

Application Ref: NP/19/0173/FUL

Case Officer Caroline Bowen
Applicant Mr R Scourfield, Trustees of Pisgah Baptist Chapel
Agent
Proposal Change of use of land to east to cemetery
Site Location Pisgah Baptist Chapel, Cresswell Quay, Cresselly
Grid Ref SN05010642
Date Valid 26-Mar-2019 **Target Date** 20-May-2019

This application is reported to the Development Management Committee, as the applicant is an officer of the Authority.

Consultee Response

PCC - Transportation & Environment: No objection
PCNPA Tree and Landscape Officer: Conditional Consent
Coal Authority: Standard Advice
PCNPA Planning Ecologist: No adverse comments
Dwr Cymru Welsh Water: No adverse comments

Public Response

The proposal has been appropriately advertised – no responses had been received at the time of writing the report - any subsequent responses will be verbally reported at the meeting.

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 30 - Amenity
LDP Policy 53 - Impacts on traffic
MTAN Policy 02 - Coal
PPW10
SPG11 - Coal Works - Instability

Constraints

Contaminated Land
LDP Mineral Safeguard

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Biodiversity Issue
Historic Landscape
Recreation Character Areas
Low Coal Risk
Affordable Housing Submarkets

Officer's Appraisal

Background and site description

The application site comprises part of the land to the eastern side of Pisgah Chapel, which is located within the small hamlet of Pisgah, north of Carew on the main road between Whitehill and Lawrenny. The site falls outside of any settlement boundary as defined for the purposes of the Local Development Plan.

The land is currently in agricultural use and is classified as Grade 3b.

Planning History

- NP/09/332 – Creation of 8 parking spaces on land north of the Chapel. Approved.

Current proposal

Planning permission is sought for;

- The extension of the cemetery serving Pisgah Chapel.

Key issues

- Principle of development
- Biodiversity
- Other matters

Principle of development

Whilst the Local Development Plan should be read as a whole, the policies of particular reference to the proposal are identified above. In particular, Policy 8 requires development to respect the special qualities of the National Park, which includes historic assets, Policy 15 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.

Policy 30 seeks to avoid development that is visually intrusive (criterion 'd').

Planning Policy Wales Edition 10 advises that agricultural land of grades 1, 2 and 3a should be conserved as a finite resource for the future (paragraph 3.54) In this

instance, the area of land to be used falls within Grade 3b, thus the proposal change of use would be an acceptable loss of a small section of agricultural land.

The proposed change of the use of the agricultural land is to provide an extension to the existing cemetery, which – to date – has only some 15 to 20 spaces available for burials. The land to the south of the Chapel – which appears to be open land - is already filled with burials (the headstones were flattened in the early 20th Century). The existing boundary trees and hedges bordering the existing cemetery would be retained, with the easternmost boundary of the cemetery extension delineated by a simple stockproof fence. This retains the valuable rural character of the land bordering Pisgah.

The proposal is a small-scale, logical and otherwise acceptable extension to an existing cemetery, which would meet the necessary requirement for an expanded community facility. In light of this, the proposal would accord with the policy requirements of the Local Development Plan.

Access and parking.

Pisgah Chapel is accessed off the minor road linking from Whitehill to Cresswell Quay, with a dedicated parking area to the north of the Chapel. This will be unaltered by the proposal.

At the time of writing this report, the Highway Authority response is awaited. This will be verbally reported at committee.

Biodiversity.

The application site is within an area where biodiversity is a known constraint. Following consultation, the Authority's Ecologist has no comments on the proposal. At the time of writing this report, Natural Resources Wales' comments were awaited.

Other matters;

- *Coal Authority.*

The Coal Authority has confirmed that the land falls in the Development Low Risk area. There is no objection subject to standing advice, which would be attached as an informative to any grant of permission.

- *Landscaping*

There are no trees on the proposed area of land required for the extension, and the mix of pine, beech and sycamore on the existing boundary will be retained. A new entrance from the existing cemetery to the new cemetery will be created in the hedge between the hedgerow trees, and a new Pembrokeshire hedgebank created on the more prominently seen northern boundary, to supplement the existing boundary hedgerow. To the new eastern boundary, a stock proof fence is considered the least visually intrusive solution.

The Authority's Tree and Landscape Officer recommended conditional consent, advising that the proposal is likely to be low impact to the immediate landscape. Further details would be required for the new entrance through the existing hedgerow, and for the connection of the new Pembrokeshire hedgebank to the existing feature. These details can be addressed through planning conditions, and these conditions are set out in the recommendation below.

- *Archaeology*

Dyfed Archaeological Trust's comments on the proposal are awaited at the time of writing this report.

- *Drainage.*

Dwr Cymru Welsh Water has no objection to the proposal.

Conclusion

The proposal has been considered against the policies of the current Local Development Plan, and – overall - is considered to be acceptable as a necessary extension to support the current use of the site, which would not compromise the landscape setting of this location. However, as the consultation period was still underway at the time of writing the report, officers would respectfully ask that Members delegate the application to the Team Leader/ Director of Planning to issue conditional planning permission, subject to no new issues being raised as a result of the consultation process.

Recommendation

That the application be approved, subject to the following conditions;

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: PC-1, PC-2 and PC-3 dated 26th March 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:

Pembrokeshire hedgebank implementation details including:

- Scaled cross section of all new hedgebank details
- Any proposed hedgebank breaches – locations identified and mitigated
- Method statement for any proposed hedgebank translocations
- Mitigation for any hedgebank breaches
- Details of finishes to any hedgebank breaches
- Hedgebank protection (including fencing near breach and ground protection if plant machinery used)
- Plant species
- Implementation programme / timescale / phasing of planting
- Management and replacement of failures details

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).

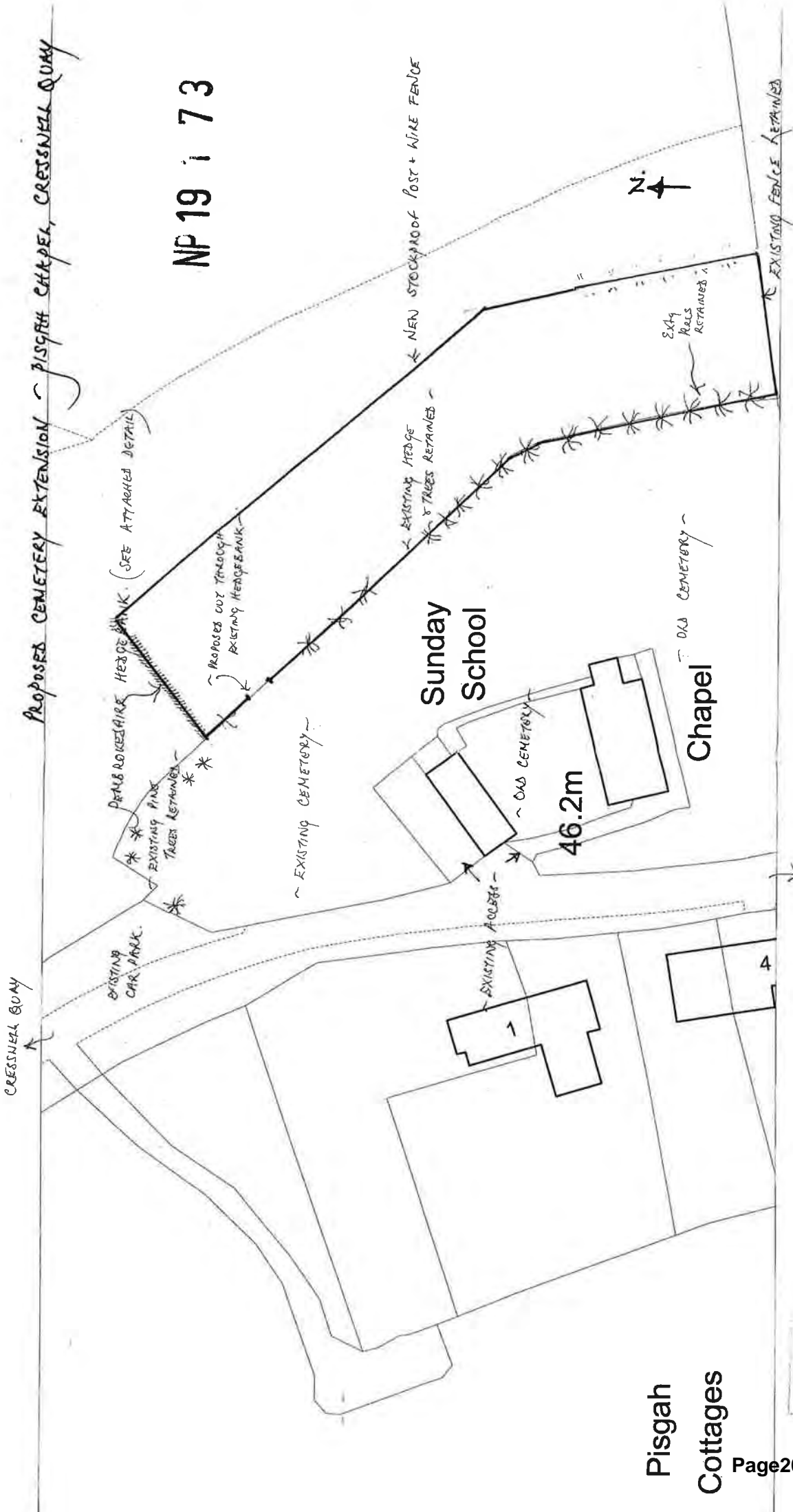
Informatives

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

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



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Pisgah Cottages

Prepared by
26 MAR 2010