Item 6 - Report on Planning Applications

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.