

Application Ref: NP/16/0647/FUL

Case Officer	Caroline Bowen		
Applicant	Mr J Meyrick		
Agent	Mr A Vaughan-Harries, Hayston Development & Planning		
Proposal	The conversion and extension of existing redundant buildings to two holiday let cottages (additional to two existing holiday lets) and the replacement of the authorised residential caravans with linked managers dwelling		
Site Location	Manor Farm, Lydstep, Tenby, Pembrokeshire, SA70 7SG		
Grid Ref	SS08579837		
Date Valid	02-Dec-2016	Target Date	20-Sep-2017

This application is reported to the Development Management Committee as the officer's recommendation is contrary to that of Manorbier Community Council.

Consultee Response

PCNPA - Ecologist: No further comment

PCC - Transportation & Environment: Conditional Consent

Natural Resources Wales: Conditional Consent

Dyfed Archaeological Trust: Conditional Consent - Recommend that a Grampian Style Condition should be attached to any approval as the site in question appears on the First Edition Ordnance Survey map for Pembrokeshire and lies within close proximity to the scheduled, grade I listed medieval building, known as Lydstep Palace

Dwr Cymru Welsh Water: Conditional Consent

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

Manorbier Community Council: Recommend Refusal - Manorbier Community Council express concerns with the safety of access to the highway, infrastructure issues (ability of sewers to cope with additional development, encroachment on to green belt and lack of information on affordable housing).

Public Response

The application has been appropriately advertised in accordance with statutory requirements.

2 letters of objection were originally received from neighbours to the application site. In summary, the issues raised were;

- The entrance to Manor Farm has restricted views, both from vehicles on the main road, and vehicles attempting to exit Manor Farm. To increase the number of vehicles entering and existing Manor Farm would put all other road users at risk.

- The residential area of Lydstep is small and already tolerates two extensive holiday complexes.
- From the plans, some of the building proposed appears to stray into the area that we have previously advised is Green belt/Agricultural land.
- It was (previously) stated that the infrastructure could not sustain any further development in Lydstep.
- Only one residential caravan is currently authorised.
- Query in respect of the ownership of land to the right of the entrance gateway of Manor Farm.
- Disturbance and intrusion from visitors staying at Manor Farm.
- The proposed two storey managers accommodation will overlook and impact on privacy to neighbouring houses and gardens.
- Concern at the visibility of the proposed managers accommodation; and that the structure will not be taller than the adjacent barns. The design should be in keeping.
- Do not understand the need for managers accommodation here.
- That the proposed works should not encroach on neighbouring land/boundaries.
- Poor visibility to the entrance/exit of the site.
- The manager's accommodation would be tandem development. Policies considered

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 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

LDP Policy 35 - Visitor Economy

LDP Policy 37 - Self-Catering Development

LDP Policy 45 – Affordable housing

LDP Policy 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

PPW9 Chapter 03 - Making and Enforcing Planning Decisions

PPW9 Chapter 04 - Planning for Sustainability

PPW9 Chapter 07 - Economic Development

PPW9 Chapter 09 - Housing

PPW9 Chapter 11 - Tourism, Sport and Recreation
SPG08 - Affordable Housing
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 23 - Economic Development

Constraints

LDP Mineral Safeguard
Biodiversity Issue
Historic Landscape
Safeguarding Zone
Rights of Way Inland - within 50m
Ancient Monument - within 50m
Hazardous Zones
ROW Coast Path - within 10m
Recreation Character Areas
Landscape Character Assessment
Seascape Character Assessment

Officer's Appraisal

Background

The application site is an existing group of buildings to the north of the main A4139 linking Tenby to Pembroke. The complex contains the main residential farmhouse and linked outbuilding conversion, both of which are currently used as holiday lets. To the rear and the western side is a long range of undeveloped outbuildings. To the far rear of the site are two static caravans – one has a certificate of lawfulness to be used for full residential purposes between Easter to October and then for ancillary purposes to the farmhouse, the other is used for storage ancillary to the farmhouse. Access is to the south east of the front boundary, which leads past the farmhouse to a large central yard.

In the wider setting, the site lies to the northern edge of Lydstep, and within a definite village setting. To the north, the site is bordered by open countryside. To the east lies a residential property (The Old Police Station). To the south, beyond the A4139, there are residential properties, and to the west lies the residential property, Highlands.

History

- NP/14/0096 – Certificate of Lawfulness of Existing Use for a Residential caravan. Approved.

Current Proposal

Full planning application is sought for the following development;

- The conversion and extension of existing redundant outbuildings to 2 holiday let units (additional to 2 existing holiday lets).
- The replacement of the residential caravan with a managers dwelling, which would be linked to the 4 holiday let units.

The proposed works to the rear two-storey outbuilding range will create 2 units – Unit 1 will be largely a conversion of the existing fabric, with the addition of a small lean-to with a modest lean-to extension to the front (there is evidence of a previous structure on this elevation). Unit 2 is linked by a small single storey section which will have a new pitched roof. A two-storey extension is proposed to this unit, which has been designed to have accommodation that can be accessed by disabled visitors.

The new managers dwelling will be sited to the north of the complex, and is proposed as a two-storey detached Pembrokeshire farmhouse of a traditional double fronted appearance. The existing access will be used, which will lead to the rear yard which will have parking provision for up to 6 cars. The existing rear garden areas are retained – there is sufficient space for the managers accommodation to have its own parking and garden area.

Key Issues

The application raises the following planning matters:-

- Policy
- Siting and design
- Amenity and Privacy
- Access and parking
- Landscaping
- Drainage/Water issues
- Other matters
- Other material considerations

Policy

Lydstep lies outside of any Centre boundary of Tenby as defined in the Pembrokeshire Coast National Park Local Development Plan, therefore the application site falls in the countryside for policy purposes.

Policy 7 outlines the circumstances in which development in the countryside can be supported – criterion (a) allows for the infill or rounding off of a distinct group of dwellings, and criterion (d) allows the conversion of appropriate buildings in the countryside to a range of uses, with affordable housing prioritized in residential conversions. This is subject to conversions not resulting in unacceptable impacts upon the structure, form, character or setting of the building; and the site being accessible.

National policy guidance states that a wide range of economic activity can be sustainably accommodated in rural areas – TAN 6 – Planning for the Sustainable Rural Economy identifies ‘rural enterprises’ which can encompass agriculture, forestry, tourism and leisure uses. The proposal here is for 2 further holiday lets, and a managers dwelling which will support 4 holiday lets, offering a total of 17 bedspaces. The site is accessible by public transport and is within reasonable

commuting distance to the Local Development Plan Centres of Tenby and Saundersfoot.

TAN 23 – Economic Development (2014) advises, as with Policy 7(d) that where re-use and adaptation of rural buildings is proposed, this should be in keeping with the existing character of the buildings, should not lead to the creation of curtilages that would be out of keeping with the rural setting and should be suitable for the proposed re-use.

On proposals for conversion, Policy 7 prioritises affordable housing over other residential uses. For holiday let accommodation, Policy 37 advises that conversions can be supported provided that there is no affordable housing need or that the building is not suitable for affordable housing. There is a demand for affordable housing in the Manorbier Community Council area, however, in this instance, the accommodation would be as a result of conversion, and would be adjacent to two existing holiday lets. The nature of the development is weighted towards supporting and existing holiday let business, and it is considered that an affordable dwelling would not be a compatible use within a holiday let complex. For the managers accommodation, the Authority's SPG states that dwellings subject to a condition restricting occupation are not required to provide an affordable housing contribution.

Manor Farm is a distinct site in that the existing holiday lets, outbuildings and caravans form a legible group on a single curtilage within the village setting. The conversion of the rear outbuildings can be supported - the proposed use as additional holiday lets would be considered to be the most appropriate use of the outbuildings, and the conversion would not be considered to harm the overall character and appearance of the whole range. The justification for the proposed extension to Unit 2 is that the extension will allow for specific disabled holiday accommodation to be provided - a local holiday letting agent has confirmed that there is a demand in Pembrokeshire for such accommodation.

In respect of the proposed managers' accommodation – there are considered to be two factors which would need to be taken into consideration when considering the justification of a new structure. Firstly, there is a certificate of lawfulness for a residential caravan at the site. Whilst officers are aware that this is not in itself a grant of planning permission – a certificate merely states that the use undertaken is lawful and can continue without enforcement – nevertheless, the applicant does have the fallback position of a full and unfettered residential use of a caravan at the site for the period of Easter to October. The applicant and his family wish to relocate back to Pembrokeshire to expand and run the holiday let business, and do not wish to use the caravan, which is insufficient in size. Officers would also be of the opinion that the retention of static caravans as a long term option for accommodation is rarely acceptable in visual terms, therefore there is an opportunity to improve the local setting by the removal of the caravan and replacement with a more visually appropriate development.

The owner does not wish to occupy the main farmhouse, nor one of the conversions as managers accommodation, as this would weaken the current business model. The main farmhouse is popular and there are frequent return bookings for this accommodation. In light of this, officers suggested that together with the replacement

of both of the static caravans, the full residential use on the farmhouse could be changed to holiday accommodation. The resulting development would be for a new dwelling which would be subject of a condition tying the accommodation to the holiday let use and being for occupation by a manager and family. The main farmhouse would be subject of a holiday occupancy condition, which would tie in with the existing and proposed holiday lets. The business is thus kept as a single business and a single planning unit, which prevents the creation of tandem or backland development. The total number of bedspaces that would form the business is considered sufficient to warrant an on-site presence – the applicant states that he would undertake all handovers, cleaning and laundry, maintenance of the buildings and grounds, and administration of the business, which is currently outsourced.

In this case, provided the development is conditioned as suggested above, it is considered that overall the proposal would be an acceptable tourism-based rural business. In light of this, the principle of the development can be supported.

Scale, siting and design

Policy 15 refers to the conservation of the Pembrokeshire Coast National Park, with criteria (b) and (c) resisting development that would be insensitively and unsympathetically sited within the landscape, and would introduce or intensify a use which is incompatible with its location. The conversion of the outbuildings would improve their visual appearance, and would also improve the aspect experienced by existing visitors to the current holiday let properties. The extension to the northern end of Unit 2 does look more 'domestic', however, it is considered that the type of accommodation provided is an important addition to the tourist offer, and that the use of more lightweight external finishes would retain the outbuilding appearance – timber cladding for example. This could be addressed by a suitably worded condition.

In respect of the design and scale of the proposed managers accommodation, the dwelling will be two-storey in mass with a slate pitched roof profile. The walls will be plain render with stone detail. The dwelling is three-bedroom, which is considered appropriate in scale to the setting.

Amenity and Privacy:

Policy 30 seeks to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties, particularly where the development is an inappropriate use, is of a scale incompatible with its surroundings, development leads to an increase in traffic, noise, odour or light or the development is visually intrusive.

In respect of amenity, the proposed development would improve the visual appearance of the site through the conversion of currently redundant outbuildings, and the removal of two static caravan structures; and the proposed holiday accommodation would be considered an appropriate use within the existing small holiday let complex.

In respect of privacy, the existing outbuildings back onto the western boundary of the site, and there are residential properties to the west of the site. The outbuildings have existing openings which face the neighbour's driveway. Whilst these already exist, the openings cannot be allowed to be used with clear glass, as this would have

an unacceptable impact on privacy. In light of this a condition will be imposed to ensure that the windows are non-opening obscurely glazed, which will allow light but not overlooking. The extended part of Unit 2 will be blank to the west elevation.

The managers' accommodation will be to the rear of the site and will be set in from the boundary. This, together with its orientation into the site will ensure that existing privacy and amenity can be maintained. The gable nearest the neighbour to the west will be blank.

Access and parking.

The Highways Authority have recommended conditional consent, commenting that... 'There is no objection to the two new barn conversions nor the managers dwelling. Within the last 10 years, the access was widened with the front wall completely rebuilt and set-back for improved visibility. The traffic associated with this farm hub, the farm buildings and the residential caravans would have been equivalent to the traffic that will result from the proposed uses subject to this development.'

An issue regarding the ownership of the strip of land to the front of the application site was resolved by the serving of a corrected ownership certificate.

Landscaping.

The application site does not fall within a Conservation Area, and there are no tree preservation orders on the application site. The detailed plans illustrate that there will be additional planting following the development, particularly to the east of the managers accommodation, to soften the appearance of the development and create biodiversity. The additional planting will supplement and strengthen the existing landscaping, which will be retained.

Biodiversity.

Following consultation and confirmation of proposed mitigation for bats, the Authority's Ecologist had no comments to make in respect of the proposal. Natural Resources for Wales did not object subject to the requirement for a bat licence (informative), the requirement for an external lighting scheme and mitigation being carried out in accordance with the survey. These matters can be dealt with by condition

Drainage/Water issues

Policy 32 of the LDP requires development to incorporate sustainable drainage systems for the disposal of surface water on site.

Both the Environment Agency and Welsh Water have been consulted as to the impact of the proposal on the water and drainage environment. The Agency has raised no objection to the proposal. Welsh Water has raised no objection to the proposal subject to a condition concerning surface water drainage.

Other matters

Dyfed Archaeological Trust were consulted as the application site falls in the Historic Landscape of Manorbier and close to the Grade 1 listed medieval Lydstep Palace.

As there is a strong possibility of buried archaeological material extending into the application site, a condition requiring a written scheme of investigation has been suggested.

The concerns of Manorbier Community Council and the neighbours have been carefully considered, and officers consider that the issues are addressed in the report above.

Conclusion

It is considered that, subject to the relevant occupancy conditions, that the proposal would be in accordance with national and local planning policy. Officers would, therefore, support the proposal.

Recommendation

That the application be approved, subject to the following conditions

Conditions/Reasons

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: C/4336/1, C/4336/2, C/4336/3, C/4336/4, C/4336/5A, C/4336/6, C/4336/7, C/4336/8, C/4336/9, C/4336/20, C/4336/21 and C/4336/22 dated 2nd December and 16th December 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 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development; and
 - iv) a scheme for recycling/disposing of waste resulting from demolition and construction works.**Reason:** To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities

and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 53 (Impacts of Traffic).

4. The development comprising Barn 1, Barn 2 and Manor Farmhouse shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by exceeding a period of 28 days in any calendar year. An up to date register shall be kept at the holiday accommodation and made available for inspection by the Local Planning Authority.

Reason: In order to ensure that the accommodation is occupied solely for holiday letting purposes only and not for any other residential purpose. Policy: Local Development Plan – Policy 37 (Self Catering Development).

5. The occupation of the new dwelling shall be limited to persons solely or mainly employed in the holiday accommodation business occupying the plot edged red on the approved plan, or a widow, widower, civil partner and/or any resident dependents of those persons. In the event that it can be demonstrated that there are no such eligible occupiers, the dwelling shall be occupied by a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

Reason: This permission has been granted solely having regard to the special circumstances of the case and use not in accordance with the requirements of the condition would require the further consideration of the Local Planning Authority in the light of the Local Development Plan and any other material considerations. Policy: Local Development Plan - Policy 42 (Employment Sites and Live Work Units).

6. Prior to the conversion and construction of the outbuildings and managers dwelling hereby approved, details and colours of the materials to be used in the construction of the external surfaces of the development shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

7. The window/s outlined in red on the approved plan shall be of a non-opening type with obscured glazing and shall be so maintained thereafter.

Reason: In the interests of conserving the privacy and amenity of adjoining properties. Local Development Plan - Policy 30 – Amenity.

8. The parking and turning area as shown on the submitted drawings shall be completed before the development is brought into use and thereafter shall be used for no purpose other than parking and turning.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users. Local Development Plan, Policy 53 - Impacts of Traffic.

9. The implementation of the proposed ecological mitigation shall be carried out in accordance with Section 8 of the 'Proposed Mitigation Strategy' of the 'Bat Surveys Barns at Manor Farm, Lydstep, Pembrokeshire' report by Kite Ecology, dated November 2016.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

10. Prior to the erection of external lighting, a light mitigation strategy, including measures to ensure a dark corridor around entrances to the bat roost, and to reduce light spillage onto foraging habitats for bats, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

11. No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the integrity of the Public Sewerage system. Local Development Plan - Policy 32 - Surface Water Drainage and Planning Policy Wales Edition 5 - Chapter 12.

12. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the Public Sewerage System.

Reason: To protect the integrity of the Public Sewerage system. Local Development Plan - Policy 32 - Surface Water Drainage and Planning Policy Wales Edition 5 - Chapter 12.

13. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved, in writing, by the National Park Authority, prior to development commencing.

Reason: To assess the archaeological value of the site and the Local Development Plan - Policy 8 - Special Qualities and PPW3 Chapter 6.

14. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling and to development or the siting of a caravan within the curtilage of the dwellinghouse), no development of Parts 1, 2, 5 and 40 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.

Reason: To preserve the character of the area. Local Development Plan - Policy 1 - National Park Purposes and Duty, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity.

15. Prior to the beneficial use of the development hereby approved, the static caravans as shown on the approved plans shall cease to be used and shall be removed from the land.

Reason: To protect the character and appearance of the building and its setting and the amenity and appearance of the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park).

Site Plan

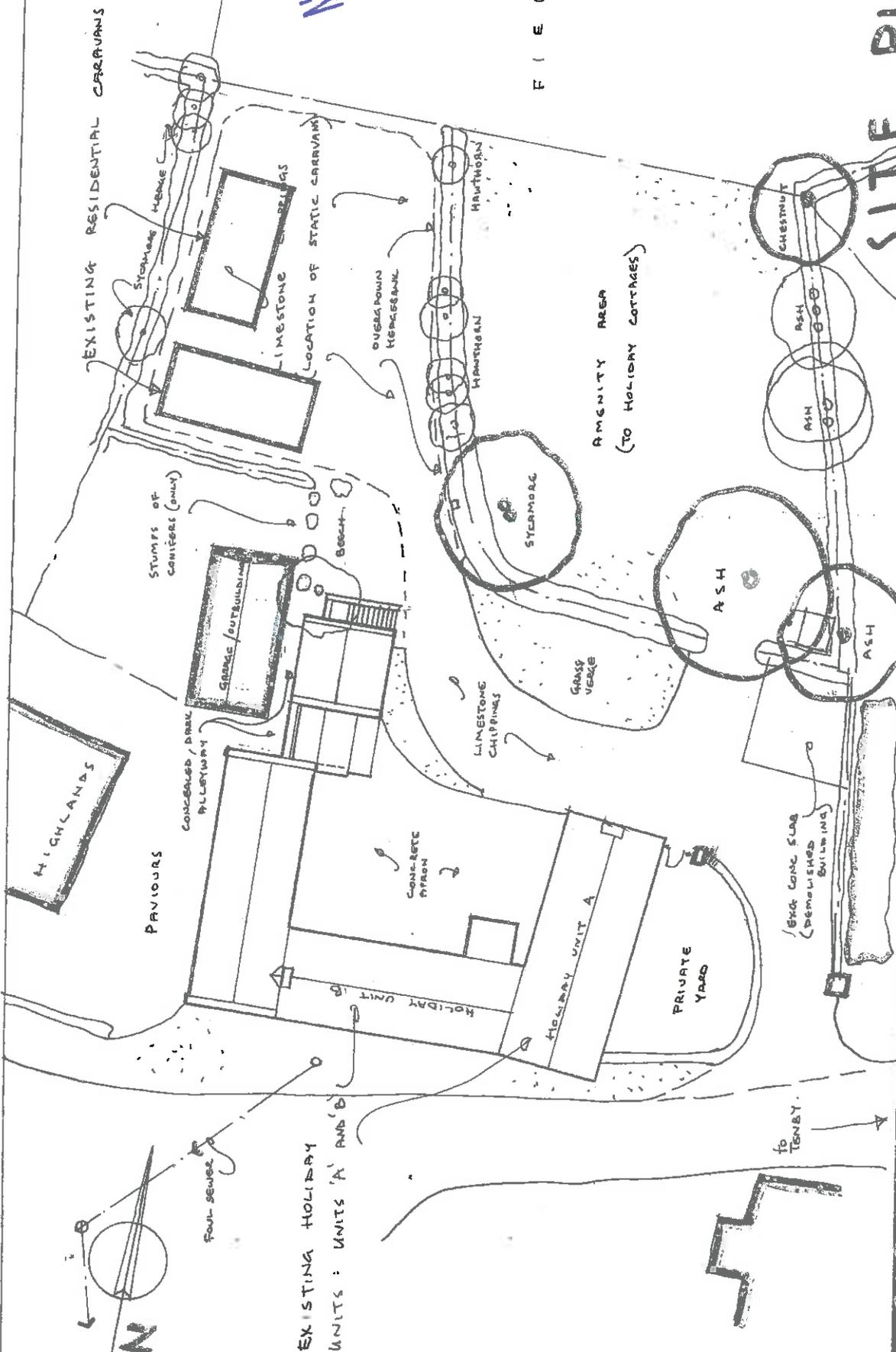
02 DEC 2016

MANOR FARM SURVEY

NF 16 6 47

F I E L D

SITE PLAN

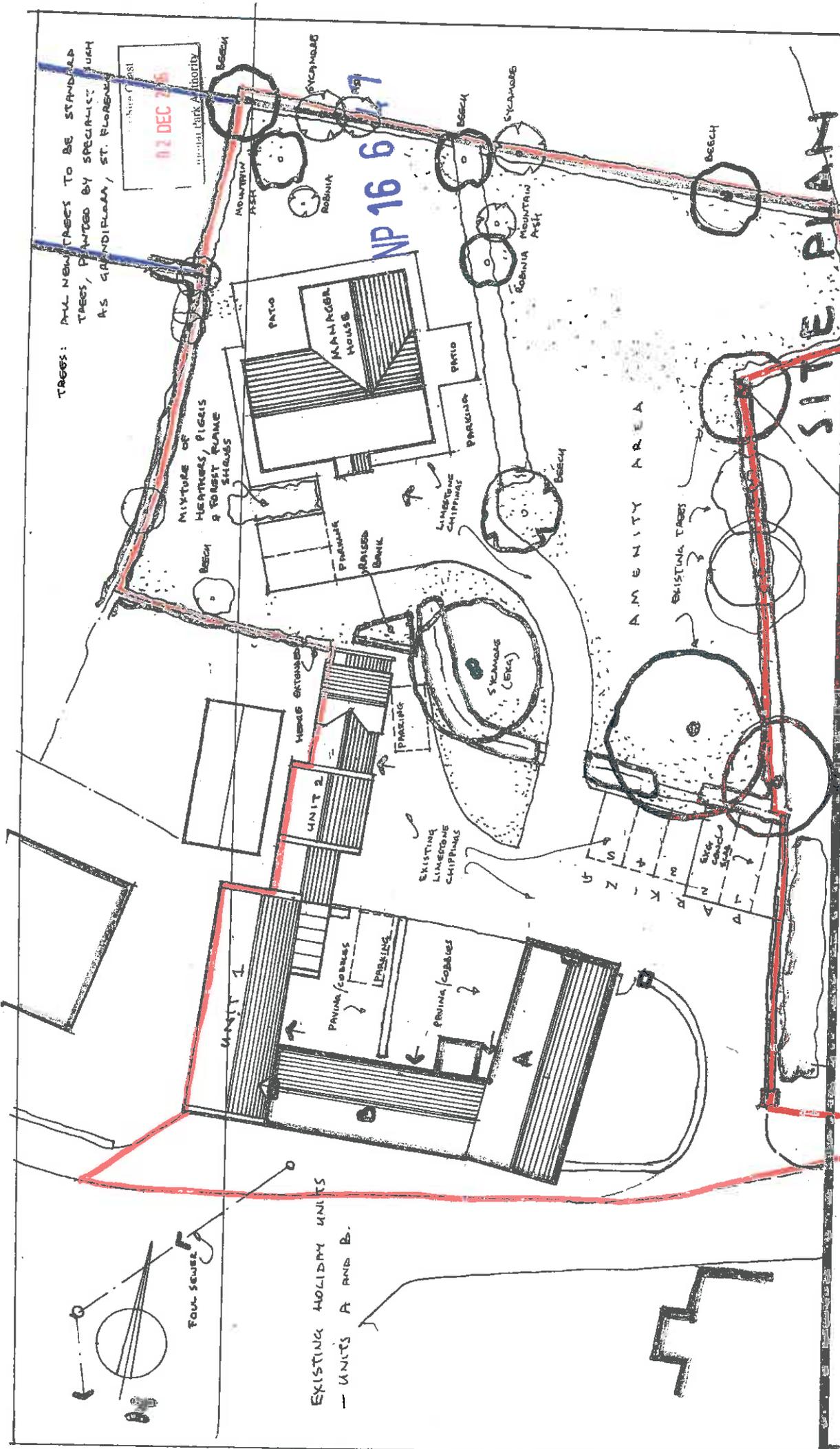


MANOR FARM SURVEY

partneriaeth
HAROLD METCALFE partnership
 32 Spilman Street, Carmarthen, Dyfed, Wales tel. Carmarthen (01267) 237427 fax. 238693

Job Title
 Drawing Title

Scale	1:250	Revision	
Date		Drawn	Δ J
Checked		Dr. No.	C/4336/8



TREES: ALL NEW TREES TO BE STANDARD TREES, PLANTED BY SPECIALIST SUCH AS GRANDIFLORA, ST. BLORENTA

02 DEC 2005
 NP 16 6 2005

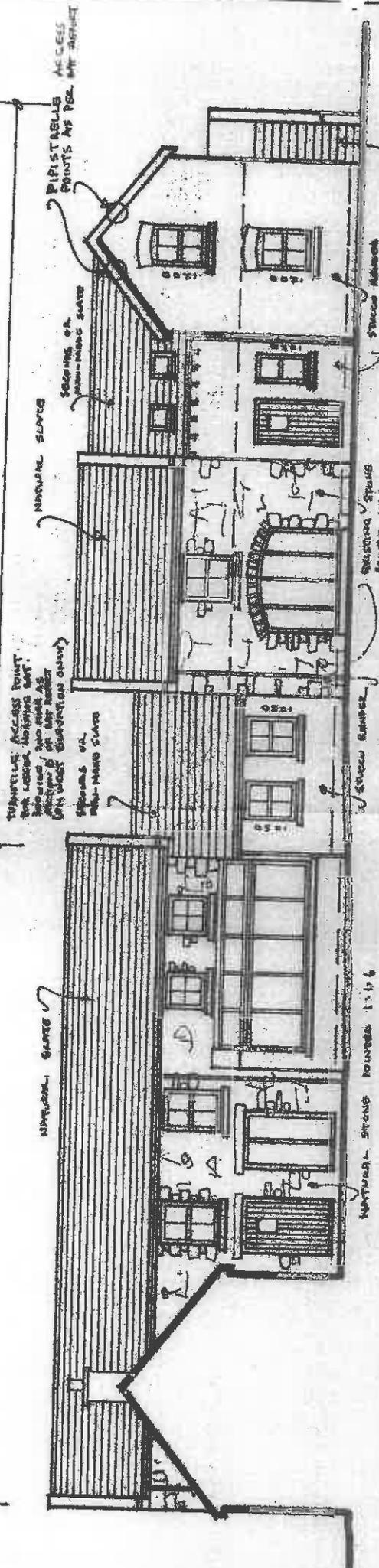
MANOR FARM PROPOSED 'FARM' COMPLEX

partneriaeth
 HAROLD METCALFE partnership
 32 Spilman Street, Carmarthen, Dyfed, Wales tel. Carmarthen (01267) 237427 fax. 238693

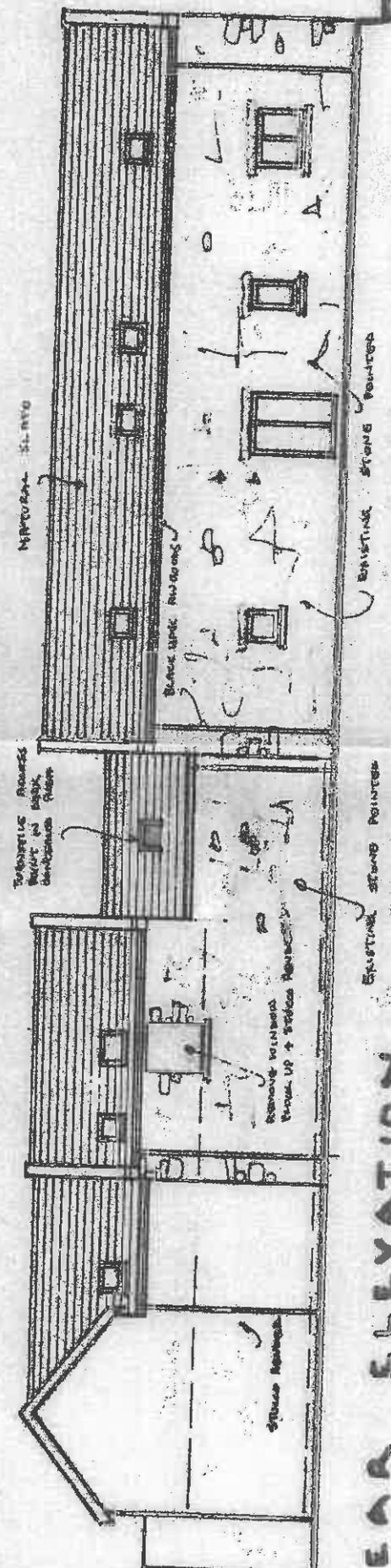
pensaer : architect

Job Title	Scale	Revision
Drawing Title	Date	
PROPOSED SITE PLAN	1:250	
Checked	Drawn	
	AJ	
		Dr. No. C/4386/9

U N I T 2



FRONT ELEVATION



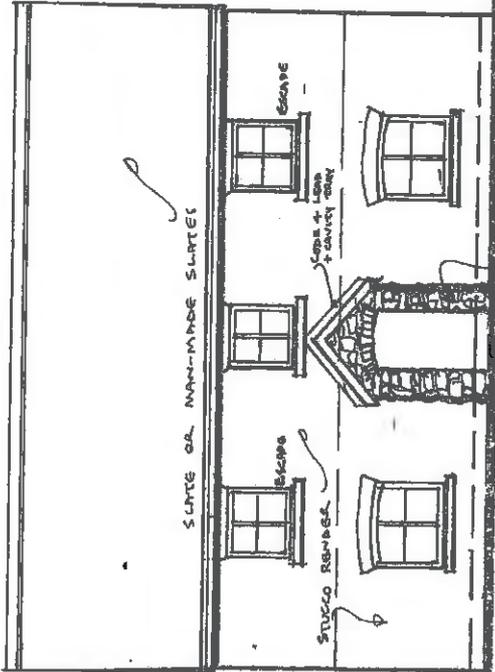
REAR ELEVATION

MANOR FARM, LYDSTEP PROPOSALS.

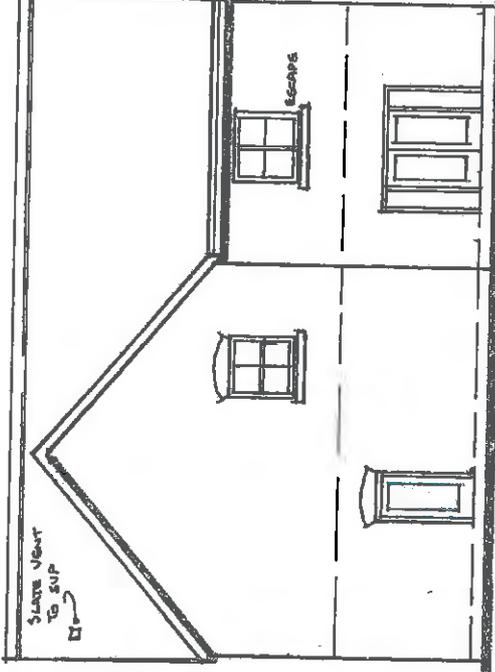
partner:architect
HAROLD METCALFE PARTNERSHIP
 32 Spinkon Street, Carmarthen, Carmarthen, Wales SA31 2BQ (01297) 267427 fax 268683

Scale	1:100	Revision	
Date	15.12.14	Drawn	A
Job Title	MAGE	By No.	C/10221/c
Drawing Title			

NP 16 6 47



FRONT : EAST ELEVATION



REAR : WEST ELEVATION

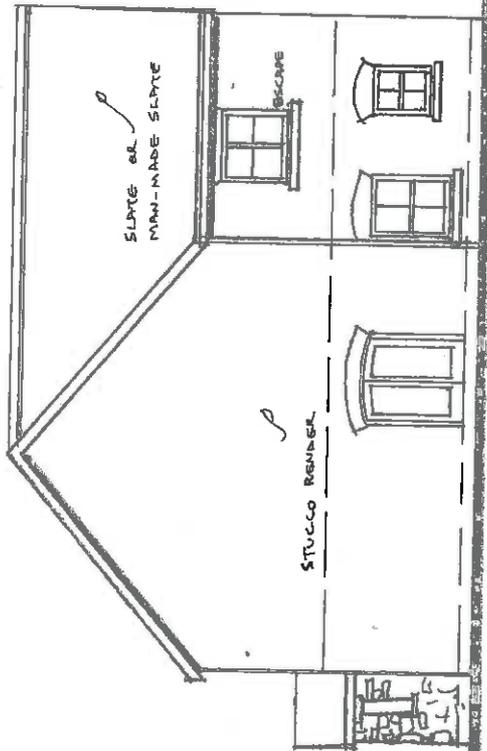
MANOR FARM. PROPOSED NEW DWELLING.

partneriaeth
HAROLD METCALFE partnership
 32 Spilman Street, Carmarthen, Dyfed, Wales tel. Carmarthen (01267) 237427 fax 238693

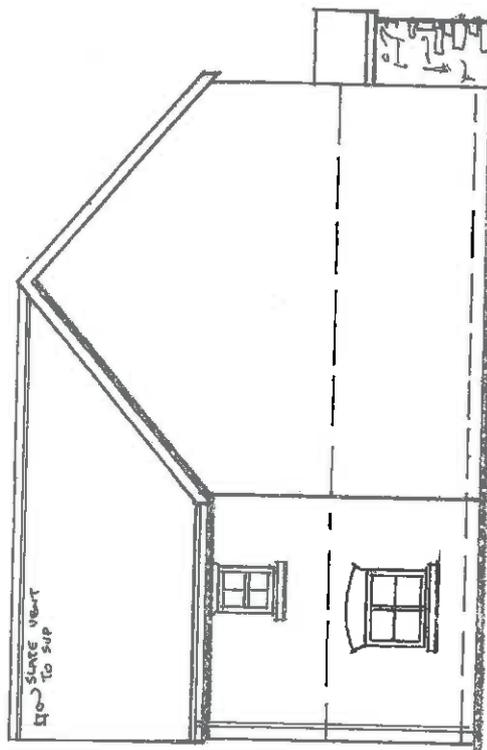
pensaer : architect

Job Title	Scale	1 : 100	Revision
Drawing Title	Date		
	Drawn	AG	
	Checked		
			Dr. No. C/4236/21

02 DEC 2016
 SAHMORAD PARK AUTHORITY



NORTH ELEVATION



SOUTH ELEVATION

MANOR FARM. PROPOSED NEW DWELLING.

partneriaeth
 HAROLD METCALFE partnership
 32 Spilman Street, Carmarthen, Dyfed, Wales tel. Carmarthen (01267) 237427 fax. 238693

pensaer : architect

Job Title
 Drawing Title

Scale	1:100	Revision
Date		
Drawn	AD	Dr. No. C/4336/22
Checked		