

## Item 5 - Report on Planning Applications

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### **Application Ref: NP/15/0145/FUL**

<b>Case Officer</b>	Caroline Bowen		
<b>Applicant</b>	Mr M Thomas		
<b>Agent</b>	Mr A Chandler, Argent Architects		
<b>Proposal</b>	Erection of 10 dwelling houses		
<b>Site Location</b>	Old Cottage Hospital Site, Trafalgar Road, Tenby, Pembrokeshire, SA70 7DW		
<b>Grid Ref</b>	SN13180028		
<b>Date Valid</b>	09-Mar-2015	<b>Target Date</b>	03-May-2015

### **Summary**

This planning application is reported to members as the scale of development is considered a major development.

The application site is the former Tenby Cottage Hospital site, which is situated within a densely developed, residential part of Tenby. Planning permission is sought for the construction of 10 dwellings, with associated garden and parking spaces.

Following consultation, three letters have been received which, in summary, do not object to the proposal, but raise issues relating to parking provision, the proposed ridge heights and rainwater run-off to Trafalgar Road.

The proposal has been considered against the policies of the current Local Development Plan – there is a housing allocation for 10 houses on this site stated in the Plan, thus the principle of the development is established. In respect of affordable housing, which is considered under Policy 45, discussions in respect of the viability of the proposal were carried out at a recent pre-application consultation. The Authority accepted that the current scheme would not be sufficiently viable to provide for affordable housing at the present time. However, the applicant has indicated that they would enter into an Agreement that would require an Assessment of Viability to be carried out on the scheme, on a specified assessment date. A draft agreement has been submitted with the planning application.

The proposed development will comprise two short terraces, together with a single detached dwelling at the entrance to the new row. The siting of the dwellings is 'staggered' to ensure that reasonable levels of amenity and privacy can be maintained. The design has taken reference from the surrounding terraces, and the external appearance of the dwellings reflects subtle variations and details to prevent the dwellings appearing uniform and regimented. The dwellings each have private amenity space and a single parking space, and there is a space allocated for the storage of bicycles and recycling facilities.

It is considered that the scale, design and external appearance of the development is appropriate to the site dimensions and character. Adequate access can be provided, and the site provides sufficient private amenity space

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for each property. In light of this, the development would accord with the policies of the current development plan, and can be supported. The recommendation is, therefore, to approve subject to standard conditions and conditions recommended by statutory consultees.

### **Consultee Response**

**Tenby Civic Society:** No objection - Provided additional measures are required to protect pedestrians, we would not object to this ingenious scheme, which squeezes quite a lot of units onto this awkward site and has merits in its target occupants, dwelling design and fit in with the character of its setting.

**PCC - Head of Public Protection:** No objection - The Pollution Control Team considers the level of risk posed by potential contamination has been satisfactorily addressed, and recommends conditional consent.

**PCNPA - Tree and Landscape Officer:** Conditional Consent - There are no Tree Preservation Orders on or immediately adjacent to the development site, and the site is not within Tenby Conservation Area. Details of any landscaping and new planting can be provided as a condition of the planning consent.

**PCC - Transportation & Environment:** Conditional Consent - The original access up to the Old Hospital will be amended with entry radii and a private estate road constructed. Each dwelling unit will have one parking space and it is important that these are provided and maintained. The new property owners will not be able to apply for Residential Parking Permits for the area.

**PCNPA - Ecologist:** Conditional Consent - The proposed development will not adversely impact any protected species or designated sites however the opportunity exists to provide enhancement within the site for wildlife. Bat and bird boxes could be provided on the gable ends providing roosting and nesting opportunities. It is recommended that a hedgerow be incorporated along the western boundary to provide connectivity within the built-up area and encourage wildlife into the area. This would also provide a level of privacy for the rear gardens of the proposed development. Consideration will also need to be given to external lighting, it should be downward, as dim as possible and on a timer to reduce the amount of on time.

**PCC - Contaminated Land Inspector:** Conditional Consent

**Natural Resources Wales:** Conditional Consent - Would offer no objection to the proposed development provided a condition requiring the submission of a remediation strategy to the local planning authority if contamination is found to be present on the site.

**Dwr Cymru Welsh Water:** Conditional Consent

**Tenby Town Council:** Approve - The Town Council recommend approval. However, members are concerned about the adequacy of parking provision

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on the site. This application site is within an area of town where there are a number of heavily oversubscribed residents parking schemes and this development could increase pressure on parking. We note that the number of spaces provided meet minimum PCNPA SPG guidelines, but ask for consideration to be given to increasing the parking provision to help accommodate for this modern age where two car families are the norm.

### **Public Response**

A site notice was posted in accordance with statutory requirements, and neighbouring properties notified by letter. 3 letters were received, and whilst no objection to the principle of the development was raised, there were some issues that the neighbours wished to raise:

- Our concern is that the plans do not adequately provide for parking with the confines of the development site. Any cars belonging to the new properties which cannot be parked within the area of the development itself can only add to the extreme pressure for parking spaces on Trafalgar Road and Church Park.
- We are concerned that proper consideration of the ridge heights of the proposed dwellings should be accurately assessed when consideration is given to the effect on ambient light and privacy of the adjoining properties – the ground levels of neighbouring properties are a metre lower than the ground level of the development site.
- Parking surfaces should be permeable in nature and the scheme should include a drainage design which prevents rainwater run-off into Trafalgar Road.

### **Policies considered**

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

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 02 - Tenby Local Service and Tourism Centre

LDP Policy 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

LDP Policy 44 - Housing

LDP Policy 45 – Affordable housing

LDP Policy 53 - Impacts on traffic

PPW7 Chapter 03 - Making and Enforcing Planning Decisions

PPW7 Chapter 09 - Housing

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SPG04 - Planning Obligations  
 SPG12 - Parking  
 TAN 02 - Planning and Affordable Housing  
 TAN 12 - Design  
 TAN 18 - Transport

### **Constraints**

Special Area of Conservation - within 500m  
 Contaminated Land  
 LDP Allocation  
 Biodiversity Issue  
 LDP Centre:60pc aff housing;30 units/ha  
 Recreation Character Areas

### **Officer's Appraisal**

#### **Background and site description**

The application site is located on the south eastern flank of Trafalgar Road, in a densely residential part of Tenby. The site falls within the Centre boundary, as defined for Tenby in the Pembrokeshire Coast National Park Local Development Plan.

The site formerly housed the Cottage Hospital, which was demolished some eight years ago. The site is open with a tarmac/grass surface and rises gently to the south east. There are existing residential terraces bordering the site to the east (Culver Park), north (Trafalgar Road) west (Church Terrace) and south (South Cliff Street). To the south west corner of the site, the aspect is over the adjacent car park, otherwise there are residential gardens bordering onto the application site.

#### **Planning History**

There is no recent planning history relating to the cleared site.

#### **Constraints**

- LDP Allocation – HA 723 for 10 dwellings.
- Biodiversity
- Contaminated Land
- Recreation Character Area

#### **Current proposal**

Planning permission is sought for the following works;

- The construction of 10 new houses split into 3 types – starter homes, downsizer homes and for a family with older children.

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- The starter homes comprise a short terrace of four two-storey dwellings.
- The Downsizer dwellings comprise a short terrace of 5 two and a half storey dwellings
- A single detached dwelling will be located at the entrance to the site.
- A new private access road will run to the west boundary of the site – a turning head will be provided midway in the site, with access beyond being private to the dwellings only. A pavement will be provided, which will link the site to Trafalgar Road.
- The dwellings will have private gardens, space for the storage of bicycle and recycling facilities and a parking place – the terrace of 5 dwellings will also have a small glazed first floor balcony.

### Key issues

- Policy and principle of development
- Amenity and privacy
- Access, parking and Highway Safety
- Drainage
- Biodiversity
- Other material considerations

#### *Policy and Principle of development*

Policy 2 is specific to Tenby as a local service and tourism centre, and states that amongst the land use priorities for the town, the aim is to meet the housing, in particular the affordable housing needs of the local area.

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. This policy is supported by supplementary planning guidance on landscape assessment – the application site falls within LCA 2 – Tenby – a historic town set on the coast, which has a traditional old walled town surrounded by dense urban development. The management guidance for the protection of the special qualities of this area are to preserve the coastal town character, through planning of developments to ensure they are in keeping with the character of the traditional built form.

Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape.

Policy 30 seeks to avoid development that is incompatible with its surroundings (criterion 'b') and/or is visually intrusive (criterion 'd').

Policy 44 is a housing strategy policy, and the application site is allocated for housing under reference HA 723.

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Policy 45 refers to affordable housing, and requires affordable housing to be negotiated on sites providing 2 or more units.

The site is allocated for housing in the current Local Development Plan, and the amount of dwellings to be provided meets the allocation for 10 dwellings. In respect of affordable housing, this issue was discussed at pre-application stage, and the Authority has accepted that the provision of affordable housing would make the scheme unviable at the present time. Officers have therefore negotiated agreement with the applicant that whilst this is accepted now with a more buoyant housing market this could change in future. The applicant has therefore provided an Agreement in respect of an Assessment of Viability, which would re-assess the viability of the development at a set period after the commencement of development.

The principle of the development is acceptable – the scale of development sits neatly on the site and would be compatible with both the visual character of the streetscene, and the prevailing residential character of the immediate setting. As such, the development would meet the requirements of the above policies.

### *Design and external appearance*

In the supporting design and access statement for the application, the applicant has stated that the proposal has been designed to reflect the surrounding terraces, which are a mix of 2, 2 and a half and 3 storey terraced dwellings. The development has been divided into three elements, in order to avoid a monotonous elevation and roofline, and the dwellings are given variety by the use of detailing, fenestration and colours which can be found in the surrounding houses. Officers spent a considerable amount of time with this applicant negotiating a quality of design which reflects Tenby and which is considered to be sympathetic to its location.

### *Privacy and amenity*

The applicant has advised that the site layout was assessed in order to minimise the impact on light, view and privacy of properties on Culver Park and South Cliff Street.

In respect of amenity, the use of the site for residential development would be compatible with the densely residential surrounding streetscapes. The dwellings reflect the prevailing vernacular, and the scale is not considered to be visually intrusive.

In respect of privacy, the layout of the dwellings is staggered so as to maintain acceptable levels of privacy between the new and existing dwellings, and the heights of the new dwellings is such that the taller 2 and a half storey dwellings are read against the taller two and a half and three storey dwellings to the southern end of Culver Park and South Cliff Street. These dwellings will have small shallow rear balconies at the first floor – these will look over the

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Rectory car park, as opposed to into neighbouring properties; and there are similar examples of first floor balconies along Church Terrace to the west.

### *Access, Parking and Highway Safety*

The site has an existing access off Trafalgar Road, and this will remain unchanged in position. Each property will have one parking space, which accords with the Authority's SPG on Parking Standards; and the development is within Tenby, which has a range of facilities and access to public transport. The Highways Development Control Officer was consulted, and has recommended conditional consent.

### *Drainage*

Surface water drainage will be directed to individual soakaways, which are shown for each property. Dwr Cymru Welsh Water were consulted and recommended conditional consent.

### *Biodiversity*

The application site is within an area where biodiversity is a known constraint. The Authority's Planning Ecologist has been consulted and has advised that there are opportunities to enhance wildlife for the site by use of bird and bat boxes and by the creation of a hedgerow to the western boundary to improve connectivity. It is also recommended that external lighting be kept low.

### *Other material considerations*

- Contaminated land

The development site formally housed a hospital, and, due to the nature and variety of activities in which hospitals have historically specialised, there is potential for contamination of both the ground and groundwater to have happened.

A desk study and preliminary site investigation was submitted with the application, and the Pollution Control Section of Pembrokeshire County Council were consulted. They have advised that the level of risk posed by potential contamination has been satisfactorily addressed, and has recommended conditional consent.

- Neighbouring concerns

In respect of the concerns expressed in relation to the proposed parking provision, surface water run-off and relationship of the dwelling heights in relation to neighbouring properties - each of these issues have been addressed in the above report.

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### **Conclusion**

It is considered that the scale and design of the proposed residential development fits appropriately into the existing streetscape. The existing access point is maintained, and private parking is available to each dwelling. Officers note the concerns about the amount of parking, however, the development falls within Tenby which has a range of facilities within walking distance, and good public transport links, The development accords with the allocation in the current development plan and with policies 1, 2, 8, 11, 15, 30, 44, 45 and 53 of the Local Development Plan.

At the time of writing this report, the legal agreement has not been fully agreed or executed. In light of this, officers recommend delegating the application to the Director of Park Direction and Planning to issue planning permission on the satisfactory completion of the legal agreement.

### **Recommendation**

That the application be delegated to the Chief Executive (National Park Officer)/Director of Park Direction and Planning/ Head of Development Management to grant planning permission subject to the interested person(s) first entering into a satisfactory Section 106 Legal Agreement regarding the reassessment of viability during the construction phase of the development and being subject to appropriate conditions.



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OLD COTTAGE HOSPITAL SITE	1:1250	06.03.15	A3539 50 001
SITE LOCATION	www.argent-architects.co.uk		tel 01834 845440
	ARGENT ARCHITECTS		
	info@argent-architects.co.uk		

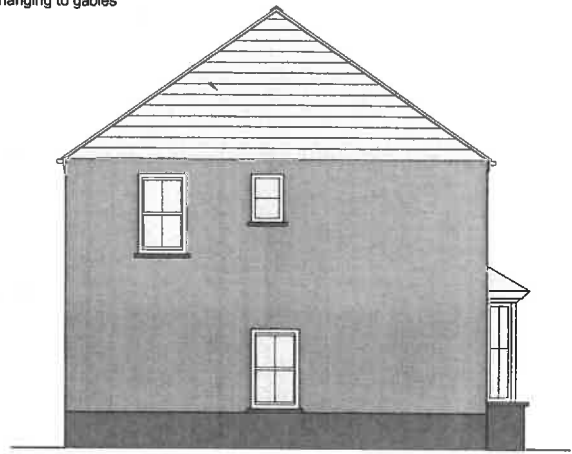


Slate hanging to gables



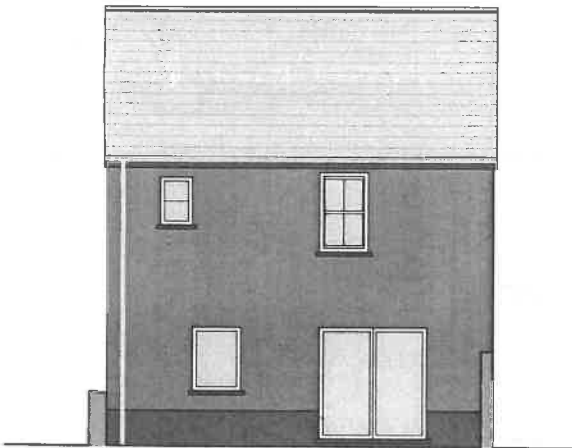
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Possible stone plinth to retain ground, if land is not battered (i.e. banked)

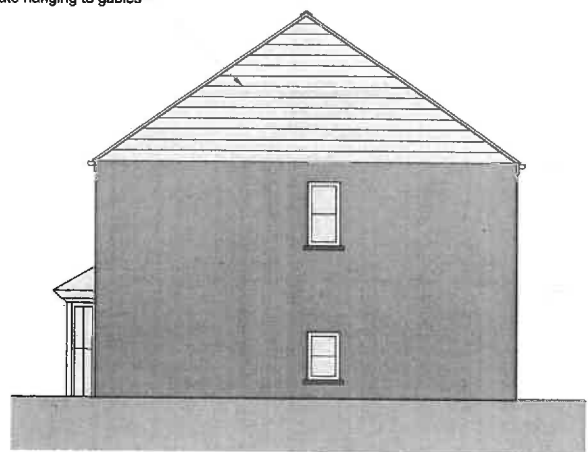


EAST

Slate hanging to gables



SOUTH




WEST

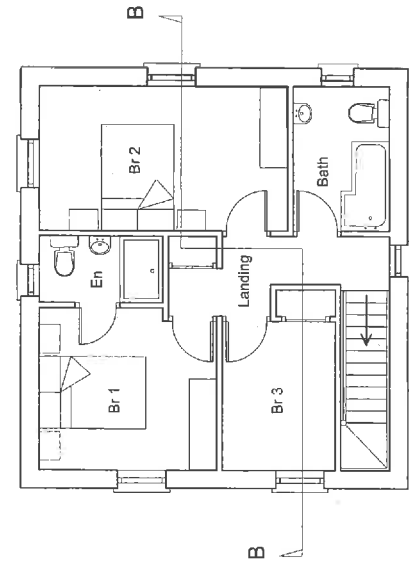
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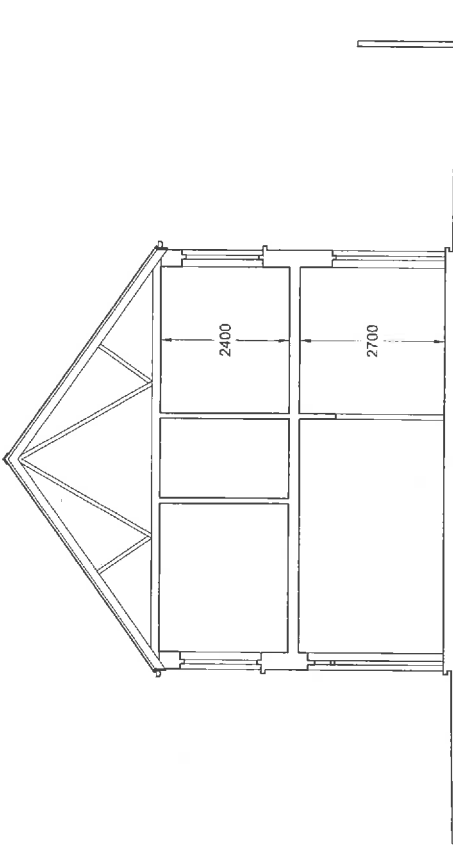
- ROOF - Slate with painted fascias & aluminium/cast iron vintage rainwater goods
- WALLS - Smooth painted render
- W & D - Painted timber & Aluminium timber composite
- SILLS - Precast concrete
- RAILINGS - Painted iron (black)

Approved Plans  
 - 9 MAR 2015  
 Planning Department  
 City of London  
 Architects No. 1111

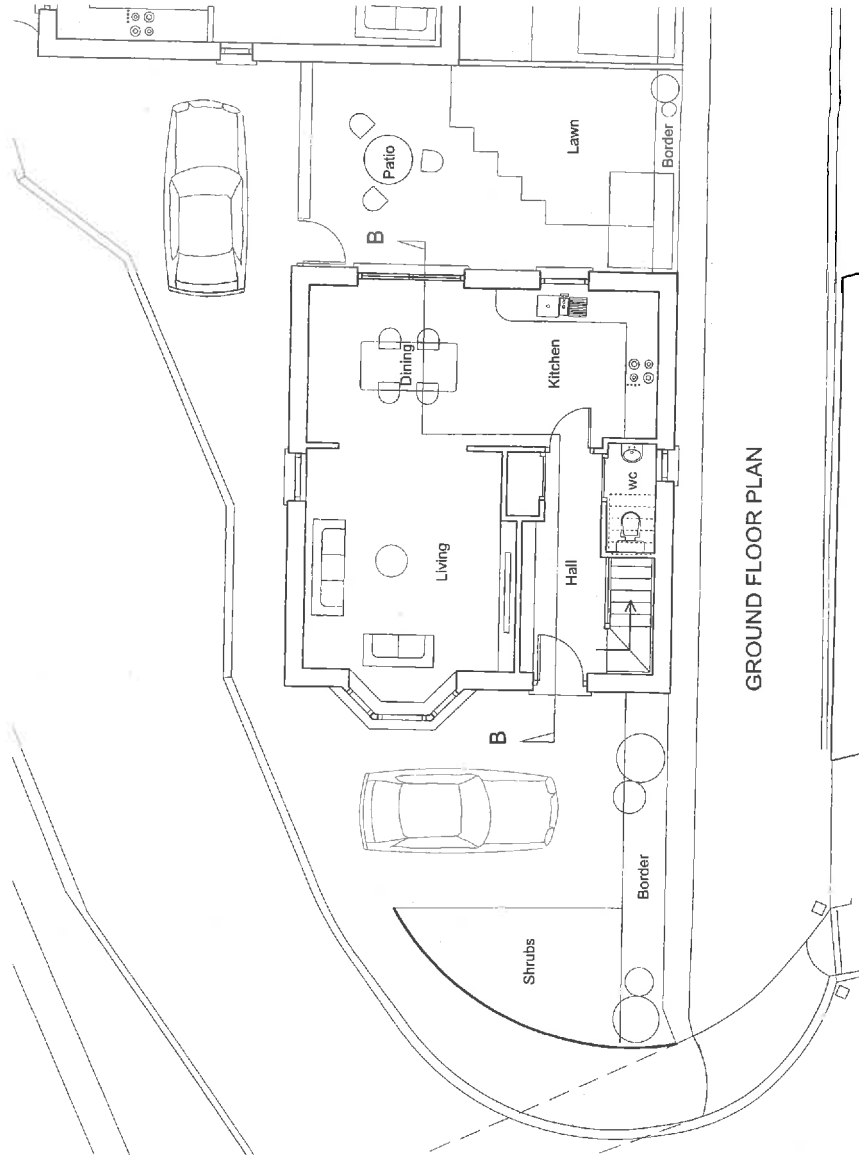
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FIRST FLOOR PLAN



SECTION B - B



GROUND FLOOR PLAN

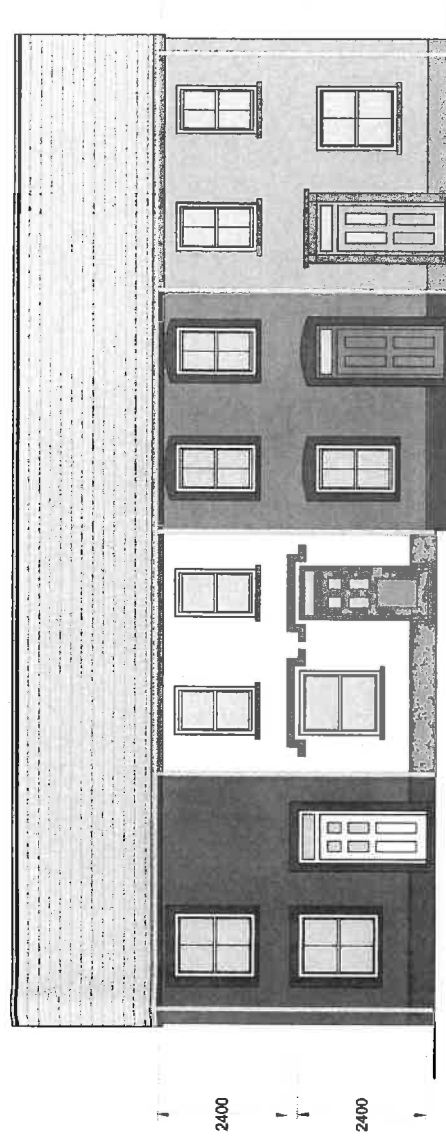


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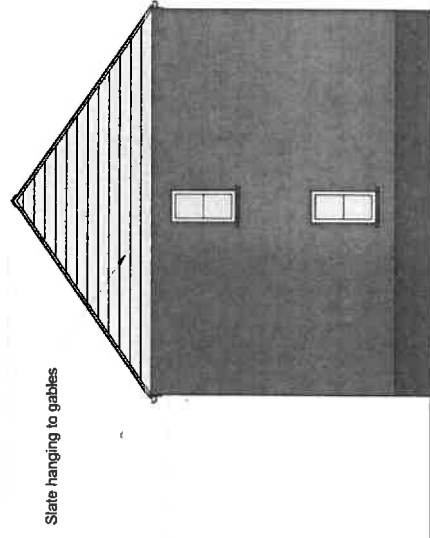
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Slate hanging to gables

NORTH

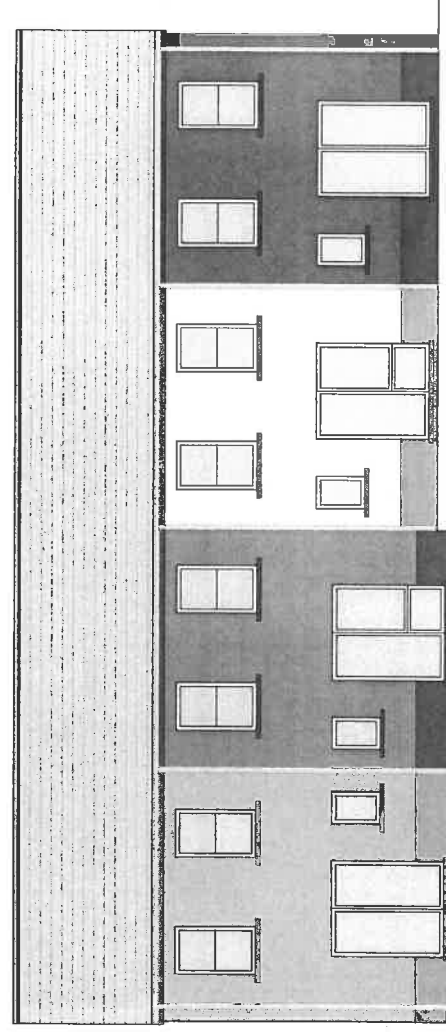


Slate hanging to gables

SOUTH

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EAST



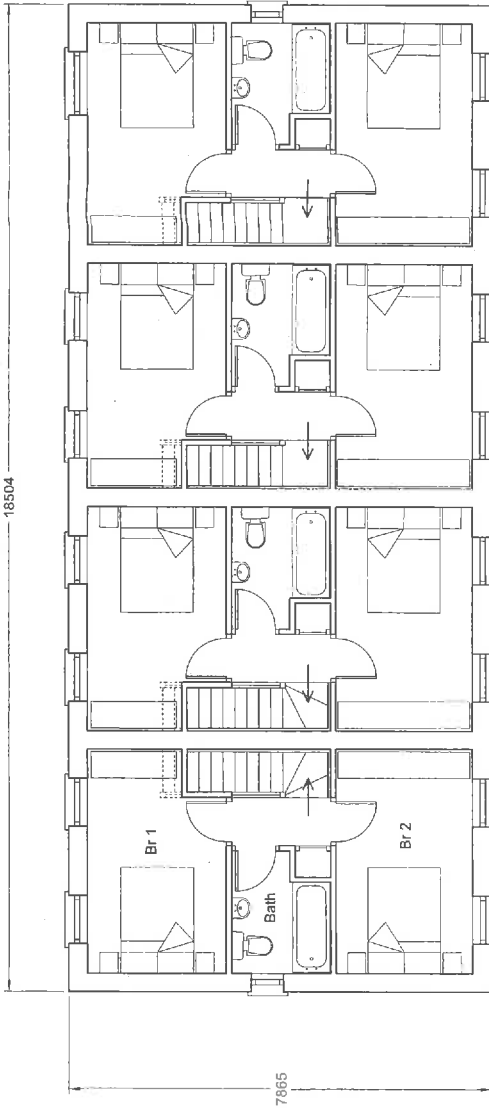
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**MATERIAL**

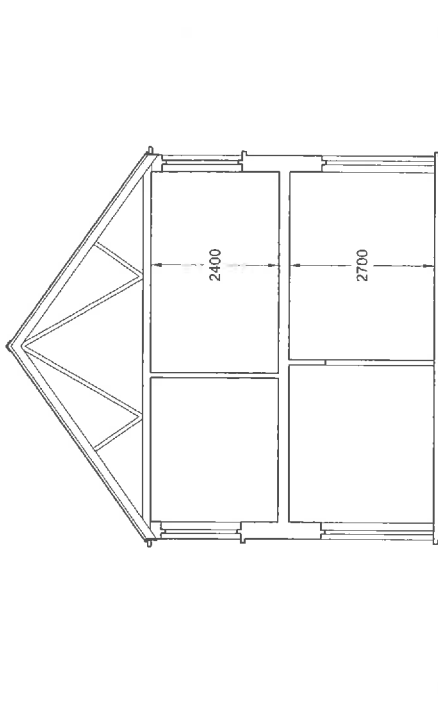
- ROOF - Slate with painted fascias & aluminium/cast iron rainwater goods
- WALLS - Smooth painted render
- W & D - Painted timber & Aluminium timber composite
- SILLS - Precast concrete
- RAILINGS - Painted iron (black)

For information only  
Not for construction  
- 9 MAR 2015  
Architectural Paper  
Architect: [illegible]

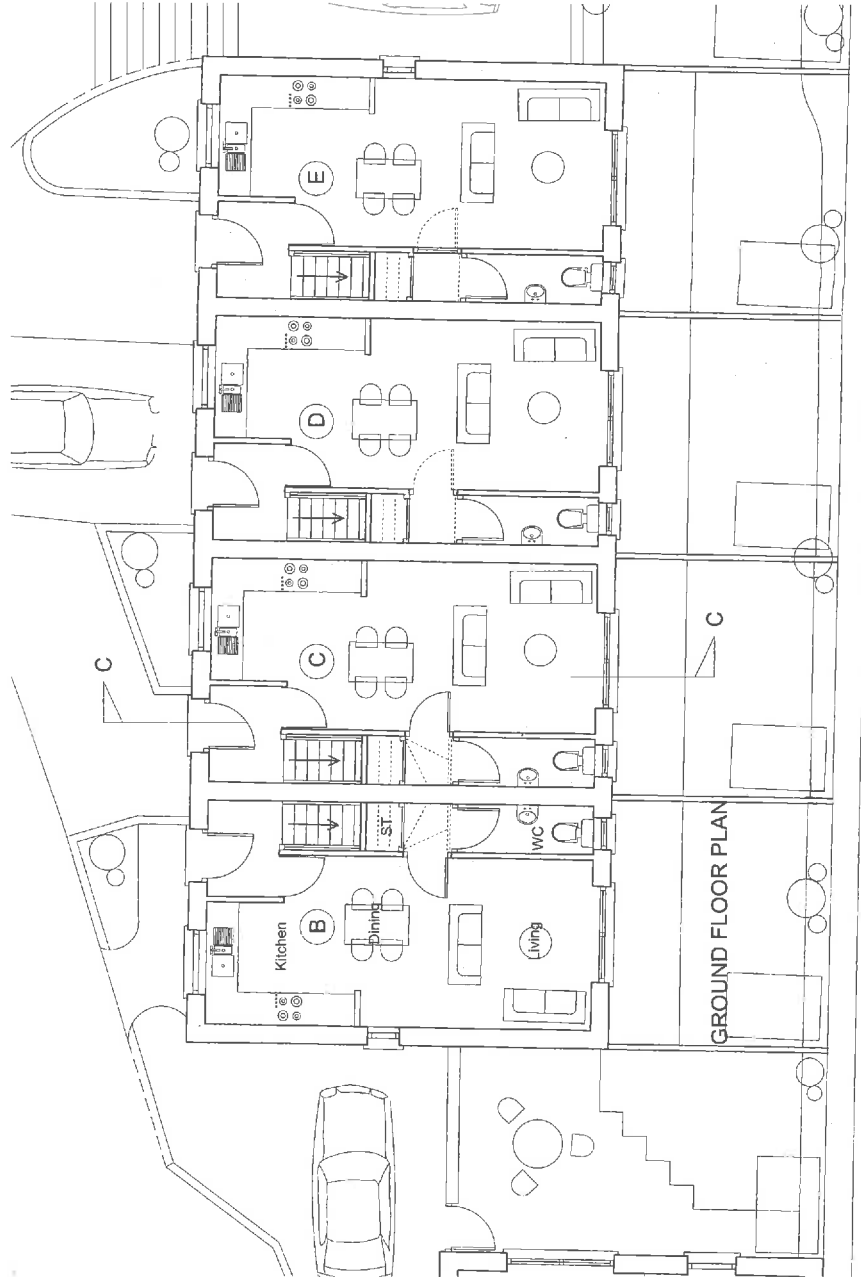
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<b>OLD COTTAGE HOSPITAL SITE</b> <b>PLANNING PROPOSAL 06:</b> <b>UNITS B - E ELEVATIONS</b>			



FIRST FLOOR PLAN



SECTION C - C



GROUND FLOOR PLAN

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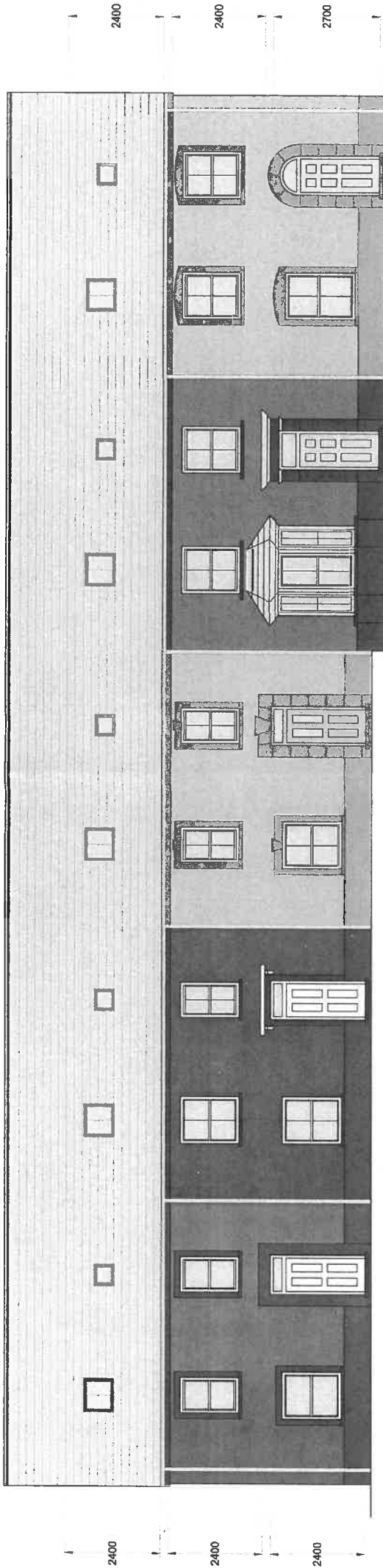
Finalised Plans, Great  
Review of Plans, 10/1/15  
- 9 MAR 2015  
Architectural Plans, Design, etc.  
Architects



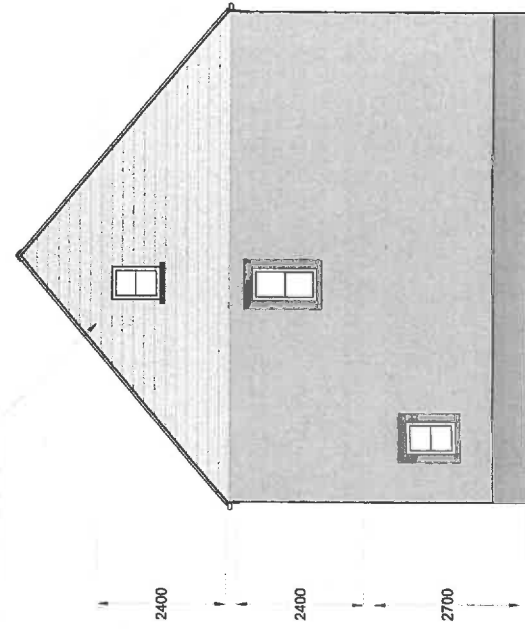
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OLD COTTAGE HOSPITAL SITE  
 PLANNING PROPOSAL 06:  
 UNITS B - E PLANS & SECT C

Item 5f)



EAST ELEVATION



NORTH ELEVATION

**MATERIAL**

- ROOF - Slate with painted fascias & aluminium/CI rainwater goods
- WALLS - Smooth painted render
- W & D - Painted timber & Aluminium timber composite
- SILLS - Precast concrete
- RAILINGS - Painted iron (clear)
- BALCONY - Slatted steel & glass

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Item 5f)  
 Planning Control  
 - 9 MAR 2015  
 Planning Control  
 Planning Control

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OLD COTTAGE HOSPITAL SITE PLANNING PROPOSAL 06: UNITS F - J SECT & NE ELEVS			
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Penetration Testing - Client - 12/8  
 National Cyber Security Centre

- 9 MAR 2015



Awarded to Argent Architects

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OLD COTTAGE HOSPITAL SITE  
 PLANNING PROPOSAL 06:  
 UNITS F - J GF PLAN

Railings

Hedge

Lawn

Hall

Study / Spare Br

Sh

Ut

F

Kitchen

Dining

H

G

H

I

J

Patio

Fence

Lawn

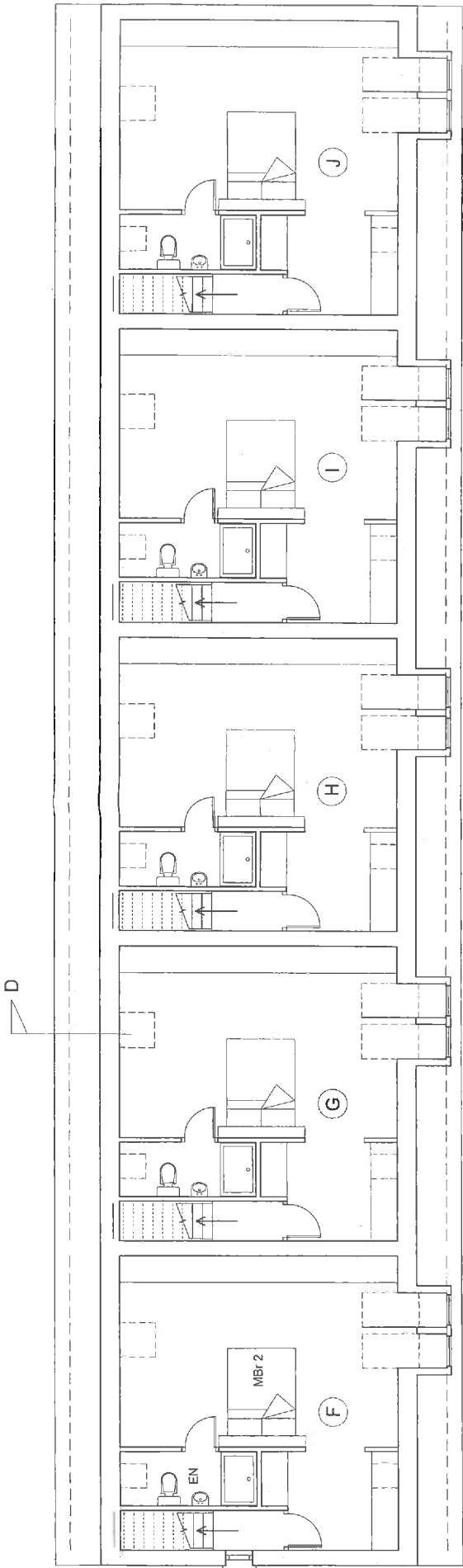
Existing stone wall with screening on top

Flower

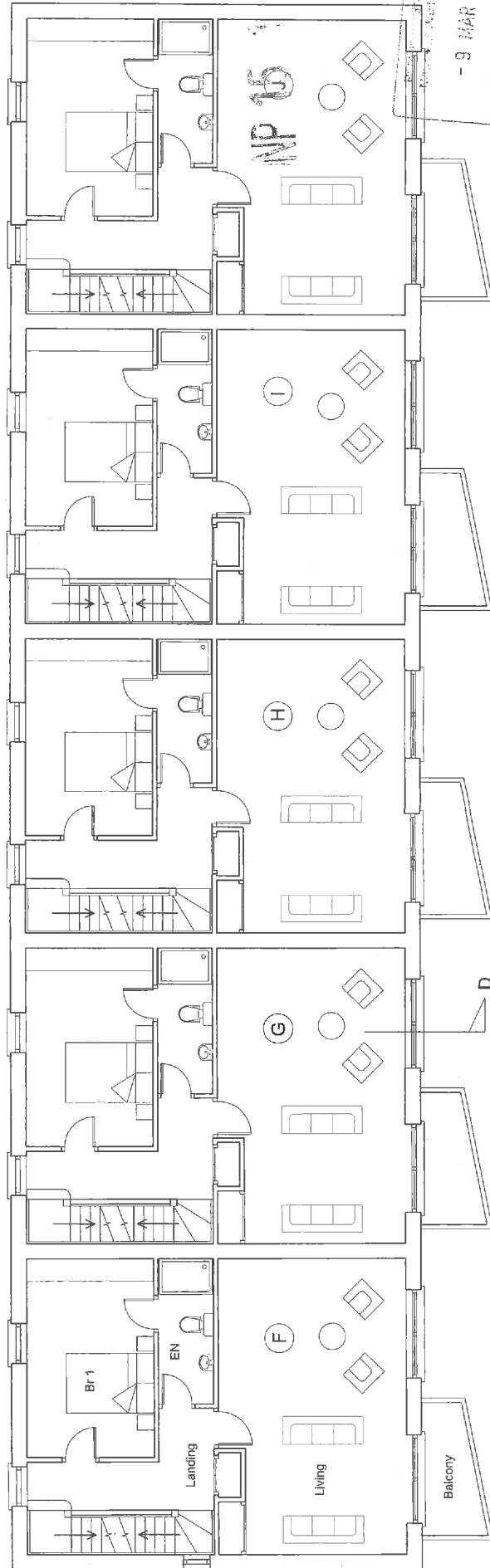
Block paving

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

Item 5f)

Approved Plans  
 - 9 MAR 2015  
 Approved Plans, Ceredigion  
 Architect Planning

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