

Application Ref: NP/18/0665/FUL

Case Officer Kate Attrill
Applicant Mr & Mrs Meixner
Agent Mr C Kimpton, CK Planning
Proposal Change of use of Dan y Garn from holiday accommodation to residential use
Site Location Treleddyd Fawr, St Davids, Haverfordwest, Pembrokeshire, SA62 6PP
Grid Ref SM75272788
Date Valid 09-Nov-2018 **Target Date** 03-Jan-2019

The application is being brought before the Development Management Committee as the Community Council's view is contrary to the Officer's recommendation.

Consultee Response

St Davids City Council: Supporting

PCNPA Access Manager: Conditions should be contained as an informative

PCC - Transportation & Environment: Conditional Consent

PCNPA Park Direction: Recommend Refusal - Contrary to Policy

Public Response

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of either neighbour letters or a site notice. In this case, both methods of notification were utilised in order to ensure notification in an area where many dwellings are only occupied seasonally. A notice was displayed from the 22nd November 2018.

Two letters of objection have been received citing loss of income to the community due to lessening of tourist accommodation and the precedent created for all other owners of holiday accommodation to convert to full residential.

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 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 45 – Affordable housing

LDP Policy 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

PPW10

SPG08 - Affordable Housing

Pembrokeshire Coast National Park Authority

Development Management Committee – 23rd January 2019

Constraints

Special Area of Conservation - within 500m
Special Protection Area - within 500m
LDP Mineral Safeguard
Historic Landscape
Safeguarding Zone
Rights of Way Inland - within 50m
Hazardous Zones
Recreation Character Areas
Landscape Character Assessment

Officer's Appraisal

Relevant Planning History

NP/122/89 Conversion of agricultural building to holiday accommodation

NP/18/0486/S73 - Removal of Condition 10 restricting use of building for holiday letting

Description of Proposal

The current proposal seeks to change the use of the building which is currently permitted to be used for holiday letting to a full residential dwelling. The building is 3 bedroom, and of traditional stone construction set within the hamlet of Treleddy Fawr.

A draft Unilateral Undertaking in respect of a sum towards affordable housing has been submitted with the application. No external changes are proposed. Condition 10 of NP/2012/98 restricted the use of the building stating:

'The holiday unit[s] hereby approved shall not be used for human habitation during the period 10th January to 28th February in any year'.

The previously submitted, and then withdrawn application (NP/18/0486) requested removal of Condition 10 of NP/212/89. The case officer proposed to substitute this condition with the condition now more commonly used which allows for year-round use of the holiday accommodation but still specifies holiday use only, but the application was withdrawn prior to a decision being made.

The submitted planning statement has made a case for the current condition being 'invalid' according to Welsh Government Circular 016/2014 (Use of Conditions), but when offered the current form of model condition, the most recent application was withdrawn. The current condition is not defective as has been alleged. The condition reflects the then current practice in 1989 when planning permission was originally granted and as such it remains valid and enforceable.

Key Issues

The application raises the following planning matters:

- **Policy and Principle of Development**

Policy:

The property is located outside any of the Centres defined in the Local Development Plan and is therefore considered to be in the countryside.

Policy 7 of the Plan allows for the conversion of appropriate buildings in the countryside to a range of uses. The explanatory test to the policy at 4.46 details that the conversion of appropriate buildings prioritises employment-related uses which include holiday letting as a use supporting the local tourism economy.

When considering the use of buildings in the countryside there is a need to consider accessibility to Centres. This property is located more than 1km from the nearest bus route (Celtic Coaster). This bus service also fails to provide the frequency of service required to support full-time residential use. The property is therefore not accessible and the proposal would be contrary to key national planning policy which is to reduce travel, especially by car. It is also contrary to Policy 7 of the Local Development Plan and the Authority's Supplementary Planning Guidance on Accessibility.

Were the application for conversion of the Granary to be submitted under the current Local Development Plan, only holiday accommodation in line with Policy 7(d) was permitted - which states:

d) it constitutes the conversion of appropriate buildings to a range of uses with affordable housing being given priority in residential conversions. Conversion must not result in unacceptable impacts upon the structure, form, character or setting of the building. The conversion of buildings that are obtrusively located in the landscape will not be permitted. Accessibility to the Centres will be an important consideration.

Planning Policy Wales (Edition 10, December 2018) states at 5.5.3 that: 'in rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. Here development should be sympathetic in nature and scale to the local environment'.

The case made by the Agent for the application relies on Footnote 85 of the Local Development Plan which refers to Planning Policy Wales Edition 3, July 2010. However this reference is considerably out of date and the application must be considered by reference to Version 10 of Planning Policy Wales.

Given that there is no over-riding material consideration which outweighs the current policy guidance in this instance, the application cannot be supported.

Access and Parking:

The Highways Department of PCC has commented that there will be no alteration in the volume of traffic and the proposed development is therefore considered to comply with Policy 53 of the LDP.

Conclusion

The proposed change of use does not comply with local or national planning policy and is therefore recommended for refusal.

Recommendation

Refuse for the following reasons:

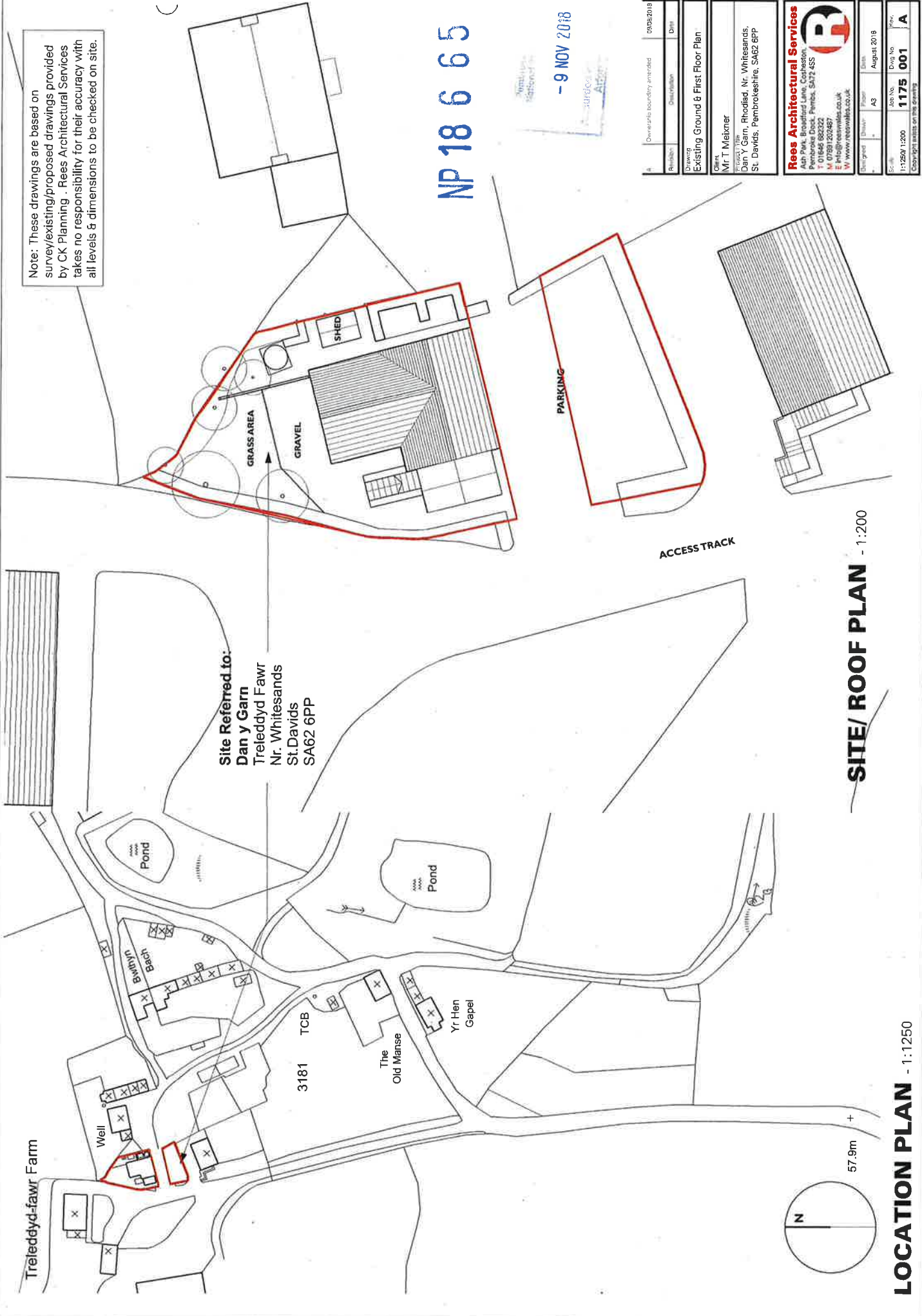
1. The proposal to change the use of the property to full residential use from a holiday let is contrary to the Pembrokeshire Coast National Park Local Development Plan (adopted September 2010) Policy 7 which seeks to ensure that conversions of existing buildings are acceptable within the countryside and include the prioritisation of conversions to employment uses (holiday lets).
2. The proposal to change the use of the property to full residential from a holiday let is contrary to the PPW 10 p85 para 5.5.3 which states that in rural areas tourism-related development is an essential element in providing for a healthy and diverse economy.
3. The proposal to change the use of the property to full residential from a holiday let is contrary to the PPW 10 p59 para 4.2.24 which states that in the open countryside, away from established settlements ...the fact that a single house on a particular site would be unobtrusive is not by itself, a good argument in favour of permission; such permissions could be granted too often, to the overall detriment of the character of the area'. Such a change would create an unfortunate precedent in the Pembrokeshire Coast National Park.
4. The proposal to change the use of the property to full residential from a holiday let is contrary to the Pembrokeshire Coast National Park Local Development Plan (adopted September 2010) Policy 7 and Policy 52 which seeks to ensure that full residential development in the countryside is accessible by sustainable means of travel.
5. The proposal to change the use of the property to full residential from a holiday let is contrary to the Pembrokeshire Coast National Park Local Development Plan (adopted September 2010) Policy 45 (d) and adopted SPG as it does not provide for a contribution towards affordable housing provision

Note: These drawings are based on survey/existing/proposed drawings provided by CK Planning - Rees Architectural Services takes no responsibility for their accuracy with all levels & dimensions to be checked on site.

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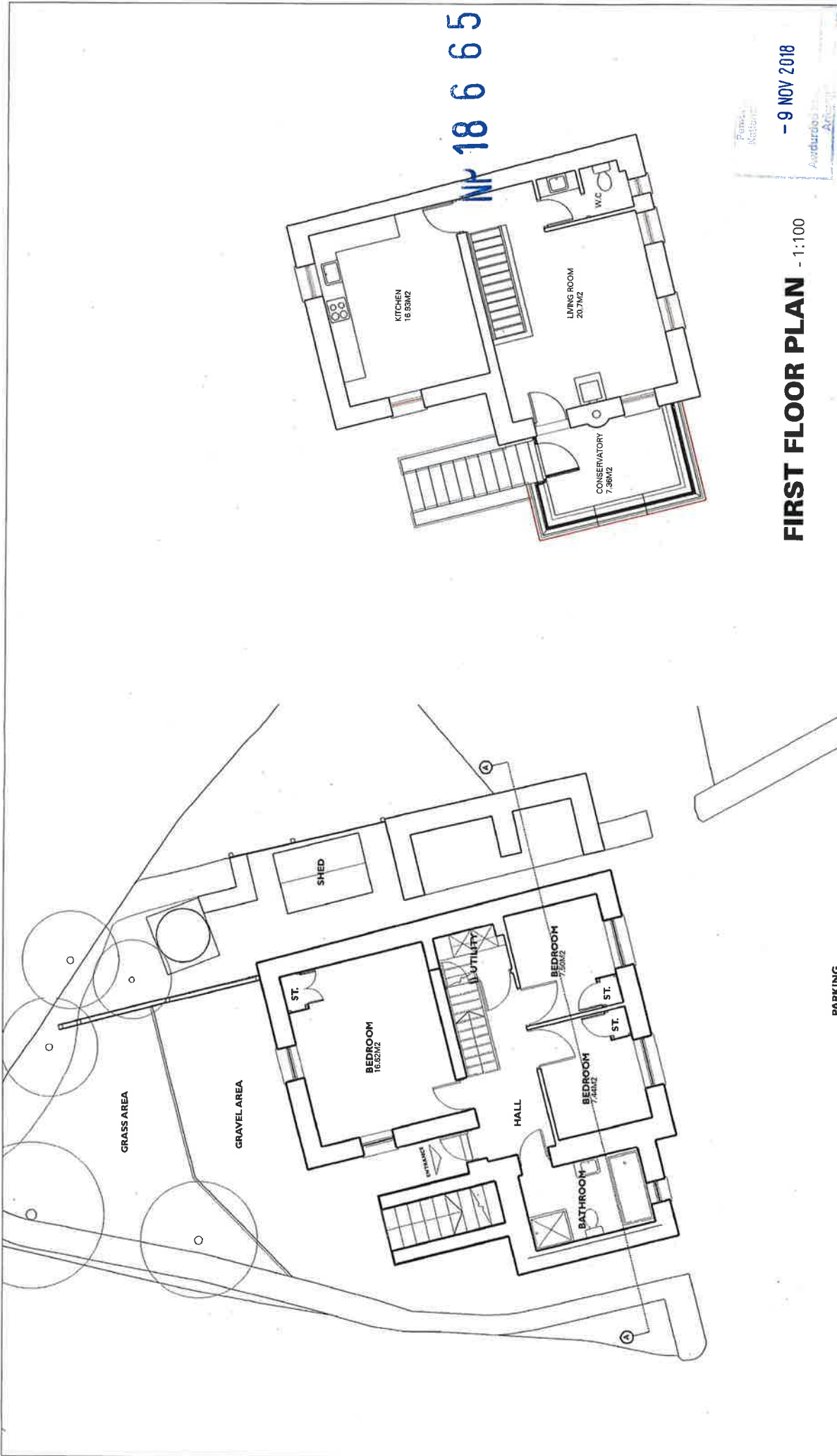
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Revised	
Client	M/T Meixner
Project Name	Dan Y Garn, Rhodfa, Nr. Whitesands, St. Davids, Pembrokeshire, SA20 6PP
Drawing	Existing Ground & First Floor Plan
Rees Architectural Services 4th Flr, 8th Floor, 1st Costelloe, Pembrok Dock, Pembro, SA20 4SS T 01468 882322 M 07891 202487 E info@reesarch.co.uk W www.reesarch.co.uk	
Drawn by	A3
Checked by	A3
Date	August 2018
Scale	1:1250
Job No	1175
Dwg No	001
Rev.	A
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Site Referred to:
 Dan y Garn
 Treleddydd Fawr
 Nr. Whitesands
 St. Davids
 SA62 6PP

SITE/ ROOF PLAN - 1:200

LOCATION PLAN - 1:1250



NP 18 6 6 5

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FIRST FLOOR PLAN - 1:100

GROUND FLOOR PLAN - 1:100

Note: These drawings are based on survey/existing/proposed drawings provided by CK Planning. Rees Architectural Services takes no responsibility for their accuracy with all levels & dimensions to be checked on site.

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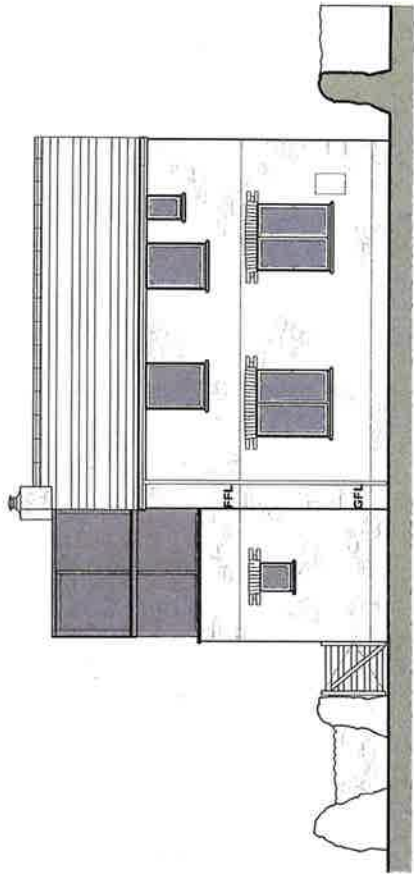
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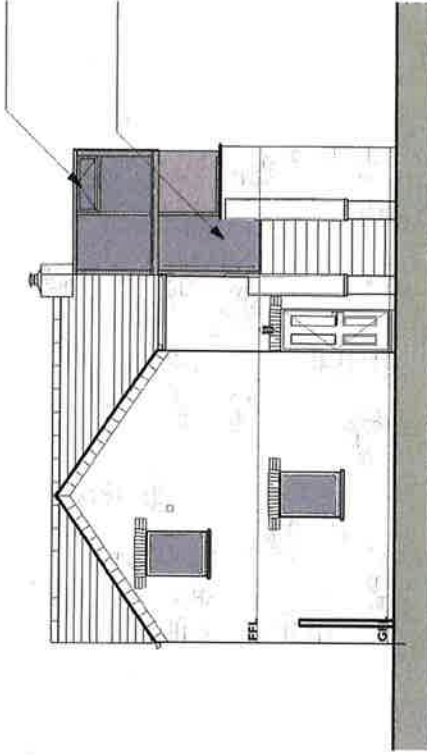
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ACCESS TRACK

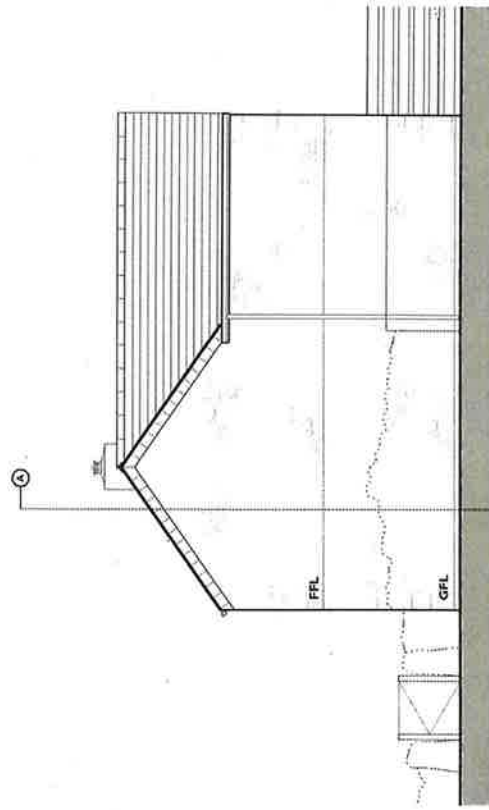
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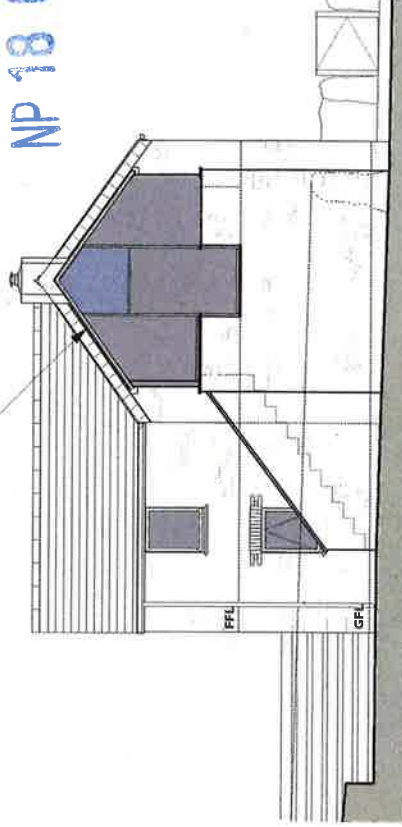
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION

- 9 NOV 2018

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Production		Drawn/Checked		Date	
Drawing		Existing Ground & First Floor Plan		August 2018	
Client		Mr T Meixner		A3	
Drawn By		D. Y. Dafydd		A3	
Job No.		1175		003	
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