

## Item 5 - Report on Planning Applications

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### Application Ref: NP/16/0301/FUL

<b>Case Officer</b>	Caroline Bowen		
<b>Applicant Agent</b>	Mr A Muskett, Pembrokeshire Coast National Park		
<b>Proposal</b>	Erection of flagpole & flag at The Gatehouse Tower		
<b>Site Location</b>	Carew Castle, Castle Lane, Carew, Tenby, Pembrokeshire, SA70 8SL		
<b>Grid Ref</b>	SN04520375		
<b>Date Valid</b>	01-Jun-2016	<b>Target Date</b>	26-Jul-2016

### Summary

This application is reported to the Development Management committee, as the applicant is the Pembrokeshire Coast National Park Authority.

Permission is sought for the erection of a flagpole within the main gatehouse to Carew Castle, which will be used to display a single flag.

Following consultation, no objections have been received from third parties or statutory consultees.

The proposal is not considered to have an adverse impact on the character and setting of the castle, and would not be considered visually harmful to the special qualities of the National Park landscape. The proposal would accord with the policies of the Pembrokeshire Coast National Park Local Development Plan, and is, therefore, recommended for approval.

### Consultee Response

**PCNPA - Buildings Conservation Officer:** Supporting - Given the pre-eminence of the scheduled status, my comment is limited to the setting of the surrounding listed buildings, the effect on which would be minimal.

**PCC - Transportation & Environment:** No objection

**PCC - Ecologist:** No objection - The flag pole is not located immediately adjacent to a bat roost and the fixing is only temporary so I do not consider it likely to result in a significant adverse impact. I would have no objection to the proposed development however I would ask that a precautionary approach be taken. The flag pole should not be fixed in the area of any existing cracks or crevices and prior to the works be carried out a check made to ensure there are no unexpected bats in the immediate vicinity.

**Dyfed Archaeological Trust:** No objection

**CADW - Protection & Policy:** No objection - The proposed development is located on the Gatehouse Tower of the scheduled monument known as PE001 - Carew Castle. The installation of the flagpole will involve fixing to the material of the tower and, as such, will require Scheduled Monument Consent. We have already granted such consent, with conditions. We have no further concerns about this application. In our view it will not have a

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negative impact on the fabric of the monument, nor is it inappropriate in terms of setting.

### **Public Response**

The proposal has been appropriately advertised – 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 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 30 - Amenity

TAN 12 - Design

### **Constraints**

NPA Property - within 25m

Special Area of Conservation - within 500m

LDP Mineral Safeguard

Biodiversity Issue

Historic Landscape

Ancient Monument - within 50m

### **Officer's Appraisal**

The application site is the main gatehouse to the major Medieval castle, which is managed by the National Park Authority, and is a popular visitor destination.

### **Planning History**

- NP/12/0048 - Replacement roof, windows and doors to the Lesser Hall area of Carew Castle.
- NP/12/0049 - Demolition of existing visitor centre, extension and change of use of existing store building to provide visitor reception, shop and toilet and associated landscaping.
- NP/12/0050 - Re-surface car park.
- NP/15/0258/FUL - Redevelopment of Carew Castle walled garden to provide new cafe/storage, school storage, tented performance & rose

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arbour structures together with hard & soft landscaping features & interpretation panels (withdrawn)

- NP/15/0509/FUL - Proposed redevelopment of Carew Castle Walled Garden to provide new cafe/storage, school storage, tented performance and rose arbour structures together with hard and soft landscaping features and interpretation panels.(Still under determination)

### Constraints

- NPA Property
- LDP Mineral Safeguard
- Biodiversity
- Historic Landscape
- Ancient Monument

### Current proposal

Permission is sought for the erection of a single fibreglass flag pole measuring 6 metres in height, and affixed to the internal north east corner of the main 15<sup>th</sup> Century gatehouse. It is intended to vary the flag flown dependent on the event/occasion

Scheduled Ancient Monument Consent was granted for the proposed works on the 27<sup>th</sup> January 2016.

### Key issues

- Principle of development
- Impact on the Grade 1/Scheduled Ancient Monument
- Biodiversity
- Other material considerations

#### *Principle of development.*

Whilst the Local Development Plan should be read as a whole, the policies of particular reference to the proposal are identified above. In particular, Policy 15 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 visually intrusive (criterion'd').

The proposed flagpole is to be installed to allow for a range of flags to be flown according to the type of event being held at the site. Flags are an acceptable feature within this type of landscape setting, and would not be considered harmful in appearance.

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### *Impact on the Grade 1/Scheduled ancient monument.*

Both the Authority's Conservation Officer, and CADW were consulted due to the status of the castle as both a listed building and scheduled ancient monument. The Conservation Officer has recommended support, advising that *...given the pre-eminence of the scheduled status, my comment is limited to the setting of the surrounding listed buildings, the effect on which would be minimal.*

CADW has advised that *...it will not have a negative impact on the fabric of the monument, nor is it inappropriate in terms of setting.*

### *Biodiversity*

The application site is within an area where biodiversity is a known constraint (the castle is home to bat roosts). The Authority's Planning Ecologist has been consulted and has advised that provided a precautionary approach is taken to the installation of the pole, to avoid existing cracks and crevices and to ensure that there are no unexpected bats in the immediate vicinity, there is no objection.

### *Other material considerations*

Dyfed Archaeological Trust has advised that no further action is required by the applicant in respect of the archaeological resource.

### **Conclusion**

The proposal has been considered against the policies of the current Local Development Plan, and is considered to be compatible with the historic and cultural landscape setting.

### **Recommendation**

That the application be approved, subject to standard conditions in respect of time, accordance with plans and removal when no longer required.

1. The development shall begin not later than five years from the date of this decision.

**Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents: 'Location Plan', 'Carew Castle Components Plan', 'Location of Bat Roosts', 'Flagpole on Tudor Gatehouse' and 'Heavy Duty Glassfibre Wall Mounted Flagpole Range' dated 1st June 2016.

**Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. **Policy:** Local Development Plan – Policies 1

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(National Park Purposes and Duty), 8 (Special Qualities), 15  
(Conservation of the Pembrokeshire Coast National Park) and 29  
(Sustainable Design).

3. At such a time when the use of the flagpole permanently ceases, the flagpole is to be removed from the Gatehouse Tower.

**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the architectural character of the area.

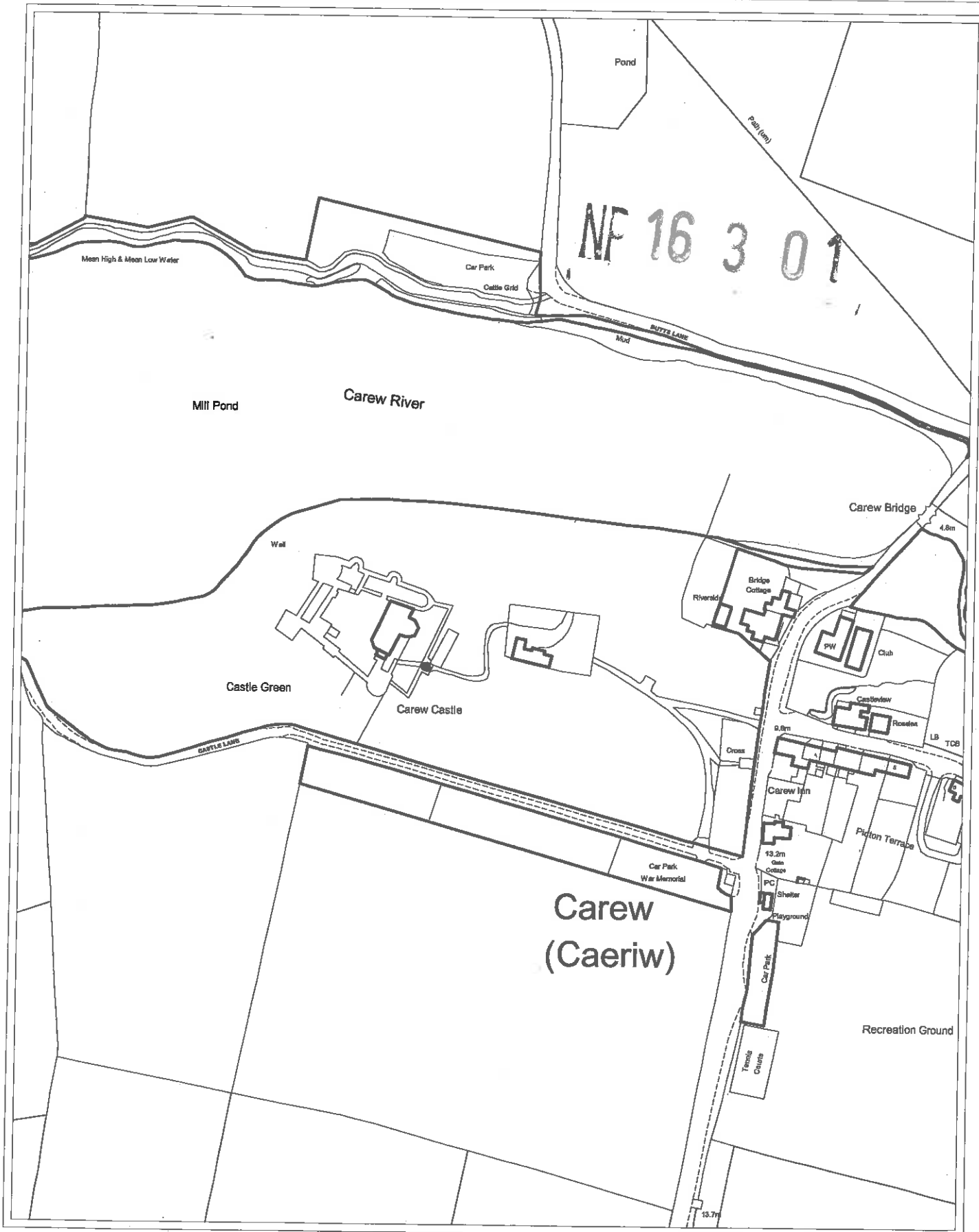
**Policy:** Local Development Plan Policies 8 (Special Qualities) and 30 (Amenity).



Compiled by on 31 May 2016

Penrhyndeolwyn C.  
- 1 JUN 2016  
National Park Authority

Scale 1:2500



Pembrokeshire C.A.  
- 1 JUN 2016  
National Park Authority

VI 16 3 01

10 metres

Ditch  
1

2

Carew Castle Compartments plan

