



## Planning Permission Town and Country Planning Act 1990

Name and address of Applicant	Name and address of Agent (if any)
Mrs Christine Jones, PNW ARCHITECTURAL SERVICES 8, Cyffin Barn HOOK Haverfordwest Pembrokeshire SA62 4PF	Mr PHILIP WILKINSON, Pnw Architectural Services Ltd Lynwood 63, HILL MOUNTAIN Milford Haven Pembrokeshire SA73 1NB

### Part I - Particulars of application

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Date of application: **24-Jul-2023**      Application Number: **23/0254/PA**

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Particulars and location of development:

**Conversion / Change of use of existing Barn outbuilding, with new single storey extension, to residential Dwelling. - Clayston Barn, Freystrop, Haverfordwest, SA62 4LG**

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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. The development shall begin no later than five years from the date of this decision.  
*Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).*
2. The development shall be carried out in accordance with the following approved plans and documents: P01 – Existing Site Plan / Location Plan; P02 – Existing Plan / Elevations; P03A – Proposed Site Plan / Location Plan; P04A – Proposed Floor Plans; and P05B – Proposed Elevations.  
*Reason: In the interests of amenity and to comply with the requirements of policy GN.1 of the Local Development Plan for Pembrokeshire (Adopted 28th February 2013).*

3. Notwithstanding the provisions of Article 3 and Parts 1 and 2 of the Second Schedule to the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, C D, E and G), or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.  
*Reason: In the interests of amenity and to accord with policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*
4. Notwithstanding the information contained within the application, prior to the commencement of the development a method statement detailing the techniques to be used in the conversion of the building together with the extent of any repairs, demolition and rebuilding shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with these approved details.  
*Reason: To ensure that the development is compliant with Policy GN.11 of the Pembrokeshire Local Development Plan adopted 28th February 2013.*
5. No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include suitability of ground conditions for the proposed methods of water disposal. The scheme shall be implemented in accordance with the approved details prior to the substantial completion of the dwelling hereby permitted and retained for as long as the development exists.  
*Reason: To ensure that a satisfactory means of drainage is provided, and to accord with Policy GN.1 of the Local Development Plan for Pembrokeshire.*
6. No development shall commence until a photographic survey of the existing building has been carried out in accordance with guidelines provided by the Local Planning Authority's archaeological advisors – Dyfed Archaeological Trust Development Management. The resulting photographs shall be submitted to and approved in writing 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, 6 Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE, (Tel 01558-823121).  
*Reason: To ensure the recording of matters of archaeological interest to accord with Policy GN.38 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*

7. Notwithstanding the information contained within the application, prior to commencement of development a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of boundary treatment and planting, including a schedule of plants (noting species). Planting shall be carried out in the first planting and seeding seasons following occupation of the building, or completion of the development, whichever is the sooner. 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: To protect the character and appearance of the area to accord with Policies GN.1 & GN.2 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*

8. The development shall be implemented in accordance with the conclusions and recommendations contained in Section 6, of the Protected Species Report, by Landsker Ecology, dated 14 June 2023 and the details shown on the following drawing P05A – Proposed Elevations, prior to the first beneficial use of the dwelling hereby approved, and retained as such for as long as the development exists.

*Reason: To protect the biodiversity interests of the site in accordance with policies GN.1 and GN.37 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*

9. Any external lighting shall be positioned at a low level, hooded and downward facing to avoid light spill and shall be operated on a PIR activated timer.

*Reason: In the interest of amenity and in accordance with policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*

10. The off-street parking facilities shown on the plan hereby approved shall be provided before the dwelling is first occupied, and thereafter retained for that purpose for as long as the development exists.

*Reason: To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*

**Decision Date: 14-Sep-2023**



**Head of Planning**

**County Hall  
Haverfordwest  
Pembrokeshire**

## Notes to Applicant

1. Having regard to the details of the application proposals, and the relevant provisions of the Local Development Plan for Pembrokeshire (adopted 28 February 2013) as summarised below

Policies SP 1, SP 16, GN.1, GN.2, GN.11, GN.22, GN.26, GN.28, GN.37 and GN.38.

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 permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control, of the applicant.

3. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out any works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is also drawn to the Access of Neighbouring Land Act 1992 and Party Wall Act 1996.

4. This Decision Notice grants planning permission. You are advised that it does not constitute approval under the Building Regulations.

5. Warning: a European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

6. The Wildlife and Countryside Act 1981 makes it a criminal offence to damage or destroy the nest of any wild bird whilst that nest is in use or being built. Established working practice avoids works to any hedgerow, tree or other vegetation where birds may reasonably be expected to make their nest (such as scrub) between 1 March and 31 August in any year. Care should be taken outside of this exclusion period as variations in climate may extend the nesting season.

7. From 7th January 2019, all new developments of more than one property or where the construction area that has drainage implications is 100 square metres or more will require sustainable drainage systems (SuDS) for surface water. The SuDS must be designed and built in accordance with Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SuDS Approving Body (SAB) role, before construction work begins.

Pembrokeshire County Council as SuDS Approving Body (SAB) considers that by virtue of the fact that the construction area having drainage implications appears to be in excess of 100 square metres; the proposed works will require SAB approval prior to the commencement of any works on site relating to this application.

The granting of planning consent for this application does not remove the requirement to gain SAB approval.

The applicant should be made aware that if there is a breach of the requirement for SAB approval (i.e. when construction work is commenced without SAB approval); the SAB may issue an enforcement notice.

Furthermore, the applicant should be aware that the failure to obtain SAB approval might have a detrimental effect upon the future sale of the property, which could also result in insurance applications and or flood event settlements being compromised.

8. The development proposes the use of a package treatment plant. You are advised to consult Natural Resources Wales at Llys Afon, Hawthorn Rise, Haverfordwest, Pembrokeshire SA61 2BQ. Tel: 01437 760081, with regard to this proposal.

## Notes

If you are in receipt of a householder or minor commercial decision and are aggrieved by the decision of the local planning authority to refuse permission, or to grant permission or approval subject to condition, then you can appeal to the Welsh Ministers under Section 78 of the Town and Country Planning Act 1990 within 12 weeks of the date of the notice of the decision or determination giving rise to the appeal.

If you are in receipt of any other decision notice and are aggrieved by the decision of the local planning authority to refuse permission or, or to grant permission or approval subject to condition, then you can appeal to the Welsh Ministers under Section 78 of the Town and Country Planning Act 1990 within 6 months of the date of the notice of the decision or determination giving rise to the appeal. The Welsh Government has power to allow a longer period for the giving of a notice of appeal but it will not normally be prepared to exercise this power unless there are special circumstances which exclude the delay in giving notice of appeal. The Welsh Government is not required to entertain an appeal if it seems to it that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of any development order, and to any directions given under the order. In practice, the Welsh Government does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by the Welsh Government.

### **How can you submit your appeal?**

You can download the appeal forms online through the planning portal website at: [www.planningportal.gov.uk/wales/public](http://www.planningportal.gov.uk/wales/public). Once you have downloaded the appeal forms you can complete them electronically and email them to us at [PEDW.Casework@gov.wales](mailto:PEDW.Casework@gov.wales)

You can also either print off the downloaded appeal forms or get a copy of the forms by contacting us on 0303 444 5940 and complete them by hand. They need to be sent into the address: PEDW, Crown Buildings, Cathays Park, Cardiff. CF10 3NQ.

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Welsh Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Welsh Government on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

**Your attention is drawn to the fact that the proposed development may be located in an area affected by radon gas. Further information may be obtained from the Council's Building Control Section.**

**Note: This decision refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under Building Regulations or any other enactment, byelaw, order or regulation. You are advised to contact that Section separately to ascertain whether you require their prior approval before commencing any work on site.**

**This planning permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control of the applicant, including Council owned land.**

**From 7th January 2019, all new developments of more than 1 property or where the construction area that has drainage implications is 100 square metres or more, will require sustainable drainage systems (SuDS) for surface water. The SuDS must be designed and built in accordance with Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SuDS Approving Body (SAB) role, before construction work begins.**

**For further advice in relation to this matter please contact Pembrokeshire County Council as SuDS Approving Body (SAB):**

**SAB  
Community Services Directorate  
Infrastructure Division  
Pembrokeshire County Council  
County Hall  
Haverfordwest  
Pembrokeshire  
SA61 1TP**

**e-mail: [sab@pembrokeshire.gov.uk](mailto:sab@pembrokeshire.gov.uk)**

**The SAB team can be contacted by telephone:  
Neville Davies 01437 776147**

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Date · Dyddiad 15/09/2023

Your ref · Eich cyfeimod

My ref · Fy nghyfeimod 23/0254/PA

Telephone · Ffôn 01437 764551

Email · Ebost

[www.pembrokeshire.gov.uk](http://www.pembrokeshire.gov.uk) / [www.sir-benfro.gov.uk](http://www.sir-benfro.gov.uk)



Pembrokeshire County Council  
Cyngor Sir Penfro

WILL BRAMBLE CBE.  
*Chief Executive / Prif Weithredwr*

RICHARD BROWN  
*Assistant Chief Executive  
Cynorthwyol Brif Weithredwr*

Pembrokeshire County Council,  
County Hall, HAVERFORDWEST,  
Pembrokeshire, SA61 1TP

Cyngor Sir Penfro,  
Neuadd y Sir, HWLFFORDD,  
Sir Benfro, SA61 1TP

Telephone / Ffôn 01437 764551

Please ask for  
Os gwelwch yn dda gofynnwch am

Leon Elms

Mr PHILIP WILKINSON,  
Pnw Architectural Services Ltd  
Lynwood  
63, HILL MOUNTAIN  
Milford Haven  
Pembrokeshire  
SA73 1NB

Dear Sir/Madam

**Proposal: Conversion / Change of use of existing Barn  
outbuilding, with new single storey extension, to  
residential Dwelling.**

**Site Address: Clayston Barn, Freystrop, Haverfordwest, SA62 4LG**

Permission has been approved for the above proposal which you/your client intend(s) carrying out. The permission has been granted subject to at least one condition and you are requested to read the details of the condition or conditions carefully. It is important that in carrying out the development all conditions of the permission are observed. If you have any problems understanding these conditions or have difficulty in complying with any aspect, please contact this office and ask to discuss the matter with the Officer whose name appears at the top of this letter. You should also ensure the completed structure (if your permission is for building work, extensions or alterations) complies with the approved plans in every respect together with any conditions of the consent which deal with such aspects as external materials, landscaping, or retaining existing trees etc. In some cases it may be possible to agree minor changes as a Non Material Amendment Application if the need arises. Any significant changes to the approved plans will probably mean having to start the whole planning process again. However, please discuss any proposed amendments with a planning officer as soon as possible. Please remember the following:-

- if erecting a building or extension, ensure that it is positioned within the site and built exactly as shown on the approved plans;
- give a copy of the permission notice to the builder so that he is aware of the conditions and the approved plans;
- **complete and return the attached Intention of Commencement of Work** so that we can make contact as soon as possible to advise you on implementing the permission (i.e. regarding pre-commencement conditions etc).
- **(If you are an Agent, please forward this letter to your client for information/completion).**

Yours faithfully

**DEVELOPMENT MANAGEMENT SECTION**



**INTENTION OF  
COMMENCEMENT OF WORK**

**Application Reference : 23/0254/PA**

**Proposal: Conversion / Change of use of existing Barn outbuilding,  
with new single storey extension, to residential Dwelling.**  
**Site Address: Clayston Barn, Freystrop, Haverfordwest, SA62 4LG**

I confirm that I am/We are aware of the conditions attached to consent number **23/0254/PA** and that commencement of work on this development is subject to all pre-commencement conditions of the above planning consent notice being fully discharged first by the Local Planning Authority.

I/We hereby give notice that I/We intend to commence work on the above development on

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*Enter date*

Signed:

**NB: Separate notification of commencement of work is required under Building Regulations.**

*Please reply to:*

*Development Management Section, Pembrokeshire County Council  
County Hall, Haverfordwest, Pembrokeshire, SA61 1TP or  
planning.support.team@pembrokeshire.gov.uk*