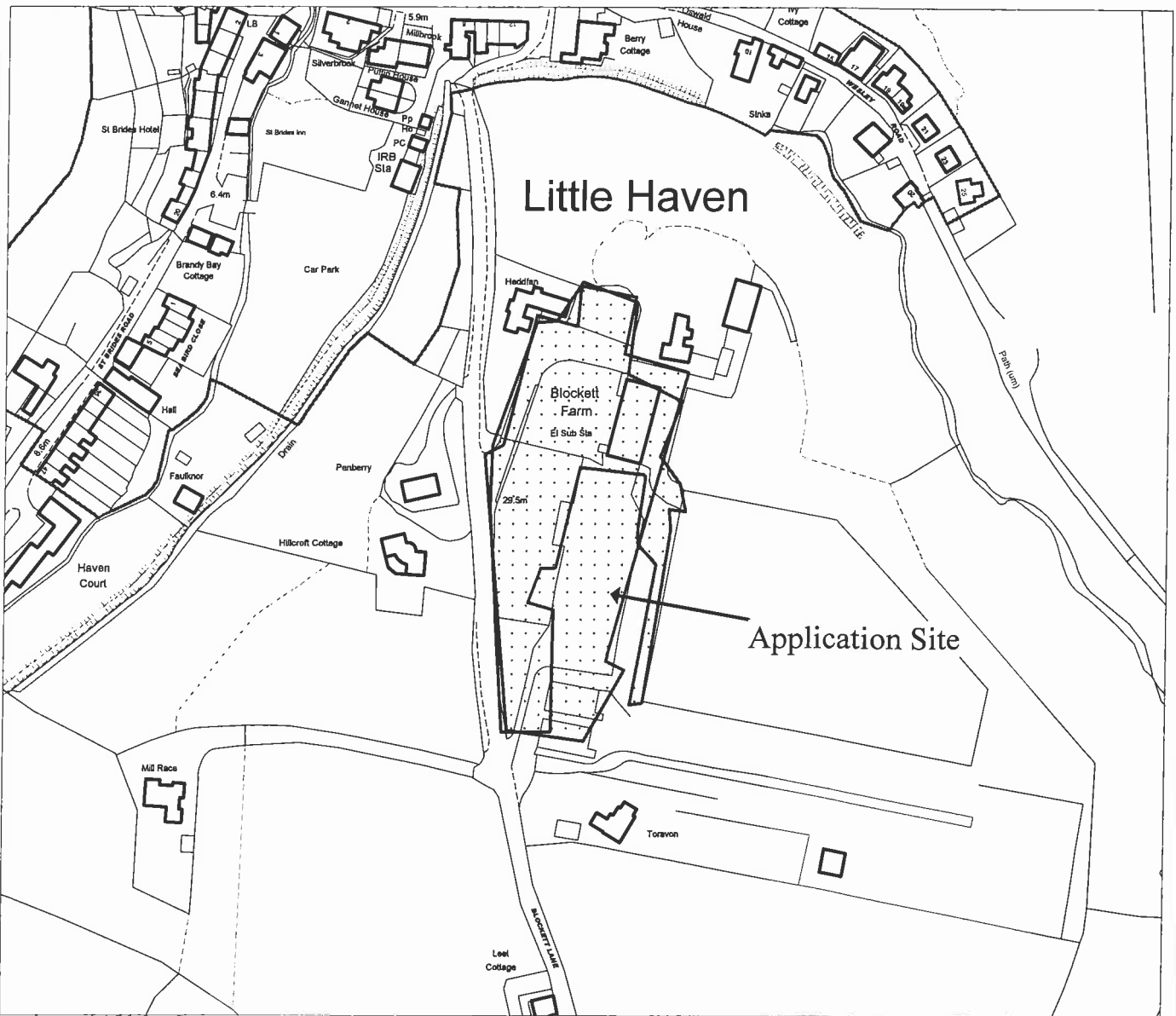
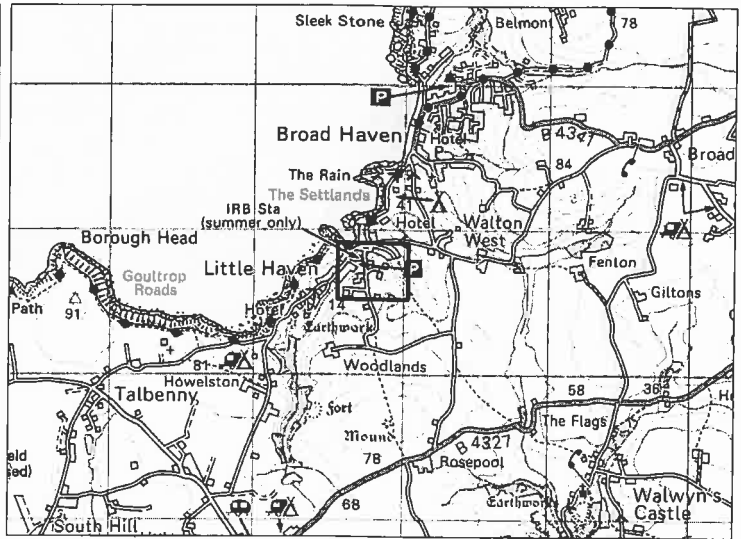
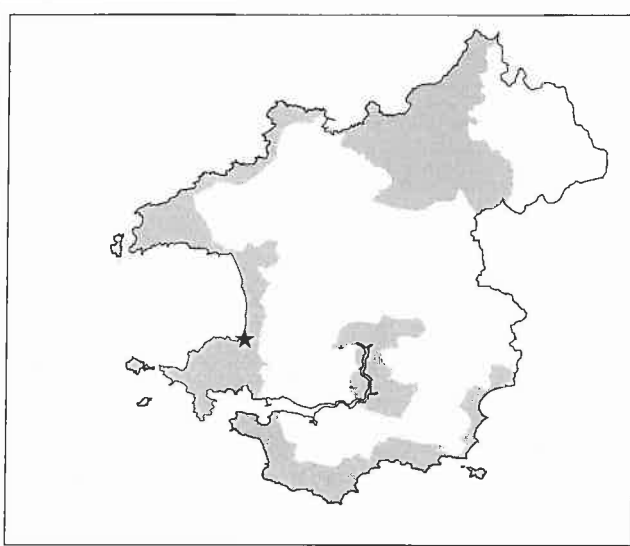


NP/10/511

Blockett Farm, Little Haven

Scale 1:2500



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Application Type: Full
Reference: 10/511 Grid Ref. SM858127
Applicant: Mr C Baggs,
Agent: Mrs Jones Acanthus Holden Architects
Proposal: 6 dwellings
Site Location: Blockett Farm, Little Haven

Description:

This application seeks full planning permission for the erection of six dwellings. The site has a complex planning history and was designated as an Environmental Improvement Area under the former Local Plan. However, no planning permission was secured under that plan and the proposal should be considered as a development for six houses in the countryside. The current LDP would not support such a development and the application has been advertised as a departure.

However the history is a relevant material consideration and it is considered that in light of the history of the site, the compliance with the then Local Plan policies in respect of the removal of the turkey farm and the partial development of other areas within the site that there are overriding other material considerations that justify the development of the site subject to the development providing a conclusion to the environmental improvement of this part of the site and subject to the development providing for local needs.

The development provides an element of affordable housing, will contribute to the infrastructure in the area and provides a comprehensive landscaping scheme for the site. It is considered to be of an appropriate layout, scale and design and can be appropriately accessed and serviced. As such the proposal is recommended for approval subject to the receipt of these amendments and the completion of a Section 106 agreement in relation to affordable housing and infrastructure payments.

Consultee Response:

THE HAVENS COMMUNITY COUNCIL: Not supported

TRANSPORTATION & TECHNICAL SERVICES: Conditional consent

WELSH WATER: Conditional Consent

ENVIRONMENT AGENCY WALES: Conditional consent

Public Response:

1 letter of objection

The main issues raised are:

All previous objections that were raised in 2010 are still relevant to this application
 The roadside hedgerow has already been damaged by the two plots that have been built
 This is an inappropriate location for affordable housing with few local employment opportunities
 The Community Council previously considered that the number of houses would be detrimental to the area and countryside setting

Officers Appraisal:

Policies:

LDP Policies – 1 (National Park Purposes and Duty), 7 (Countryside), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design), 30 (Amenity), 45 (Affordable Housing), 48 (Community Facilities & Infrastructure Requirements) and 53 (Impacts of Traffic)

PPW 3 chapters – Chapter 4 (Planning for Sustainability), 5 (Conserving and Improving Natural Heritage and the Coast), 8 (Transport), and 9 (Housing)

Technical Advice Notes – TAN 2 (Planning and Affordable Housing), TAN 6 (Planning for Sustainable Rural Communities), TAN 12 (Design), and TAN 22 (Sustainable Buildings)

Supplementary Planning Guidance – Affordable Housing, Sustainable Design, Planning Obligations, and Landscape Character Assessment

Officers Appraisal:

Background & Description– This site has been the subject of a complex planning history dating back to its previous use as a turkey farm. At the time of the former Local Plan the site was identified as an Environmental Improvement Area where it was stated that development may be permitted providing that the former poultry farm had been entirely removed and the site restored to an appropriate condition and providing that the development did not conflict with other Local Plan policies. Supplementary Planning Guidance to the Local Plan was also prepared in respect of the site.

The overall site has historically been separated into three areas; the area to the south that has now been developed for two houses, an area to the north and west that has historically had an outline permission for five plots, and an area to the east that has no current planning permission. It is the area to the north and west that is the subject of the current application.

Outline planning permission was granted in 2003 for five plots on this site (NP/03/217). Permission was given to extend the time for submission of the reserved matters by an extra year on two occasions under references NP/06/358 and NP/07/428. An application for reserved matters for the five plots was refused at the Development Management meeting on 21st April 2010 on the grounds that the development was of a scale and mass that would dominate the site and would not allow for sufficient private amenity space or the necessary landscaping, would have a detrimental impact on the special landscape character of the National Park, would set an undesirable precedent for further development and as such was contrary to a number of policies in the adopted development plan NP/08/441). An appeal has been lodged against this decision but is being held in abeyance for three months whilst the current application is being considered.

Current proposal – The current application seeks full permission for six dwellings on the site, three of which will be offered as affordable housing. The application was accompanied by a Design and Access Statement, a Pre-Assessment under the Code for Sustainable Homes, a landscaping scheme and a Transport Statement.

The application is on the agenda as the recommendation is a departure from the Development Plan and is contrary to the view of the Havens Community Council.

Key Issues – The application raises the following issues-

Whether the development accords with the adopted development plan

Other material considerations

Design/Layout/Visual Impact

Affordable Housing, Infrastructure Payments, Services and Access

-Whether the development accords with the adopted development plan

As set out above this site has a complex planning history including a policy framework that did allow for some development following the clearance of the former turkey farm that occupied the site. The turkey farm buildings have now been removed from the site, and two dwellings have been constructed in the southern portion of the site. However, no development has been secured on the part of the site that is the subject of this application, in the lifetime of those policies that supported such development. As such this proposal falls to be considered against the current planning policy

context. In this respect the site lies outside any defined settlement area within open countryside where new residential development will not be supported unless for a demonstrated agricultural or forestry need. In this instance, no such case is made and the proposal fails to meet the basic policy position in respect of development in the countryside. The development of this site for residential development would therefore be contrary to the adopted policies of the development plan and the application has been advertised as a departure.

Other Material Considerations

Notwithstanding the above, in light of the planning history of the site and the extant permissions on other parts of the site, other material planning considerations need to be taken into account. The original planning policies in relation to this site and the accompanying SPG at the time made a special case for the regeneration/redevelopment of this site due to the negative impacts that the turkey farm had on the special landscape qualities of the National Park. It is considered that in light of the history of the site, the compliance with the then Local Plan policies in respect of the removal of the turkey farm and the partial development of other areas within the site that there are overriding other material considerations that could justify the development of the site. However, if this site is to be developed as an exception this should demonstrate environmental improvements and a development that contributes to local needs (ie affordable housing). Notwithstanding this, policy 50 of the LDP in relation to affordable housing seeks to achieve a 50% provision of affordable housing on any development of two or more units. The current application seeks six dwellings and three have been offered as affordable units for either rent (through the Housing Association) or as low cost home ownership. This would be an increase of one affordable unit from the previously refused scheme for five units as this would have generated a need for only two affordable units. In addition, as required by the Planning Obligations SPG a contribution towards education, libraries, sustainable transport, recycling and waste, and recreation has been offered. It is hoped that a draft Section 106 agreement will be in place at the time of this meeting.

In addition to the above, the application includes a comprehensive landscaping plan. This seeks to integrate the site into the surrounding natural landscape through extending existing natural landscape feature (such as hedgerows and mounded planting areas) into the site. The landscaping plans also provide comprehensive planting within the site with plants of local and native provenance.

In view of the above, it is considered that the development of this site offers an opportunity to both secure the completion of the environmental improvements to this site that were proposed under the former Local Plan, whilst also providing a development that contributes to local needs through the provision of an element of affordable housing. It is therefore considered that there are other material considerations that enable the principle of this development to be supported as a departure from the adopted development plan.

Design, Layout and Visual Impact

The proposed layout of the site is shown on the drawings attached to this report. It proposes six dwellings, three being detached and three forming a terrace and comprising the affordable element. The development will be accessed from the existing entrance to Blockett Farm. The buildings have been designed to reflect a main farmhouse, with associated "converted" farm buildings and farm cottages. The dwellings have been designed to meet level 3 of the Code for Sustainable Homes (as confirmed by the Pre-Assessment received with the application) and the Design and Access Statement states that the buildings will be constructed of traditional materials comprising, stone work, render, painted timber joinery and natural slate roofs. Boundaries will be either hedges or traditional masonry, stone walls.

The previous application only proposed five dwellings and was refused on the grounds that it was of a scale and mass that would dominate the site and would not allow for sufficient private amenity space or the necessary landscaping, and would have a detrimental impact on the special landscape character of the National Park.

Although this proposal is for six dwellings and therefore greater in number than the previous refusal, it is considered that the scale, design and layout is much improved on the last submission. The linking of three units to provide a terrace and the re-arrangement of the layout has enabled each plot to have sufficient amenity space for the inhabitants as well as providing for the planting of traditional boundaries and the introduction of landscape features to better integrate the site to its surroundings. The use of the existing entrance road minimises any loss of existing hedge banks or planting and the levels that have been provided indicate that the dwellings will be well related to the natural topography of the area. It is therefore considered that the scheme is acceptable in terms of layout, design and visual impact.

Affordable Housing, Infrastructure Payments, Services and Access

As set out above the scheme proposes the inclusion of three, two bedroom units of affordable housing for either rent or low cost home ownership. Clarification is being sought on the mix- the preference in line with the need in the area being for 2 units and 1 for low cost home ownership. Whilst the objector's comments are noted in respect of the provision of affordable housing, the provision of 50% is in line with the requirements of adopted policy and will meet the predominant need within the community. It is also considered appropriate to require the provision of affordable housing on this site as it is within reasonable distance of Little Haven, and subject to the completion of a Section 106 agreement in relation to this provision and its phasing the offer is considered to be acceptable.

In addition, the applicant has been asked to contribute to infrastructure associated with the development as required by Policy 48 and discussions are ongoing with the details of these payments. The payments in respect of the highways contribution will be used to secure an improvement to the passing places within the road network surrounding the site and will comprise the provision of three new passing places and improvements to a further 5 in existing gateways. Again, a Section 106 agreement will be necessary to secure these payments, and it is hoped that a draft will be available by the date of this meeting.

Responses have been received from the statutory consultees all recommending conditional consent. Therefore there is no objection to the development on the grounds of access or services.

Conclusions

Whilst the comments of the Havens Community Council and the objector are noted it is considered that this scheme is of a more appropriate scale, mass and layout than that previously proposed. It includes a comprehensive landscaping scheme to conclude the environmental improvements on this part of the site that were intended under the Local Plan Environmental Improvement Policy and provides a development that will contribute to local needs through the provision of an element of affordable housing. As such subject to the completion of a Section 106 agreement in respect of the affordable housing provision and infrastructure payments it is considered that this proposal can be supported albeit a departure from the development plan. It should be noted that approval of this application as a departure is not considered to require referral to the Welsh Assembly Government as a departure as it does not prejudice the development plan.

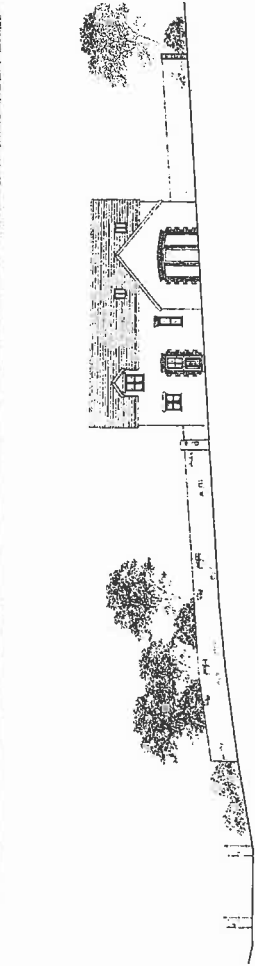
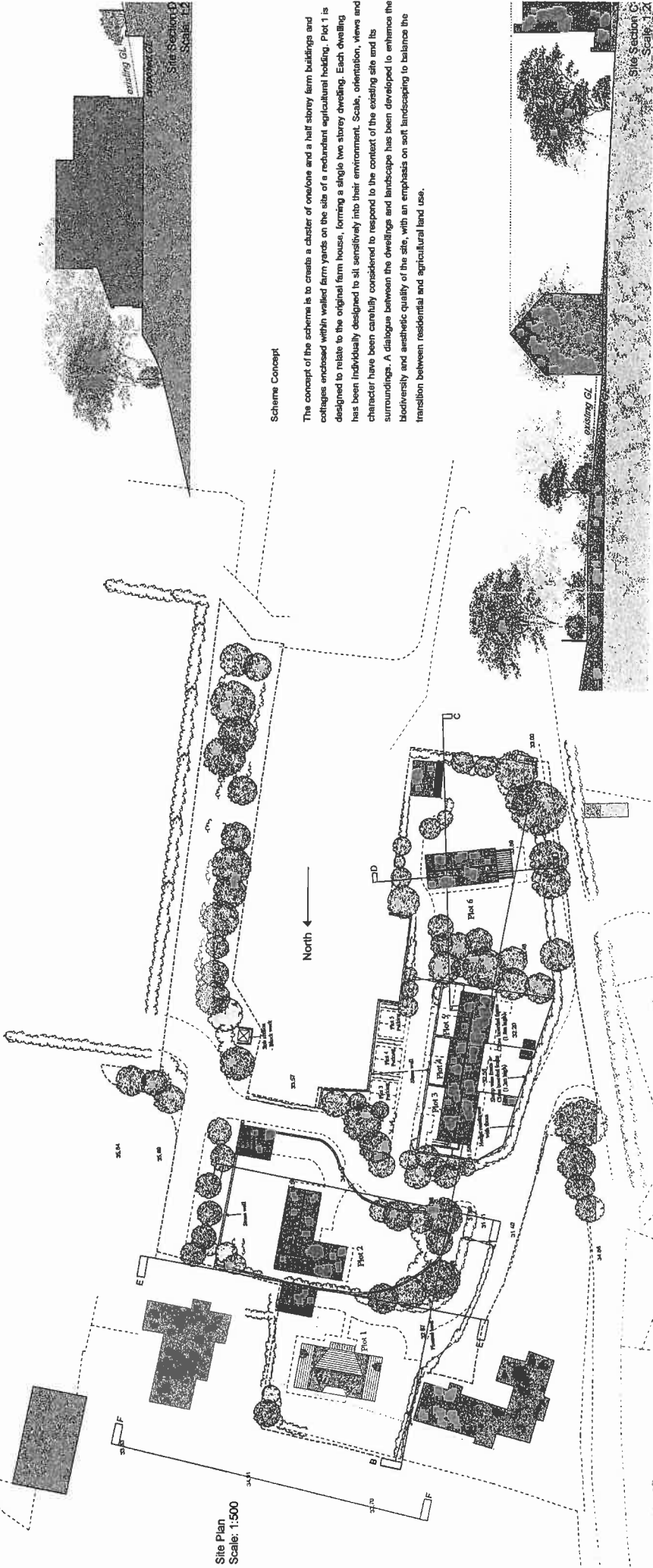
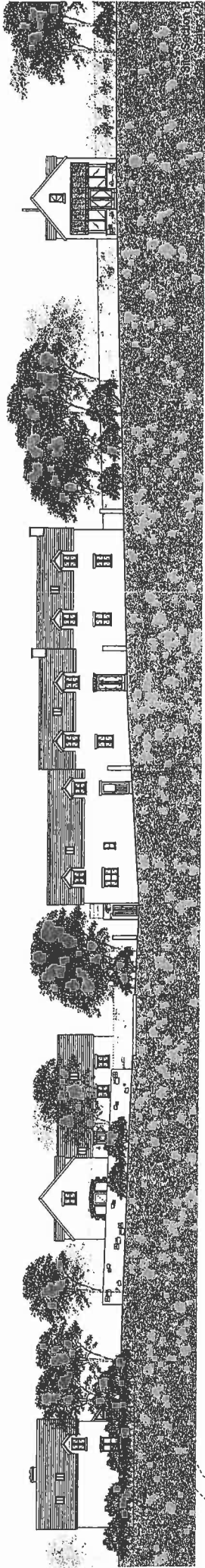
Recommendation:

That subject to the receipt of satisfactory amended plans relating to Plot 1 and subject to a Section 106 agreement in respect of affordable housing and infrastructure payments that the application be approved subject to the following conditions.

Conditions / Reasons:

Standard time limit/Compliance with the Plans
Materials and finishes
Implementation of the landscaping scheme
Protection of existing hedges and trees

Requirement to provide interim and final certificates in respect of the Code for Sustainable Homes
Removal of Permitted Development Rights
Undergrounding of Services
Those recommended by consultees



Scheme Concept

The concept of the scheme is to create a cluster of one and a half storey farm buildings and cottages enclosed within walled farm yards on the site of a redundant agricultural holding. Plot 1 is designed to relate to the original farm house, forming a single two storey dwelling. Each dwelling has been individually designed to sit sensitively into their environment. Scale, orientation, views and character have been carefully considered to respond to the context of the existing site and its surroundings. A dialogue between the dwellings and landscape has been developed to enhance the biodiversity and aesthetic quality of the site, with an emphasis on soft landscaping to balance the transition between residential and agricultural land use.

Site Plan
Scale: 1:500

13 JAN 2011

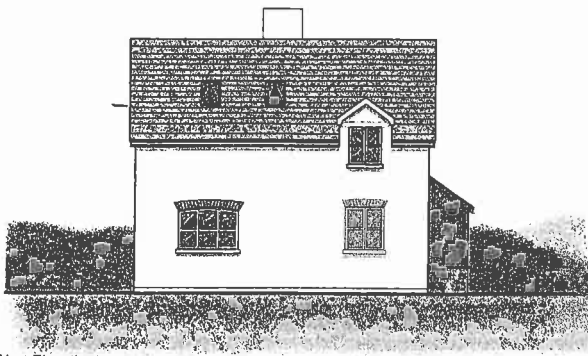
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 WATER PANT ANI

Mr Chris Baggs
 Blockett Farm
 Proposed Site Plan & Sections
 As Shown

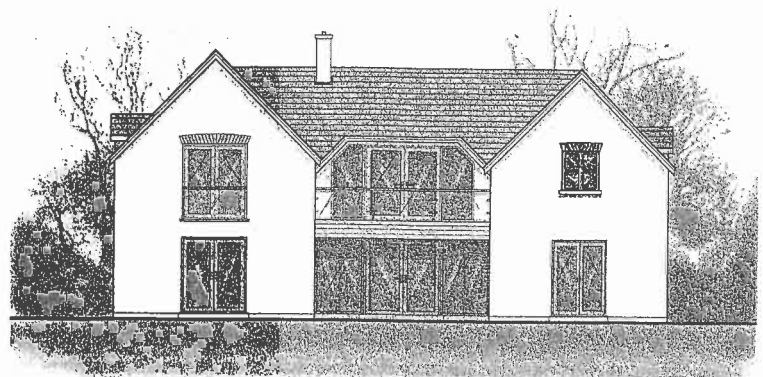
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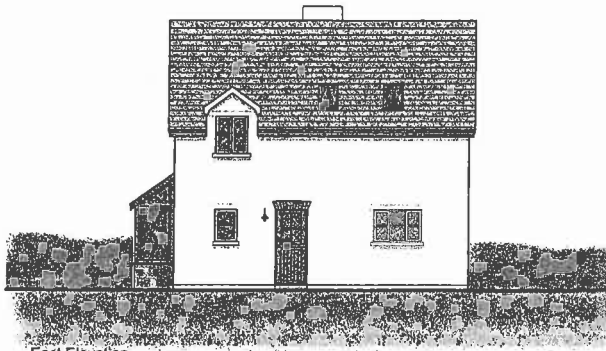
Plot 1 - Blockett Farm



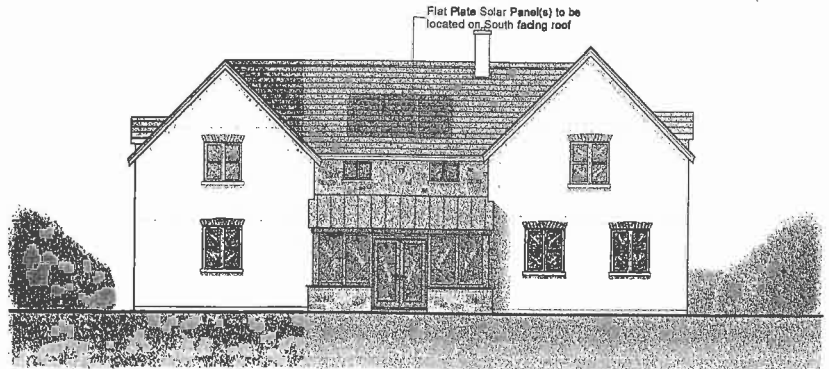
West Elevation



North Elevation

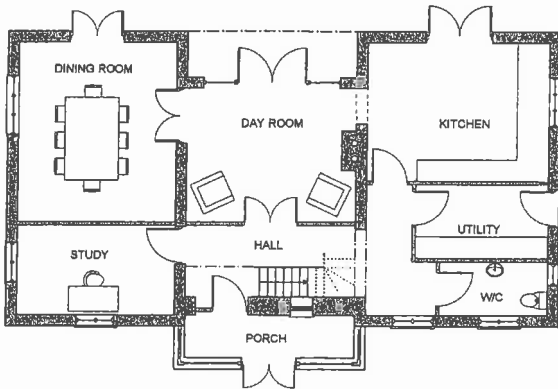


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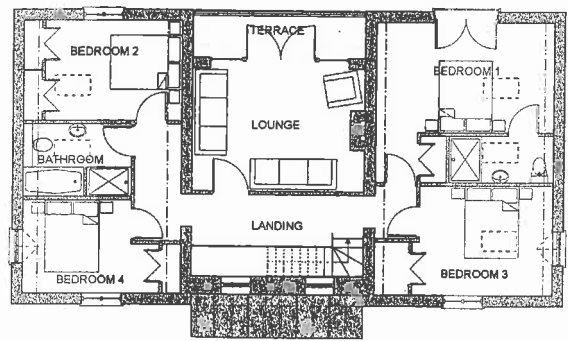


South Elevation

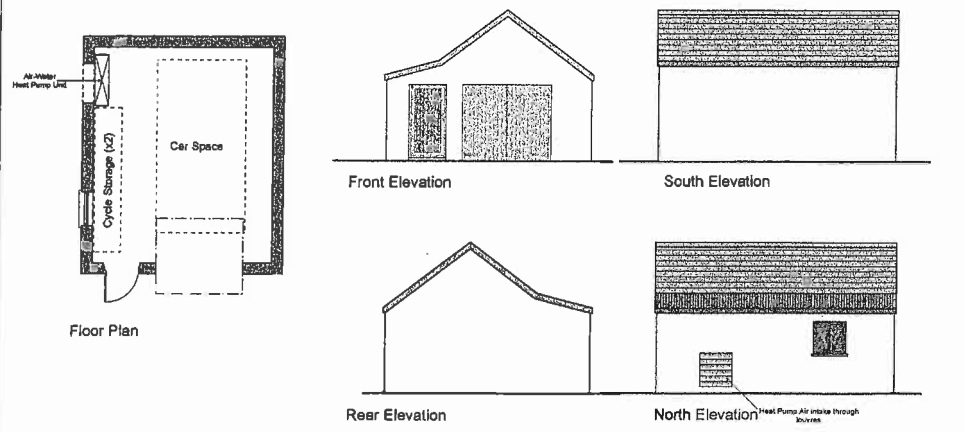
Ground Floor Plan



First Floor Plan



Garage



Pembrokeshire Coast
13 JAN 2011
National Park Centre

Drawn: _____
Checked: _____
Date: _____

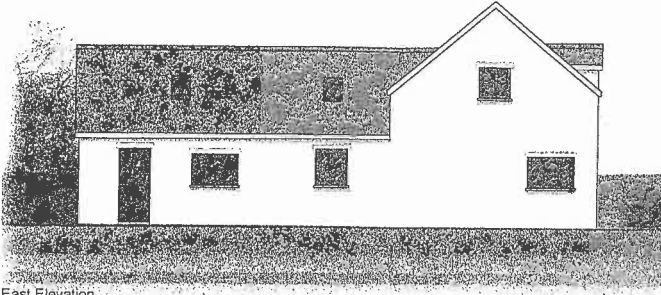
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Site: Blockett Farm
Drawn: Plot 1
Scale: 1:100
Date: 08/02/2011
Drawn by: RC
Date: 11/01/11

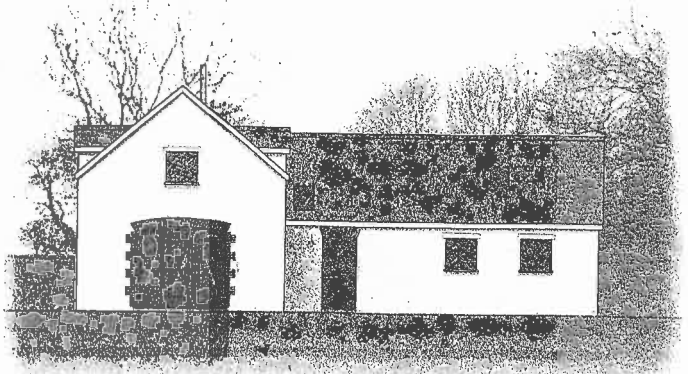
Architect: Pembrokeshire Coast
10, WATERMAN'S LANE
THE GREEN
PEMBROKES
PICKLEPOUNDERS
VALLEY BA71 4NF
www.pembrokeshire.coast.gov.uk

Scale: 1:100
Date: 11/01/11
Sheet: 083B P02 A

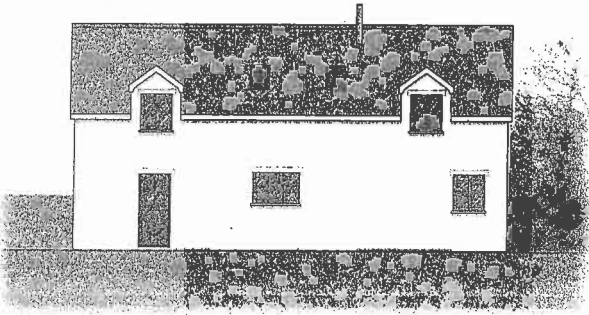
Plot 2 - Blockett Farm



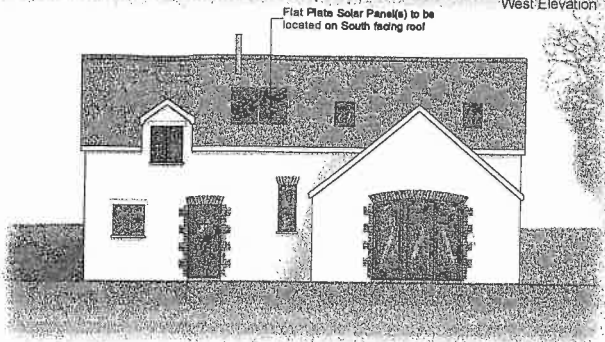
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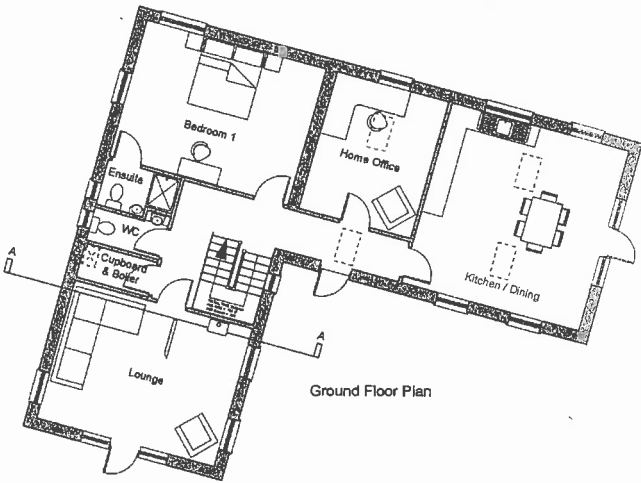
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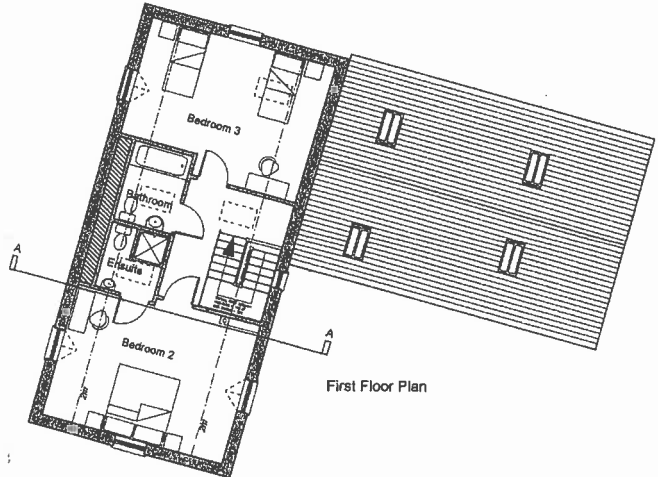
West Elevation



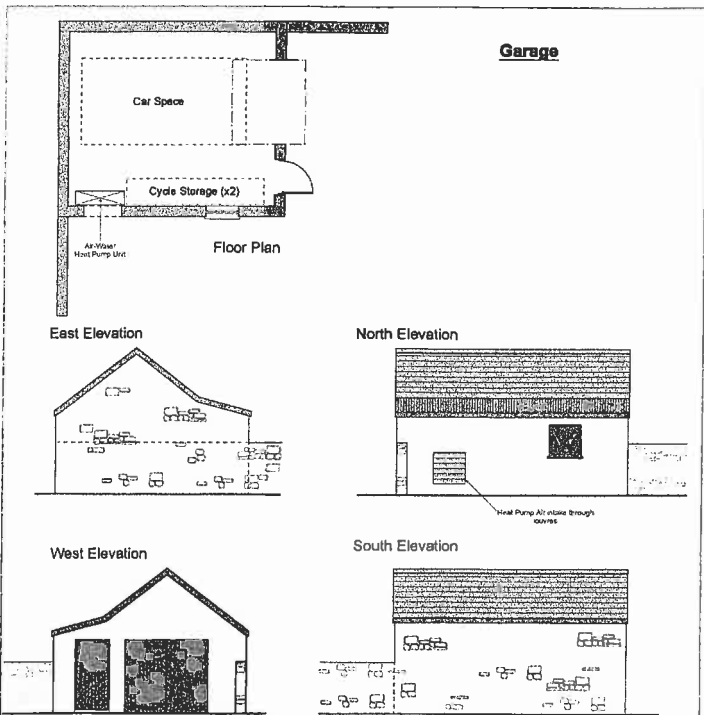
South Elevation



Ground Floor Plan



First Floor Plan



Garage

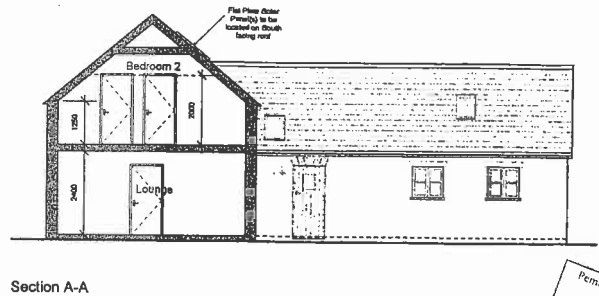
Floor Plan

East Elevation

North Elevation

West Elevation

South Elevation



Section A-A

NP 10 5 11

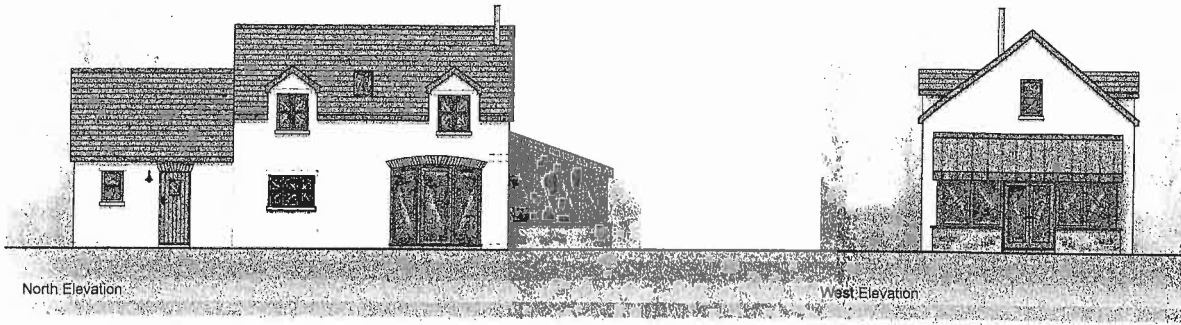
Pembrokeshire Council
17 NOV 2010
Planning Work Authority

Mr Chris Beags
 Blockett Farm
 Plot 2
 1:100
 Nov 10

WATKINIAN'S LANE
 TRIG GYDDY
 PEMBROKESHIRE
 WALES SA71 4NU
 www.watkinians.co.uk
 TEL: 01646 85474
 FAX: 01646 85475

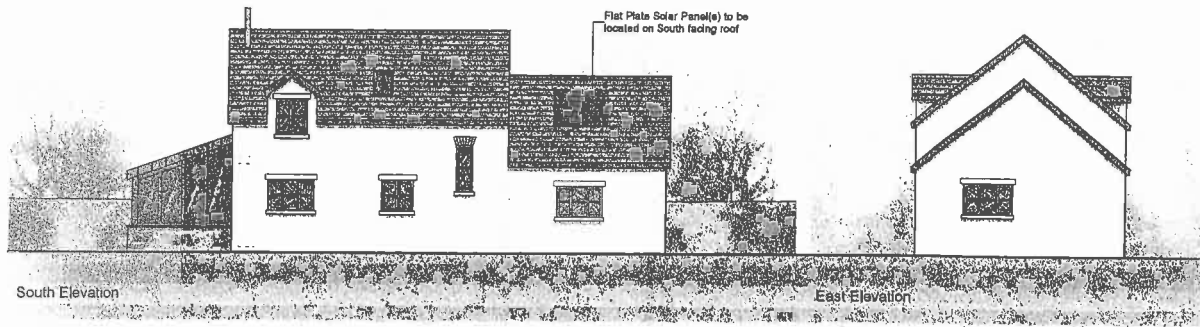
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Plot 6 - Blockett Farm



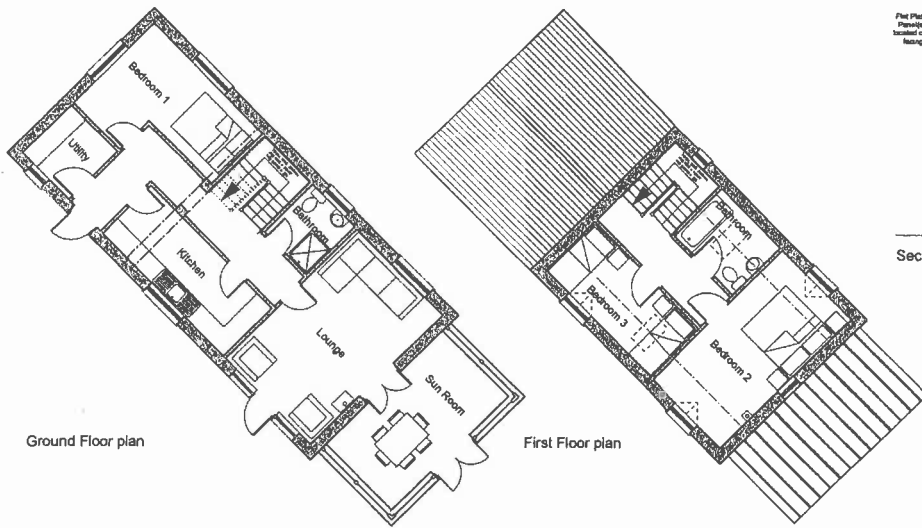
North Elevation

West Elevation



South Elevation

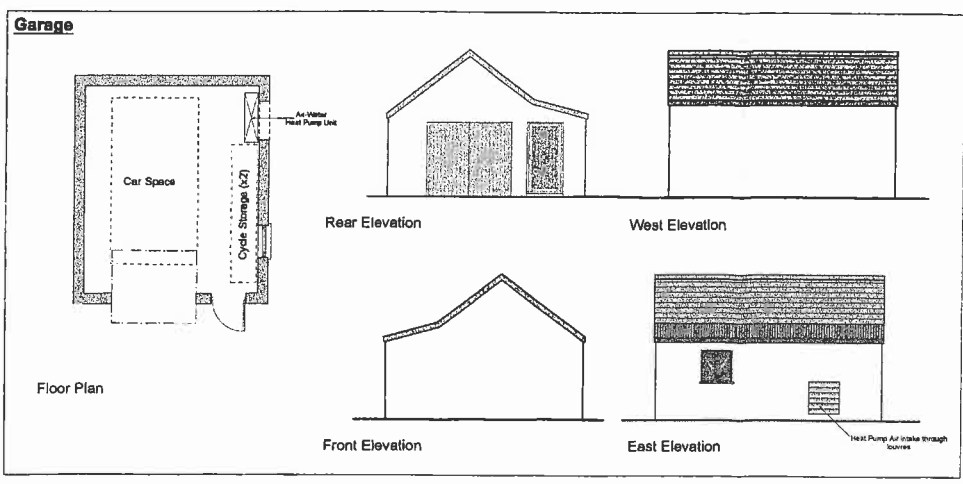
East Elevation



Ground Floor plan

First Floor plan

Section A-A



Garage

Floor Plan

Rear Elevation

West Elevation

Front Elevation

East Elevation

NP 10 5 11

Pembrokeshire Coast
17 NOV 2010

Client: Mr Chris Baggs
 Plot 6
 1:100
 Nov 10

WATERMARKS LEANS
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Plots 3, 4 & 5 - Blockett Farm

East Elevation



West Elevation

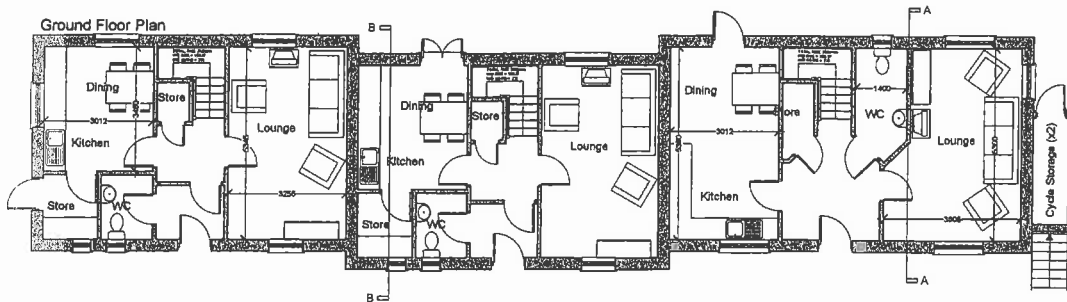


Section A-A

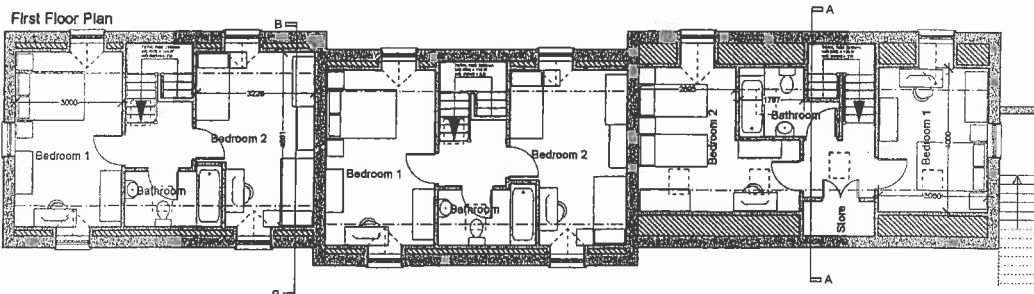
North Elevation

South Elevation

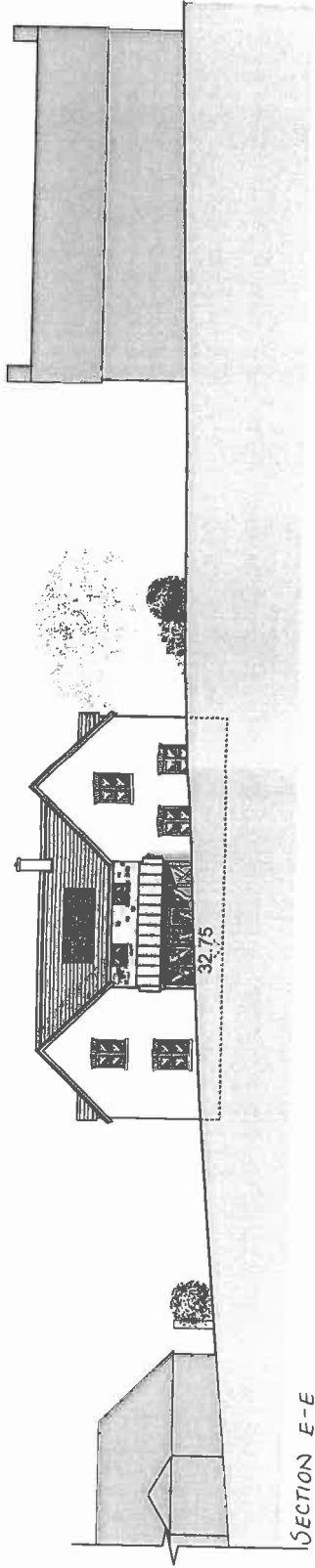
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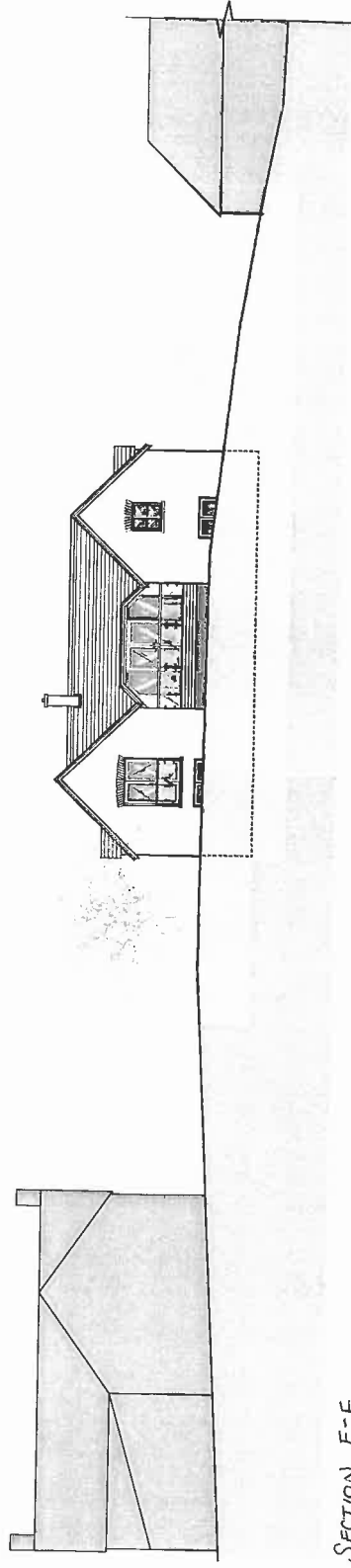
Pembrokeshire Coast
13 JAN 2011
National Park Authority



Drawn	DATE	BY
Checked	DATE	BY
Client	Mr Chris Bagga	
Site	Blockett Farm	
Drawn	Affordable Plots - 3, 4 & 5	
Scale	1:100	
Sheet	A2	RC Nov 10
Drawn	853B	PO4 A



Pembroke Coast
 13 JAN 2011
 Yarmouth Tides Authority



Mr Chris Baggs
 Blockett Farm
 Site Sections E & F
 Scale: 1:200
 Drawn By: RC
 Date: Jan 11

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 (01646) 611239
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AGANTHUS HOLDEN
 WATERMAN'S LANE
 PEMBROKE
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 (01646) 611238
 (01646) 611239

Check: Mr Chris Baggs
 Job: Blockett Farm
 Drawing No: 953B P06
 Date: Jan 11

Date: _____
 Scale: _____
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