

Application Ref: NP/19/0694/RES

Case Officer Kate Attrill
Applicant Mr M Watkins
Agent Mr W Harries MRICS, Harries Design & Management
Proposal Detailed design, layout and access of the proposed agricultural dwelling.
Site Location Trewern, Velindre, Crymych, Pembrokeshire, SA41 3XE
Grid Ref
Date Valid 20-Dec-2019 **Target Date** 20-Mar-2020

The application is being brought to the Development Management Committee as the Community Council has objected to the application.

Consultee Response

Nevern Community Council: Objecting - Nevern Community Council: Objecting. The build is a bunk house for workers, and should therefore be of a construction that can be removed if and when there is no need for this workforce. There could be a human rights issue with so many people living in such a small space'.

PCC - Drainage Engineers: No further comment to add to our response of 28th August 2018 on NP/18/0507/OUT

PCC - Transportation & Environment: Conditional Consent

PCC - Public Protection: No adverse comments

PCNPA Planning Ecologist: No adverse comments

PCNPA Tree and Landscape Officer: No adverse comments

Public Response

The application was advertised by site notice in accordance with the requirements of the The Town and Country Planning (Development Management Procedure)(Wales) Order 2012.

No third party objections were received.

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 09 - Light Pollution

LDP Policy 11 - Protection of Biodiversity

Pembrokeshire Coast National Park Authority
Development Management Committee – 18 March 2020

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 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 32 - Surface Water Drainage
LDP Policy 44 - Housing
LDP Policy 45 – Affordable housing
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW10
SPG06 - Landscape
TAN 12 - Design
TAN 23 - Economic Development
TAN 24 - The Historic Environment

Constraints

LDP Mineral Safeguard
Historic Landscape
Potential for surface water flooding
Recreation Character Areas
Affordable Housing Submarkets

Officer's Appraisal

Site and Development Description

The application seeks reserved matters approval for the detailed design of an additional rural enterprise dwelling located on Trewern Farm, Felindre Fachog.

The proposed dwelling was specified at outline stage with the scale parameters -

Height 6-8m, Width 16-18m, Length 25-30m

Access, landscaping, design, appearance, layout and scale are all selected for consideration at this reserved matters stage.

The dwelling is proposed to have a slate roof, timber windows, roughcast render, dry stone walling to the end elevation of the north and west elevations and a section of timber boarded walls and false chimneys.

The building provides for 6 bedrooms, 2 of which are en-suite with a communal kitchen and dining area.

Pembrokeshire Coast National Park Authority
Development Management Committee – 18 March 2020

Trewern Farm is operated as a zero grazing style dairy farm with 304 hectares located on two separate parcels of land, one at Trewern with the remainder being at Penpedwast, adjacent to Castell Henllys. The farm has a dairy herd of 950 cows.

Trewern Farm expanded over recent years with all the recently constructed buildings and structures being erected without the prior benefit of planning permission. The slurry lagoon, silage clamps and 10 of the agricultural buildings are now lawful as Certificates were granted for these. However, there are 3 outstanding agricultural buildings which are not lawful and an enforcement notice has been served requiring their removal. The notice has been appealed and is currently awaiting the submission of an Environmental Statement. One of the unauthorised buildings is a large cattle accommodation shed to the south of the site.

There are currently 5 caravans on site where the workers live. These caravans do not have planning permission and an enforcement notice has been served on the land owner requiring their removal.

The duties listed as being necessary for the safe and efficient functioning of the enterprise are listed as:

- Milking, three times a day at 0400, 1200 & 2000 hours by two workers in the parlour and two feeding and bedding the herd
- Calving (year round)
- Supervision of herd
- Emergency cover

Trewern Farm is currently served by an existing rural enterprise dwelling located on site, which was approved in 1991 and later granted retrospective planning permission for an extension in 2015. The original farmhouse is under separate ownership to the owner of Trewern farm (although within the same family).

A previous application for full planning permission for a single agricultural workers dwelling was refused on the site on 24th November 2017.

The original farm house was Trewern, a Grade II listed building located to the south of the site and shares the same point of access, however it is not in the ownership of the applicant (farm owner).

The existing agriculturally tied property on site is now considered as the primary residence serving Trewern Farm.

The principle of a new agricultural dwelling has been established through the granting of the outline planning permission in 2018 and this application therefore is only concerned with the detailed design and appearance.

Relevant Planning History

NP/91/006 Outline permission for an agricultural dwelling at Trewern – Approved

NP/91/0454 – Agricultural dwelling – Approved

NP/15/0417 – Retrospective agri buildings, slurry lagoon etc. - Awaiting Environmental Statement

NP/15/0624 - Retrospective consent for a 2 storey extension and office to the agricultural dwelling – Approved

NP/16/0603/CLE – Certificate of Lawfulness for slurry lagoon and silage clamps – Allowed at appeal

NP/17/0533/FUL – Rural Enterprise workers dwelling – Refused 24/11/2017

NP/18/0320/CLE – Certificate of Lawfulness for 10 agricultural buildings – Approved 17th July 2018

NP/18/0507/OUT - Outline application for the erection of permanent agricultural workers accommodation - Approved 21/08/2019

Key Issues

Matters for consideration under the reserved matters application are:

- Access,
- Landscaping,
- Appearance,
- Layout,
- Scale,

Access:

The highway implications of the proposed development are not considered to be significant given the existing on site situation and the vehicular access will remain as existing. The development has been assessed by PCC Highways department who have raised no objection to the proposal subject to a condition regarding parking.

Landscaping:

The Tree and Landscape Officer has assessed the scheme and raised no objection subject to a condition. A bund/hedge bank which measures 47 metres long has been proposed for the southern boundary of the dwelling which would be expected to be constructed and planted within the first season following completion of the dwelling and a condition to ensure this occurs has been suggested

Appearance:

The design of the building is of a traditional vernacular style and materials which do not appear out of character with the local area. Materials were conditioned at outline stage to be submitted for approval before commencement of construction and this condition remains in place.

The current plans have specified that the dwelling will have a slate roof, timber windows, roughcast render, dry stone walling to the end elevation of the north and west elevations and a section of vertically timber boarded walls and false chimneys.

The dwelling will be viewed against the back drop of the existing agricultural buildings, however given its countryside location, within a National Park and in an historic environment a Landscape Visual Impact Assessment was requested. The LVIA submitted with the outline application concluded that there would not be a significant visual effect caused by the proposed dwelling. A condition to ensure any external lighting scheme has prior approval was imposed at outline stage.

Layout:

The building is laid out with bedrooms to either end and a communal shared space in the centre. The parking is to the frontage with a garden area to the east of the dwelling. The layout is considered appropriate for a domestic residential property to be used as a rural enterprise dwelling.

Scale:

The building now proposed measures 6 metres to chimney height, 28 metres length and a maximum width of 18 metres.

Although the dwelling does have a large footprint, it is commensurate with the number of employees/needs of the business and accords with the scale parameters suggested in the outline consent and was suggested as being appropriate for the needs of the enterprise. As the building is only single storey and lies alongside the frontage of the main farming complex, it is not considered that it will look out of scale in context with its surroundings.

Conclusion

The principle of the proposed additional rural enterprise dwelling was considered and approved at outline stage, so only the detailed matters of design are to be considered here. The design of the house is considered to be of an acceptable vernacular style in keeping with the character of the local areas and such can be recommended for approval.

Recommendation

APPROVE, subject to the following conditions:

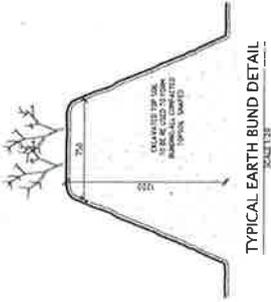
1. The development hereby granted approval of reserved matters shall be begun before the expiration of two years from the date of this approval, or before the expiration of five years from the date of the outline planning permission, whichever is the longer. **Reason:** Required to be imposed pursuant to Section 92 (2) of the Town and Country Planning Act 1990.
2. The development shall be carried out in accordance with the following approved plans and documents:
Block & Location Plans as existing/proposed 1506 Drawing Number 26
Floor Plan & Elevations as Proposed 1506 Drawing Number 27
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. The parking and turning as shown on Drawing Number: 1506 26 shall be completed before the development is brought into use. **Reason:** To reduce the likelihood of obstruction of the highway or danger to road users when vehicles are leaving the premises.
4. The landscaping works as shown on Drawing Number 1506 26 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. **Reason:** In the interests of protecting the visual amenity and special qualities of the area. 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).

THE PROPERTY OF THIS DRAWING & DESIGN IS RESTRICTED IN HARRIES DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES DESIGN & MANAGEMENT. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER FORMS AND OTHER DOCUMENTS DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.



SECTIONAL ELEVATION THRU TRACKLANE
SCALE 1:200

FOR INFORMATION USE ONLY. THIS DRAWING IS FOR INFORMATION USE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY USE OF THIS DRAWING FOR CONSTRUCTION IS AT THE USER'S RISK. HARRIES DESIGN & MANAGEMENT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR ACCIDENTS.



TYPICAL EARTH BUND DETAIL
SCALE 1:25



LOCATION PLAN
LUSKOPPE NUMBER - 10001887
SCALE 1:200

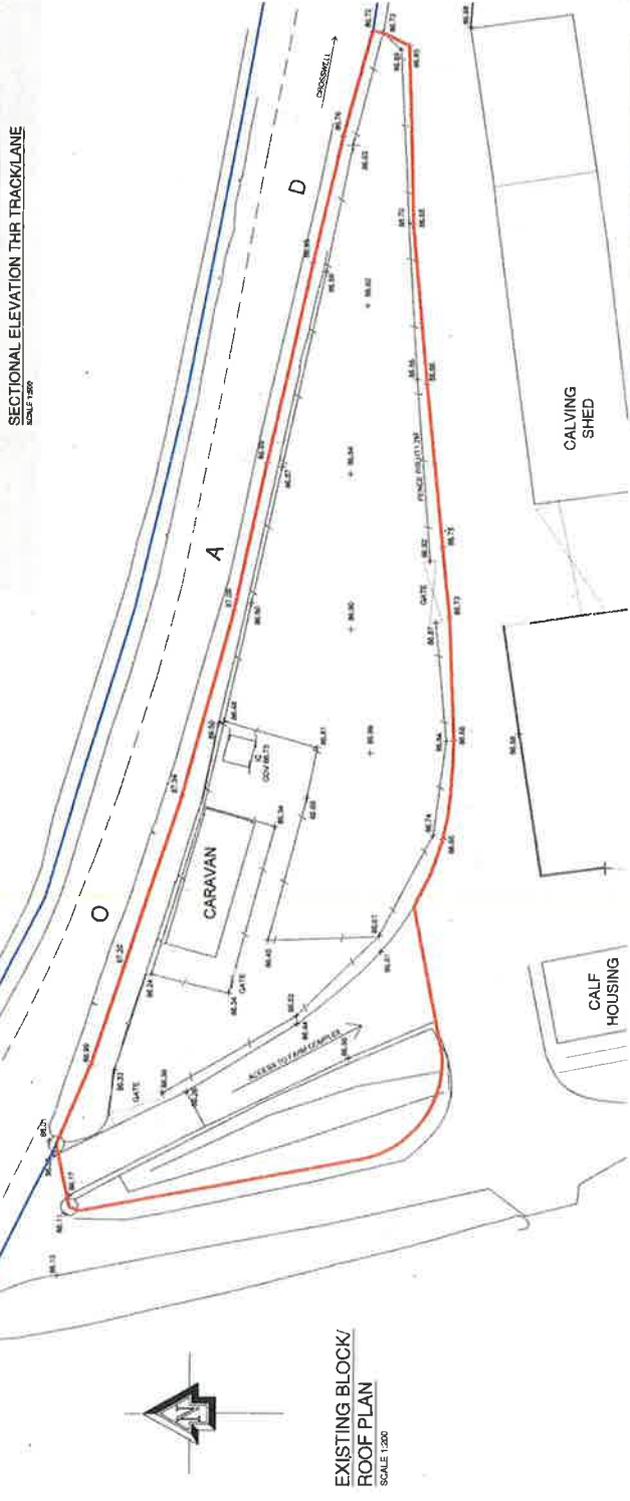
Rev. Comment. Date.
Drawing Enclosed.

ORIGINAL DRAWING A1
PLANNING APPLICATION - RESERVED MATTERS
Client: Mr & Mrs Watkins

HARRIES
PLANNING DESIGN MANAGEMENT
Henlan, Eghworne, Penbrokeshire, SA43 3JP, Wales
T: 01239 891 499 F: 01239 891 455 www.hpdm.co.uk

Project: Rural Enterprise Workers
Dwelling at
Trewern Farm,
Felindre Farchog,
Penbrokeshire,
SA41 3XE

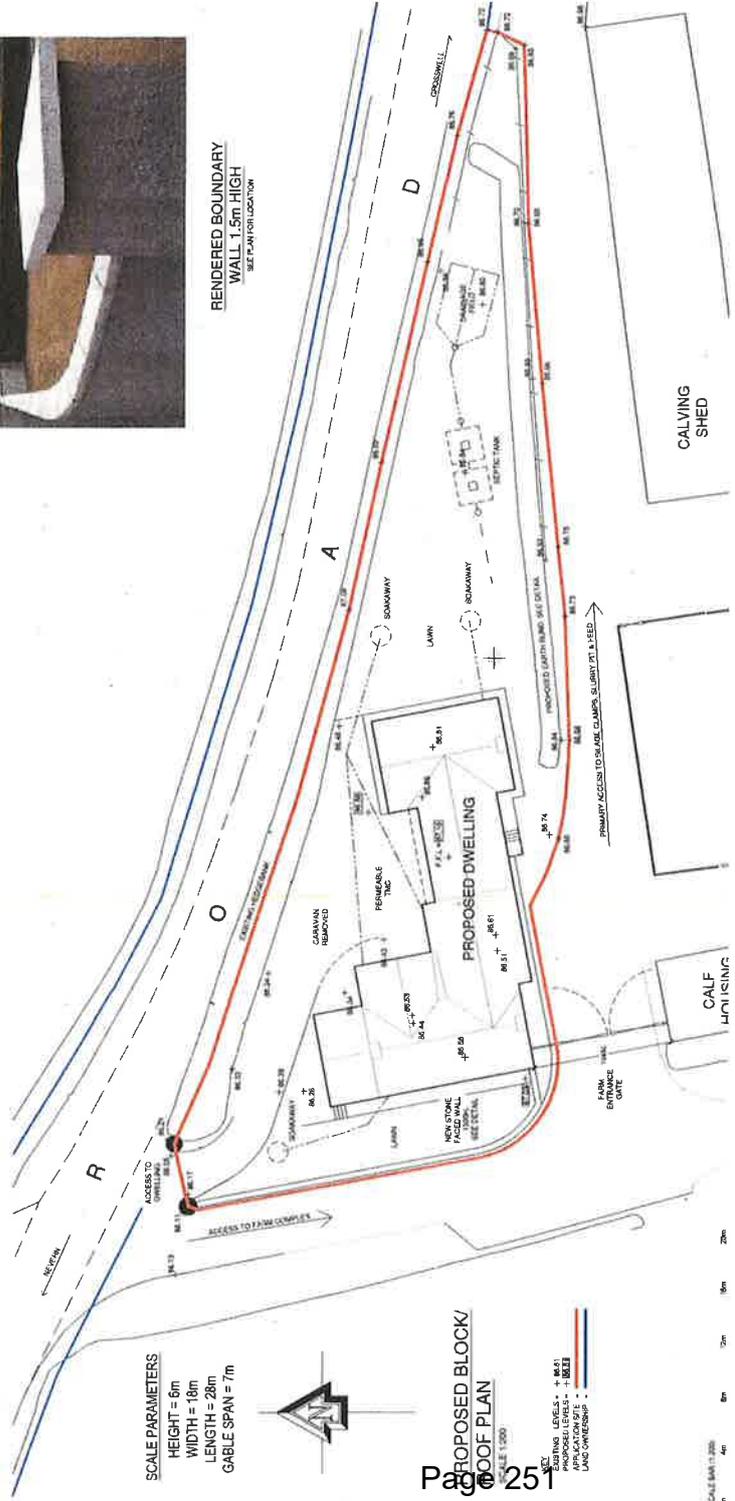
Block & Location Plans as Existing/Proposed
Drawing Title: BLOCK & LOCATION PLANS AS EXISTING/PROPOSED
Scale: 1:200
Drawn By: BSA
Checked: WPH
Date: 16.12.19
Job No: 11572
Drawing No: 02



EXISTING BLOCK/
ROOF PLAN
SCALE 1:200



RENDERED BOUNDARY
WALL 1.5m HIGH
SEE PLAN FOR LOCATION



PROPOSED BLOCK/
ROOF PLAN
SCALE 1:200

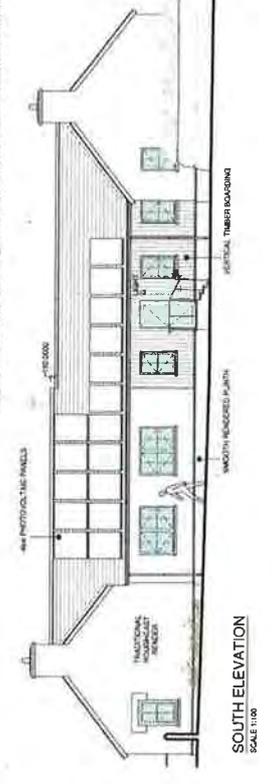
SCALE PARAMETERS
HEIGHT = 6m
WIDTH = 16m
LENGTH = 28m
GABLE SPAN = 7m

PROPOSED LEVELS: +0.41
PROPOSED LEVELS: +0.33
LAND CONTOUR: -

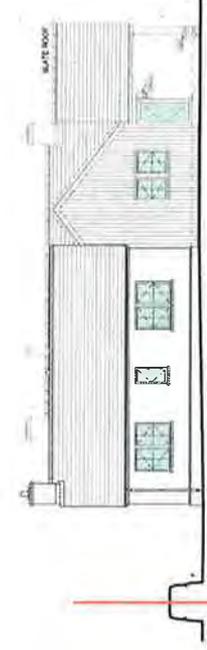
THE PROPERTY OF THIS DRAWING & DESIGN IS TESTED IN HARRIES PLANNING DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES PLANNING DESIGN & MANAGEMENT. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HPM AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.



WEST ELEVATION
SCALE 1:100



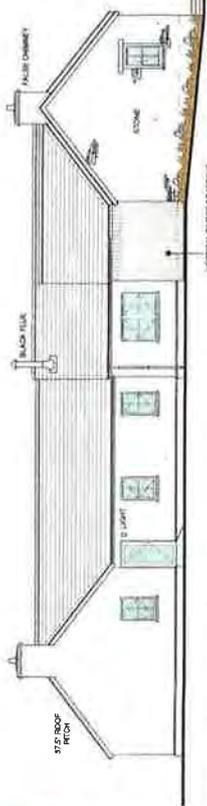
SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



PROPOSED DOWN LIGHT TO INCLUDE PIR MOTION SENSOR
SEE PLANS FOR POSITION



NORTH ELEVATION
SCALE 1:100

SCHEDULE OF FINISHES



ROOF
SLATE

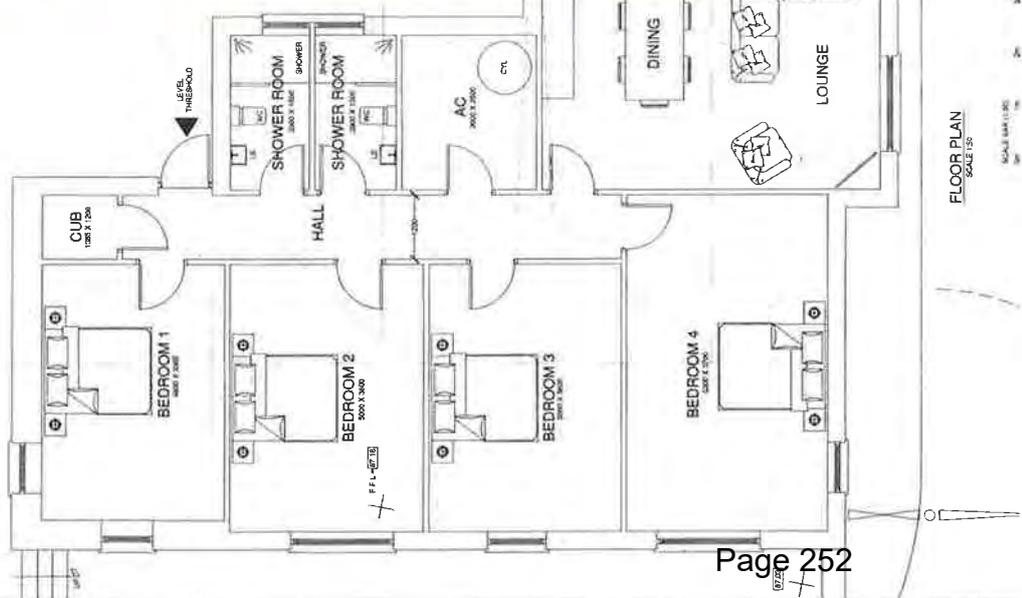
FENESTRATION
PAINTED TIMBER WINDOWS

WALLS
TRADITIONAL WOOD-PANELLED RECESSED PORCH

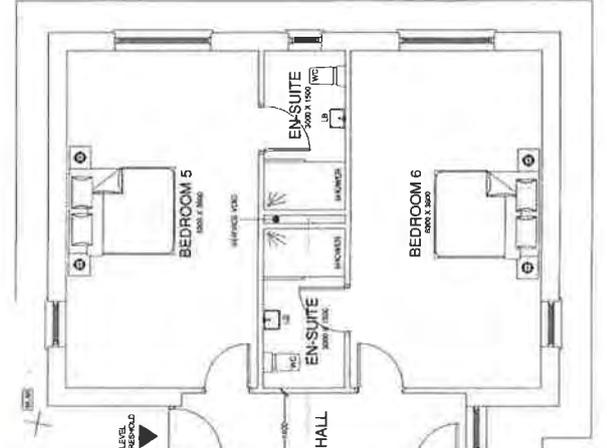
WALLS
DRY STONE WALLING

WALLS
TIMBER BOARDING

FLOORING
GRASS



FLOOR PLAN
SCALE 1:100



FLOOR PLAN
SCALE 1:100

19 6 9 4

Rev: Comments
Drawing Issued: Date:

ORIGINAL DRAWING A1
PLANNING APPLICATION - RESERVED MATTERS
Client: Mr & Mrs Watkins

HARRIES
PLANNING DESIGN MANAGEMENT
Harlewell, Sheepen Way, Harlewell, Oxfordshire, OX11 1JG
T: 01235 851 499 F: 01235 851 455 www.harridesign.co.uk

Project: Rural Enterprise Workers
Dwelling at
Trewen Farm,
Felindre Farchog,
Pembrokeshire,
SA41 3XE

Drawing Title: FLOOR PLAN & ELEVATIONS AS PROPOSED
Scale: 1:100
Checked: YH
Date: 16.12.19
Drawing No: 19 6 9 4

