

## Item 5 - Report on Planning Applications

**Application Ref: NP/15/0406/FUL**

<b>Case Officer</b>	Matt Dash		
<b>Applicant</b>	Mrs M Hanily		
<b>Agent</b>	Mr T Mamara, T M Design		
<b>Proposal</b>	Realignment of hedgebank, surface water drainage & fencing		
<b>Site Location</b>	Carters Green Farm, Angle, Pembroke, Pembrokeshire, SA71 5AL		
<b>Grid Ref</b>	SM87020167		
<b>Date Valid</b>	16-Jul-2015	<b>Target Date</b>	09-Sep-2015

**Summary**

This application has been reported to the Development Management Committee due to the recommendation of Angle Community Council differing from that of officers.

This application seeks partial retrospective approval for the construction of a Pembrokeshire hedge bank, stock proof fence and surface water drainage along the front boundary of Carters Green Farm as it adjoins the highway, to the south east of the Village of Angle within south west Pembrokeshire. The hedge bank is in two sections, to measure approximately 1.5m in width by 1.2m in height plus the addition of native hedge planting on top. The longest section measures approximately 24m in length, with the shorter section to the west measuring 4m in length. The surface water drainage element consists of a concrete apron and headwall which feeds water into an existing gully under the road and discharges onto agricultural land on the far side of the highway.

A hedge bank together with stock proof fencing was previously approved as part of a wider planning approval in 2010 under reference Number NP/10/424. Despite no application being submitted an amended scheme began work, at which point the Authorities Planning Enforcement section and PCC Highways Department became aware of the unauthorised work, which was being built within the visibility splay on the south side of the road and had resulted in a highway gully and lateral pipe being temporarily blocked. As a result of the Authorities involvement as well as the involvement by the highways and drainage departments at PCC this application has been submitted.

The proposal complies with the relevant policies regarding visual amenity, surface water drainage and highway safety and is therefore recommended for approval subject to conditions. Angle Community Council has however objected to the scheme on highway safety grounds and claims that the plans are misleading. The proposal is therefore deferred to committee.

**Consultee Response**

**Angle Community Council:** Objecting - Object on highway safety grounds

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**PCNPA - Tree and Landscape Officer:** No objection subject to confirmation of hedgebank facing construction method and that the Prunus Spinose named as Hawthorn is clarified as being Blackthorn.

**PCC - Ecologist:** No objection, suggest works avoid the bird nesting season from March to September inclusive.

**Natural Resources Wales:** No objection

**Dyfed Archaeological Trust:** No objection

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

**PCNPA - Access Manager:** No adverse comments - No PROW affected

### Public Response

A site notice was erected on site on the 29<sup>th</sup> July 2015. No responses have been received.

### 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 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

LDP Policy 13 - Historic Landscapes Parks and Gardens

LDP Policy 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

LDP Policy 53 - Impacts on traffic

PPW7 Chapter 04 - Planning for Sustainability

SPG05 - Sustainable Design

TAN 12 - Design

### Constraints

Biodiversity Issue

Rights of Way Inland - within 50m

ROW Coast Path - within 10m

Potential for surface water flooding

Recreation Character Areas

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### **Officer's Appraisal**

#### **Background and Description**

The site consists of the curtilage boundary to the fore of Carters Green Farm where it abuts the Highway to the south east of Angle Village in south west Pembrokeshire. The land is relatively level, sloping gently down from the farm house to the south towards the Highway, with the Class 2 Highway bending around the boundary with the inside corner adjacent to the proposed hedge bank. There is a hedge bank with mature trees to the west of the site as well as a hedge bank and small area of woodland with fields beyond to the north of the site on the opposite side of the highway. A vehicular entrance with cattle grid is located to the east of the part constructed new hedge bank, which is currently approximately 0.6m in height and has begun to self-seed.

A hedge bank together with stock proof fencing was previously approved as part of a wider planning approval in 2010 under reference Number NP/10/424. This was to consist of a 1m high grass bank set approximately 2 car widths from the road side with a stock proof fence behind. A minor amendment to the siting of the hedge bank was sought in 2011 to move the hedge bank to run along the highway boundary. The Authority however informed the applicant that this change could not be considered a minor amendment and that planning approval would be required.

Despite no application being submitted unauthorised works began on site. The Planning Enforcement Section as well as PCC Highways Department became aware that these works were built within the visibility splay on the south side of the road and resulted in a highway gully and lateral pipe being temporarily blocked. As a result of the Authorities investigations, the PCC Highways and Drainage section became heavily involved with the proposal and this subsequent application.

#### **Constraints**

- Rights of Way Inland – within 50m
- Biodiversity Issue
- ROW Coast Path – within 10m
- Potential for Surface Water Flooding
- Recreation Character Areas
- Tree Preservation Orders – within 10m

#### **Planning History**

NP/10/424 – Demolition of flat roof for first floor extension and alterations to single storey building – Approved 19<sup>th</sup> November 2010

#### **Current Proposal**

This application seeks partial retrospective approval for the construction of a Pembrokeshire hedge bank, stock proof fence and surface water drainage

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along the front boundary of Carters Green Farm as it adjoins the highway, to the south east of the Village of Angle within south west Pembrokeshire. The hedge bank is in two sections, to measure approximately 1.5m in width by 1.2m in height plus the addition of native hedge planting on top. The longest section measures approximately 24m in length, with the shorter section to the west measuring 4m in length. The surface water drainage element consists of a concrete apron and headwall which feeds water into an existing gully under the road and discharges onto agricultural land on the far side of the highway.

### **Key Issues**

The application raises the following planning matters:

- Visual Amenity
- Highway Safety
- Protection of Biodiversity

#### *Visual Amenity*

The siting and design of the proposed hedge bank and the surface water drainage element are in keeping with the rural and agricultural nature of the site, and the wider surrounding landscape. The PCNPA Tree and Landscape Officer was also consulted, responding with no objection provided that construction details regarding the facing of the hedge bank are submitted and approved in writing by the authority and that the planting specification is clarified as it currently states *Prunus Spinosa* to be Hawthorn, whereas it is actually Blackthorn. The proposal is acceptable and will not have an adverse impact upon the special qualities of the National Park and therefore complies with Policies 7, 8 and 15 of the LDP.

#### *Highway Safety*

The PCC Highways department were consulted due to the potential highway issues related to these proposals. A site meeting was conducted between the Highways department and the applicant/agent and a subsequent consultee response was submitted to the PCNPA. The response stated that although they were not consulted on the previously approved scheme in 2010, had they been they would not have had any objection. They also confirmed that they have been heavily involved with this current proposal, and have no objection on highway grounds due to the bank being set behind the 2.4m by 45m visibility sight line and the wall holding the bank away from the culvert and therefore will not obstruct surface water drainage. As a result of their involvement the scheme has also included a highway verge a minimum of 1m in width, to be re-seeded and maintained at a height of no more than 200mm above the crown of the highway.

Despite the highway departments approval, Angle Community Council have objected on highway safety grounds, stating that once the planting scheme matures there will be visibility issues. The response from the highways

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department however confirms that there will be no harm caused in terms of highway safety, and they suggest a condition requiring work to be carried out in accordance with the submitted plan within 3 months of the approval and for the 1m wide grass verge to be re-instated. The proposal is therefore acceptable and complies with Policy 53 of the LDP.

### *Protection of Biodiversity*

The PCC Ecologist was consulted and responded with no objection in principle but that works to the hedge should avoid the bird nesting season between March and September inclusive and that if the hedge could be 'dragged' into its proposed location this would help preserve all species present and saves the applicant building a new hedge. This is clearly too late in this instance as work constructing the hedge has already begun and there was no hedge bank at the time of the 2010 approval. The proposal therefore complies with Policy 11 of the LDP.

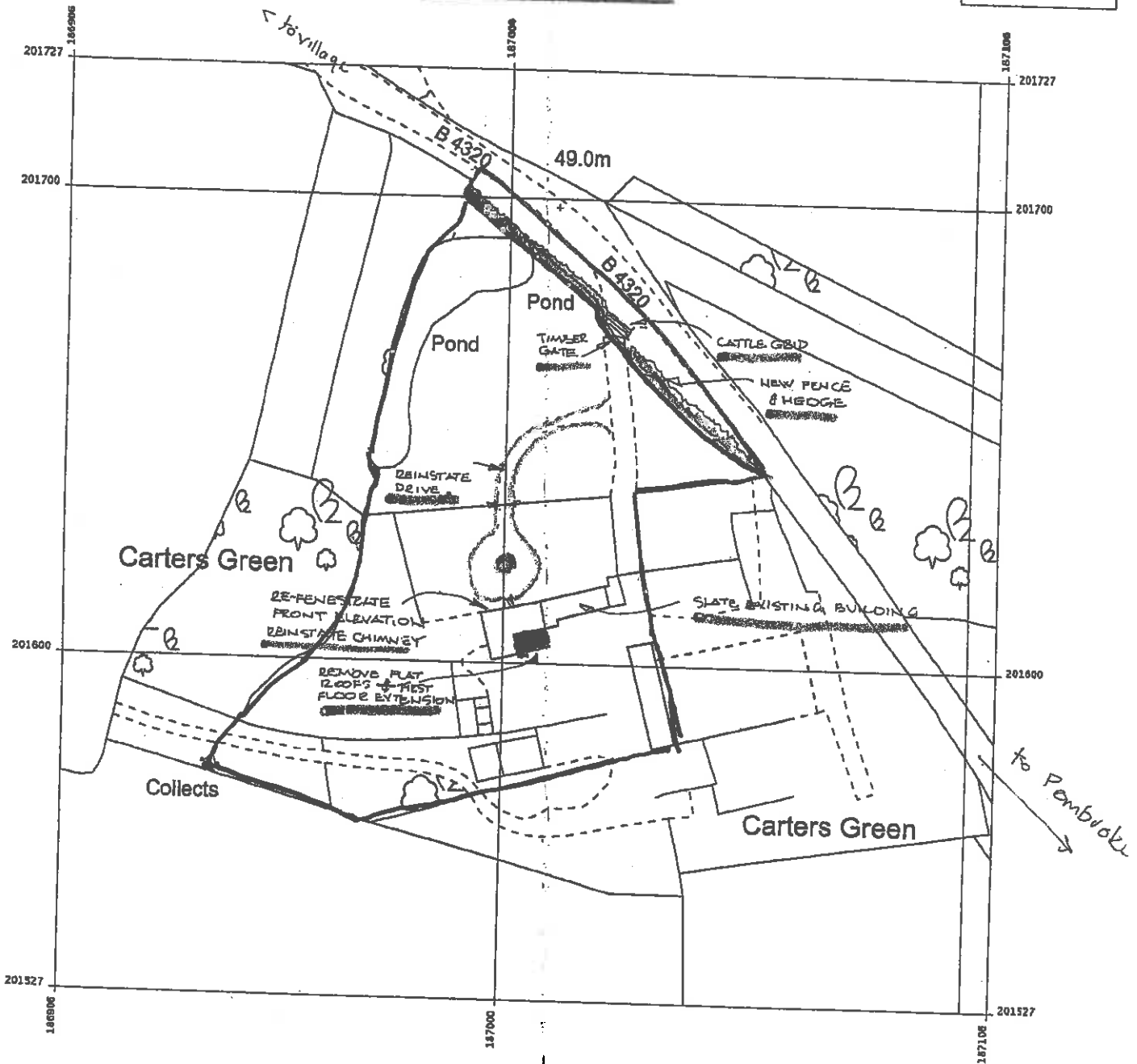
### **Conclusion**

The proposed hedge bank and surface water drainage scheme will not have a detrimental impact upon the special qualities of the National Park, local biodiversity or highway safety. The proposal therefore complies with the relevant policies of the LDP and is recommended for approval subject to conditions.

### **Recommendation**

Approve subject to the following conditions:

1. Within 3 months of the date of the approval the approved works shall be carried out, to include the reinstatement of a 1m minimum width level grass verge to the B4320, with topsoil and grass seed reapplied, at a height of no more than 200mm above the level of the crown of the road.  
Reason: In the interest of road safety. Policy: Local Development Plan – Policy 53 (Impacts of Traffic)
2. No development shall take place until construction details of all new hedgebanks have been submitted to and approved in writing by the local planning authority.  
Reason: In the interest of protecting visual amenity and the special qualities of the area. Policy: Local Development Plan – Policy: 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).



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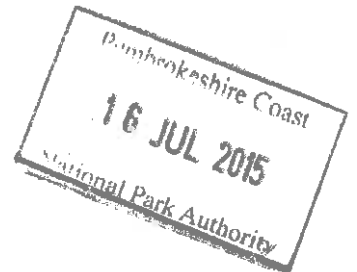
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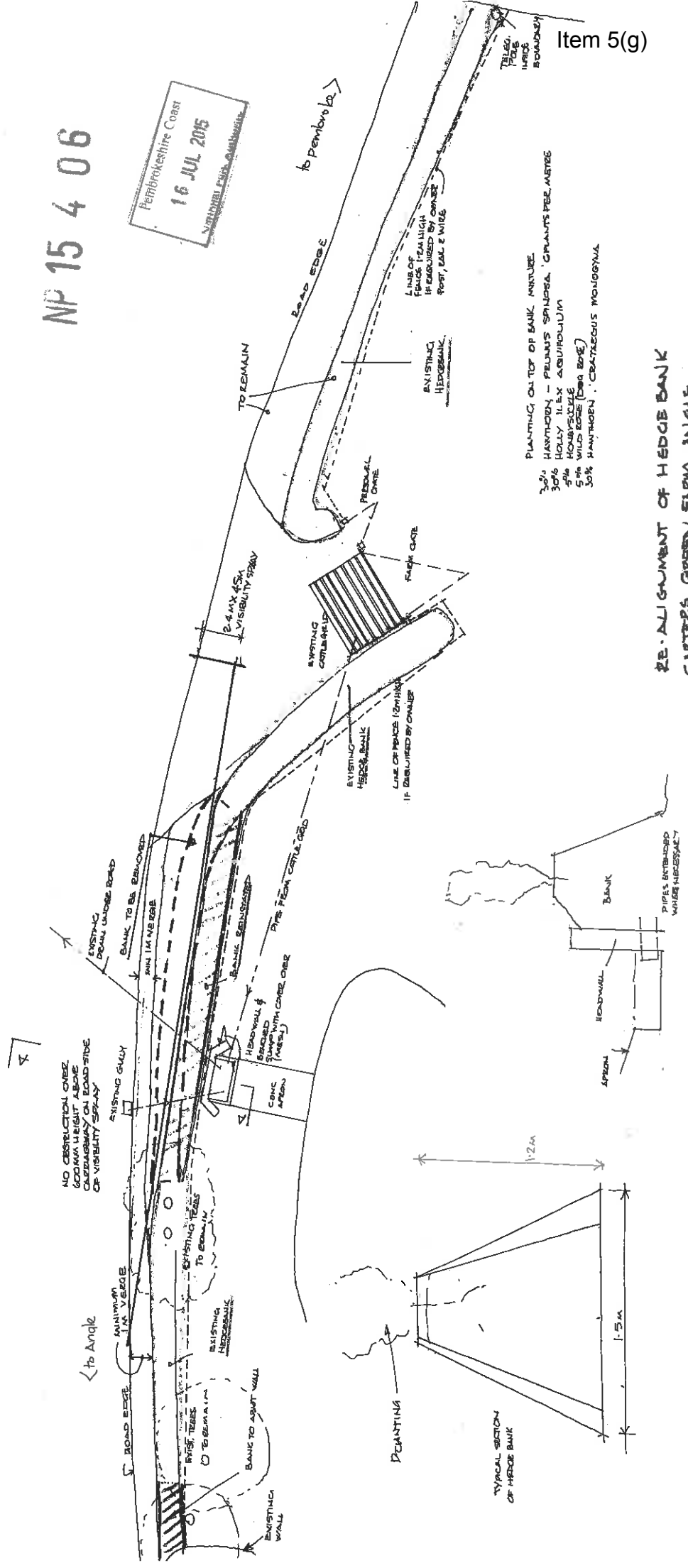


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Pembrokeshire Coast  
16 JUL 2015  
NATIONAL PLANNING AUTHORITY

NOTE: 1 METRE VEGETATION MINIMUM FOR WHOLE WIDTH OF SITE



- PLANTING ON TOP OF BANK NATURE
- 30% HAWTHORN - PUNUS SPINOSA - CRATAEGUS PEGANACEA
  - 30% HOLLY ILEX AQUIFOLIUM
  - 20% HEDERA HELIX
  - 5% WILD ROSE (RUGOSA)
  - 30% MANITAGEN - CRATAEGUS MONOGYMA

RE-ALIGNMENT OF HEDGE BANK  
CARTER'S GREEN FARM ANGLE

Scale 1:250

SECTION 44