



## Approval of Reserved Matters

Town and Country Planning Act 1990

### Name and address of Applicant

F J Chalcroft (Const) Ltd  
Hamlin Way  
The Narrows  
Kings Lynn  
NORFOLK  
PE30 4NG

### Name and address of Agent (if any)

Mr Amrinder Chana  
Calvert Brain & Fraulo Architectural Ltd  
3, Portland Street  
King's Lynn  
NORFOLK  
PE30 1PB

### Part I - Particulars of application

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Date of application: **08-Dec-2010**

Application Number: **10/0806/PA**

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Particulars of Planning permission reserving details for approval:

Application No: **06/0422/PA**

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Particulars and location of development:

**Residential development (16 dwellings and access road) - Land adjoining Green Meadow, Pilot Street, St Dogmaels, Pembrokeshire**

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### Part II - Particulars of decision

The Pembrokeshire County Council hereby give notice in pursuance of the provisions of the **Town and Country Planning Act 1990** that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. Before development commences details of the proposed timetable for the implementation of the proposed landscaping scheme detailed on the 1:250 scale layout drawing dated 19th November 2010 Drawing No. LS (01) shall be submitted in writing to the Local Planning Authority for approval. The planting shall be carried out in accordance with the approved details.  
*Reason: To protect the character and appearance of the area to accord with Policies 66, 68 and 78 of the Joint Unitary Development Plan for Pembrokeshire.*
2. The existing trees within the application site identified in the Tree Report, dated April 2012, accompanying the application shall be protected by a protective barrier as detailed in the Report during the course of the construction of the development. There shall be no storage of building materials within the Construction Exclusion Zone and Root Protection Area

identified in the Tree Report (Drawing 01).

- : *Reason: In the interests of visual amenity and to safeguard the protected trees in accordance with Policy 71 of the Joint Unitary Development Plan for Pembrokeshire.*
3. Prior to any development commencing a schedule of external building materials shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed schedule.  
*Reason: In the interests of visual amenity and to comply with Policy 78 of the Joint Unitary Development for Pembrokeshire (2006).*
  4. Prior to any development commencing details shall be submitted to the Local Planning Authority of the proposed 1.5m picket fence shown on drawing No 090266/02 (Rev E) received on 4th May 2012 which shall be re-positioned on the site side of any hedge that exists along the eastern boundary of the site. The fence shall be erected in the agreed position prior to the occupation of each dwelling on Plots 9-15 inclusive.  
*Reason: In the interests of retaining the existing landscape feature adjacent to the public footpath and in accordance with Policy 78 of the Joint Unitary Development Plan for Pembrokeshire (2006).*
  5. Prior to the demolition of the Smithy Building, the building shall be recorded in accordance with the Method Statement with Dyfed Archaeological Trust in their letter dated 4th October 2011.  
*Reason: In accordance with Policy 84 of the Joint Unitary Development Plan for Pembrokeshire (2006).*
  6. Prior to any development commencing full details of the method for the disposal of surface and highway water shall be submitted to and agreed in writing by the Local Planning Authority. The drainage works shall be carried out in accordance with the approved scheme.  
*Reason: To comply with the requirements of Policy 111 of the Joint Unitary Development Plan for Pembrokeshire (2006).*
  7. No part of the approved development shall be occupied until the car parking areas, access and turning areas have been completed and marked out in accordance with the approved plans. The car parking areas, access and turning areas shall thereafter be retained in accordance with the approved plans and available for use as car parking and turning.  
*Reason: To ensure adequate access in the interests of highway safety and to comply with the requirements of Policy 100 of the Joint Unitary Development Plan for Pembrokeshire (July 2006).*

## Notes to Applicant

1. Having regard to the details of the application proposals, and the relevant provisions of the Joint Unitary Development Plan for Pembrokeshire (adopted 13 July 2006) as summarised below

Policies 46, 64, 76, 78, 79, 84, 100, 111 and 113

It is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan.

This informative is intended only to be a summary of the reasons for the granting of planning permission. For further details on the decision, please see the application report under the above reference.

2. This decision relates only to the plans identified below:  
090266/02 Rev E Proposed site plan with levels received 4th May 2012  
090266/04 Rev D House Type B received 7th December 2011  
090266/05 Rev C House Type C received 7th December 2011  
090266/06 Rev E House Type D received 7th December 2011  
090266/07 Rev D House Type E received 7th December 2012  
090266/09 Rev D House Type D received 4th May 2012  
090266/09 Rev D Proposed site plan - Proposed boundaries received 4th May 2012  
090266/10 Rev B proposed dwelling sections received 7th December 2011  
090266/11 Rev B House Type G received 7th December 2011  
090266/12 Location Plan showing Highway Land received 7th December 2011  
090266/13 House Type H received 4th May 2012

106508/01 Rev A Retaining wall arrangements layout plan received 7th December 2011

106508/02 Rev B Retaining wall arrangement plans and elevations Plots 1 and 2 received 7th December 2011

106508/03 Rev B Retaining wall arrangement plans and elevations Plots 3, 4 and 5 received 7th December 2011

LS (01) Landscaping dated 19th November 2010

Report on Trees received 4th May 2012

3. The crossing of the Highway verge/footway requires further consent from the Highway Authority under Section 184 of the Highways Act 1980, and working in the Highway must be done by an approved contractor. The attached letter produced by the Highways Authority includes the application form, contractors list and explanatory notes.

**Decision Date: 26-Sep-2012**



**County Hall  
Haverfordwest  
Pembrokeshire**

**DIRECTOR OF DEVELOPMENT**

**Note:**

**Your attention is drawn to all of the conditions attached to the outline permission authorising this development including the time-limits specified.**