

## Item 5 - Report on Planning Applications

### **Application Ref: NP/20/0483/FUL**

<b>Case Officer</b>	Kate Attrill		
<b>Applicant</b>	Mr P Trier		
<b>Agent</b>	Mr A Vaughan-Harries, Hayston Development & Planning		
<b>Proposal</b>	Change of use of hotel to single dwelling with 9 bed staff quarters retained		
<b>Site Location</b>	St David's Court (formerly the Warpool Court Hotel), St David's, Pembrokeshire, SA62 6BN		
<b>Grid Ref</b>	SM75032482		
<b>Date Valid</b>	03-Nov-2020	<b>Target Date</b>	28-Dec-2020

The application is referred to the Development Management Committee for consideration because the Officers recommendation differs from the response from the Town Council.

### **Consultee Response**

**CADW - Protection & Policy:** No Objection  
**PCC - Transportation & Environment:** No objection  
**PCNPA Planning Ecologist:** No adverse comments  
**PCC - Drainage Engineers:** No adverse comments

### **Public Response**

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of either neighbour letters or a site notice. A site notice was erected by the agent for the application.

No third-party responses have been 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>

LDP2 Policy 01 - National Park Purposes and Duty  
LDP2 Policy 05 - St Davids Local Centre  
LDP2 Policy 08 - Special Qualities  
LDP2 Policy 09 - Light Pollution  
LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park  
LDP2 Policy 29 - Sustainable Design  
LDP2 Policy 30 - Amenity  
LDP2 Policy 32 - Surface Water Drainage  
LDP2 Policy 46 - Housing

## Item 5 - Report on Planning Applications

LDP2 Policy 48 - Affordable Housing  
LDP2 Policy 51 - Housing Densities  
LDP2 Policy 59 - Sustainable Transport  
LDP2 Policy 60 - Impacts of Traffic  
PPW10  
SPG03 - Loss of Hotels and Guesthouses  
SPG04 - Planning Obligations  
SPG05 - Sustainable Design  
TAN 12 - Design  
TAN 23 - Economic Development

### **Constraints**

Special Area of Conservation - within 500m  
Special Protection Area - within 500m  
Historic Landscape  
Safeguarding Zone  
Rights of Way Inland - within 50m  
Ancient Monument - within 500m  
Hazardous Zones  
ROW Coast Path - within 10m  
Recreation Character Areas  
CADW Regd Gardens - within 25m  
CADW Regd KitchenGardens - within 25m  
Affordable Housing Submarkets  
Seascape Character Areas  
Landscape Character Area

### **Officer's Appraisal**

#### **Site and Context**

St David's Court (formerly known as the Warpool Court Hotel), is a Grade II listed building, situated on the western side of the lane to Saint Non's, some 0.5km South of St Davids.

Warpool Court was known as Bryn-y-garn ('hill of the rock'), when it was built in 1870 for the Reverend Alfred Green, headmaster of St David's Cathedral Choir School. He employed a London architect to design a 'large extensive house' for his own family and the chorister boarders.

In 1955 it was purchased by Mr and Mrs G Lloyd, who converted the property to a 22 bed country house hotel. This has since been its lawful use for the last 66 years.

### **Listed Building Description:**

The property is a large former house of c. 1865, rubble built with mullioned windows, a neo-Romanesque porch and steep slate roofs. Drastically altered and extended in the later C20, the hotel was listed in 1992 for the large collection of painted tiles of late C19 to early C20 date, painted by Ada Lansdown Williams (nee Miller) to illustrate the ancestry of her husband's family and her own. The tiles are largely heraldic with texts outlining genealogies and personal histories, but there are also finely painted landscapes. There are some 100 tiles in 4 panels in the ground floor N room illustrating Philipps and Lloyd genealogies and a further 50 on the fireplace illustrating Millers of Slate and Glaskenny. SW room behind has two fireplaces illustrating immediate ancestors of William and Ada Williams. Numerous additional tiles scattered through upper floor and attic, those in former nursery illustrating 'The Journey of the Lily and the Rose' dated 1893

### **Relevant Planning History**

NP/20/0484/LBA

Internal alterations in association with change of use from closed hotel to (returning to) single dwelling with staff quarters    Approved

NP/18/0332/FUL Change of Use of a dwelling - Withdrawn

NP/18/0333/FUL Change of Use of a dwelling - Withdrawn

NP/05/281 02/06/2005 Internal alterations to form additional staff accommodation & alterations to door and window openings on southern elevation – Approved

NP/05/280 02/06/2005 Internal alterations to form additional staff accommodation & alterations to door and window openings on southern elevation – Approved

NP/03/302 09/06/2003 Hotel games/exercise room (ROC) - Approved

NP/02/547 04/11/2002 Alterations to existing staff accommodation siting of temporary caravans (staff accommodation) and provision of timber caretakers/maintenance shed – Approved

NP/02/546 04/11/2002 Alterations to existing staff accommodation siting of temporary caravans (staff accommodation) and provision of timber caretakers/maintenance shed- Approved

NP/00/200 12/05/2000 "Hotel games & exercise room (ROC) - Approved

NP/97/155 08/04/1997 Change use chalet to games room - Approved

### **Description of Proposal**

This application does not propose any physical alterations to the property, only the change of use from hotel to private residential.

The Listed Building Consent, already approved has allowed for the removal of modern internal partitions throughout (enclosing en-suites, fire lobbies, cupboards, dressing rooms etc), all associated with hotel use in the later C20. The historic fixtures, including the tiles will remain untouched. The proposed works are in tandem with reuse as a single dwelling.

## Key Issues

The main planning issues are the Planning Policy Context and the Principle of Development.

### **Principle of development - loss of a hotel and compliance with Policies 38 and 39:**

The hotel is located outside of any of the Centres defined in LDP2 and therefore Policy 7 of the Plan is relevant. The Policy sets out the types of development that may be permitted in the countryside and includes the conversion of appropriate buildings to a range of uses, with priority given to market housing in residential conversions.

Policy 38 of LDP sets the strategy for the visitor economy and protects against unnecessary loss of hotels and guest houses. Policy 39 adds the requirements that must be met by such proposals. In order to meet the policy requirements proposals must show that the continued operation of the business is unviable OR that the peak demand for the type of accommodation will continue to be met in the area AND there is no unacceptable adverse effect on the appearance and intrinsic character of the area.

Details of an extensive marketing exercise undertaken for the property from 2016 (as a hotel) have been submitted with the application and details how various factors such as the Brexit referendum, the current Covid-19 pandemic and other hotel developments in the St Davids area have affected prospective purchaser and lender confidence. Within that same period, the applicant has detailed several hotels within the area that have come online or increased their accommodation offer. The St David's Court has apparently suffered as a result of this competition.

Welsh Government's Visit Wales Accommodation Occupancy Survey report for 2019 shows that the average hotel room occupancy in south-west Wales from 2015 to 2019 was 63.8%. Over the same period hotel bed-space occupancy was 48.2%. The monthly figures for each year are not broken down into regions but the all Wales figures show a 79% room occupancy rate during the peak months of July and August and a 57% and 61% bed-space occupancy for those same months in 2019.

Taking into account all of the existing hotel accommodation in the area (and including Roch Castle), the St David's Court accounts for approximately 21% of the total rooms available and 11% of the bed-spaces.

The conclusion is that the loss of the St David's Court Hotel would potentially leave the remaining supply of hotel rooms exactly meeting the peak demand, although the data suggests that there would be ample bed-spaces available to cater for peak demand.

Whilst planning permission has been granted for a 63-room Premier Inn in St Davids, which could potentially add a further 190 beds to the offer, construction has begun, and consequently, there is some certainty that the development will come forward.

## Item 5 - Report on Planning Applications

The area in which the hotel is sited is tranquil in comparison with the often busy City of St Davids. The use of the property as a large residence instead of a hotel would have negligible change on the rural character of its surroundings. For most-part the site is screened from external views. Thus the requirements of Policy 39 of LDP2 can be met.

### **Principle of development – affordable housing contribution**

Policy 48 of LDP2 sets out how affordable housing will be delivered in the National Park. Whereas on-site provision is required where multiple units are proposed, this is not possible for single units and so the policy requires that alternative forms of contribution are sought, such as off-site provision and financial contributions towards off-site provision. The Authority's interim Affordable Housing Supplementary Planning Guidance sets out the financial contributions for each area of the Park, the amount for the St Davids area being £175 per square metre of floor space. This would include the main building and the staff quarters which would clearly be used as part of the residence. It is accepted that the large floor space in this instance would result in a considerable financial contribution. This will, no doubt be reflected in the asking price for the property as a large single residence.

The application contained a detailed planning statement which set out the affordable housing contribution as being £231,762.00 based on a floor area of 1545.08 m sq (which excluded the nine bedroomed staff accommodation) but this was based on the previous LDP figure of £150 per square metre, when the sum now stands at £175psq m, so the actual figure expected would be £270,375.

Were the staff accommodation at an additional 344 square metres to be included, the figure would be £330,575.

No viability challenge has been submitted to offset this figure and the planning statement decrees that such a sum as 'would be unreasonable and unnecessary for the development to make planning contributions to local infrastructure'. The statement goes on to suggest that:

It is noted that element ii) indicates that the 35% ratio of new development on sites of 3 dwellings or more in the St Davids area would for be an affordable home. In this instance the proposal is to 'deliver' only one dwelling. It is therefore suggested that the same ratio of 35% should also be applied to the change of use from a hotel to a single dwelling; thereby reducing a commuted sum by two-thirds

There is no basis to reduce the sum in the way outlined. The rate of contribution required is based on floor area of the proposal. No sum has been offered.

### **Conclusion**

Based on the information provided the proposal meets with the requirements of Policy 38 of LDP2 which seeks to prevent unnecessary loss of hotels. The conversion of the hotel to a single dwelling with a commuted sum or off-site provision of affordable housing to be provided would render the application

## Item 5 - Report on Planning Applications

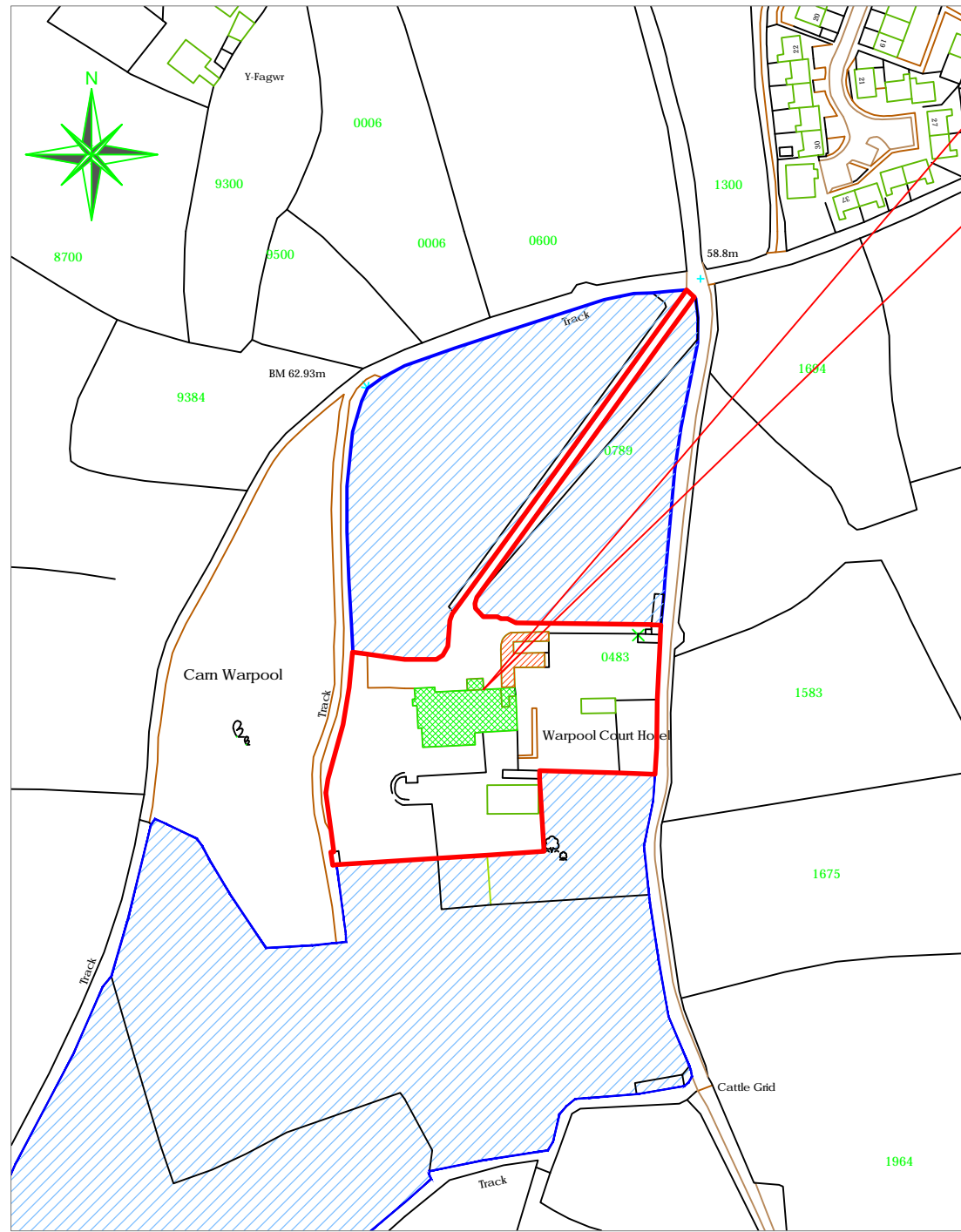
supportable, but in the absence of any agreement to this principle, the application must be recommended for refusal.

The application is not supported by a viability appraisal. This is required to appropriately assess the ability of the scheme to provide a contribution to affordable housing. The Authority would require an assessment to also be independently assessed. There is a clear requirement for this set out in the Affordable Housing SPG (Appendix 3) and this has not been engaged with in this application. The lack of an affordable housing contribution is contrary to Policy 48 of the LDP2.

### Recommendation





REFUSE, for the following reason(s):

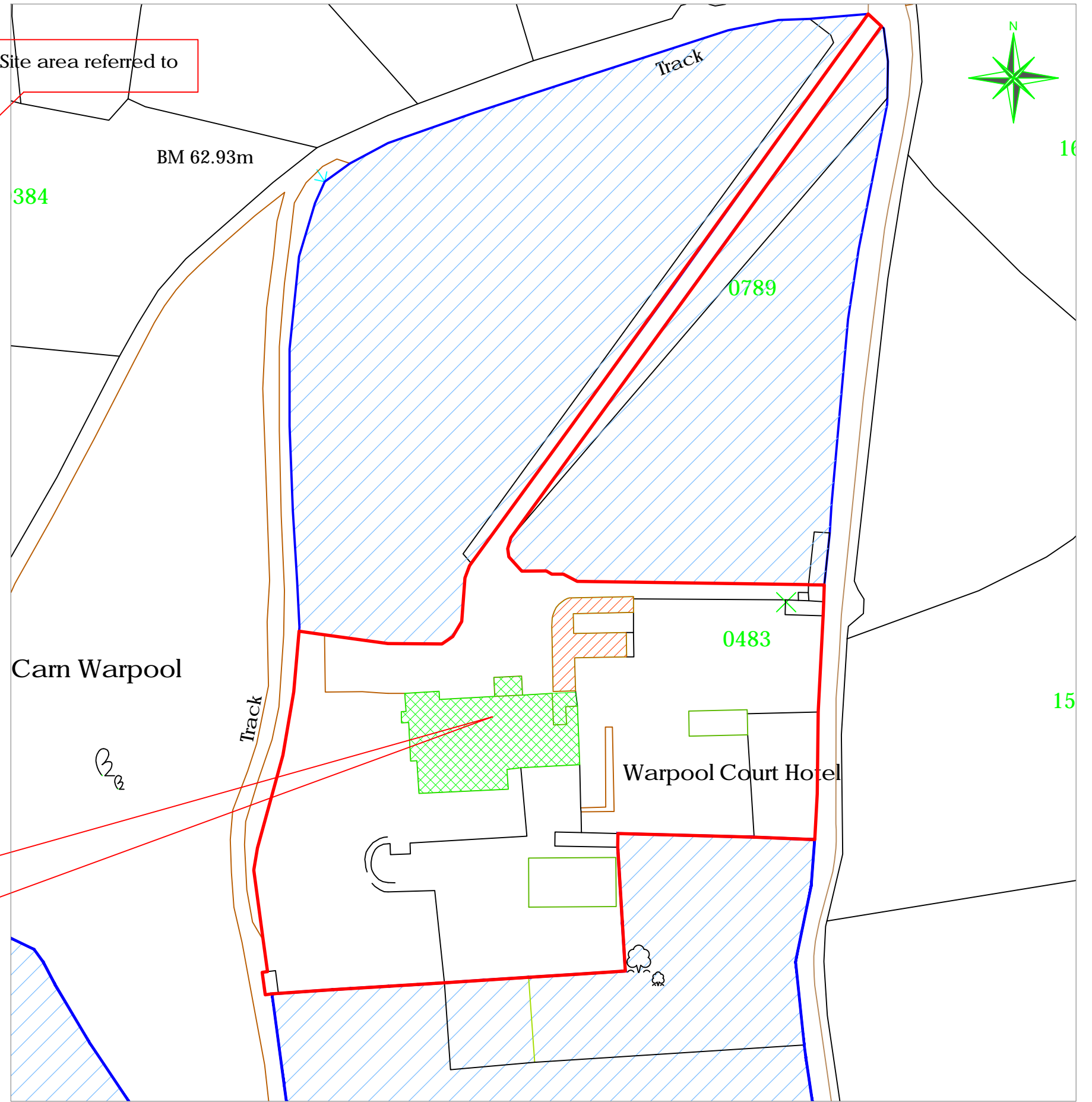
1. The applicant does not propose to enter into a planning obligation under section 106 of the Town and Country Planning Act 1990 to secure the necessary commuted sum towards affordable housing as is required by Policy 48 of the Pembrokeshire Coast National Park Local Development Plan 2 (2020) and the Authority's interim Affordable Housing Supplementary Planning Guidance.



Location Plan  
Scale 1:2500

Site area referred to  
(Planning Unit)

-  Proposed site area - 9517m sq
-  Additional land in client ownership highlighted thus - 53272m sq
-  Hotel conversion area (Internal floor area - 1545 msq)
-  Staff quarters (unchanged) - 404.67 msq



Block Plan - Scale 1:1000



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Internal Alterations in Association with Proposed Change of Use  
from Hotel to Return to Single Dwelling with Staff Quarters  
Warpool Court Hotel, St Davids, Pembrokeshire SA62 6BN

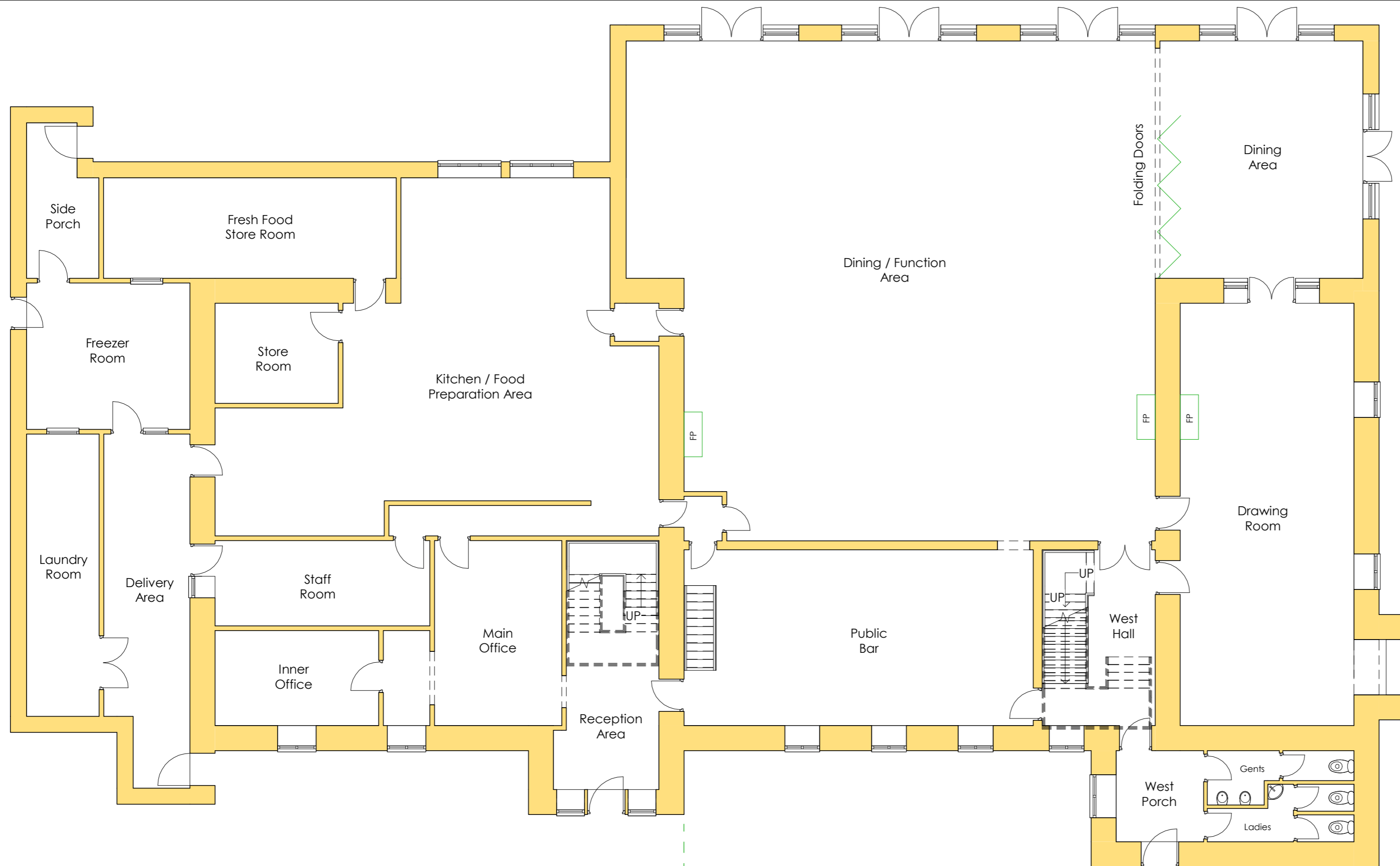
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Drawing Title

Location Plan and Block Plan - Planning & Listed Building Application

Page 95 of 141

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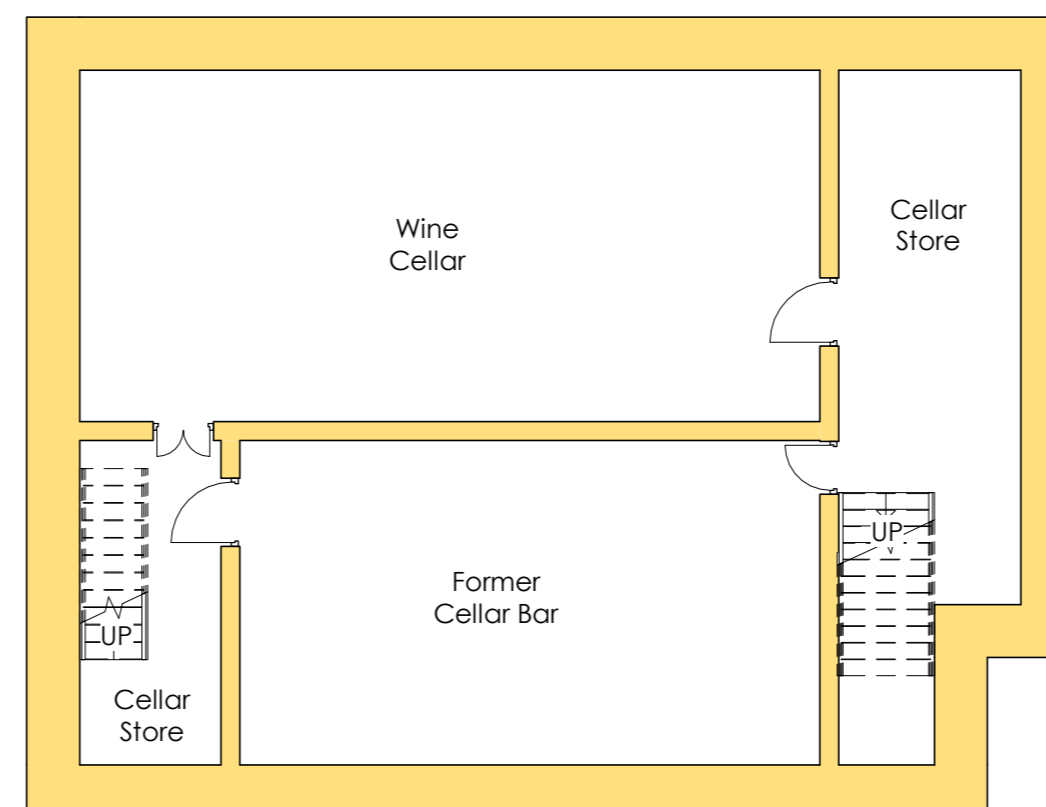
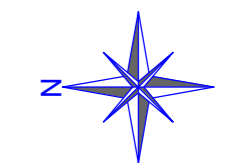


**Ground Floor Plan**

**NOTE**

No external changes to be made to the buildings

No changes to the drainage systems to be made to the building



**Basement Plan**



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PROJECT **Internal Alterations in Association with Proposed Change of Use from Hotel to Return to Single Dwelling with Staff Quarters Warpool Court Hotel, St Davids, Pembrokeshire SA62 6BN**

TITLE **Existing Basement and Ground Floor Plans of Hotel Building Planning & Listed Building Application**

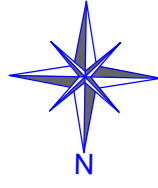
CLIENT **Mr Peter Trier**

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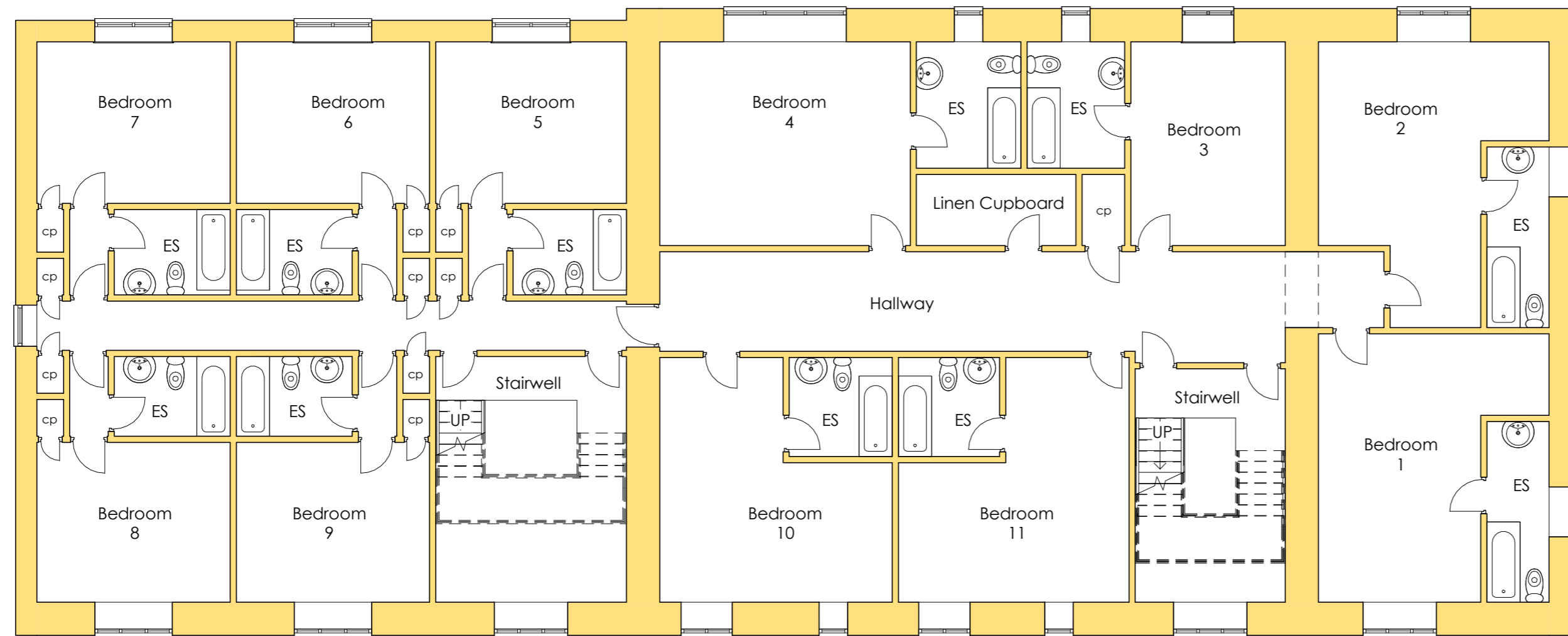




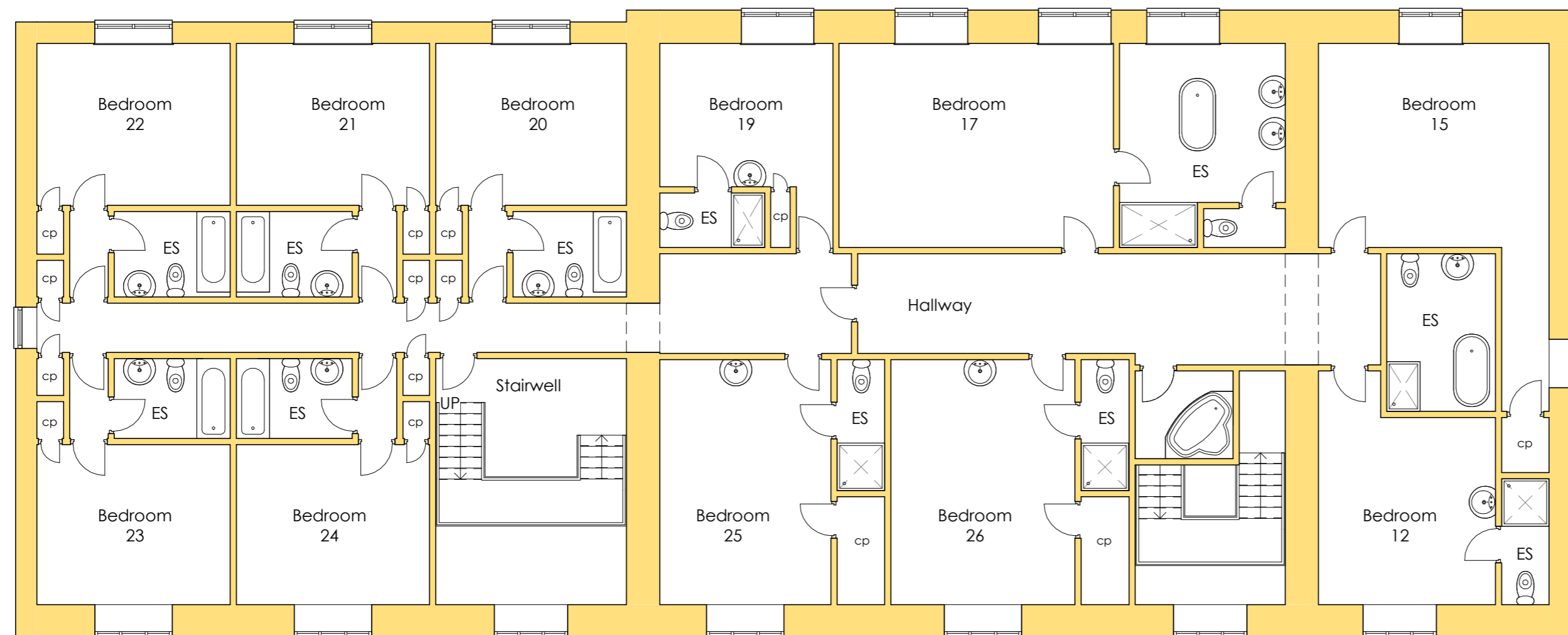
**NOTE**

No external changes to be made to the buildings

No changes to the drainage systems to be made to the building



**First Floor Plan**



**Second Floor Plan**



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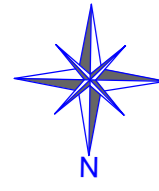
TITLE **Existing First and Second Floor Plans of Hotel Building Planning & Listed Building Application**

CLIENT **Mr Peter Trier**

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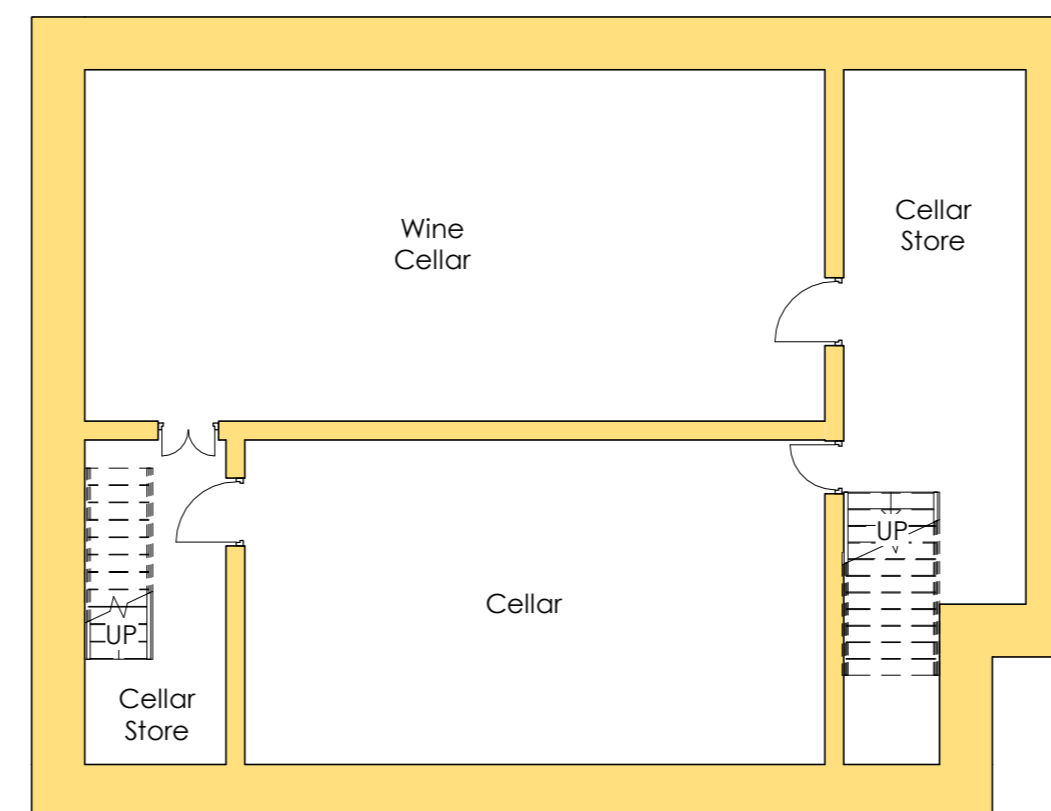
**Ground Floor Plan**

**NOTE**

No external changes to be made to the buildings

No changes to the drainage systems to be made to the building

----- Red dashed lines denote internal partition walls to be removed



**Basement Plan**



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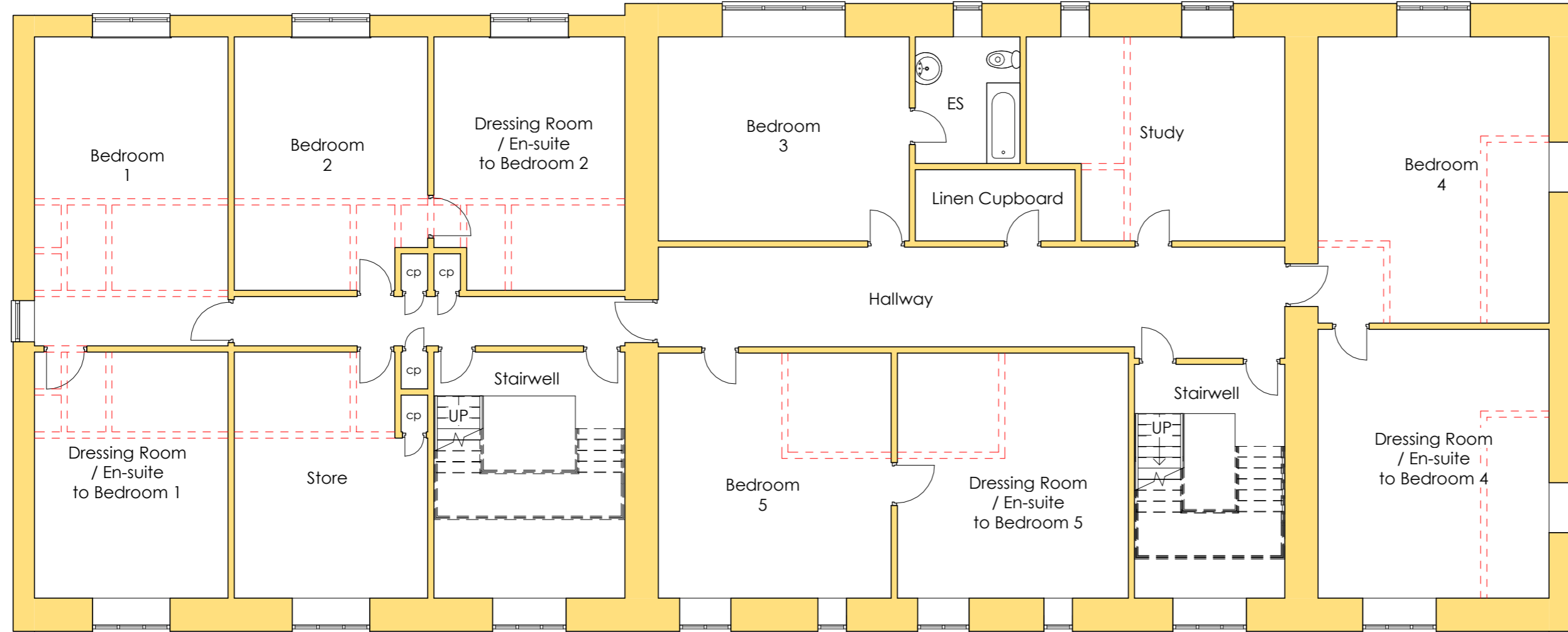
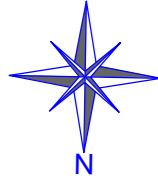
TITLE **Proposed Basement and Ground Floor Plans of New Residence Planning & Listed Building Application**

CLIENT **Mr Peter Trier**

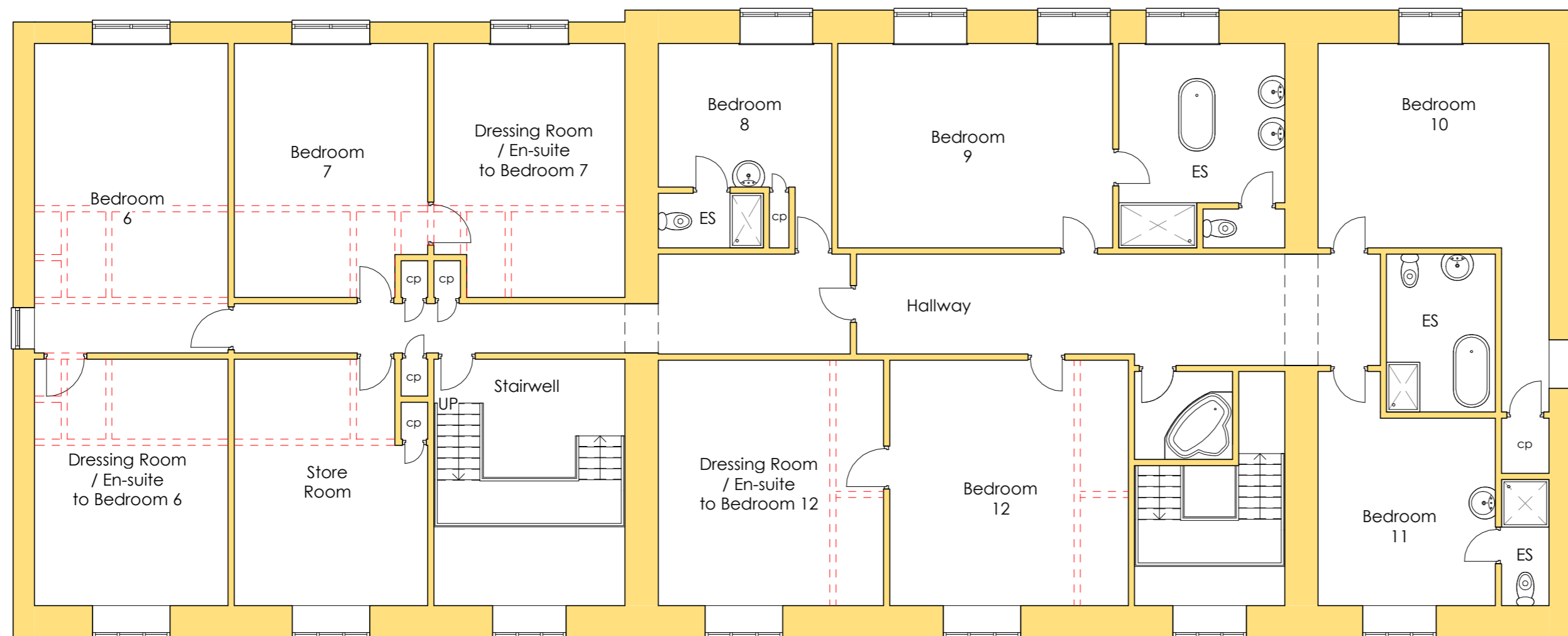
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**First Floor Plan**



**Second Floor Plan**

**NOTE**

No external changes to be made to the buildings

No changes to the drainage systems to be made to the building

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TITLE **Proposed First and Second Floor Plans of New Residence Planning & Listed Building Application**

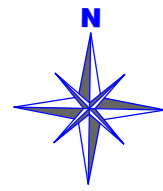
CLIENT **Mr Peter Trier**

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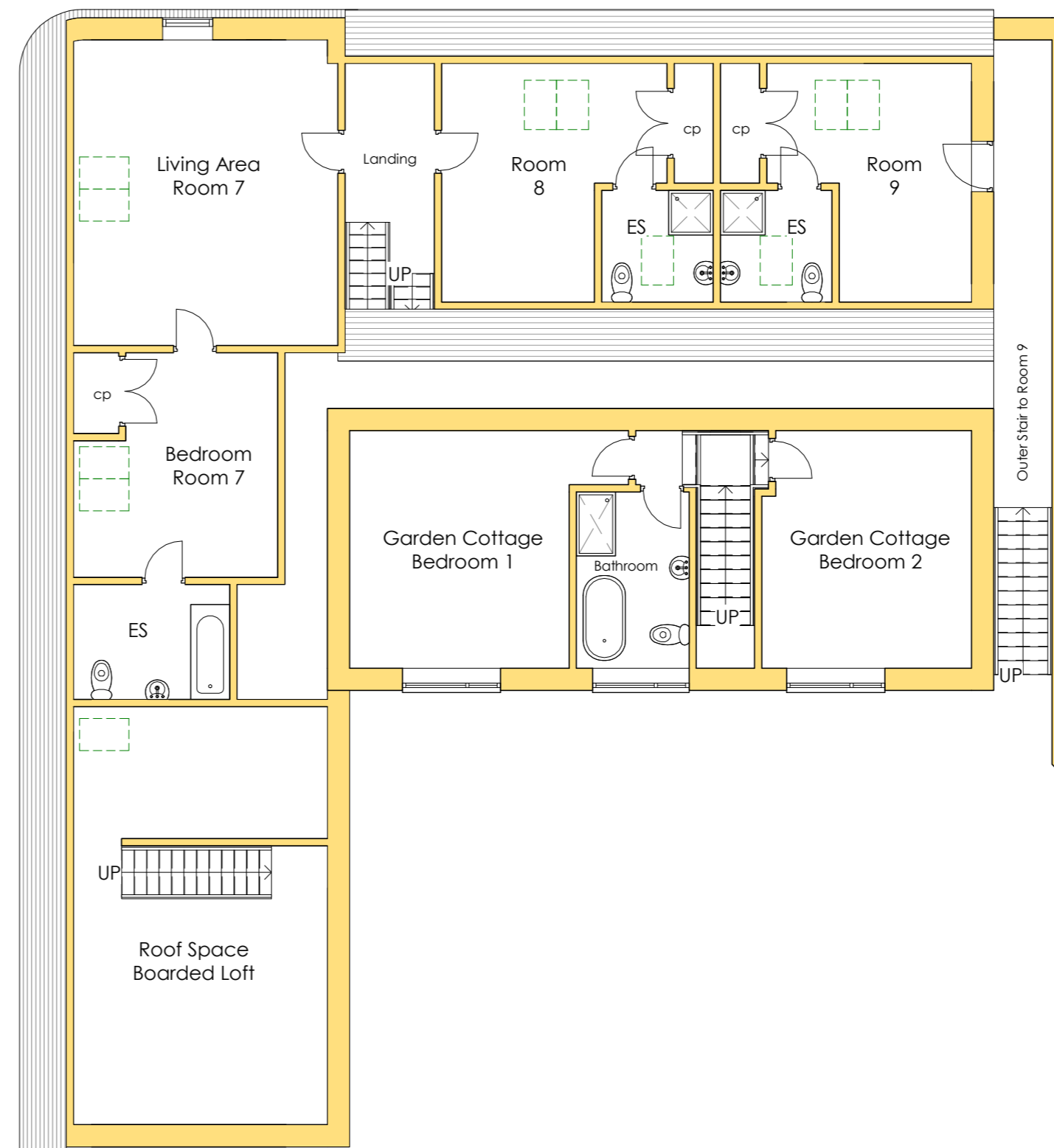
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**Ground Floor Plan**



**First Floor / Roof Space Plan**

**NOTE**

No external changes to be made to the buildings

No changes to the drainage systems to be made to the building

Staff accommodation block to remain un-altered both internally and externally, to provide on-site facilities for staff employed by the owners of the main house



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PROJECT **Internal Alterations in Association with Proposed Change of Use from Hotel to Return to Single Dwelling with Staff Quarters Warpool Court Hotel, St Davids, Pembrokeshire SA62 6BN**

TITLE **Existing Floor Plans Staff Accommodation Block Planning & Listed Building Application**

CLIENT **Mr Peter Trier**

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