

Application Ref: NP/19/0548/FUL

Case Officer Kate Attrill
Applicant Mr J Hickin, Tai Wales and West Housing
Agent Mr L Griffiths, Asbri Planning Ltd
Proposal Residential development of 17 No. affordable housing units. To include, infrastructure, partial hedgerow removal, landscaping improvements, biodiversity mitigation & enhancements
Site Location Land North of Bay View Terrace, Dinas Cross, Newport, Pembrokeshire, SA42 0UR
Grid Ref SN01333896
Date Valid 14-Oct-2019 **Target Date** 08-Dec-2019

The application is being reported to Committee as it is classed as a Major Development.

Consultee Response

PCNPA Buildings Conservation Officer: No adverse comment - impact on nearby listed buildings considered to be very slight.

PCNPA Park Direction: No objection

PCC – Pollution Control: Conditional Consent

Trunk Road Agency: Conditional Consent

Dwr Cymru Welsh Water: Conditional Consent

PCC - Public Protection: Conditional Consent

PCNPA Planning Ecologist: Conditional Consent

PCNPA Tree and Landscape Officer: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

Public Response

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) requires that proposed developments are advertised by way of both neighbour letters and/or a site notice, and press advert, in the case of major development.

Site notices were erected adjacent to the site on the 25th October, whilst newspaper adverts allowed for a consultation period ending on the 21st November 2019.

No objections have been received from Statutory Consultees, but a number of objections have been received from third parties.

These objections have related to highway safety, issues of parking capacity, too many houses being proposed, drainage capacity, interruption of view, overlooking and privacy, devaluation of property and the proposed tenure/nature of housing occupants.

Some of the received objections are valid material planning considerations, whilst issues such as the nature of property occupiers, right to a private view, and devaluation of property are not material to the planning process.

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 06 - Rural Centres

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

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 44 - Housing

LDP Policy 45 – Affordable housing

LDP Policy 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

PPW10

SPG06 - Landscape

SPG08 - Affordable Housing

SPG12 - Parking

TAN 12 - Design

TAN 23 - Economic Development

Constraints

LDP Allocation

LDP Mineral Safeguard

Biodiversity Issue

Rights of Way Inland - within 50m

Potential for surface water flooding

LDP Centre:100pc aff housing;30 units/ha

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Officer's Appraisal

Pembrokeshire Coast National Park Authority
Development Management Committee – 4th December 2019

Site and Context

The site lies opposite Bay View Terrace, on the northern side of the A487. The field is currently a grazing paddock with a low hedge bank to the frontage and trees and hedgerows to the north-west and eastern boundaries. A stone built former agricultural building lies to the immediate west of the site and is in the ownership of the applicants but is not included in the application proposals.

The application site is an irregular shaped, vacant parcel of land which covers approximately 0.57 hectares (1.4 acres); with the southern aspect of the site partly within the settlement boundary of Dinas Cross. The northern section of the application site is outside the settlement boundary and in an area of open countryside.

Relevant Planning History

PA/19/00 Pre-application advice for 16 affordable dwellings

Description of Proposal

The application proposes the development of 17 affordable housing units comprising:

- 7 No x 4 person 2 bedroom houses
- 4 No x 2 person 1 bedroom flats
- 4 No x 5 person 3 bedroom houses
- 2 No x 2 person 1 bedroom bungalows

The agents have described the application as aiming ‘to provide affordable housing units which meet the Welsh Government’s criteria to draw Social Housing Grant (SHG) and ensure the scheme development costs can be met’..

The scheme has been designed in accordance with the Welsh Government’s Design Quality Requirements which also include Lifetime Homes Standards, RNIB Standards. Tai Wales & West Housing are the prospective purchasers of the land, for the delivery of 100% affordable housing to assist in meeting housing need within the Rural Centre of Dinas Cross and surrounding areas.

The application states that the unit mix has been prepared by Tai Wales & West Housing based on a need in the immediate area. Tai Wales & West Housing will be operating this development on a choice based letting policy which will ensure people on the housing register with immediate links to Pembrokeshire having priority.

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy

- Access and Parking
- Landscaping
- Biodiversity
- Land Drainage
- Other Material Considerations

Policy:

The site is partly within the Centre boundary for Dinas Cross, and also partly within an allocation for 12 affordable housing units (HA387) as defined in the Local Development Plan. The principle of residential development within the allocated site is therefore already established, as a matter of policy. The site extends beyond the Local Development Plan centre boundary into the countryside.

Policy 6 : Rural Centres (Tier 4) states that in Rural Centres the land use priorities will be: a) to aim to meet the housing, in particular local affordable housing needs. The proposal therefore meets with Policy 6, insofar as that part of the site within the Centre boundary is concerned.

Policy 45: Affordable Housing point b) allows the exceptional release of land within or adjoining centres for affordable housing to meet an identified local need. As the extension to the allocated site is purely for affordable housing, this application complies with local development plan policy. The provision of the affordable housing will be secured via a legal agreement.

This means that the development as proposed, both within and outside the Centre boundary, is acceptable as a matter of principle.

Furthermore, Planning Policy Wales edition 10 Paragraph 4.2.34 states that: “The provision of affordable housing exception sites must be considered to help meet identified requirements and ensure the viability of the local community. Where such policies are considered appropriate it should be made clear that the release of small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs which would not otherwise be allocated in the development plan, is an exception to the policies for general housing provision...The affordable housing should meet the needs of local people in perpetuity. Sites must meet all the other criteria against which a housing development would be judged.”

The proposed site follows the existing field boundaries, whilst the site allocation in the Local Development Plan introduced an artificial boundary along the northern side. The allocation is a historic one, included in several development plans since the mid-1990s. It is likely that the northern extent of the site was limited in order to replicate the typical linear development line, which is a strong part of the character of Dinas Cross. The impact of an estate development within the site, extending further north will therefore need careful consideration.

Planning Policy Wales edition 10 highlights the need for good design, ensuring the requirements set out in Policy 15 of the Local Development Plan are met. In addition, PPW10 places greater emphasis on “avoiding the creation of car based developments.”

Paragraph 4.1.10 states “Development proposals must seek to maximise accessibility by walking, cycling and public transport, by prioritising the provision of appropriate on-site infrastructure and, where necessary, mitigating transport impacts through the provision of off-site measures, such as the development of active travel routes, bus priority infrastructure and financial support for public transport services.”

Paragraph 4.1.13 states that the sustainable transport hierarchy set out in Figure 8 of the document be a key principle when determining planning applications. The proposal will therefore need to prioritise walking, cycling and public transport access ahead of private motor vehicles. It is advised in paragraph 4.1.11 that the hierarchy recognizes that Ultra Low Emission Vehicles have an important role to play in the decarbonisation of transport, particularly in rural areas with limited public transport. The proposal should therefore also include provision of facilities which will cater for future travel needs such as car-charging points. The provision of such facilities however, does not reduce or remove the need to prioritise non-private motor vehicle access.

The application is considered to comply with Policies 6 and 45 of the Local Development Plan.

Siting, Design and Impact upon the Special Qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 15 of the LDP 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. Criteria (d) and (e) resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

The dwellings are proposed to be rendered over a brick plinth with artificial slates and upvc doors and windows. The houses at the frontage were changed in orientation to better address the street scene and to match the character of surrounding housing. The frontage features a rendered and stone capped wall which respects the character of the surrounding area. The proposed design and layout has been amended to take account of pre-application advice given and is considered to be acceptable in the immediate context of the character of the area. As such the proposed development is considered to comply with Policies 8, 15 and 29 of the LDP.

Amenity and Privacy:

Policy 30 of the LDP refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

The development proposes two houses to either side of the frontage entrance which address the main road, at a distance to properties opposite of 25 metres at the western end and 19 metres at the eastern end. Given that there is a road between the existing houses and those proposed, the distances are considered acceptable in terms of privacy and amenity. In all other respects, there will be no unacceptable loss of amenity, or detriment to the living conditions of both existing and future occupiers.

Access and Parking:

The Trunk Road Agency and the Highways Department of Pembrokeshire County Council were consulted and have raised no objection to the proposed scheme subject to the imposition of a number of conditions.

Landscaping:

The Authority's Tree and Landscape Officer has been consulted with the development proposals. A tree survey was submitted with the application, but further information has been requested.

Subject to the provision of further information relating to tree protection and a construction method statement, which can be requested through condition, there is no objection in terms of landscaping.

Biodiversity:

Policy 11 of the Local Development Plan requires that any development which may disturb or harm protected species will only be allowed where the effects will be acceptable minimised or mitigated through careful design, work scheduling or other measures.

Both the PCNPA Ecologist and Natural Resources Wales (NRW) have been consulted on the proposals. Our Ecologist has no objection subject to a number of conditions relating to lighting, biodiversity enhancement, works to be in accordance with the ecological report, invasive species and a construction method statement.

NRW have not responded at the point of this report being written. A verbal update will be provided.

The application is therefore considered to comply with Policy 11 of the Local Development Plan and Section 6 of the Environment (Wales) Act.

Land Drainage:

The applicants provided a drainage scheme for the development which was sent to Pembrokeshire County Council Drainage Engineers for comment. They have not objected to the proposed scheme.

A new drainage consent scheme (SAB) has been introduced for all new single dwellings and developments over a 100 metres squared which applies to developments submitted after January 2019. The Engineers have confirmed that SAB consent will be necessary for this application. This is dealt with as a separate process by Pembrokeshire County Council.

Other Material Considerations:

The Pollution Prevention Team at Pembrokeshire County Council has been consulted with the submitted Geotechnical and Geo-Environmental reports where no contamination was discovered. A precautionary condition has been suggested in case of any contamination found during construction.

Conclusion

The proposed development will provide 17 affordable units within a sustainable location and in accordance with National Planning Policy and Local Development Plan Policies, and as such, is supported and recommended for approval.

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 and Block Plan S-01 A
 - Proposed Site Layout (Visibility Splay) C-SK02
 - Drainage Strategy Plan C-SK01
 - Topographic Site Plan S-02 A
 - Proposed Site Location & Site Plan P-01 A
 - Site Section (1 of 2) P-09 A
 - Site sections (2 of 2) P-10 A
 - 3D Renders & Map Key P11-A
 - Proposed Block Plan P-02 A
 - Plot 1 & 2 Floor Plans, Elevations & Section P0-3 A
 - Plot 3, 4 & 5 Floor Plans, Elevations and Section P-04 A
 - Plot 6 & 7 Plans, Elevations & Section P-05 A
 - Plot 8, 9 & 10 Floor Plans, Elevations & Section P-06 A
 - Plot 11 & 12 Floor Plans, Elevations & Section P-07 A

Plot 13, 14 & 15 Floor Plans, Elevations & Section P-08 A
Tree and Hedgerow Survey dated 11th June 2019
Phase 1 Ecological Appraisal Survey Report dated 11 September 2019
Tree Constraints Plan RS-190614-02-01
Landscape Masterplan RS-190614-0406
all received 14th October 2019

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, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the immediate landscape. The approved scheme shall include the following details:

- Scale Tree Protection Plan with key.
- Arboricultural Method Statement for works within the Root Protection Area (RPA) of T13

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

4. Works must be carried out in strict accordance with the following:
Section 6.2 of the submitted Phase 1 Ecological Appraisal by RDS Landscape Solutions

Section 7 of the submitted Otter Survey by RDS Landscape Solutions
Section 6.2 of the submitted Dormouse Report by Kite ecology.
The Landscape Masterplan by rds Landscaping dated 10th July 2019
(drawing no. RS-190614-04-06)

Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

5. There are opportunities within the proposed development to accommodate biodiversity enhancement measures such as bat and bird boxes.

Prior to the commencement of development works, a biodiversity enhancement scheme, to include provision of at least two features for bat roosting or bird nesting for each house shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be undertaken and/or installed prior to the first beneficial use of the development hereby approved, in accordance with the approved details.

Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016 and. Policy 11

6. No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

Construction methods: details of materials used in construction; details of how any waste generated will be managed.

General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage site set-up plan detailing how sensitive receptors will be protected from harm e.g. fencing, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.

Biodiversity Management during construction: details of habitat retention and protection; invasive species management; species and habitat protection, avoidance, mitigation and enhancement measures (as detailed with the Extended Phase 1 Survey).

Soil Management: details of topsoil strip, storage and amelioration for re-use.

CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.

Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of work.

Resource Management: details of fuel and chemical site storage and containment; details of waste generation and its management; details of the consumption of water and wastewater.

Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.

Details of the persons and bodies responsible for activities set out in the CEMP and emergency contact details. For example, contract manager, site manager, contractors, visitors, site environmental advisor, landscape clerk and ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016 and Policy 11 of the Pembrokeshire Coast National Park Local Development Plan.

7. The development hereby permitted shall not be commenced (including any ground works or site clearance) until details of a scheme to eradicate and prevent the spread of invasive species has been submitted to and approved in writing by the local planning authority. Furthermore works should be implemented in accordance with the approved scheme.

Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016 and. Policy 11 of the Pembrokeshire Coast National Park Local Development Plan.

8. If any evidence of contamination is found during construction, in or around the development area, development must not proceed until the Local Planning Authority and Pembrokeshire County Council are notified, and a subsequent report on contamination of the site has been prepared by an appropriately qualified person and submitted and approved in writing by the Local Planning Authority. This report shall include a phased investigation approach, incorporating risk assessment, to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Where remediation works are required, the development shall not be occupied until a Validation Report to show that the works have been satisfactorily carried out, has been submitted and approved in writing by the Local Planning Authority.
Reason: In the interests of protecting the environment and future occupiers of the development and in accordance with Welsh Government Technical Advice Note 21 (February 2014)
9. Prior to any works on site, a revised drawing including changes as agreed in the road safety audit shall be submitted to the LPA for approval in writing. The development shall be carried out in accordance with the approved drawing.
Reason: In the interests of highway safety and in accordance with Policy 53 of the Pembrokeshire Coast Local Development Plan
10. Prior to any works taking place on site other than vegetation clearance, the applicant shall submit a plan which indicates the location of a works site compound and the maintenance of adequate turning space for construction vehicles so that they can enter and exit the trunk road in a forward gear. Such scheme as is agreed shall be implemented.
Reason: In the interests of highway safety and in accordance with Policy 53 of the Pembrokeshire Coast Local Development Plan
11. All access and trunk road highway works shall be substantially complete prior to any further development on site and fully complete to the written satisfaction of the LPA prior to beneficial occupation.
Reason: In the interests of highway safety and in accordance with Policy 53 of the Pembrokeshire Coast National Park Local Development Plan.
12. No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details. Thereafter, no further surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents, and to ensure no pollution of or detriment to the environment and in accordance with. Policy 32 of the Pembrokeshire Coast National Park Local Development Plan.
13. Before any housing construction work is commenced the access, estate road and turning area must be constructed up to and including road base level and be suitably drained for the use of construction traffic and approved visibility splays constructed.
Reason: In the interests of public amenity and convenience and in

accordance with Policy 53 of the Pembrokeshire Coast National Park Local Development Plan.

14. Before any dwelling is occupied the access roads and footways from the existing public highway shall be laid out and constructed to at least surface base course levels up to that dwelling.

Reason: In the interests of public amenity and convenience and in accordance with Policy 53 of the Pembrokeshire Coast National Park Local Development Plan.

15. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason: To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area and in accordance with Policy 53 of the Pembrokeshire Coast National Park Local Development Plan.

Informatives

For all major developments approved after 16th March 2016, there is now a statutory requirement to both notify the Council of the intention to commence work, and to display a Site Notice. That Notice / form must be displayed in accordance with Article 24B(3) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. The notice is to be displayed at all times when development to which a relevant planning permission relates is being carried out, be in the form set out in Schedule 5B of the 2012 Order or in a form substantially to the like effect, be firmly affixed and displayed in a prominent place at or near the place where the development is being carried out; must be legible and easily visible to the public without having to enter the site; and must be printed on durable material.

Reason: In order to comply with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Trunk Road Informatives:

1. The Applicant shall commission and pay for a Safety Audit of the scheme, (Stages 1 – 4 – for which the process has started.) in accordance with the Design Manual for Roads and Bridges GG119 . The Applicant shall agree the required measures with the Welsh Government before works commence on site and will be responsible for meeting all costs associated with these works.

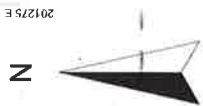
2. No drainage from the development site shall be connected to or allowed to discharge into the trunk road drainage system, and the proposed junction shall be constructed such that the access road does not drain onto the trunk road.

3. Any works undertaken within or forming part of the highway shall meet the requirements of Section 184 of the Highways Act 1980, and shall only be commenced with the specific agreement of the Welsh Government.

4. The Applicant shall take due care and attention to avoid the deposit of mud on the road from construction vehicles using the access .

5. The Applicant shall agree with the SWTRA a system of temporary road signing in accordance with Chapter 8 of the Traffic Signs Manual and the Safety at Streetworks and Roadworks Code of Practice

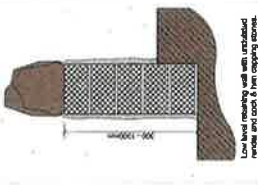
The Barn, Land North Bay View Terrace,
Dinas Cross, Newport



201300 E

20125 E

201350 E



Low level retaining wall with attached render and cobb & river stepping stones.

Key

- Shared surface (Coloured Tarmac - TBC)
- Close board timber boundary fence 1.8m high
- Low Level (0.3m - 1.0m boundary/ post retaining walls)
- Identifies service strip
- Identifies amenity areas and areas of open space
- Identifies pumping station
- Identifies 3m ecological buffer zone
- Existing trees to be retained (with Root Protection Area)
- Existing trees to be removed

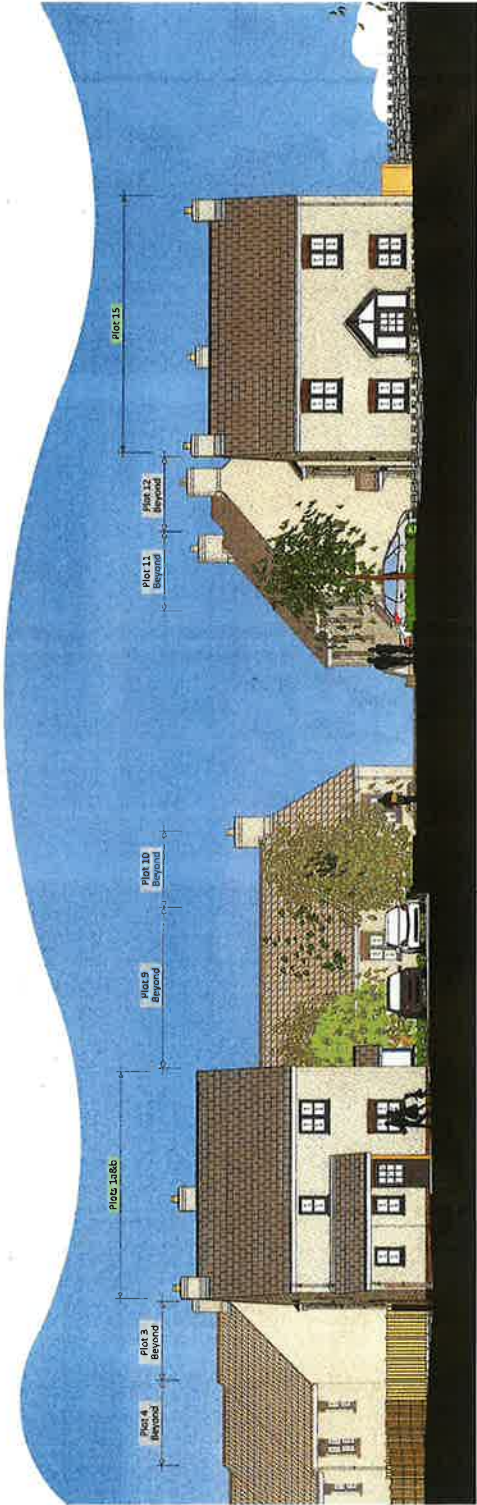
House Type Mix:

- 7 x 4 Person 2 Bedroom House. Plots 2, 3, 4, 5, 10 & 14.
- 4 x 2 Person 1 Bedroom Flats. Plots 1a&b & 8a&b
- 4 x 5 Person 3 Bedroom House. Plots 11, 12, 13 & 15
- 2 x 2 Person 1 Bedroom Semi-Detached bungalows. Plots 6 & 7.
- Total = 17 Units
- 30 Parking spaces

Site Area:
5,723m²
0.5723 HA

Refer to Utility Sources provided by DCNW, Wales & West Utilities and Western Power, to identify on-site utility services

The Barn, Land North Bay View Terrace,
Dinas Cross, Newport



1:100

SE-01



1:100

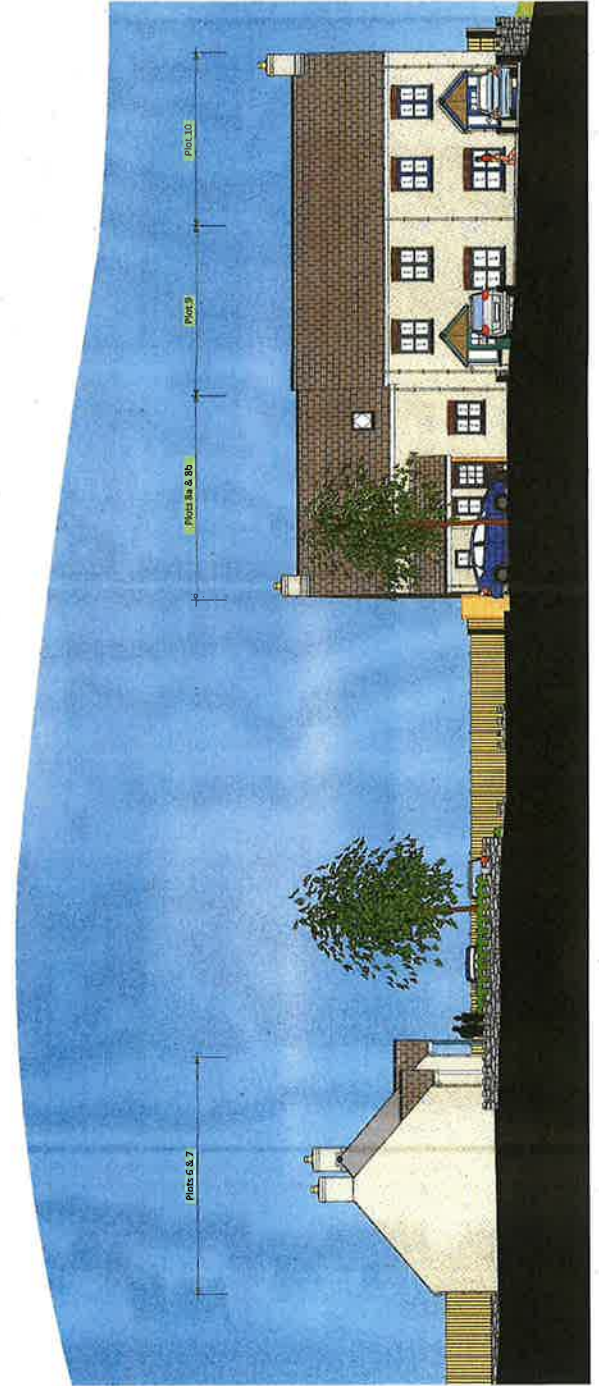
SE-02

The Barn, Land North Bay View Terrace,
Dinas Cross, Newport



SE-03

1:100



SE-04

1:100

The Barn, Land North Bay View Terrace,
Dinas Cross, Newport



Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Spencer Buildings