

Application Ref: NP/18/0397/FUL

Case Officer	Sally Tyler		
Applicant	Dr J Mahoney-Phillips		
Agent			
Proposal	Installation of agricultural access gate (Retrospective)		
Site Location	A4139 Jameston to Tenby road		
Grid Ref	SS06079896		
Date Valid	12-Jul-2018	Target Date	19-Oct-2018

This application has been referred to Planning Committee for decision as objection has been received from Manorbier Community Council, which is contrary to the Planning Officer's recommendation for approval.

Consultee Response

Manorbier Community Council: Objecting - Recommend Refusal - Concerns over road safety and impediment to future introduction of footpath in this location.

Dwr Cymru Welsh Water: No comment

PCNPA Planning Ecologist: No Comment

PCC - Transportation & Environment: No objection

Dyfed Archaeological Trust: No objection

PCNPA Tree and Landscape Officer: No objection

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. No public response has been received.

1 no. letter of support has been received from DJAH & PG Collins of Westhill Farm, Lamphey, who are tenant farmers of the holding.

Policies considered

Please note that these policies can be viewed on the Policies page of 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

PPW9 Chapter 03 - Making and Enforcing Planning Decisions

SPG06 - Landscape

Pembrokeshire Coast National Park Authority
Development Management Committee –17th October 2018

SPG13 - Archaeology
TAN 06 - Planning for Sustainable Rural Communities

Constraints

LDP Mineral Safeguard
Historic Landscape
Recreation Character Areas
Landscape Character Assessment

Officer's Appraisal

The proposed (retrospective) gated access is required to provide direct access an agricultural holding of 17 hectares, currently accessed via a farm track positioned some 550m further east along the A4139, opposite Manorbier Station. Through agreement with the landowner, current access to the holding requires passage across land under separate ownership of Norton Farm.

The access opening of 5.5 meters wide has already been cut into the existing hedge bank, and a galvanised steel gate installed, with timber fencing to either side, rough shale surfacing laid to the highway verge and underground drainage pipe installed to maintain drainage along the ditch below.

The access is positioned on a straight stretch of road, opposite another similar opening on the opposite side of the highway, and located outside of the settlement speed limitation area (30mph).

Relevant Planning History

EC18/0038 - Opposite the Tudor Lodge Hotel, Jameston, Tenby, Pembrokeshire, SA70 7SS - Unauthorised access onto classified road (Application invited 20-Jun-2018)

Key Issues

The application raises the following planning matters:

- Policy, Principle of Development and Impact upon the Special Qualities of the National Park
- Siting and Design
- Amenity and Privacy
- Landscape Biodiversity
- Archaeology
- Highways and Access
- Other Matters

Policy, Principle of Development and Impact upon the Special Qualities of the National Park:

The site lies east of the centre boundary of Jameston, in open countryside as defined by the Local Development Plan (LDP 2010). The proposal is to provide a new direct access to a 17 hectare parcel of agricultural land, currently under active use as grazing land for beef and dairy cattle and silage.

By facilitating agricultural activity within the open countryside, the proposal is considered to be acceptable in principle, and will not have an adverse impact on this area of the National Park. The proposal is considered to meet the policies set out in the Local Development Plan.

Siting and Design:

The access measures approximately 5.5m wide with rough shale surfacing which extends over the existing grass verge and ditch by approximately 2.5m, to the highway edge. A secure 5-bar galvanised steel gate has been installed across the opening, with timber fencing to either side to protect damage to the hedge bank in situ, and duct work laid below the verge surfacing to facilitate drainage.

After inspection by Highways Officers at Pembrokeshire County Council, it is considered that the access point/gateway (as installed) is of a standard design and scale, and is constructed of standard materials, to a design which satisfies Highways' standard specification for design of access points onto the Highway.

The siting is an appropriate location for agricultural usage, beyond the centre boundary of Jameston, in open countryside as defined by the Local Development Plan (LDP 2010).

The proposal is in character with the rural agricultural nature of the area, and will not harm the special qualities of the National Park. Therefore, the development complies with policy 1, 7, 8, 15 and 29 of the LDP.

Amenity and Privacy:

The closest neighbouring properties to the site are located on the opposite side of the highway, to the west, and 2 no. properties on both sides of the highway to the east. It is not felt that any of these properties will be adversely affected by the creation of an access, due to the development's modest scale and design, and the appropriate nature of agricultural traffic using the access within the open countryside. The proposal therefore complies with Policy 30 of the LDP.

Landscape and Biodiversity:

Creation of the access has required removal of a relatively small section of established hedge bank. In consultation with Pembrokeshire Coast National Park Authority's Tree and Landscape Officer and Pembrokeshire County Council's Ecologist, no objection has been raised to removal of the hedge bank for creation of the access.

It is considered that the proposal will not have an adverse impact upon local landscape features or biodiversity and complies with Policy 11 of the LDP.

Archaeology:

Dyfed Archaeological Trust have been consulted on the proposal, as the site lies within 100m of a listed building (Tudor Lodge, Jameston). No objections have been raised in relation to archaeology.

Highways and Access:

Highways at Pembrokeshire County Council have raised no objection to the proposal (retrospective).

In regards to safety, it is felt that the position lies just outside of the settlement 30mph speed limitation area, on a straight section of road which provides good visibility in both directions.

The verge crossing will require further consent from the Highways Authority under Section 184 of the Highways Act 1980, and the applicant should apply for this licence separately, should planning permission be approved.

With regard to the concerns/objections raised by Manorbier Community Council in respect of road narrowing and danger caused to road users, these concerns are not supported by Highways. The point of road narrowing lies approximately 120m to the east of the site. With sufficient carriageway width of 5.25m and traffic calming measures already in place in proximity, manoeuvring of agricultural machinery in this location is not considered hazardous.

With regard to the concerns/objections raised by Manorbier Community Council in respect of conflict with a possible pedestrian footpath crossing the site in the future, possible future developments which are not subject to a current application/approval cannot be taken into account as a material planning consideration. Conflicts between footpath crossings and verge access will be dealt with as part of the licencing process awarded by the Highways Authority under Section 184 of the Highways Act 1980. In consultation, Highways Officers do not consider that a conflict will arise in this location, and an appropriate access crossing can be incorporated into any future footpath design. No further consideration is given on this matter.

Other Matters:

Current access to the holding is achieved via the track leading to Norton Farm, lying some 550m further east along the A4139, opposite Manorbier Station. Passage is then taken across agricultural land under the ownership of Norton Farm. In consultation with the Authority's Tree and Landscape officer, desirability has been observed in providing direct access to a holding which does not cross land under separate ownership, in order to prevent risk of contamination of land and livestock, and prevention of spread of disease. In this regard, construction of a direct access to the holding is desirable.

The applicant has stated that areas of the holding have historically been subject to sewerage overflow events. Although no comment has been made by Welsh Water on the scheme, the applicant has stated that a sewerage pipeline lies beneath the surface, close to the gateway. Creation of the access would allow Welsh Water ready access to undertake flushing maintenance of the pipeline, to reduce frequency of future overflow events.

Conclusion

The new access is considered acceptable in terms of siting, design and highways safety and will not cause adverse impact upon the special qualities of the National Park. Support of agricultural activity in this location is

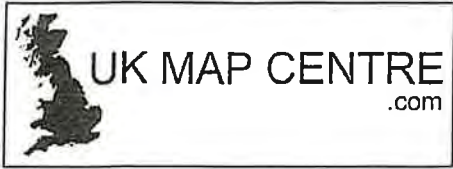
considered appropriate. The proposal will not cause unacceptable impact upon local biodiversity, neighbouring amenity or archaeology. Installation of the direct access is considered desirable in terms of preventing agricultural contamination and facilitating prevention of sewerage overflow events. The application is therefore considered to comply with the relevant policies of the LDP and as such is recommended for approval subject to conditions.

Recommendation

Approve subject to the following conditions:

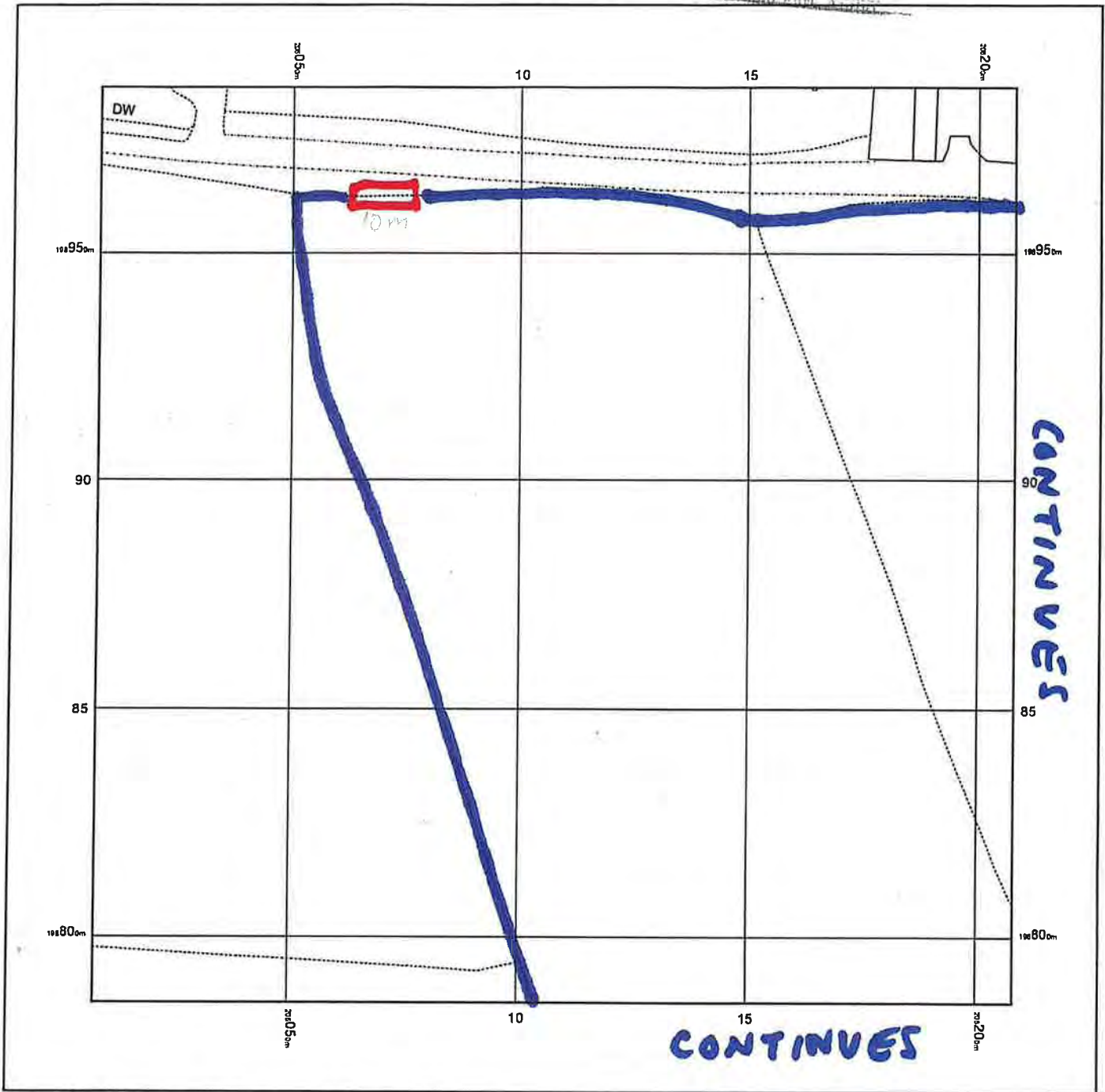
1. The development shall begin not later than five years from the date of this decision.
Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan (received 12.07.18), Plan Drawing of Replacement/New Entrance to Field (received 05.07.18), Norton Gate Detail Drawing (received 12.07.18), Supporting Document (received 05.07.18), Supporting Document (received 21.09.18)
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).

Nr 18 3 97



North
25m
Scale 1:1250

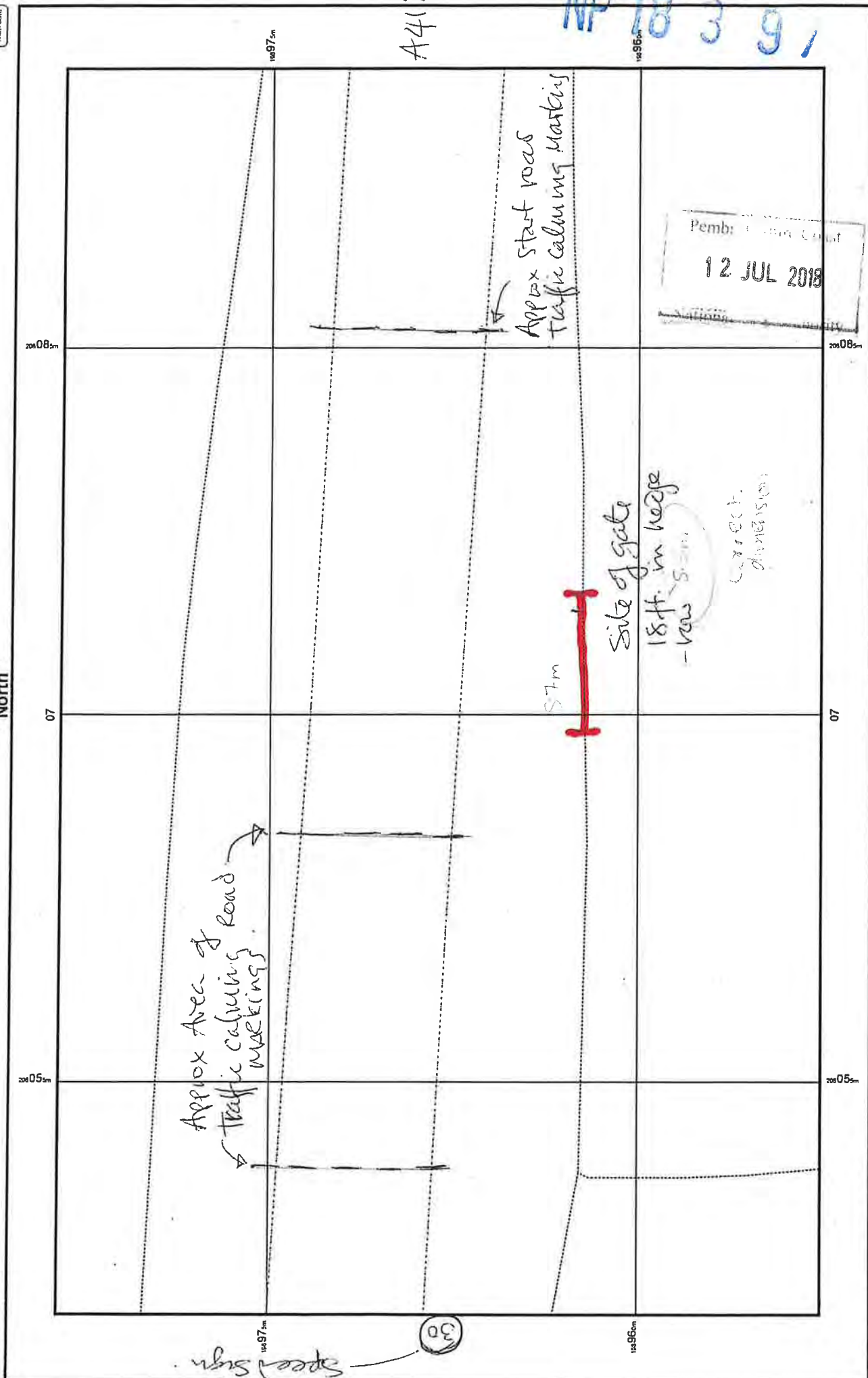
Pembrokeshire C
12 JUL 2018
National Grid



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Norton Gate



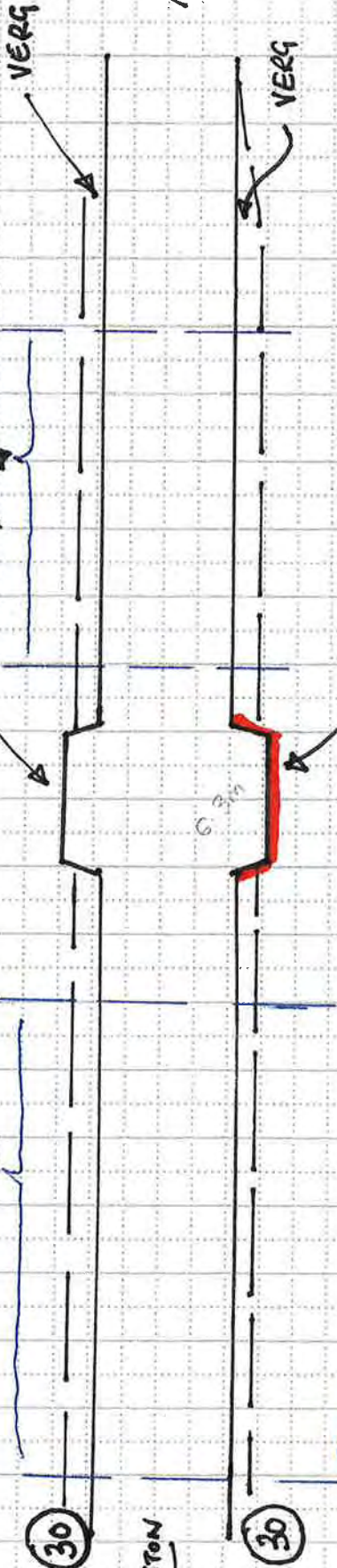
A4139

NP 18 3 9

Scale 1cm = 3mks.

EXISTING GATE TO OTHER LAND.

SECTION OF ROAD WITH YELLOW SPEED REDUCTION MARKINGS



JAMESTON

A4139 → TENNY

18397

SITE OF GATE APPROX: 51° 39' 21.3" N
4° 48' 19.5" W



Pembrokehire (east)
 05 JUL 2013
 National River Authority

PLAN DRAWING OF REPLACEMENT

NEW ENTRANCE TO FIELD: (JAMESTON PEMBROKEHIRE)

[Handwritten signature]