

**Application Ref: NP/11/327**

**Application Type** Outline  
**Grid Ref:** SN14194222  
**Applicant** Mr & Mrs G Davies  
**Agent** Mr R Hanly  
**Proposal** New dwelling with approval sought for access only  
**Site Location** Land opposite Y Gorlan, Glanrhyd, Cardigan,  
Pembrokeshire, SA43 3PA  
**Case Officer** Julia Evans

**Summary**

This application was recommended for refusal at the November meeting, but members indicated that they wished to grant outline planning permission for a single dwelling on the site. As this represents a departure from the adopted Development Plan a "cooling off" period is required and the matter referred to the Welsh Government for a decision as to whether it wishes to call in the application.

No decision has been received from the Welsh Government but it is understood that this will be provided prior to the meeting. It remains your officer's view that this application is contrary to adopted policy and would represent development in the open countryside with no justification, and be harmful to the special qualities of the National Park. As such the application is recommended for refusal should the application not be the subject to 'Call In'.

**Consultee Response**

**Nevern Community Council:** Supporting

**Dwr Cymru Welsh Water:** Conditional Consent

**Environment Agency:** Conditional Consent - 'No objection to the proposal in principle, but advise that you establish that the site can accommodate the foul drainage system prior to determination'.

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

**Dwr Cymru Welsh Water:** Conditional Consent

**Public Response**

The application has been advertised and neighbour notifications have been undertaken.

Four letters of support have been received on the grounds that a new, family home would be an asset to Glanrhyd and that regeneration of small local communities with new families is very important.

### **Policies considered**

LDP Policy 01 - National Park Purposes and Duty  
LDP Policy 07 - Countryside  
LDP Policy 08 - Special Qualities  
LDP Policy 09 - Light Pollution  
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
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 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 06 - Planning for Sustainable Rural Communities  
TAN 12 - Design  
TAN 18 - Transport  
TAN 22 - Planning for Sustainable Buildings

### **Officer's Appraisal**

#### **Background**

This outline application for a dwelling was reported to the Development Management committee in November. (A full copy of that report is attached). The recommendation was of refusal but members considered that there were grounds on which that recommendation should be set aside and indicated that they were minded to grant planning permission contrary to the view of officers.

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It was considered that this was a departure from policy and members were advised that there would be a "cooling off" period in line with the Authority's adopted policy and that the matter would be referred to the Welsh Government to give the government an opportunity to call in the application and determine it.

Following the November meeting the application was advertised and publicised as a departure from the adopted development plan as required by the Regulations and only on completion of that process could the application be forwarded. The application has been forwarded but at the time of writing this report we have not received the Welsh Government's decision on this matter but have been informed that a decision will be made prior to the committee date. Members will be updated at the meeting in this respect.

At the November meeting members recorded their reasons for supporting the application and these have also been forwarded to the Welsh Government.

On the assumption that the Welsh Government advise that it is not calling in the application the cooling off period has elapsed and it is now for Members to consider the application again in the knowledge that if it is approved that this would be contrary to adopted policy.

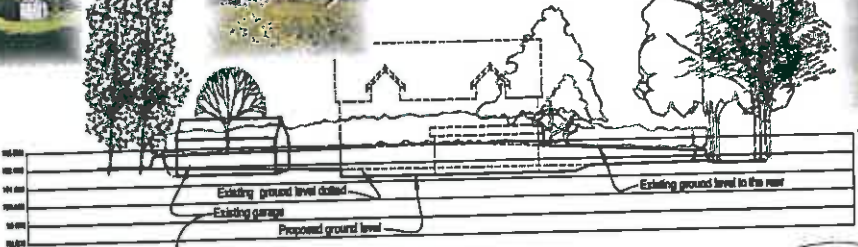
The officer's view has not changed; the site is located in the open countryside where new dwellings are not acceptable unless they are justified in exceptional circumstances or are sensitive infilling or rounding off of an existing hamlet. It is not considered that this site offers such an opportunity, a view that was taken at a previous appeal in relation to the development of this site. The application has not been supported with sufficient special circumstances or material reasons to override the compelling planning objection and the reasons for refusal. The proposal would also harm the special qualities of the National Park as it would encroach into the open countryside and be a clear departure from the existing settlement pattern. The recommendation of refusal therefore remains as stated on the November committee report.

### **Recommendations**

The application is therefore recommended for refusal.



Existing Tree lined boundaries are approx 12m in height



Termed AA section AA - 1420

Existing Tree lined boundaries are approx 12m in height will ensure the dwelling is not seen from either direction



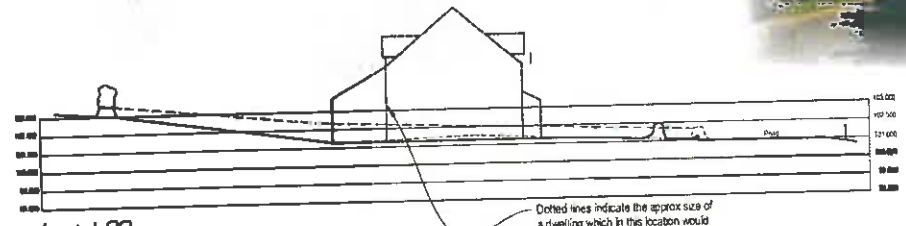
**RH**  
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**CONSENT**  
The site plan is submitted to the local authority for their approval. It is the applicant's responsibility to ensure that the site plan is in accordance with the relevant planning regulations and to provide all necessary information to support the application. The local authority reserves the right to request further information or to refuse the application if it is not satisfied that the proposed development is in accordance with the relevant planning regulations.

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Existing Tree lined boundaries are approx 12m in height will ensure the dwelling is not seen from either direction



Termed BB section BB - 1420

Dotted lines indicate the approx size of a dwelling which in this location would result in it being screened by the existing tree lined boundaries and is not seen from any direction



PLEASE NOTE: The Dwelling shown is indicative. Full details to be fully agreed at the reserved matters stage



Y Gorlan

Carriageway widening as shown to ensure a minimum carriageway width of 5.000m along the site boundary

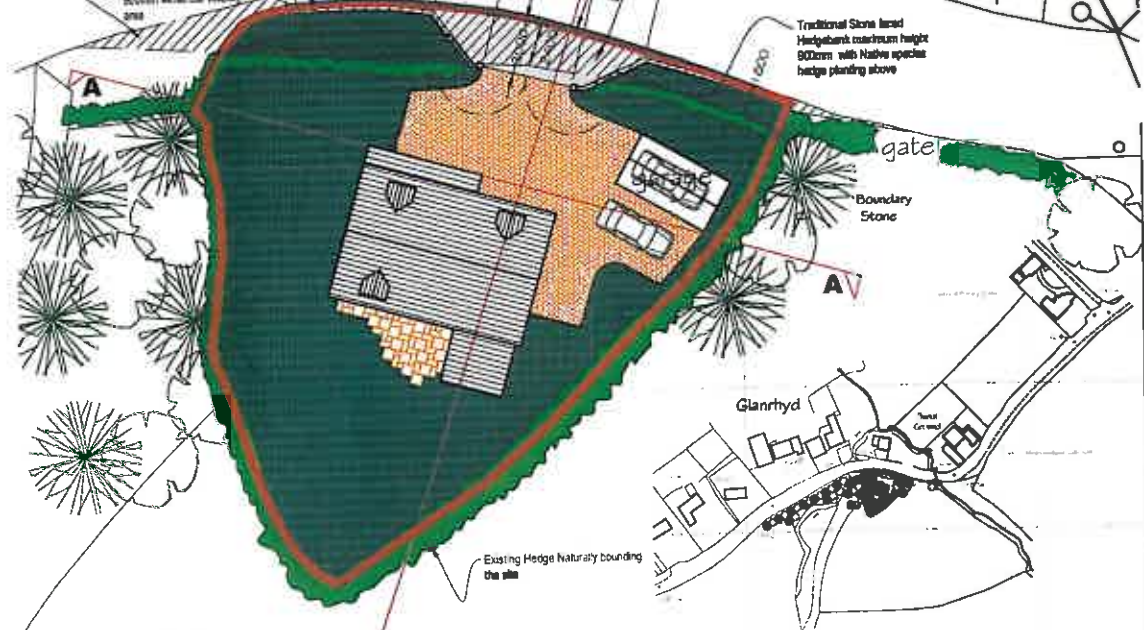
Farm Standing only as shown a limited total width 12m with a 5m gate entrance (Refer to Typical Layout No 5)

Traditional Stone faced Hedgebanks maximum height 900mm with Native species hedge planting above

1:100  
2.4m x 2.0m visibility signs when notched in both directions no growth or obstruction over the height of 900mm within the visibility area

A Low level Wall to be set back a minimum 300mm from the edge of the carriageway as shown and grass verge formed 250mm above the carriageway and 1.8m wide

Planning Scheme



Glanlun safe site plan - 14200  
Total Area of the Site - 0.07ha

Glanlun safe site plan - 142500

15 NOV 2001

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|              |               |
|--------------|---------------|
| Project Name | Glanlun safe  |
| Client       | Rob-Hanly.com |
| Site No      | 2101-04       |
| Scale        | 1:100         |
| Date         | 15 NOV 2001   |
| Drawn by     | Rob-Hanly.com |
| Checked by   | Rob-Hanly.com |
| Approved by  | Rob-Hanly.com |

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