

Application Ref: NP/16/0629/FUL

Case Officer	Rob Scourfield		
Applicant	Picton Castle Trust		
Agent	Mr M Vines Acanthus Holden Ltd		
Proposal	Erection of tractor shed, glass house and bat house. Provision of flue to teaching room.		
Site Location	Picton Castle Walled Garden, The Rhos, Haverfordwest, Pembrokeshire, SA62 4AS		
Grid Ref	SN00851342		
Date Valid	01-Dec-2016	Target Date	25-Jan-2017

This application falls within the provisions of the listed building delegation Direction awarded to this Authority by the Welsh Government on 25th July 2012. However, this application is to be considered by the Development Management Committee, because a former member of the authority is a trustee of the Picton Castle Trust and an employee of the Authority is also a Trustee.

Consultee Response

PCNPA - Tree and Landscape Officer: No response received at time of writing this report

Uzmaston, Boulston & Slebech C C: No response at time of writing this report

PCNPA - Access Manager: No objection - as no Public Rights of Way are affected

PCC - Transportation & Environment: No objection

Dyfed Archaeological Trust: Conditional Consent

PCNPA - Ecologist: Conditional Consent

Coal Authority: Standard Advice

CADW - Protection & Policy: Approve

Public Response

The application has been appropriately advertised, and one response (support) has been received at the time of this report.

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>

Circular 61/96 - Conservation Areas

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
PPW8 Chapter 06 - Conserving the Historic Environment
SPG03 - Loss of Hotels and Guesthouses
TAN 12 - Design

Constraints

Ancient and Semi Natural Woodland - within 25m
LDP Mineral Safeguard
Historic Landscape
Safeguarding Zone
Recreation Character Areas
Low Coal Risk
CADW Regd Gardens - within 25m
CADW Regd KitchenGardens - within 25m
Landscape Character Assessment

Officer's Appraisal

Background & Description

The site lies north of the Grade II listed walled garden at Picton Castle, and lies within a registered Park/ Garden. The garden has lean-to structures to its north side, including the teaching room. The existing collapsed greenhouse to the north is to be rebuilt and the substandard tool shed replaced by a tractor shed.

Relevant Planning History

NP/16/0630 - Conservation and restoration of historic garden buildings and ancillary structures including reinstatement of glasshouse, to provide improved public access and interpretation - under consideration

Current Proposal

The proposal forms part of the drive to improve the visitor amenity of Picton Castle and gardens. The proposal comprises:-

- Erection of a tractor shed. This is to replace a substandard building lying just north-east of the garden complex. The proposed building is to be sited just north of the garden complex, accessed off the rear drive. The building is to measure 10.3 x 7.4 metres. The building is to be clad in dark green profiled metal sheeting with pitched roof. The south-west elevation has three roller-shutter doors. The shed is to be fronted by an apron of self-binding gravel, abutting the rear drive.

- Erection of a glass-house. This is to be sited to the north of the walled garden, reusing the brick base and rear wall of a historic glass-house, which has long collapsed. The structure is to measure 13.6 by 5.3 metres, constructed of coated aluminium. The proposed structure is of Victorian design with simple vertical glazing, the roof with pitches of unequal length, longer to the south.
- Erection of a bat house. This is to be sited immediately north of the glass-house. A simple structure clad in cedar boarding and slate roof is proposed, measuring 7.8 by 2.9 metres.
- Provision of flue to teaching room, a metal pipe finished in black.

Key Issues

The application raises the following planning matters:-

- Principle
- Siting and sustainable design
- Listed Buildings
- Amenity and privacy
- Protected species
- Access and Parking

Principle

The site lies within the Countryside as defined by the Local Development Plan (LDP) and the application is considered acceptable in principle, not having an adverse impact on this area of the National Park. The proposal is also considered to meet the policies set out in the LDP.

Siting and Sustainable Design

In terms of policy 15, the proposal is considered to comply with all five criteria in terms of aesthetics, siting, use, character of the National Park and the retention of important traditional features.

Listed Buildings

In terms of the provisions of Circular 61/96 (Historic Buildings and Conservation Areas), the proposal is considered to be acceptable in terms of preserving the special interest of the buildings and their setting. In terms of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act, the proposal is considered to preserve the building and its setting. A consideration of accompanying works requiring listed building consent is contained within the accompanying listed building application (NP/16/0630).

Amenity and Privacy.

The proposal does not affect the existing amenity of the property, which enjoys a large curtilage. The site does not overlook neighbouring properties. As such, there

are no concerns about amenity and privacy. The policy is considered compatible with the criteria of LDP Policy 30 in terms of appropriateness, scale, impact and visibility.

Protected species.

PPW, TAN5 and LDP Policy 11 require biodiversity and landscape considerations to be taken into account when determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

PCNPA's Ecologist has suggested conditions

Access and Parking

The proposal maintains the existing access routes and parking. PCC Highways have no adverse comment.

Conclusion

The proposal is considered to be appropriate in terms of size, scale and detail. As such, the application can be supported subject to conditions

Recommendation

That the application be approved subject to the following conditions

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 works hereby permitted shall be carried out, and thereafter retained, strictly in accordance with the following detailed drawing references (dated 28/11/16):-

A2060/S-003 (rev A), A2060/SK-01, A2060/S-002(rev G), A2060/S-100 (rev D), A2060/S-101 (rev E), A2060/S-102 (rev E), A2060/S-103 (rev E), A2060/S-104 (rev C), A2060/S-105 (rev C), A2060/S-107(rev C), A2060/P-004 (rev A), A2060/P-100 (rev A), A2060/P-101(rev A), A2060/P-103 (rev A), A2060/P-105 (rev A) , A2060/P-002 (rev C), A2060/P/102 (rev B), A2060/P/104 (rev E) – DATED 12/01/17, Ecological Impact Assessment – Picton Castle Trust Walled Garden Project (Gould Ecology) – dated 28/11/16, Report on Trees (ref TW3363 V2) – dated 28/11/16 and Design and Access Statement (Acanthus Holden Architects ref A2060-SK-01) dated 28/11/16.

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

3. The external surface of the stove pipe shall be coated and retained matt black.

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

4. The bat house shall be constructed prior to works commencing on site.
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).
5. All works to be in accordance with the submitted Ecological Impact Assessment or subsequently agreed NRW licence method statement and licence. A detailed monitoring strategy is required to ensure the mitigation is successful, that no amendments are required to the bat house or any other bat mitigation features and that bats are not becoming trapped in the adjacent greenhouse. Necessary changes should be made in line with the surveyors recommendations.
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).
6. Prior to commencement of development, an external lighting plan must be submitted and approved in writing by the local planning authority prior to installation.
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).
7. Prior to the commencement of works on site the submission and approval by the local planning authority of a reptile method statement including details of timing of works and the location of the proposed enhancement area (600m²) is required. This should incorporate details of interpretation boards within the enhancement area.
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

8. No development shall take place until the applicant, or their agents 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 local planning authority'.

Reason: To assess the archaeological value of the site. Policy: Local Development Plan - Policy 8 (Special Qualities) and Planning Policy Wales (edition 8 - January 2016) - Chapter 6 (Conserving the Historic Environment)

Informatives

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at www.coal.decc.gov.uk.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is available on The Coal Authority website www.coal.decc.gov.uk.