Application Ref: NP/12/0615

Application Type: Full
Grid Ref: SN18003328
Applicant: Mr G Thomas, Cymdeithas Tai Cantref
Agent: Mr M Goddard, RLH Architectural Design Solutions Ltd
Proposal: Demolition of existing buildings and erection of 12 houses and 6 flats (all affordable housing) and associated landscaping, parking and access
Site Location: Council Depot, Crymych, Pembrokeshire, SA41 3QZ
Case Officer: Julia Evans

Summary

This is a full application for the demolition of existing buildings and erection of 12 houses and 6 flats (all affordable housing) and associated landscaping, parking and access, at the Council Depot, Crymych. The proposal has been carefully considered against all material considerations and the relevant national and local development plan policies. The application is recommended for delegation to issue permission, subject to the receipt of satisfactory amended plans in relation to outstanding detailed design issues and satisfactory comments from the outstanding consultees. If this is forthcoming, the following conditional requirements are suggested: standard time limits and approved drawings, restriction of dwellings to remain as affordable in perpetuity, details of materials, landscaping, privacy protection, highways and parking provision, contaminated land matters, Sustainable Homes requirements, and foul and surface water drainage arrangements.

The application is considered by the Development Management Committee because it is major development.

Consultee Response

Public Protection Division - PCC: Conditional Consent
Crymych Community Council: No Response Received - at the time of writing this report
Dwr Cymru Welsh Water: Conditional Consent
Ecologist - Pembrokeshire County Council: Conditional Consent
Environment Agency Wales: Conditional Consent
MOD: No objection
PCC - Transportation & Environment: Conditional Consent
Rights of Way: No objection

Public Response

The application has been advertised and neighbour notifications undertaken. At the time of writing the report, six responses have been received making the following comments:-

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• No community consultation has been undertaken by the developer informing local residents of what is proposed;
• There is a water course that serves as the surface water drain for the neighbouring dwellings and surrounding land, and it is already eroding the banks of the properties it runs through due to high flows. Draining the proposed dwellings would cause further erosion and flooding of downstream properties, unless it is all culverted to prevent further problems;
• Increased discharge into the river has resulted in an increased volume and force of the water exiting the culvert, and often results in flooding to neighbouring properties;
• All correspondence from the Authority should be bilingual;
• There has been no communication with neighbours as to when this site was allocated for residential development;
• There is sufficiently affordable housing in the village and neighbouring ones without the need to provide more;
• There is already a major residential development occurring in Crymych, which is sufficient;
• A further 18 dwellings would not address the need for employment provision in the area, and the development of the site for housing results in the loss of another employment site;
• The local crèche and schools are already at full capacity, and there is no budget allowing their expansion;
• There are no mains sewers to service this development. If the development goes ahead there will be 44 homes dependent on cess pits and soakaways. Due to the high level of ground water, there is an ever present smell of sewage during hot wet weather;
• The proposal will result in a loss of privacy to neighbouring properties;
• The value of neighbouring properties will be reduced.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website - 
http://www.pembrokeshirecoast.org.uk/default.asp?PID=549

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 06 - Rural Centres
LDP Policy 08 - Special Qualities
LDP Policy 09 - Light Pollution
LDP Policy 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 19 - Hazardous Installations
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 31 - Minimising Waste
LDP Policy 32 - Surface Water Drainage

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LDP Policy 33 - Renewable Energy
LDP Policy 34 - Flooding and Coastal Inundation
LDP Policy 44 - Housing
LDP Policy 45 – Affordable housing
LDP Policy 48 - Community Facilities and Infrastructure Requirements
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW5 Chapter 04 - Planning for Sustainability
PPW5 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW5 Chapter 08 - Transport
PPW5 Chapter 09 - Housing
PPW5 Chapter 11 - Tourism, Sport and Recreation
PPW5 Chapter 12 - Infrastructure and Services
PPW5 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG05 - Sustainable Design
SPG06 - Landscape
SPG08 - Affordable Housing
SPG12 - Parking
SPG14 - Renewable Energy plus Addendum on Field Arrays
TAN 02 - Planning and Affordable Housing
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 16 - Sport, Recreation and Open Space
TAN 18 - Transport
TAN 21 - Waste
TAN 22 - Planning for Sustainable Buildings

Officer's Appraisal

Background

This is a major application for the demolition of the existing buildings at the Council Depot, Crymych, and the redevelopment of the site to provide 18 affordable dwellings, associated access, parking, landscaping, and ancillary infrastructure. The site measures approximately 0.37 hectares in size, and is located to the south of the highway serving the development and to the west of the A487 trunk road. There are four industrial buildings, some small sheds, ramps, and enclosures covering the site, all of which have been empty since

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the closure of the Council Depot in May 2011. The site’s entrance is to the north, and residential development bounds it to beyond this road, and also to the west and east. Open countryside bounds the site to the south. The site slopes gently uphill towards the south, and there are prominent views into it from this direction.

Constraints

The depot is within the Crymych Centre, and is a housing allocation (ref: HA750) in the Local Development Plan. It is also included within a Ministry of Defence (MoD) safeguarding zone.

Relevant Planning History

The previous applications relating to the residential use of the site are:-


Current Proposal

The current application seeks full planning permission for the demolition of the existing buildings on site and the erection of 18 affordable dwellings, associated access, landscaping and ancillary development. The existing access would be utilised, and an estate distributor would run in a north-south direction through the middle of the site, with the housing and its associated parking orientated overlooking it. The 18 dwellings would be a mix of houses and flats, detailed as follows:-

- Plots 1 - 6, are semi-detached houses. They are located along the western side of the site, and would be constructed of green, pink, oatmeal, and white coloured textured render under man-made slates. Each would have an air sourced heat pump and solar panels. Plots 1, 3, 5, 6, are three-bedroomed houses, with the others being two-bed;
- Plots 7, 8, 9, 13, 14, and 15 are terraces of three dwellings. They are located to the north-east and south-west corners of the site, and would be constructed of white, brown and oatmeal coloured textured render and timber cladding under grey/black man-made slates. Each would have an air sourced heat pump and solar panels. Plots 7 – 9 are three-bedroomed houses, with the others being two-bed ;
- Plots 10A, 10B, 11A, 11B, 12A, and 12B are one-bed flats, and would be constructed of oatmeal, green, and pink coloured textured render under man-made slates. They would also have air sourced heat pumps and solar panels.

The site would be provided with a new retaining wall along its western and eastern boundaries, with a new native hedge provided along the southern elevation. The existing hedge to the site’s frontage would be removed and replaced with a Pembrokeshire hedge. Hard landscaping would comprise tarmac shared surfaces, and block pavilions to the parking areas. 1.8 m high close boarded fencing would delineate the rear gardens of the dwellings. The
application has proposed two options for foul water disposal: either a connection to the public sewer or an onsite package treatment plant.

The application has been submitted with the following supporting information:-

- A Design and Access report;
- An arboricultural report;
- A demolition statement;
- A protected species report;
- An affordable housing statement;
- A contamination report; and

**Key Issues**

The application raises the following planning matters:-

- Principle of the development and planning history;
- Impact on the special qualities of the National Park and landscaping matters;
- Affordable housing matters;
- Community infrastructure provision;
- Highways and rights of way matters
- Protected species and habitats matters;
- The water environment and drainage matters;
- Contaminated land matters;
- Sustainable development matters;
- Safeguarding measures;
- Neighbouring amenity matters;
- Publicity matters, and bilingual requirements.

**Principle of the Development and Planning History:**

Policy 6 of the adopted Local Development Plan requires the land use priorities in Rural Centres to meet housing needs, particularly local affordable housing needs. Policy 44 allocates housing sites throughout the National Park, whilst Policy 45 requires a 50% provision of affordable housing on residential sites of two or more units in all Centres.

This application is the result of extensive pre-application negotiations between the Head of Planning and the applicant, Cantref Housing Association, in respect of the delivery of 18 affordable homes on the former Council Depot, Crymych. The site is allocated in the adopted Local Development Plan for housing development, and is identified to provide 15 residential units, with an expected provision of 8 being for affordable needs. In recognition of the site being very visible within the wider landscape, it is also a requirement of the Local Development Plan that it contains well designed perimeter planting to enhance the local landscape character. The current scheme is for 18 affordable one, two and three bedroomed dwellings. There is no objection to the increased numbers (the allocation of 15 being a guide rather than prescriptive) and the proposed layout has been accepted by the Authority at
the pre-application stage and will deliver 100% affordable housing. The principle of the proposal is therefore considered acceptable under these Policy requirements of the Local Development Plan.

Concern has been raised from local residents concerning the loss of an employment site in the village. As referred to in the paragraphs above the land has been allocated as a housing allocation in the adopted Local Development Plan. The loss of the site for employment uses has therefore been established through adopted policy.

*Impact on the Special Qualities of the National Park and Landscaping Matters:*

Policies 8, 15, 29, and 30, in particular, in the adopted Local Development Plan seek to protect the special qualities of the National Park, including the pattern, diversity, and character of the landscape and villages, nature conservation habitats, and the historic environment. Development that is visually intrusive, that fails to incorporate traditional features and is insensitively sited in the landscape will not be supported. Under Policy 44 there is a requirement for the residential development of this site to include well designed perimeter planting to enhance the local landscape character.

The application for the eighteen dwellings is a mix of two storey properties, including three blocks of flats. The properties have been designed so as to harmonise with the surrounding character of the village in terms of proportions, materials and detailing, including the use of a mix of coloured textured render, under man-made slates. However, there are a number of design elements that are not considered acceptable with the submitted proposal in that as proposed they are alien to the special design qualities of the National Park. These features are the proposed large, rear, timber clad dormer windows and the timber cladding on some gable ends which would be highly visible from the wider landscape. The applicant has been requested to reconsider these elements of the proposal, and submit revised drawings addressing these concerns. A further update on these matters will be given at the meeting. Notwithstanding this, other design matters are considered to be acceptable, subject to conditional requirements for materials and sample panels.

The Local Development Plan requires well-designed perimeter landscaping to enhance the local landscape character of the area, and this is particularly important to the southern boundary due to the visual prominence of the site in the landscape. The proposed southern boundary would be a native species hedge outside an inner retaining wall, and will provide a landscape screen to the development, subject to planting details which will be a conditional requirement. Conditions can also control the hard landscaping, the proposed retaining walls, and internal boundary treatments.
Affordable Housing Matters:

Policy 6 of the adopted Local Development Plan requires the land use priorities in Rural Centres to aim to meet housing needs, particularly local affordable housing needs. Policy 44 allocates housing sites throughout the National Park, whilst Policy 45 requires a 50% provision of affordable housing on residential sites of two or more units in all Centres. The use of this whole site for affordable housing provision is welcomed by the Authority, enabling much needed affordable dwellings to be provided. A condition is suggested retaining the properties in perpetuity as affordable dwellings.

Community Infrastructure Provision:

Policy 48 of the Local Development Plan requires new development to provide for the improvement or provision of infrastructure, services and community facilities made necessary by the development. These can be secured through conditions or planning obligations, and the Policy is supported by Adopted Supplementary Planning Guidance specifying the infrastructure and community facilities requirements. In view of this proposal being solely for affordable housing, the infrastructure contributions are not required because the site is public sector financed. It is also considered that the provision of on-site public open space is not required in view of the existing provision within the village.

Highways and Rights of Way Matters:

Policies 52 and 53 of the Local Development Plan refer to traffic impacts of proposed development. The proposal would utilise the existing access, and provides a minimum of one parking space per dwelling, plus shared spaces and turning areas. The Highways Authority has considered the proposal and considers that because the site is in a “fairly sustainable location”, with pedestrian access to shops and schools, no Section 106 Transportation Contribution is required. (As set out above it would not be sought in this case in any event due to the delivery of the development through public funds). They are also happy with the extension of the existing footway across the new junction. No objection is therefore raised by them to the proposal, subject to conditions requiring visibility splays, site drainage, parking and turning provision, and provision of the access roads and footways.

Protected Species and Habitats Matters:

Policy 8 of the Local Development Plan seeks to protect the special qualities of the National Park, including amongst other things, the restoration and enhancement of the National Park’s ecosystems. Policy 9 seeks to minimise light pollution. Policy 11 states that development that would disturb or otherwise harm protected species or their habitats will only be permitted where the effects can be acceptably minimised or mitigated. The current application was submitted with a protected species report, which concluded that the site is of low ecological value, and other than bats commuting along the northern boundary of the site, no evidence of protected species was
found. The County Ecologist has considered the application and has raised no objection to it, subject to the provision of a bat house and undertaking the report’s proposed mitigation measures.

The Water Environment and Drainage Matters:

Policy 32 of the Local Development Plan requires development to incorporate sustainable drainage systems for the disposal of water on site. The application has stated that the foul sewage would be disposed of either via mains sewer or an on-site package treatment plant. Surface water will be disposed of through the existing watercourse and through sustainable drainage systems. Drainage of the site has been raised as a matter of concern by several residents, including that the watercourse is eroding its banks and flooding due to frequent and high flows. Both the Environment Agency and Welsh Water have been consulted on the application. The former have raised no objection to the development, although this is subject to the following conditional requirements: details of foul drainage, approval of a scheme of sustainable surface water drainage, permeable hard surfaces, a method statement for pollution prevention, and chemical storage arrangements. They also advise consultation with the County Council’s Land Drainage Engineer in view of the known flooding issues with the watercourse. At the time of writing the report, no comment had been received from him, and in view of the comments of local residents, it is not felt that permission can be granted until these views are received.

Welsh Water require standard conditions concerning foul and surface water discharges. In respect of the over-capacity issues of the Crymch Waste Water Treatment Works, they have requested a condition requiring a feasibility study to ascertain whether it can take the foul water discharges from the proposed development. They have also requested a condition requiring any necessary improvement works required by the study to be implemented before occupation of any of the dwellings. They have raised no issues or suggested any conditional requirements concerning water supply. In negotiations with Welsh Water, the applicant has agreed to these conditions.

Contaminated Land Matters:

Chapter 13 of Planning Policy Wales (Edition 5) states that planning decisions need to take into account the potential hazard that contamination presents to the development, its occupants and the local environment, and whether any mitigation measures are needed. The site is flagged on the constraints map as an area of contaminated land, and in view of this, the County Council’s Public Protection Section were consulted to ascertain whether development on the site was acceptable in terms of any contaminated land matters that the proposal raised. Due to the previous uses of the site as a transport depot and the resultant potential for contamination, they consider that the proposed residential use represents a highly vulnerable receptor. In order to ensure that there is no danger to public health, they raise no objection to the proposal subject to conditions concerning an investigation of risk, a detailed
remediation scheme, implementation of the approved remediated scheme, and measures for addressing unexpected contamination.

Sustainable Development Matters:

Both national and local Development Plan Policy requires sustainable design. Policy 29 of the Local Development Plan expects all proposals for development to demonstrate an integrated approach to design and construction, whilst Policy 32 requires sustainable drainage systems for the disposal of surface water. The application has been supported by a Code for Sustainable Homes Pre-Assessment Report, and a number of sustainable features are included, such as solar panels, air sourced heat pumps, recycling facilities and bike sheds. The proposed dwellings have been assessed as meeting a Code Level 3 rating. Subject to the standard conditioning requiring compliance with these levels, the proposal is considered acceptable in terms of the sustainable requirements of national and local policy requirements.

Safeguarding Matters:

Policy 19 of the Local Development Plan states that development within safeguarding zones around hazardous installations will be permitted where there is no unacceptable risk to public health or safety, the operation of the hazardous operations, and access to them. The site lies within a Military Safeguarding Zone, and the Ministry of Defence have been contacted for their views. They have considered the proposal and raise no objection to it.

Neighbouring Amenity Matters:

Policy 30 of the Local Development Plan refers to amenity in a general sense, seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties. Residential properties bound the site to the east and west, with the closest property being 6 metres away from the proposed dwellings (ie those overlooking the site from the east). The proposed dwellings have been designed so as not to have habitable rooms directly facing towards these properties, and conditions are suggested removing permitted development rights for all the dwellings which would include restriction of any new openings. As regards those properties bordering the western boundary of the site, the minimum distance between habitable rooms is just over 22 metres, which is considered acceptable in terms of retaining privacy. The suggested condition removing permitted development rights should also ensure no further amenity is lost.

Publicity Matters and Bilingual Communication:

Several comments have been received from neighbouring properties stating that the applicant has not explained their proposal to community, and that communication should be bilingual. The onus is on the applicant to undertake community consultation, and it is their decision as to whether they undertake it or not. The Authority has complied with its statutory application publicity duties (ie property consultation, site and press notices). As regards bilingual
communication requests, all correspondence received by the Authority in Welsh is responded to in Welsh.

Conclusion

The proposal has been carefully considered against all material considerations and the relevant national and local development plan policies. The application is recommended for delegation to the Chief Executive/Director of Park Direction and Planning/Head of Development Management to issue permission, subject to the receipt of satisfactory amended plans in relation to detailed design amendments and satisfactory comments from the outstanding consultees.

Recommendation

That the application be delegated to the Chief Executive/Director of Park Direction and Planning/Head of Development Management to issue permission on the receipt of satisfactory plans in relation to detailed design issues and satisfactory consultation comments from the outstanding consultees.

Any permission shall be subject to the following reasons:-

Suggested Conditions.

• Time period;
• Drawings;
• Affordable housing;
• Materials;
• Sample panels;
• Landscaping and tree protection;
• Highways conditions;
• Environment Agency conditions;
• Welsh Water Conditions
• Public Protection conditions;
• Code III standard conditions;
• Removal of PD rights for new openings;
• Air source heat pumps;
• Protected species report measures.
Proposed Affordable Housing Development,
Crymych Depot, Crymych, Pembrokeshire

Site Location Plan 1:1250

1. Development site(s) - Site A
2. The existing buildings on the site are to be demolished. All the hardcore waste from the demolition will be removed. The site is enclosed by a temporary soil fence and shuttering.
3. Refer to NGR with the developer's party. The boundaries are defined.
4. 1,800mm high, rigid box structure of the site are as indicated on the plan.
5. Refer to NGR with the developer's party. The boundaries are defined.
6. Refer to NGR with the developer's party. The boundaries are defined.
7. Refer to NGR with the developer's party. The boundaries are defined.
8. Refer to NGR with the developer's party. The boundaries are defined.
9. Refer to NGR with the developer's party. The boundaries are defined.

Indicative Roof Plan

[Diagram with various buildings and annotations]
Proposed Affordable Housing Development,
Crymych Depot, Crymych, Pembrokeshire

Plots 13, 14 & 15 - "As Proposed"
Proposed Affordable Housing Development, Crymych Depot, Crymych, Pembrokeshire

Plots 12A & 12B - "As Proposed"

Front Elevation (west) Scale: 1:100

Rear Elevation (east) Scale: 1:100

Typical Section Scale: 1:100

Indicative View from Northwest Scale: NT5

Indicative View from Southeast Scale: NT5

Ground Floor Plan Scale: 1:100

First Floor Plan Scale: 1:100

Elevation - Side (north) Scale: 1:100

Elevation - Side (south) Scale: 1:100
Proposed Affordable Housing Development,
Crymych Depot, Crymych, Pembrokeshire

Plots 7, 8 & 9 - "As Proposed"

**Ground Floor Plan**

**First Floor Plan**

**Legends:**
- Indicates Air Source Heat Pump location
- Indicates composting bin
- Indicates rainwater butt
- Indicates 280L refuse bin
- Indicates 340L recycling bin
- Indicates bin rotary line

**Typical Section**

**Indicative View from Northwest**

**Indicative View from Southwest**

**Elevation - Side (east)**

**Elevation - Side (west)**

**Front Elevation (north)**

**Rear Elevation (south)**

Scale: 1:100
Proposed Affordable Housing Development, Crymych Depot, Crymych, Pembrokeshire

Plots 5 & 6 - "As Proposed"

Front Elevation (east)  Scale: 1:100

Rear Elevation (west)  Scale: 1:100

LEGEND:
- Indicates Air Sourced Heat Pump Location
- Indicates composting bin
- Indicates rainwater butt
- Indicates 240L. refuse bins
- Indicates 240L. recycling bin
- Indicates 6m rotary line

Typical Section  Scale: 1:100

Indicative View from Southeast  Scale: NTS

Indicative View from Southwest  Scale: NTS

Ground Floor Plan  Scale: 1:100

First Floor Plan  Scale: 1:100

Elevation - Side (north)  Scale: 1:100

Elevation - Side (south)  Scale: 1:100