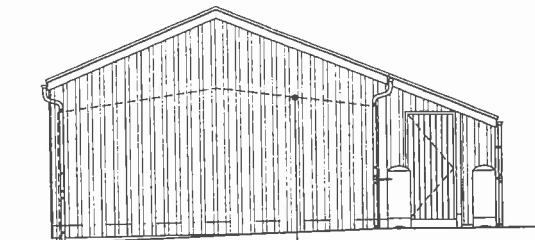
NORTH EAST ELEVATION
ELEVATIONS 1:100



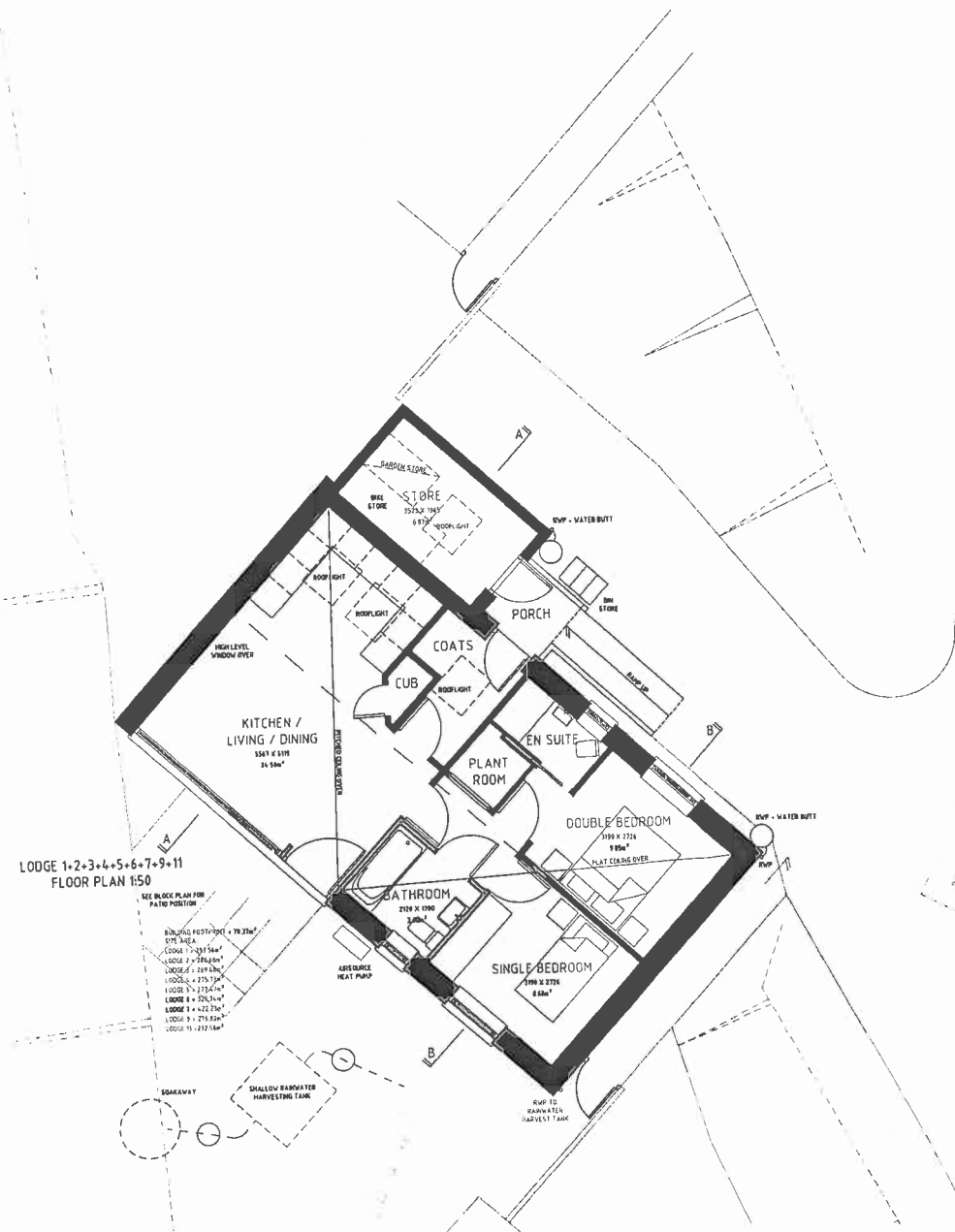
NORTH WEST ELEVATION



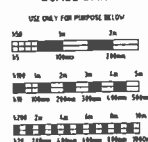
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



SCALE BARS



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PLANNING APPLICATION		
CLIENT		
EVELYN CRESCENT Ltd		
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PROJECT		
PROPOSED REPLACEMENT DWELLINGS AT THE REAR OF LLWYNGWAIR MANOR, NEWPORT, PEMBROKESHIRE		
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LODGE 1+2+3+4+5+6+7+9+11 AS PROPOSED		
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