

**Application Ref: NP/18/0756/FUL**

**Case Officer** Andrew Richards  
**Applicant** Mr S Nutting  
**Agent** Mr J Nutting  
**Proposal** Conversion of dutch barn into a two storey dwelling  
**Site Location** Norchard Barns, Boulston, Haverfordwest,  
Pembrokeshire, SA62 4AH  
**Grid Ref** SM98611295  
**Date Valid** 14-Jan-2019      **Target Date** 10-Mar-2019

This application is before committee as the officer recommendation of approval is contrary to the views of the Community Council.

**Consultee Response**

**Uzmaston and Boulston Community Council:** Refusal on several grounds highlighted in main report below

**PCNPA Tree and Landscape Officer:** No objection

**PCNPA Planning Ecologist:** Conditional consent

**PCNPA Park Direction:** Support

**PCNPA Buildings Conservation Officer:** Support

**PCC Transportation and Environment:** No objection

**PCC Public Protection:** Conditional consent

**PCC Drainage Engineers:** No objection

**Natural Resources Wales:** No objection

**Dyfed Archaeological Trust:** Conditional consent

**Dwr Cymru Welsh Water:** No adverse comments

**Coal Authority:** Site does not fall in a high risk area

**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.

Three letters of objection have been received which raise the following matters:

- Traffic impact and road safety
- Loss of character
- Impact on tranquillity
- Inadequate water supply

These matters have been addressed within the main report below.

## **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 10 - Local Sites of Nature Conservation or Geological Interest  
LDP Policy 11 - Protection of Biodiversity  
LDP Policy 13 - Historic Landscapes Parks and Gardens  
LDP Policy 14 - Protection of Buildings of Local Importance  
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 21 - Minerals Safeguarding  
LDP Policy 29 - Sustainable Design  
LDP Policy 30 - Amenity  
LDP Policy 31 - Minimising Waste  
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  
SPG04 - Planning Obligations  
SPG05 - Sustainable Design  
SPG06 - Landscape  
SPG08 - Affordable Housing  
SPG10 - Safeguarding Mineral Zones  
SPG11 - Coal Works - Instability  
SPG12 - Parking  
SPG13 - Archaeology  
SPG20 - Accessibility  
SPG23 - Enabling Sustainable Development in Welsh NPAs  
TAN 02 - Planning and Affordable Housing  
TAN 05 - Nature Conservation and Planning  
TAN 06 - Planning for Sustainable Rural Communities  
TAN 11 - Noise  
TAN 12 - Design

TAN 15 - Development and Flood Risk

TAN 18 - Transport

TAN 24 - The Historic Environment

### **Constraints**

Special Area of Conservation - within 500m

LDP Mineral Safeguard

Biodiversity Issue

Historic Landscape

Safeguarding Zone

Recreation Character Areas

Low Coal Risk

Surface Coal

High Coal Risk

Affordable Housing Submarkets

### **Officer's Appraisal**

#### **Background and History**

The site is located immediately south of Norchard Barns which is due east of Boulston Farm and due north of Hook Reach on the Western Cleddau. The host structure is an existing steel frame barn which is commonly known as a Dutch barn. The existing barn has a two storey form and is currently used for storage with the adjacent stone barns already converted for residential/holiday accommodation uses.

No recent planning history has been identified for this site.

#### **Current Proposal**

Planning approval is sought for the conversion of the existing Dutch barn into a two storey dwelling with upside down configuration for the accommodation. Externally there are parking and turning areas with separate bin store including a mix of hard and soft landscaping.

#### **Key Issues**

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Visual Amenity and Special Qualities of the National Park
- Structural Condition
- Affordable Housing
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access

- Landscaping
- Biodiversity
- Other Material Considerations

*Policy and Principle of Development:*

The site lies within the Countryside as defined by Pembrokeshire Coast National Park Local Development Plan (LDP). Policy 7 of the LDP sets out the type of development that may be permitted in the countryside, which includes the conversion of appropriate buildings to a range of uses. Accessibility to centres is an important consideration, in this instance the application site does not benefit from any public transport access and due to the distance from any centres is not considered as accessible. The Authority's adopted Supplementary Planning Guidance on Accessibility sets out the circumstances under which lack of accessibility may be outweighed. A building of local importance (Policy 14) is such a circumstance and outweighs the lack of accessibility in this instance.

The Authority's Building and Conservation Officer has considered the scheme, and has advised that given the condition of the barn, the increasing rarity of this type of building in the landscape the building is a building of local importance. As such, the conversion of the building to residential is considered acceptable in this instance.

*Visual Amenity and Special Qualities of the National Park:*

In considering the application the impact of the proposal on the National Park landscape is a key consideration and therefore Policies 8 and 15 are particularly relevant. Policy 15 aims to control development causing a significant visual intrusion. In addition to these policies the Authority has adopted a Landscape Character Assessment (LCA) Supplementary Planning Guidance (SPG) of which the current site falls within the boundary of LCA 28 (Daugleddau).

LCA 28 recognises that this is unique area of upper tidal estuary and associated rolling lowland with no sense of being close to the sea, except for the movement of the tides, and the smell of salt on the air and occasional lumps of seaweed on the foreshore. The area is known for its great sense of tranquillity produced by the enclosed large water body and the feeling of being on a quiet backwater. A strong sense of enclosure and shelter is provided by the surrounding landform, dense stands of woodland and belts of trees.

This is a landscape of outstanding historical significance within Wales. This area includes traces of the county's small scale coal mining industry as well as historic agricultural landscapes including landed houses, farms and cottages set in distinctive field patterns. The Authority will seek to conserve the unspoilt estuarine character, with traditional rural built form on the margins and re-use historic farm buildings at the end of their economic agricultural life.

It is considered that the proposed development would not have a significant landscape or visual impact on this area of the National Park. The site is closely

related to the existing farm complex and would benefit from the existing land topography and surrounding structures when viewed from the wider landscape.

Whilst there are limited views of the host structure from the south these would mainly be distant views and therefore it is unlikely that the structure would be visible from the Pembrokeshire Coast Path (Wales Coast Path) or from other viewpoints to the south west and south east. Views to the north will be screened by topography, woodland and existing structures.

Given the nature of the proposed works, materials, colours and extent of screening, it is considered that the proposed development will not have any adverse visual harm on the existing agricultural landscape character of this area and its special qualities. However in order to ensure that the building is not extended in a manner which may result in an adverse visual impact a condition is recommended removing householder permitted development rights.

LDP Policy 9 seeks to control significant levels of lighting within the National Park and development will only be permitted where the lighting proposed relates to its purpose; and where there is not a significant adverse effect on the character of the area, local residents, vehicle users, pedestrians and the visibility of the night sky. Given that there is a need to provide lighting with the current proposal and this may also include some external lighting there is a possibility that this may result in light spillage from this site and cause a significant visual intrusion into the night sky. As such, a planning condition will be imposed to ensure that a light mitigation strategy will be required to be submitted and approved prior to any such works commence on site. This strategy will seek to minimise any light spillage from the proposed development whilst ensuring that the site is safe for the occupants to use.

As such, it is considered that the current proposal is acceptable in terms of visual amenity and retains the special qualities of this area of the National Park. As such, the proposal is considered to be in accordance with relevant Policies of the LDP.

#### *Structural Condition:*

A structural report has been submitted in support of the proposal which confirms that the existing structure remains as a complete and maintained structure and is in use as a workshop and stores. The corrugated asbestos sheeting is intact and the steel roof structure is in very good condition with no significant corrosion evident. The steel posts supporting the roof structurally are generally in a good condition but some corrosion is evident where the block walls are built up to the posts, but the level of corrosion does not result in any failure in their structural integrity.

Based on the survey and report findings it is considered that the existing host building is in a condition that would make it suitable for conversion in this instance.

#### *Affordable Housing:*

Policy 7 of the LDP requires consideration of the need for affordable housing where new units of residential accommodation are proposed and Policy 45 of the LDP

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seeks to deliver affordable housing in the National Park and the policy is subject to viability as outlined in the adopted SPG on Affordable Housing.

Policy 45 of the LDP seeks a contribution to affordable housing provision on new single dwellings. A completed unilateral undertaking based on £100/m<sup>2</sup> is required and has not been submitted to date. Subject to the submission of a completed legal agreement the application can be supported on affordable housing matters. The applicant has indicated that the legal agreement will be submitted.

#### *Siting and Sustainable Design:*

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 special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a').

The proposed siting of the works within this site are considered to be acceptable and is considered to have a scale, form, mass and detailed design which is in-keeping within this area and provides accommodation which will meet modern standards of sustainable design.

Limited details of the external bin store have been submitted with the application, as such, a condition is recommended requiring details of this to be submitted to and approved in writing prior to works commencing on site.

#### *Amenity and Privacy:*

Policy 30 of the LDP refers to 'amenity' in general seeking 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.

Given the design and the siting of the development is not considered to result in any adverse impact upon the amenity and privacy currently enjoyed by neighbouring properties.

#### *Highway Safety and Access:*

Pembrokeshire County Council Transportation and Environment section has assessed the application and advised that the plans show off street parking and turning for two vehicles. There will be no new access and the viability onto the unclassified road is good at this location. Traffic on the unclassified road is light and

leads only to a small number of properties. No objections were raised in respect of highway safety.

#### *Landscaping:*

In respect of landscaping there are a number of existing trees on site and it is not proposed to remove any of these from site. The application was accompanied with a full tree survey and a tree protection method statement which concluded that the impact of the proposed plan on local amenity and landscape character is extremely low. The Authority's Tree and Landscape officer assessed the application and offered no objection.

#### *Biodiversity:*

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in 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. A Bat survey was submitted with the application which concluded that the development is very unlikely to impact on the biodiversity of the area.

The ecologist has assessed the scheme and has raised no objections.

NRW were consulted and raised no objection to the development subject to a condition.

#### *Historic Environment*

The application site is located within the historic landscape of Milford haven Waterway. Similarly to the Building and Conservation Officer, Dyfed Archaeological Trust have advised that the building represents an increasing rare survivor of modern 20<sup>th</sup> century utilitarian architecture and have requested that a condition requiring a photographic record of the building prior to any works commencing be submitted to and approved by the local planning authority.

#### *Other Material Considerations:*

The Public Protection department has advised on the removal of the asbestos from the existing building. This advice is recommended as an informative attached to any permission granted.

In respect of the objections in regard to water supply, Dwr Cymru has been consulted on the application and raised no concerns in this respect.

#### **Conclusion**

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 10, December 2018) and having regard to all material considerations it is considered

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that the development will be in keeping with the aims of the LDP in that the development is considered to convert an existing barn, which is of local importance in terms of its design and impact on the landscape, whilst sustaining the local character and not impacting on privacy or amenity of neighbours. As such, and subject to a schedule of suitable conditions, the development is considered to be acceptable and complies with the requirements of policies 1, 7, 8, 9, 11, 15, 29, 30, 31, 32, and 53 of the adopted Local Development Plan.

### **Recommendation**

Approval 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:

Location Plan (Received 18.12.2018)

Drawing Reference: 115/001/Survey (Received 18.12.2018)

Drawing Reference: 115/001 (Received 18.12.2018)

Drawing Reference: 115/002 (Received 18.12.2018)

Drawing Reference: 115/003 (Received 18.12.2018)

Drawing Reference: 115/004 (Received 18.12.2018)

Drawing Reference: 115/005/A (Received 14.01.2019)

Bat Survey (Received 18.12.2018)

Pre-Application Investigation Report (Received 18.12.2018)

Structural Condition Report (Received 18.12.2018)

Arboricultural Impact Assessment and Method Statement (Received 18.12.2018)

**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. Prior to the installation of any external lighting within the development site a light mitigation strategy shall be submitted to, and approved in writing, by the local planning authority. The light mitigation strategy is required to assess potential light spill onto boundary features and reduce the potential impact of light pollution on wildlife. 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).

4. All works must be carried out in accordance with the recommendations set out on page 12 of the 'Bat Survey Report' (Received 18.12.2018).  
**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. 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 dwelling house), no development of Parts 1, 2 and 5 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. Policy: Local Development Plan - Policies 1(National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
6. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) any electricity or telephone supplies to the site shall be by underground cables.  
**Reason:** To preserve the character of the area. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty) and 15 (Conservation of the Pembrokeshire Coast National Park).
7. Development shall not begin until an appropriate photographic survey of the existing building(s) has been carried out in accordance with guidelines provided by the Local Planning Authority's archaeological advisors - Dyfed Archaeological Trust- Heritage Management. The resulting photographs should be approved by the planning authority prior to the commencement of development and deposited with the regional Historic Environment Record, held and maintained by the Dyfed Archaeological Trust, Corner House, Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE, (Tel: 01558-823121).  
**Reason:** To protect historic environment interests whilst enabling development. Policy: Local Development Plan - Policy 8 (Special Qualities) and PPW10 Chapter 6.
8. A sample of the proposed external materials shall be submitted for approval, in writing, by the National Park Authority prior to the commencement of works on site. The 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 architectural character of the area.  
Policy: Local Development Plan, Policies 1 (National Park Purposes and Duty) and 15 (Conservation of the Pembrokeshire Coast National Park).

9. Details of the approved bin store shall be submitted for approval, in writing, by the National Park Authority prior to the commencement of works on site. The 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 architectural character of the area.  
Policy: Local Development Plan, Policies 1 (National Park Purposes and Duty) and 15 (Conservation of the Pembrokeshire Coast National Park).
10. All works must be carried out in accordance with the Arboricultural Impact Assessment and Method Statement (Received 18.12.2018).  
**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) and 30 (Amenity).

#### **Notes**

All asbestos should be removed by a suitably qualified person and taken off site and disposed of at a suitably licensed facility. The material should not be broken up and care taken to remove without damaging it. All works must be undertaken in line with HSE guidance.

This permission is subject of a legal agreement.

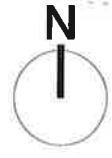
The developer attention is drawn to the attached letters from Natural Resources Wales and Welsh Water.

#### **DEVELOPMENT LOW RISK AREA - STANDING ADVICE**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk)

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](http://www.groundstability.com)



Per: [unclear] [unclear]  
18 DEC 2018  
[unclear] Park Authority

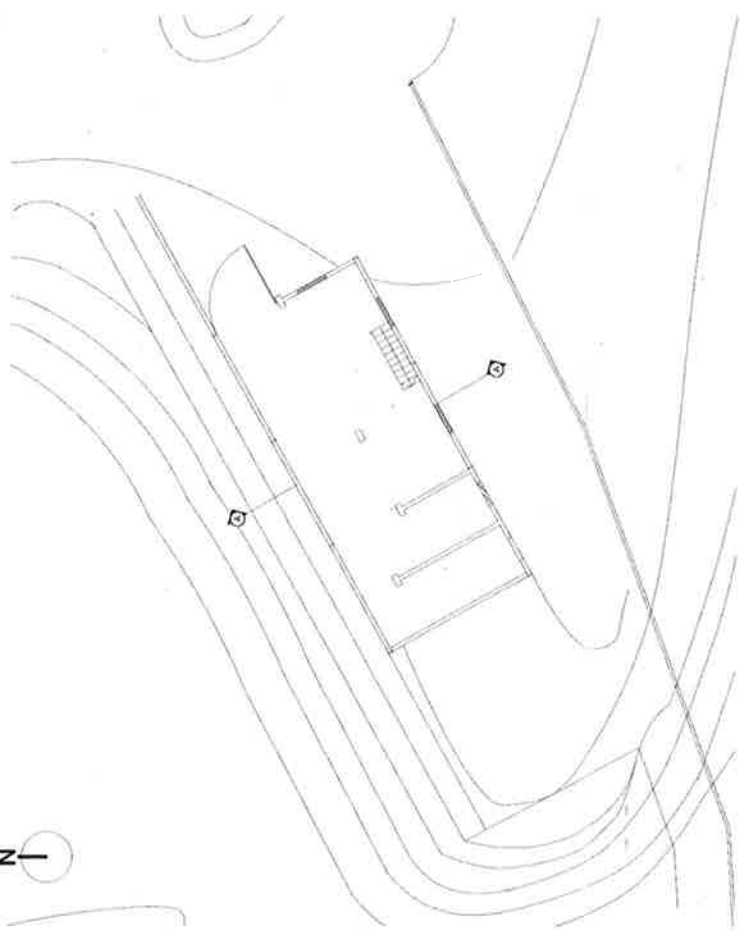
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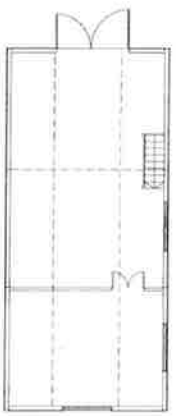
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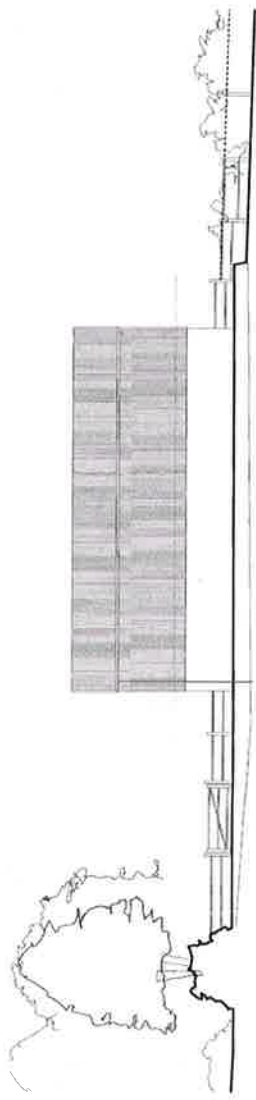




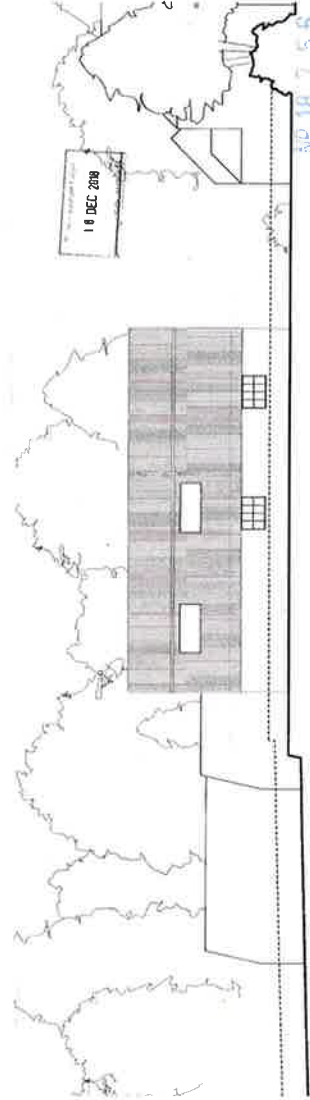
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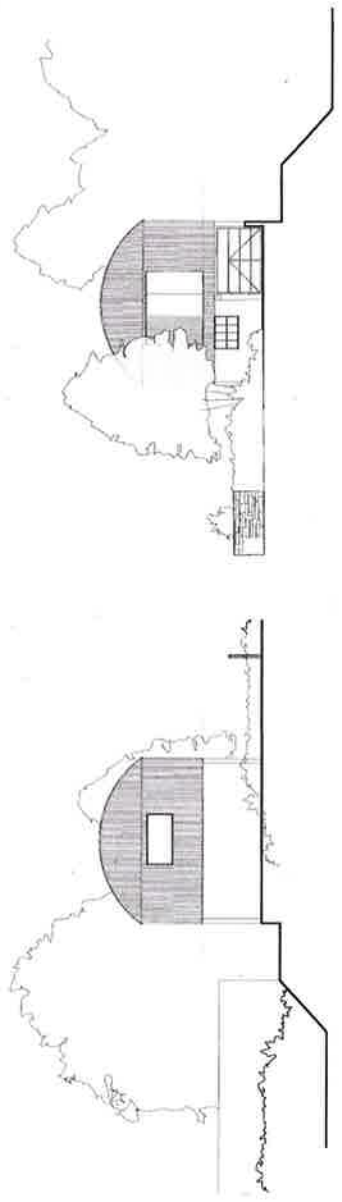
EXISTING FIRST FLOOR PLAN



EXISTING SOUTH ELEVATION

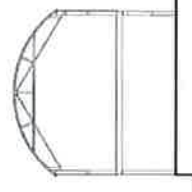


EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

EXISTING EAST ELEVATION



EXISTING SECTION A - A



NP 18 7 56

James Jessop ARCHITECTURE, DESIGN & PLANNING  
 TEL: 0714 57288  
 EMAIL: JAJ@jessop.co.uk

PROJECT NO: 115  
 DRAWING NO: A1  
 DATE: 05-10-18

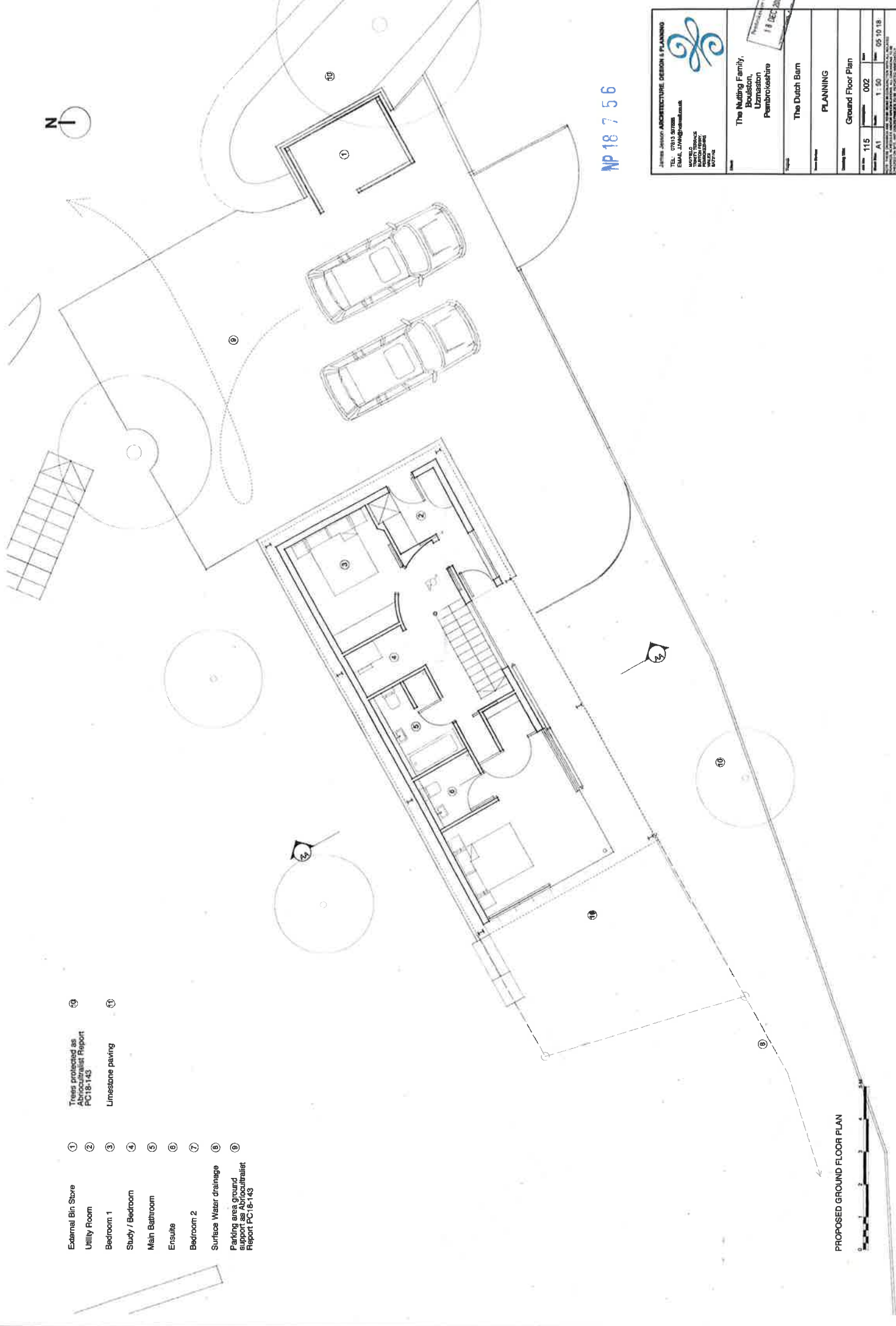
The Nursing Family,  
 Boulston,  
 Uzmarston  
 Pembrokeshire

The Dutch Barn

SURVEY

PLANS SECTION ELEVATIONS






- ① External Bin Store
- ② Utility Room
- ③ Bedroom 1
- ④ Study / Bedroom
- ⑤ Main Bathroom
- ⑥ Ensuite
- ⑦ Bedroom 2
- ⑧ Surface Water drainage
- ⑨ Parking area ground support as Arboricultural Report PC18-143

- ⑩ Trees protected as Arboricultural Report PC18-143
- ⑪ Limestone paving

NP 18 7 56

**JAMES JENSON ARCHITECTURE DESIGN & PLANNING**  
 TEL: 07515 52388  
 EMAIL: JJ@jja.co.uk  
 100 FORD  
 SOUTH BRIDGE  
 WIMBORNE  
 DORSET



The Mulding Family,  
 Beulston  
 Lymington  
 Pembrokeshire

Project No: 18/002  
 Date: 18 DEC 2018

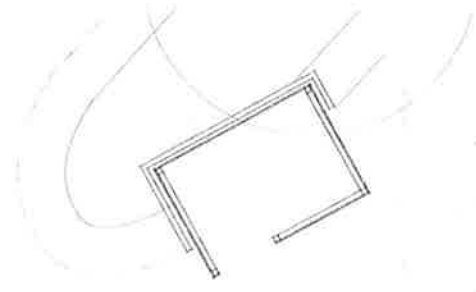
**PLANNING**

The Dutch Barn

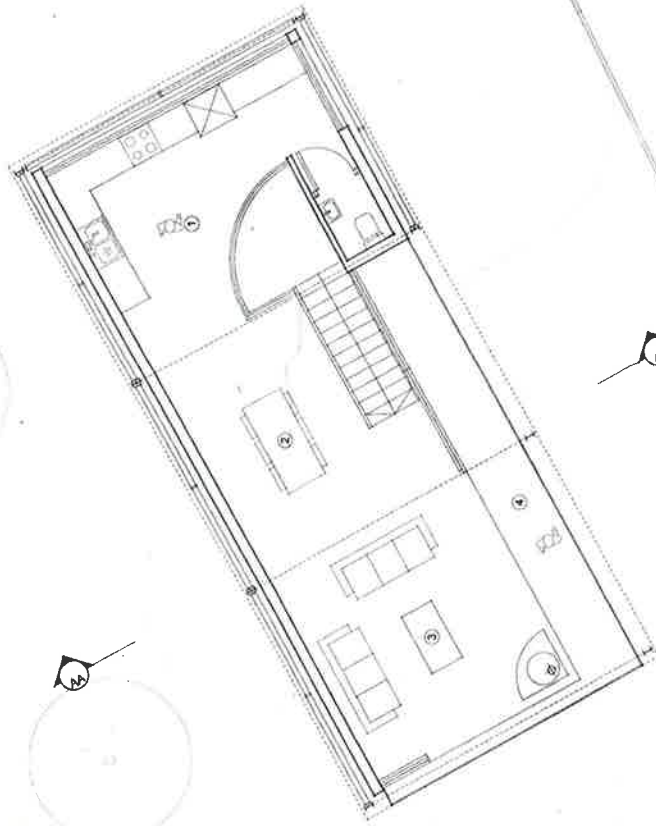
Ground Floor Plan

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Check: A1	Scale: 1:50	Date: 05 10 18

PROPOSED GROUND FLOOR PLAN

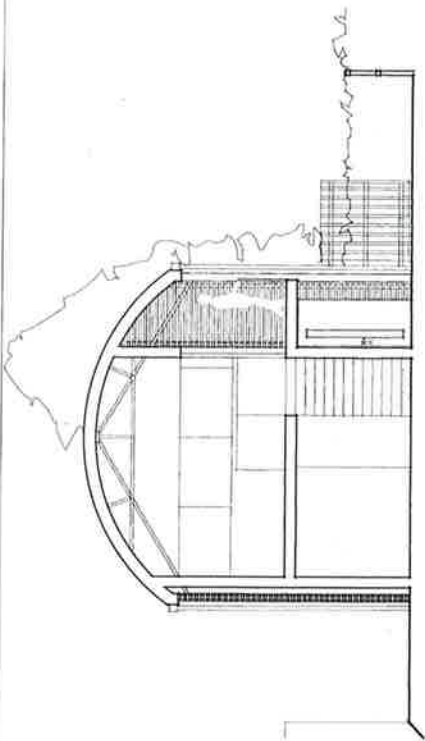


№ 18 7 5 6



PROPOSED SECTION A A

- ① Kitchen
- ② Dining
- ③ Lounge
- ④ Sun Terrace



PROPOSED FIRST FLOOR PLAN



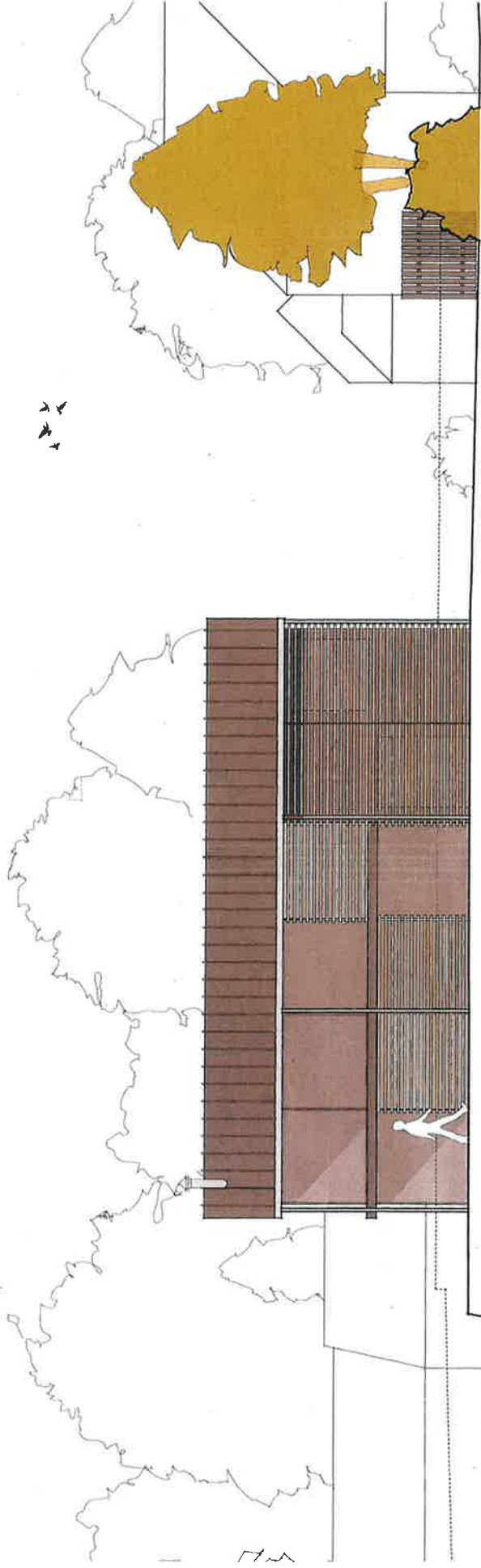
**JAMES JESSOP ARCHITECTURE DESIGN & PLANNING**  
 TEL: 01753 673333  
 EMAIL: JAJ@jessopad.co.uk  
 WROTHAM PARK, WROTHAM, WEST SUSSEX, BN12 5RQ

**The Nuding Family,**  
 Boulston,  
 Lymington,  
 Pembrokeshire

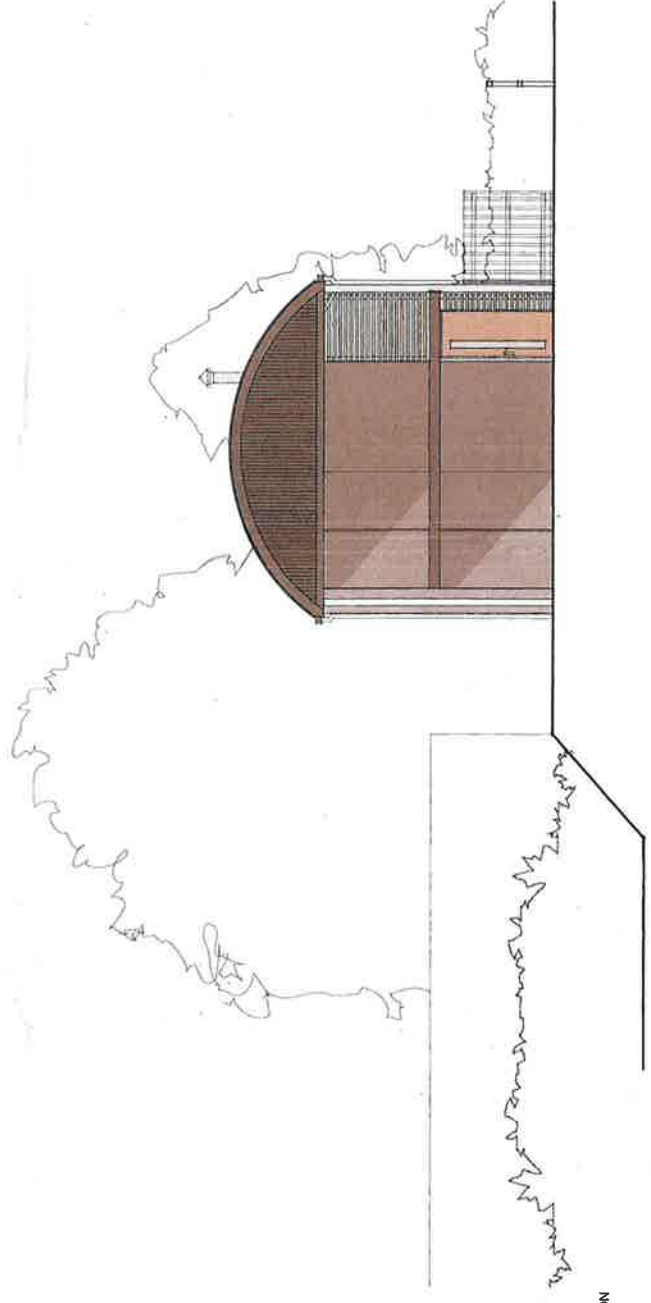
**The Dutch Barn**

**PLANNING**

Drawing No: 115  
 Drawing No: A1  
 Date: 18 DEC 2010  
 Scale: 1:50  
 Date: 05-10-18



SOUTH ELEVATION



WEST ELEVATION



NP 18 7 56

**JAMES JASON ARCHITECTURE DESIGN & PLANNING**  
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 EMAIL: JJAA@jasonadp.co.uk  
 WORKED FOR: JAMES JASON ARCHITECTURE DESIGN & PLANNING  
 18 REC 2018

**The Nutting Family,  
 Boulston,  
 Uzmoreston,  
 Pembrokeshire**

**The Dutch Barn**

**PLANNING**

**ELEVATIONS**

Drawn No:	115	Drawn Date:	004
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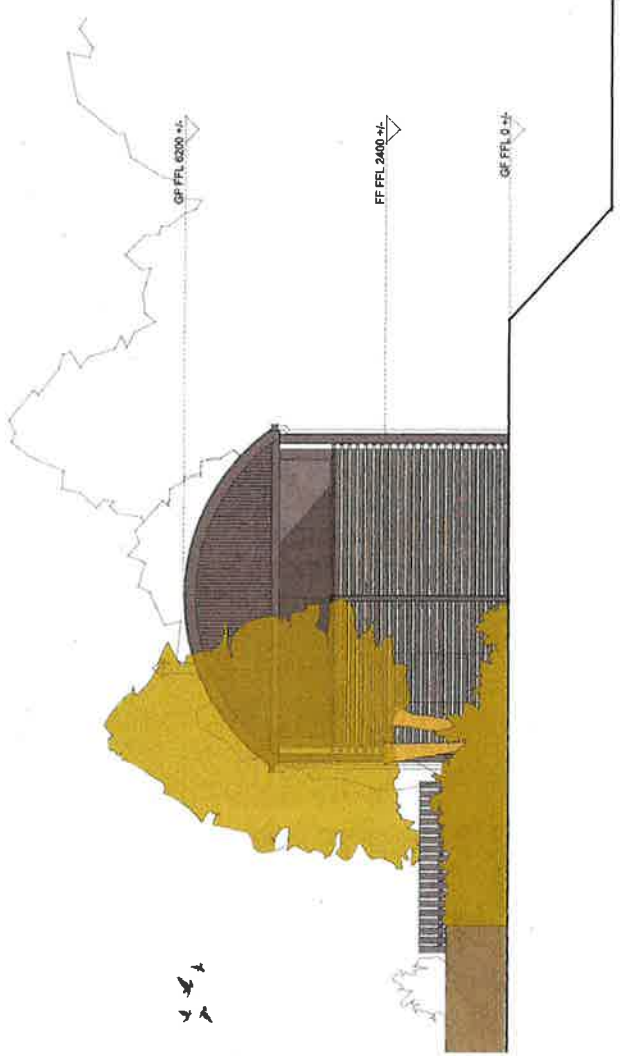
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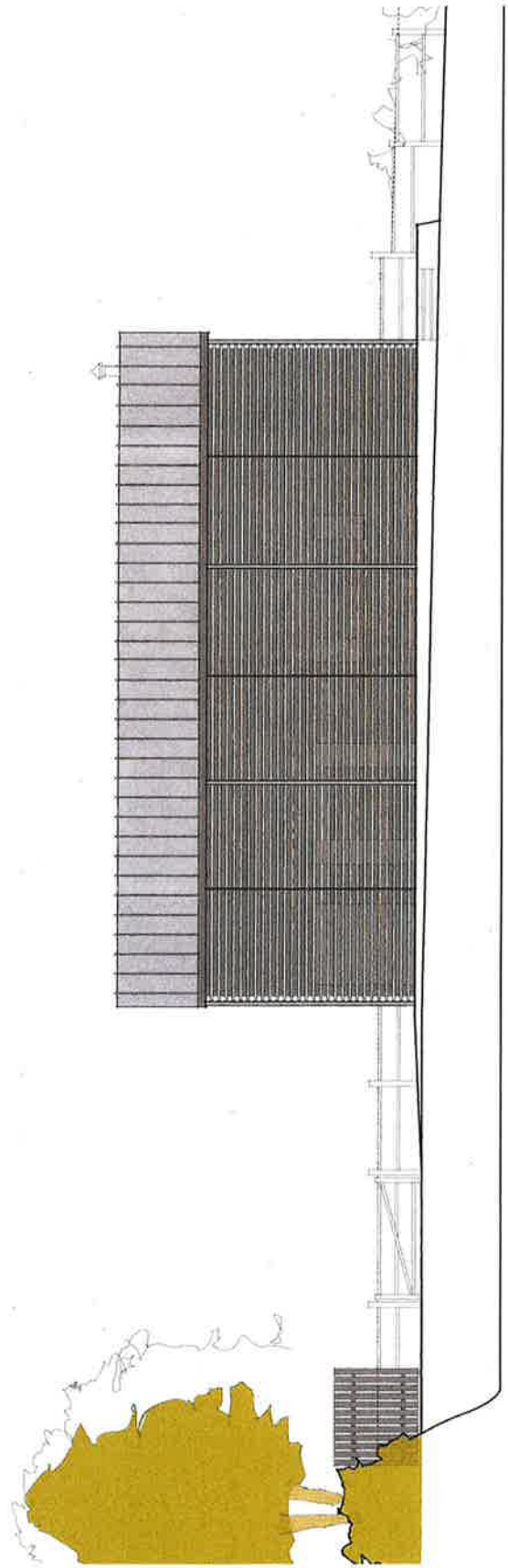
**Finishes Schedule**

- Timber cladding
- Powder coated Aluminium rainwater goods
- Metal Roofing
- Joins to be thermally broken powder coated aluminium / timber composite

Existing Structural steel (sand blasted / powder coated. Renewed to match where required)



**EAST ELEVATION**



**NORTH ELEVATION**



NF 18 7 56



**JAMES ARBOLD ARCHITECTURE DESIGN & PLANNING**  
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 EMAIL: JAA@james.co.uk  
 14 JAN 2019

The Nutting Family, Boulston, Liznasston Pembrokeshire		
Project: The Dutch Barn		
Drawn: PLANNING		
Checked: ELEVATIONS		
Date: 115	Revision: 005	Sheet: A
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