

Application Ref: NP/18/0622/FUL

Case Officer Nicola Gandy
Applicant Mr Lort-Phillips, Lawrenny Developments Ltd
Agent Mr W Reynolds, Atriarc Planning
Proposal Proposed mixed-use development comprising of 32 open market units, 7 affordable units, rural enterprise units, biomass district heating system, sewage treatment system & associated infrastructure upgrades
Site Location Home Farm, Broad Lane, Lawrenny, Kilgetty, Pembrokeshire, SA68 0PN
Grid Ref SN01830709
Date Valid 23-Oct-2018 **Target Date** 13-Mar-2019

The application is reported to the Development Management Committee for determination as the application is major development.

A Committee site visit took place on Monday 25th March 2019.

Consultee Response

Martletwy Community Council: Approve the development in principle , however raised concerns in respect of the development extending beyond the limits of the village, roads will not be adopted, sustainability of the development, and that conditions should be adhered to and enforced.

PCNPA - Ecologist: Conditional Consent

Natural Resources Wales: No objection

Dwr Cymru Welsh Water: No comments

PCNPA - Tree and Landscape Officer: Additional info requested.

PCC - Drainage Engineers: Conditional Consent

Coal Authority: No comments

PCNPA Buildings and Conservation Officer: No Adverse comments

Access Officer : Disable parking should be provided by the commercial units

Dyfed Archaeological Trust: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

PCC Waste: Advised on waste requirements

PCC Education Department: Requested a contribution towards education provision

PCC Public Protection: Conditional Consent

Western Power : Requested that the developer approach Western Power to discuss any diversionary works required

Public Response

Neighbour notification letters were posted, a notice was placed in the local press and site notices were erected in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Several letters of objection were received from local residents. The material objections are summarised below and full copies of the objections are available to inspect on the application file:-

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- Number of houses is in excess of allocation numbers.
- Scale is out of character with the area
- Lack of community facilities
- Biomass district heating system which is not regulated as yet
- Lack of detail on rural enterprise units
- Impact of adopting access lane on viability of grazing paddocks between lane and Broad Lane.
- Lack of vehicle charging points
- The development is for the purposes of second home market
- No public transport
- Highway safety concerns
- Pollution concerns
- Private drainage, sewage and highway will have to be significantly upgraded
- Drainage scheme should be adopted
- Waste collection concerns
- Maintenance fees will be required for this development
- Land is not wholly within the ownership of the applicant
- Pedestrian safety concerns
- Privacy concerns
- Lack of parking provision
- The applicant will not be directly affected by the proposal unlike other residents

An anonymous letter was received which claimed that there are covenants on some properties previously owned by the applicant which restricts landowners from making comments on applications submitted by the applicant.

The majority of the objections raised are addressed in the body of the report. However the following comments are offered on the following points:-

Waste Collection Concerns

The applicant has indicated that 3 communal waste areas will be provided. The proposed development has been assessed by the Waste Department at Pembrokeshire County Council, who have requested further information in respect of the areas proposed, which can be submitted and controlled via a suitably worded condition.

Land ownership

The claim that the land is not wholly within the ownership of the applicant was forwarded to the agent and subsequently an amended plan was received which omitted the area relating to the landownership dispute. The applicant claims that the land is wholly within their ownership, and notwithstanding the objection trespass is a private matter between the parties involved.

Maintenance Fees

The development may or may not require maintenance fees from future occupiers, this however is a matter outside of the remit of Development Management.

Second Home Ownership

The application does not indicate that the properties will be sold as second homes, however the authority has no basis for the control over future sale of open market houses.

Lack of Community facilities

The application proposed a community square and children's play equipment. There are existing community facilities in the village, such as the village shop and village hall. It is not considered that the additional properties would have an adverse impact on these facilities and in fact may result in an increase of usage.

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 07 - Countryside

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

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LDP Policy 30 - Amenity
LDP Policy 32 - Surface Water Drainage
LDP Policy 42 - Employment Sites and Live/Work Units
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
TAN 02 - Planning and Affordable Housing
TAN 12 - Design
TAN 23 - Economic Development

Constraints

Special Area of Conservation - within 500m
LDP Allocation
LDP Mineral Safeguard
Biodiversity Issue
Historic Landscape
Rights of Way Inland - within 50m
Potential for surface water flooding
Nat Trust Covenants
LDP Centre:50pc aff housing;30 units/ha
Recreation Character Areas
Low Coal Risk
CADW Regd Gardens - within 25m
Landscape Character Assessment

Officer's Appraisal

Description of Development

The application seeks planning permission for the following:-

- 32 Open Market Houses
- 1 Affordable home controlled by the landowner
- 6 Affordable residential units controlled by a Registered Social Landlord (RSL)
- 6 Commercial units (B1 office use)
- Biomass heating system shed

Part of the application site is an allocated housing site with the Local Development Plan (LDP), the land within the allocation will accommodate the proposed 32 open market houses and 1 landowner control affordable house. The proposed 6 No.

affordable residential units controlled by an RSL, the commercial units and the biomass heater shed will be on land located outside the allocated site.

The proposed affordable housing, controlled by a RSL, will comprise 4 No. 2 bedroom flats and 2 No. 2 bedroom dwelling houses. The proposed 32 open market dwellings will comprise 15 No. 3 bedroom houses, 10 No. 4 bedroom house, 6 No. 2 bedroom houses and 1 No. 3 bedroom house.

The proposed dwellings will be a mixture of two and one and half storey with associated private garden areas and car parking. The height parameters of the proposed dwellings will range between 6.5 m and 7.8m. A community square will be located centrally within the residential site. The materials proposed in the external elevations of the dwellings are a mixture of stone, timber, zinc and slate. Stone walls will form a key feature within the development site.

The proposed commercial units will be single storey and will reach a maximum height of 5m, they will be timber clad with a metal roof. Parking will be provided to the north of the commercial units and access will be gained via the existing access to the west of the site.

The proposed biomass heating system will be housed within a shed reaching a maximum height of 6.9m and will be timber clad. Access to the shed will be gained via the existing access to the west of the site.

Relevant Planning History

NP/17/0346/FUL - Relocation & redevelopment of Organic Dairy Farm including new organic dairy unit– Approved 10th July 2018.

The relocation of the farm is under way. The demolition of the existing barns and other agricultural buildings on the application site is part of this planning permission and should be undertaken within 6 months of the replacement farm becoming operational.

Key Issues

The application raises the following planning matters:

- Policy and Principle of the Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Affordable housing
- Amenity
- Highway Safety
- Biodiversity
- Drainage

Policy and Principle of the Development

The application proposes a mixed development with three main elements, residential development, commercial development and a biomass heating system shed.

Housing

The majority of the proposed housing is proposed on the area of land allocated for residential development in the LDP (Ref: HA559), however 6 of the units are proposed outside the western boundary of the allocation. The allocation boundary does not correspond with the existing physical boundary feature on site namely the rear boundary of the silage storage area. As a result, during pre-application discussions officers agreed with the applicant that the application site could be extended to include this area. However, the proposed development extends beyond the allocation area and the settlement limit of Lawrenny and is not, therefore, strictly in accordance with the Local Development Plan. The application has been advertised accordingly to reflect this.

Whilst the application is not strictly in accordance with the approved plan, the parcel of land which extends beyond the allocation is the more natural boundary of the site due to the presence of the existing physical boundary feature.

As this area of the site is outside the settlement limits, Policy 7 of the LDP is relevant, Policy 7 states at criterion a) that where development constitutes the sensitive filling in of small gaps or minor extensions (i.e. rounding off) to isolated groups of dwellings is proposed, priority will be given to meeting affordable housing needs. In this instance the proposed affordable dwellings to be managed by an RSL are well located adjacent to an allocated housing site. Consequently, the 6 units are considered acceptable in terms of Policy 7 of the LDP.

The remaining 32 residential units are proposed within the allocated site, whilst this is a higher density than the allocation, the increase in density is marginal and having regard to the layout proposed it is considered that the site and the surrounding site context can accommodate 32 dwellings. Consequently, the proposed residential development at this location is considered to be in accordance with the Local Development Plan.

Commercial units

The application proposes 6 commercial units and a district biomass heating system to the North West of the site.

This part of the application site is located outside of the settlement boundary and as such, is considered to be located in the countryside. Again, Policy 7 of the LDP is relevant. Policy 7 of the LDP only allows for farm diversification commercial developments in the countryside. However, since the adoption of the LDP in 2010 there have been significant changes to national planning policy, most relevant to the application are Planning Policy Wales (Edition 10, 2018) (PPW) and Technical Advice Note (TAN) 23: Economic Development (2014).

PPW at para 5.64 referring to the rural economy states that new development sites are likely to be small and should generally be located within or adjacent to defined settlement boundaries, preferably where there is public transport provision. However, some industries may have specific land requirements which cannot be accommodated within settlements. The absence of allocated employment sites should not prevent authorities from accommodating proposals for appropriate small-scale enterprise in or adjoining small rural settlements.

Para 5.6.5 continues 'Although new businesses in rural areas are essential to sustain and improve rural communities, developments which offer only short-term economic gain are unlikely to be appropriate. Local Authorities should encourage the growth of self-employment and micro businesses in rural areas by adopting a supportive and flexible approach to home working and associated change of use applications.' The units proposed here are small scale commercial units, which would encourage small scale business uses in line with the advice contained within PPW10.

Also, TAN 23 advises at para 3.1.2 '*Sustainable development is essential to building strong rural economies and vibrant communities.*' It continues at para 3.1.3 that '*There are two kinds of special contribution that are particularly relevant to rural development. Firstly, an economic development could make communities more sustainable, by improving the alignment of housing and jobs, encouraging people to work close to home. Secondly, the needs of established businesses or clusters may be very specific. When businesses expand or modernise, they may need to do so in situ; it may be highly inefficient or impracticable for them to relocate to a sequentially preferable site. Similarly new businesses aiming to join existing clusters may need to be close to existing businesses if they are to derive the benefits.*'

The application proposes 6 commercial units on an area of land which is currently occupied by agricultural buildings. The commercial units proposed will be for small scale office businesses operating under class B1 of the Use Classes Order.

Having regard to the relevant up to date policy position as discussed above, the principle of commercial units at this location is considered acceptable.

The proposed biomass heating system will serve both the commercial and residential units and given that it is located on an area of land which has formally been used as a farm and accommodates farm buildings, the principle of the heating system at this location is considered acceptable.

Furthermore, having regard to the above considerations, including up to date national policies and notwithstanding that, part of the application is out of accord with the LDP, it is nevertheless considered that the extension of the allocation site to the existing boundary feature is acceptable in this instance.

Affordable Housing

The application proposes a total of 39 residential units, the adopted Supplementary Planning Guidance for the LDP states that the proportion of affordable houses on this allocated site should equate to 45%, and on land outside the allocation there

should be a provision of 20% affordable housing. In this instance 32 of the proposed units will be located on the allocated site which requires 14 of the units to be affordable units and 6 of the proposed units are located outside the allocation boundary and therefore generates a requirement of 1 unit to be provided as affordable, totaling a requirement of 15 affordable units on the application site.

The applicant has provided a viability appraisal which claims that there is insufficient viability in the scheme to provide the 15 units in accordance with the LDP policy and the SPG. The viability appraisals has been assessed by an independent assessor (District Valuer) who has concluded that due to the abnormal costs associated with the development the scheme has viability to provide 7 affordable units. The applicant proposes 7 units, which will be secured via a S106 agreement which will allow for a re-assessment of viability at different stages of the development.

In respect of planning obligations, contributions have been sought by the education department at Pembrokeshire County Council. However, due to the limited viability in the scheme and the priority to provide affordable housing this contribution is not being required in this case.

Visual Amenity and Special Qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategic 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. Particularly relevant to this application are priorities b) the identity and character of towns and villages is not lost through coalescence and ribboning of development or through the poor design and layout of development and c) pattern and diversity of the landscape is 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 fail 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'). Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

The application site lies within Landscape Character Area 28 Daugleddau as defined by the Landscape Character Assessment Supplementary Planning Guidance. The area's special qualities are listed in this document, two of which are as follows:-

'There is a prevailing sense of a sheltered, well cared-for wooded farmland and parkland landscape of long-established private estates and secluded houses, contrasting with the more open shoreline villages and hamlets with views along the branches of the estuary.'

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 proposed development will be located on land which is currently occupied by agricultural buildings. There are several existing residential properties which surround the southern and western boundaries of the site. Having regard to the existing built form, it is considered that the location of the development has been carefully considered and is generally well contained within the existing village.

Prior to the submission of the application, the proposal was subject to a review by the Design Commission for Wales (DCfW). The DCfW in their Design Review Report stated '*the scheme has the potential to be an exemplar of rural development for Wales if the quality of design is retained through to delivery*'. The application has been slightly altered since the review, taking account of comments from the DCfW in respect of parking and the omission of a community building.

The layout incorporates a significant amount of landscaping within the site, which is welcomed. The site also proposes a central village square area within the housing development. The position of the parking spaces has been carefully considered to minimise vehicle movements around the village square area and there are several access points from the site to the existing village.

In terms of the design of the dwellings, the dwellings are generally of traditional form and scale however the mixture of the materials proposed will give a contemporary appearance. However, whilst some of the materials, are contemporary such as zinc, they are combined here with more traditional materials such as stone and slate, which will reflect materials used in nearby properties. Careful consideration has also been afforded to boundary treatment, where walls will be a key feature of the overall development which reflects and respects the context of Lawrenny village.

There is a style of character in the existing village and through the use of appropriate materials in both the built form and features within the site, it is considered that the proposed dwellings will sit well within the landscape and will result in an enhancement to the village setting in comparison to the existing farm buildings . The proposed commercial buildings and biomass heater store will be agricultural in scale and appearance and will be located on an area currently occupied by agricultural buildings, as such, this element of the proposal is not considered to have an adverse impact on the immediate landscape or the wider National Park.

The proposed layout makes best use of existing accesses and proposes to expand one access lane to the east of the site leading to Broad lane, whilst this will be a change in the landscape , given that there is an existing track in this position the change in the landscape is considered to minimal and will not have an adverse impact on the special qualities of the National Park. Limited details on hard surfacing has been provided with the application, as such a condition is recommended requiring details of all hard surfacing to be submitted to and approved in writing by the local planning authority.

The only new path proposed is a pedestrian access from the site to the Sports Club, this is will be located on an existing agricultural field and subject to details of materials is not considered to have an adverse impact on the landscape.

Having regard to the above, the proposed development is considered to offer a development of architectural merit whilst respecting key design features of the existing village. The integration with the existing village and the pedestrianisation of the development have been carefully considered. The proposed layout and design are, therefore, considered to comply with local policy and supplementary planning guidance.

Amenity

Policy 30 of the Local Development Plan refers to matters of amenity, and requires proposals to be appropriate to where people live and work, compatible with its setting, should not lead to an increase in traffic, odour, noise or light, and should not be visually intrusive.

In terms of the impact of the development on the residential amenity of the occupiers of the existing properties along the western boundary of the site, the development has been designed so as to ensure that there are no habitable room windows directly facing existing habitable room windows at a distance less than 21m, and no first floor windows directly overlooking gardens at a distance less than 10.5m. Given the distances between the existing and proposed residential properties the development will not result in an adverse impact on privacy standards.

In respect of overshadowing and dominance of the development on the existing residential built form, the proposed development has been designed to ensure that there is sufficient distance between the proposed and existing buildings to prevent any unacceptable overshadowing or dominance.

The amenity of the future occupiers of the proposed development has been carefully considered and properties are provided with sufficient levels of amenity space, privacy standards and the orientation of properties ensure no adverse overshadowing or dominance will occur.

The application proposes a mixed use residential and commercial development which would generate some amount of noise, however, the residential noise associated with these dwellings is not considered to be so significant as to warrant refusal of the application. The noise associated with the commercial units, which will accommodate offices, is also not considered to generate an unacceptable level of noise, in fact the proposal is likely to reduce the amount of noise in comparison to the noise generated from the existing framing operation on site.

Objections were raised in respect of pollution, the Environmental Health department at PCC and NRW have assessed the scheme and raised no objections to the proposal subject to conditions, of which one relates to the requirement for a pollution prevention method statement for the construction phase.

Having regard to the above the proposed development is considered to be acceptable in terms of amenity and is considered to comply with Policy 30 of the LDP.

Highway Safety

The objections received raised detailed concerns in respect highway safety.

The application proposes to enhance the existing access to the site and to introduce one additional pedestrian access which will allow for access from the site to the existing sports club.

The application has been assessed by the Highway Authority who advised that the access to the east will be on the route of an existing farm track with improvements made to the radii, the visibility and the surfacing at the junction shown on the submitted plan within the Transport Assessment. The Highways Authority advised that the design of development will result in the access to the east not becoming a by-pass of the village and as it will serve less than 30% of the development, but considered that it will take away some of the traffic from having to drive passed existing dwellings. The Highways Authority considered that the other existing access can ably take the remaining residential and the commercial development.

The Highway Authority considers the parking provision to adequately serve the proposed development. The parking spaces will be finished in permeable paving, which will assist with surface water drainage.

In respect of the proposed pedestrian access the Highway Authority have advised that the details of this path should be submitted prior to development commencing , a condition is suggested requiring this.

One objection raised a concern in respect of the lack of electric charging points, and whilst it is disappointing that these have not been incorporated into the overall design, the installation of electric charging points in now permitted development and can be carried out without the requirement to apply for planning permission.

The proposed development is considered to comply with local policy and is not considered to raise any overriding concerns in respect of highway safety or parking provision.

Biodiversity

Policy 11 refers to the protection of biodiversity, and requires that development that would impact on habitats and species will only be permitted subject to suitable mitigation.

The Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation and Pembrokeshire Marine Special Area of Conservation are near by. The application was accompanied with an Ecological Surveys which found that no adverse impacts on protected species were likely.

The Authority's Ecologist and Natural Resources Wales considered the application and advised that they did not consider that the proposal would result in an adverse effect on the designated sites. However, conditions are proposed in relation to lighting and pollution prevention.

An appropriate assessment under the Conservation of Habitats and Species Regulations 2017 has been carried out, which found the development to be acceptable in terms of its impact on the designated sites.

In addition to and separate from planning the applicant will also be required to apply for an Environmental Permit from Natural Resources Wales in respect of the foul drainage.

Lighting:

Policy 9 of the LDP relates specifically to light pollution and states that proposals that are likely to result in significant level of lighting shall include a full lighting scheme and will be permitted where the lighting 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.

Whilst there are a number of lighting columns lights in the immediate vicinity of the site, the application does have the potential to exacerbate the existing light pollution situation to an unacceptable degree.

Limited information has been submitted with the application in respect of lighting and a condition is recommended requiring the detail, locations and timings of any lighting proposed to be submitted and approved in writing by the local planning authority. The condition will also cover the commercial elements of the development.

It is considered that the imposition of a lighting condition will address any concerns in respect of light pollution and impacts on ecology.

Drainage

Policy 29 of the LDP requires all development proposals to be well designed in terms of water and drainage (criterion 'h'), Policy 32 requires development proposals to incorporate sustainable drainage systems for the disposal of surface water on site.

The application site is served by a private sewerage system, which will collect foul drainage. The proposal is to increase the capacity of the existing tank, an engineer has assessed the capacity and confirmed that it is adequate to accommodate the proposed development. This will be a private sewerage system, however Building Regulations and an Environmental Permit from NRW will also be required for the drainage.

The Drainage department at Pembrokeshire County Council were consulted as part of the application and have raised no objection to the proposal in respect of surface water drainage subject to a condition.

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 that the proposal will be in keeping with the aims of the LDP in that the development is considered to provide new residential properties, 6 commercial units and a heating system, whilst sustaining the local character of the National Park and not impacting on privacy or amenity of neighbours. As such, and subject to S106 Agreements and a schedule of suitable conditions, the development is considered to be acceptable and complies with the requirements of policies 1, 6, 7, 8, 9, 10, 11, 12, 15, 29, 30, 32, 44, 45, 48, 52 and 53 of the adopted Local Development Plan

Recommendation

That the application be delegated to the Chief Executive/Director of Planning / Team Leader to grant planning permission subject to the an acceptable appropriate assessment, conditions as outlined within the report and completion of S106 Agreements in respect of the heads of terms as set out below. The Section 106 legal agreements will be required within three months of the date of the meeting, and if not completed within this timeframe, officers will be able to use their discretion to refuse the application under delegation procedures as the proposal would be contrary to policies 1,6, 7,8,9,10,11,12,15,29,30,32,44,45,48,52 & 53.

S106 Requirements:-

1. Affordable units to be provided on site, including the timing of their completion.
2. The reassessment of the viability of the development at agreed key dates/phases of the development.
3. Provision/maintenance of play equipment/area

Conditions/Reasons

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 Draw No. 085 SUR 001 Rev H (received 18th March 2019)
Site Plan as Proposed Draw No. 085 PL 001 Rev N (received 18th March 2019)
Landscape Plan as Proposed Draw No. 085 PL 002 Rev H (received 25th January 2019)
Section AA and Elevations as Proposed Draw No. 085 PL 003 Rev A (received 16th October 2018)

Block Plan for Workshops/Biomass as Proposed Draw No. 085 PL 004 Rev A (received 7th January 2019)

House Type 1A Stone Clad Draw No. 085 PL 010 Rev E (received 7th January 2019)

House Type 1B Timber Clad Draw No. 085 PL 011 Rev D (received 16th October 2018)

House Type 2A Stone Clad Draw No. 085 PL 012 Rev D (received 7th January 2019)

House Type 2B Timber Clad Draw No. 085 PL 013 Rev C (received 16th October 2018)

House Type 3A Stone Clad Draw No. 085 PL 014 Rev C (received 7th January 2019)

House Type 3B Timber Clad Draw. No. 085 PL 015 Rev B (received 16th October 2018)

House Type 3C Timber Clad Draw No. 085 PL 016 Rev B (received 16th October 2018)

House Type 4 Drawn No. 085 PL 017 Rev B (received 16th October 2018)

House Type 4 Drawn No. 085 PL 018 Rev A (received 16th October 2018)

Side Elevations as Proposed Draw No. 085 PL 019 Rev A (received 7th January 2019)

Proposed Biomass/Timber Store Shed Draw No. 085 PL 020 Rev C (received 18th March 2019)

Proposed Workshops Draw No. 085 PL 025 Rev B (received 25th February 2019)

House Type 5 and Flat Types 6A and 6B Plans Draw No. 085 PL 026 (received 16th October 2018)

House Type 5 and Flat Types 6A and 6B Sections Draw. No. 085 PL 027 (received 16th October 2018)

House Type 5 and Flat Types 6A and 6B Elevations Draw No. 085 PL 028 Rev A (received 7th January 2019)

House Type 5 and Flat Types 6A and 6C Plans Drawn No. 085 PL 029 (received 16th October 2018)

House Type 5 and Flat Types 6A and 6C Sections Draw No. 085 PL 030 (received 16th October 2018)

House Type 5 and Flat Types 6A and 6C Elevations Draw No. 085 PL 031 Rev B (received 7th January 2019)

Detail for permeable paving to parking area Draw No. 085 PL 42

Accommodation Schedule and Site Plan Draw No. 085 PL 43 (received 21st January 2019)

Landscape Plan for Northern Part of Site Draw No. 085 PL 044 (Received 18th March 2019)

Matrix Sewerage Treatment Systems (received 16th October 2018)

Ecological Reports by Acer Ecology dated April 2018, May 2018 and January 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. Prior to the installation of any lighting on site a detailed lighting plan covering the entire site shall be submitted to and agreed in writing by the Local Planning Authority. This should include details of lighting during the construction phase – location, type and timing of operation. Details of external lighting and street lighting should be shown on a plan including details of fitting, means of reducing light spill and details of sensor. The lighting plan shall be implemented as approved and retained as such thereafter.
Reason: In the interests of Biodiversity and the Special qualities of the National Park. Policy: Local Development Plan Policy 8 (Special Qualities), 9 (Light pollution) and 11 (Biodiversity).
4. No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their local archaeological advisors will monitor all aspects of this work. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved in writing.
Reason: To protect the historic environment interests whilst enabling development. Policy: Local Development Plan Policy 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park).
5. No construction work shall commence until detailed plans showing levels, gradients and construction for the access roads and details of the collection and disposal of surface water from the access roads, have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.
Reason: To ensure an adequate access in the interests of highway safety
Policy: Local Development Plan Policy 52 & 53
6. Prior to the occupation of 5 dwellings on the site details of the footpath access shall be submitted to and approved in writing by the local planning authority. The footpath shall be implemented as approved and retained as such thereafter.
Reason: To ensure an adequate access in the interests of highway safety.
Policy: Local Development Plan Policy 52 & 53
7. No construction work shall commence on the housing development until the access, estate road and turning areas are constructed up to and including road base level and are suitably drained for the use of construction traffic, approved visibility splays constructed, suitable areas shall be provided within the site for parking and turning, loading and unloading and storage of building materials.
Reason: To ensure an adequate access in the interests of highway safety
Policy: Local Development Plan Policy 52 & 53
8. Prior to the beneficial occupation of any residential dwelling 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. The

parking spaces shown on the approved plans shall be constructed prior to beneficial use.

Reason: To ensure an adequate access in the interests of highway safety
Policy: Local Development Plan Policy 52 & 53

9. There shall be no growth or obstruction to visibility over 0.9m above the level of the crown of the adjacent carriageway within the approved visibility splays.

Reason: To ensure an adequate access in the interests of highway safety
Policy: Local Development Plan Policy 52 & 53

10. No construction works shall commence on site until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the Construction Traffic Management Plan.

Reason: To ensure an adequate access in the interests of highway safety
Policy: Local Development Plan Policy 52 & 53

11. No development shall commence until a scheme for the communal refuse collection areas has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved and retained as such thereafter.

Reason: In the interests of amenity. Policy: Local Development Plan Policy 30 (Amenity)

12. No beneficial occupation of the mixed-use units shall be permitted until the private treatment plant is operational and all relevant permits are in place.

Reason: In the interests of biodiversity and amenity. Policy: Local Development Plan Policies 11 (Biodiversity) & 30 (Amenity)

13. Prior to the commencement of works a Pollution Prevention Strategy shall be submitted and agreed in writing. The strategy shall be implemented as approved.

Reason: In the interests of biodiversity and amenity. Policy: Local Development Plan Policies 11 (Biodiversity) & 30 (Amenity)

14. No development shall commence until an assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the local planning authority. This assessment must be carried out by or under direction of a suitably competent person in accordance with BS10175 Investigation of Potentially Contaminated Sites Code of Practice and shall assess any contamination on the site. The scheme shall be implemented as approved.

Reason: In the interests of amenity. Policy: Local Development Plan Policy 30 (Amenity)

15. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risk to human health, buildings and other property and the natural and historic environment must be submitted to and approved in writing by the local planning authority prior to works commencing on site. The scheme must include all works to be undertaken,

proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 and The Contaminated Land (Wales) Regulations 2012 in relation to the intended use of the land after remediation. The scheme shall be implemented as approved and prior to construction. Following completion of measures identified in the approved scheme a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority prior to works commencing.

Reason: In the interests of amenity. Policy: Local Development Plan Policy 30 (Amenity)

16. During the construction phase of the development hereby approved works shall not take place outside 0800 hours and 1800 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.

Reason: In the interests of amenity. Policy: Local Development Plan Policy 30 (Amenity)

17. During the construction phase emissions of dust shall be so controlled by practicable mitigation methods to prevent dust escaping from the curtilage of the development site. Vehicles transporting materials which are likely to cause dust on and off the development site shall be suitable covered.

Reason: In the interests of amenity. Policy: Local Development Plan Policy 30 (Amenity)

18. There shall be no burning of materials anywhere on site during construction phase.

Reason: In the interests of amenity. Policy: Local Development Plan Policy 30 (Amenity)

19. 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:

Details of material for hard landscaping throughout entire site Implementation method of any proposed hard surfaces (i.e. parking

areas) and surfaced access routes (including vehicle & pedestrian)

Details of all soft landscaping.

Implementation programme / timescale / phasing of planting

Management and replacement of failures details

The scheme shall be implemented as approved .

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)

20. The commercial units hereby approved shall be limited to B1 of the schedule in the Town and Country Planning (Use Classes) Order 1987) only and for no other purpose (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To define the precise nature of the commercial units and in order to protect the amenities of local residential properties. Local Development Plan - Policies 1 - National Park Purposes and Duty and 30 - Amenity

21. Prior to commencement of development on site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local planning authority. The CEMP shall be implemented as approved.

Reason: In the interests of protecting the visual amenity of the area, to maintain the special qualities of the landscape and habitats. 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).

22. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (relating to extensions to , and changes to external appearance of, the dwelling and to development within the curtilage of the dwelling house) , no development of Parts 1 and 2 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) on the dwellings hereby approved shall be carried out without specific planning permission being obtained.

Reason: To preserve the character of the area and in amenity interests . Local Development Plan – Policies 1(National Park Purpose and Duty), 15 (Conservation) and Policy 30 (Amenity)

Informatives

Please see attached comments from environmental Health in respect of conditions 14 & 15

The developer is advised to contact Western Power Distribution in respect of the overhead lines.

- Revision
- A - 28.05.16
- Site boundary amended
 - B - 09.09.16
- Site boundary amended to include Biomass Plant.
 - C - 19.10.16
- Site boundary amended
 - D - 07.13.18
- Site boundary amended
 - E - 17.05.19
- Site boundary amended
 - F - 26.06.19
- Site boundary amended
 - G - 09.01.19
- Site Boundary Amended

- Proposed Site Boundary
- Existing buildings to be demolished
- Existing buildings
- Trees to be removed

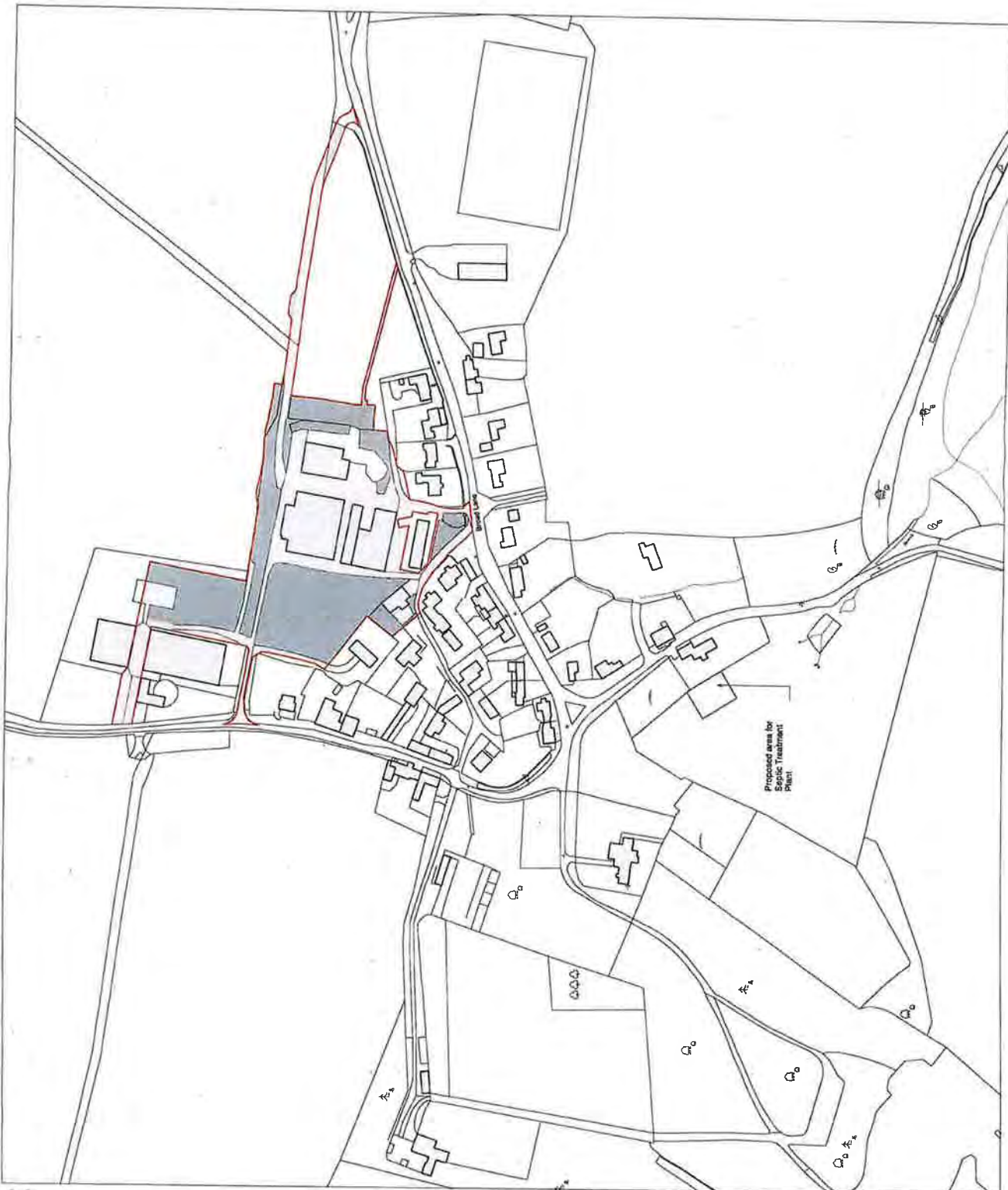
Notes

NP 18 6 22

Pembrokeshire Coast
National Park
Project City
Lawrenny, Pembrokeshire
25 JAN 2019
Title
Amdedd

Location Plan
AMENDED
Date
October 2016
Scale
1:2500 @ A3
Drawing number
085 SUR 001

Status
Planning
Revision
G



(A) Location Plan
1:2500



Urban Square Trees
 As these trees are going to be given prominence in the centre of the new development, these trees will need to have good visual interest. However due to the close proximity of the surrounding houses, these trees must not cast heavy shade, have large leaves, and not grow too big. The following three trees will fulfil these criteria.
 Handwritten maple - Acer carpinifolium. Small leaves that have good autumn colour.
 Served gum - Spatholobus styraciflua. Small leaves that have good autumn colour.
 Jubilee tree - Cercis chinensis. Purple flowers, and bright red seed pods.
 Planting regime: 2m container grown trees, to be 20% planted.
 Planting schedule: First autumn winter once construction is completed.
 Post planting maintenance: 2m trees will require staking and a good layer (200mm) of mulch to reduce moisture loss, and suppress weeds.

Proposed Trees
 Native tree species list: suitable for hedging.
 A native hedge will be in keeping with the rural backdrop.
 Suggested species to be planted: Hawthorn 30%, Blackthorn 30% crab apple 10%, wild rose 10% (Prunus coccinea), rowan 10%, 8 10% golden rose, dog rose, spindle, and wild cherry.
 All of the above should be either full bare root trees of 20-40cm size, or 20-40cm container grown trees and shrubs.
 Planting density: Double offset rows, 30cm between rows and 30cm between plants.
 Planting schedule: First autumn/winter once construction is completed.
 Post planting maintenance: Trees will require 40% guards to prevent wheel damage from ring barking the newly planted trees. Furthermore these trees will require annual watering for the first two years.

Additional
 These trees develop from the Broom - 2 Service to Milland - 1 Holly - 10 Cherry pl - 1 Planting - 1 canopy - 1 Post plant layer 4-5

Ⓐ Proposed Landscape Plan



Section A



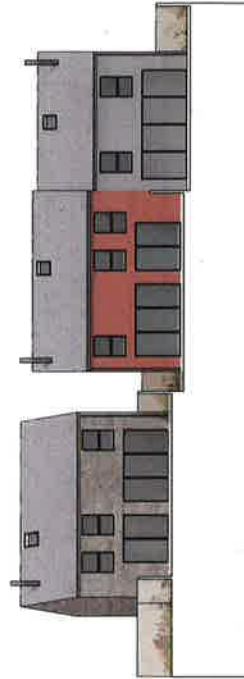
Proposed Elevation A



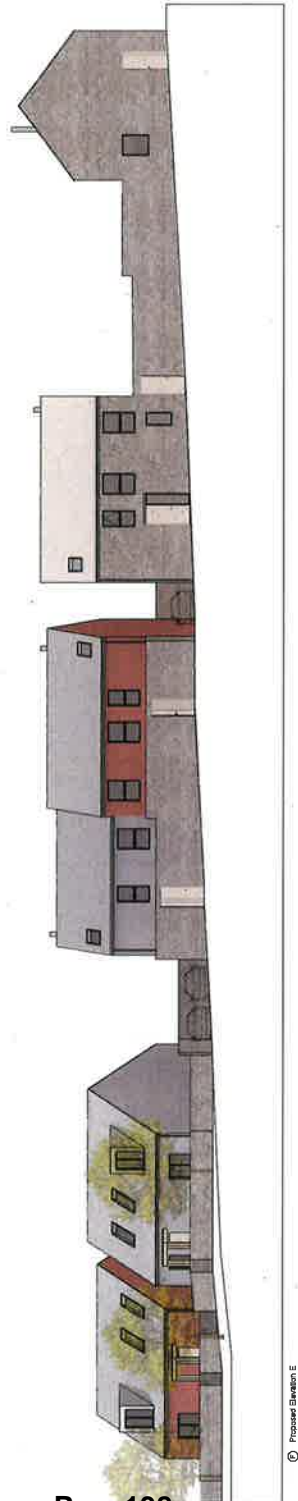
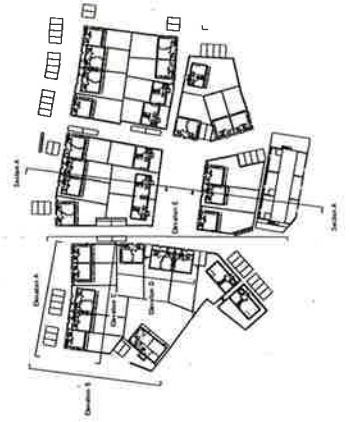
Proposed Elevation B



Proposed Elevation C



Proposed Elevation D



Proposed Elevation E

