

Application Ref: NP/21/0133/FUL

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|----------------------|---|--------------------|-------------|
| Case Officer | Sally Tyler | | |
| Applicant | Mr B Sanderson | | |
| Agent | Mr A Vaughan-Harries, Hayston Development & Planning | | |
| Proposal | Rebuild, increase in floor level and roof height and alternative front & rear disabled access (partially retrospective) | | |
| Site Location | Sands Cafe, Newgale, Haverfordwest, Pembrokeshire, SA62 6AS | | |
| Grid Ref | SM84792229 | | |
| Date Valid | 18-Mar-2021 | Target Date | 06-Jan-2022 |

The application is referred to the Development Management Committee for consideration as the officers recommendation differs to that of the Community Councils.

Consultee Response

Brawdy Community Council: Objecting due to accuracy of plans, public safety and impact on neighbouring properties.

Coal Authority: Observations

Natural Resources Wales: Standard Advice

PCC - Access Officer: Objecting

PCC - Transportation & Environment: Supporting

PCNPA Planning Ecologist: Conditional Consent

PCC - Public Protection: Observations

Public Response

A site notice and neighbour notification letters were posted in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. A site notice was erected at the site by the agent (with evidential photos of this erection submitted to the Authority on 08.04.2021). 1 no. objection has been received relating to adverse impact on amenity and inaccuracy of submitted plans and details

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 06 - Rural Centres

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 10 - Sites and Species of European Importance

LDP2 Policy 11 - Nationally Protected Sites and Species

Pembrokeshire Coast National Park Authority

Development Management Committee – 26th January 2022

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LDP2 Policy 12 - Local Areas of Nature Conservation/Sites of Geological Interest

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 34 - Flooding and Coastal Inundation

LDP2 Policy 35 - Development in the Coastal Change Management Plan

LDP2 Policy 60 - Impacts of Traffic

MTAN Policy 02 - Coal

PPW11

SPG02 - Coal Works - Instability

SPG03 - Landscape

SPG08 - Seascape Character

SPG12 - Biodiversity

SPG13 - Parking Standards

SPG16 - Sustainable Design & Development

TAN 05 - Nature Conservation and Planning

TAN 07 - Outdoor Advertisement Control

TAN 11 - Noise

TAN 12 - Design

TAN 14 - Coastal Planning

TAN 15 - Development and Flood Risk

TAN 21 - Waste

Constraints

Special Area of Conservation - within 500m

Safeguarding Zone

Rights of Way Inland - within 50m

Hazardous Zones

ROW Coast Path - within 10m

Potential for surface water flooding

Recreation Character Areas

Low Coal Risk

Surface Coal

Affordable Housing Submarkets

Seascape Character Areas

Landscape Character Area

Officer's Appraisal

Relevant Planning History

NP/17/0708/FUL Replacement & raising of existing tin roof to kitchen & rear lean-to, replacement of existing doors & windows, addition of new roof windows, extension of existing patio area, new external walkway Approved 23-Jan-2018

NP/18/0674/NMA Various amendments to NP/17/0708/FUL Cancelled 13-Dec-2018

NP/18/0741/S73 Variation of condition no. 2 of NP/17/0708/FUL - extension of patio, addition of outdoor seating area roof covering, cladding & fenestration alterations & disabled access ramp Approved 11-Mar-2019

NP/20/0191/FUL Partial re-build and increase in floor level and roof height (Retrospective) Withdrawn 29-Jul-2020

Description of Proposal

Rebuild and remodelling of café at Newgale, increase floor and ridge heights (part retrospective), which includes: -

- Relocated front entrance point with internal disabled access (*Low wall within highway under ownership of neighbouring property unaffected*)
- Widening and levelling of south-western (side) access path, construction of retaining wall with glazed balustrade over
- Various alterations to existing fenestration, including introduction of glazed southern (sider/rear) corner
- Addition of various openings to south-eastern (rear) elevation
- Addition of mechanical vents to north-eastern (side) elevation to serve customer bathrooms
- Addition of mechanical vent to south-eastern elevation (rear) to serve commercial kitchen
- Addition of 5 no. rooflights to each front and rear roofslope
- External alterations – metal standing seam roof, external timber cladding, blue painted render, anthracite grey window & door frames etc.
- Introduction of internal mezzanine level in north-eastern part of building, to be used for storage purposes only
- Addition of external rear canopy, enlargement of existing rear terrace, addition of new terraces in rear garden - to enlarge outdoor customer seating areas
- Addition of glazed balustrades and planting troughs to rear terraces
- Reorientation of existing & creation of new external steps between café & rear terraces & garden
- Slab raised from 0.2m to 0.75m above pavement level (Retrospective)
- Ridge of south-western (landward) part of building to be raised from 5.3m to 6.0m (*0.7m increase*) (*this is a 0.5m increase above the ridge height approved by permission NP/18/0741/S73*)
- Ridge of north-eastern (seaward) part of building to be raised from 4.3m to 5.9m (*1.6m increase*) (*this is a 0.6m increase above the ridge height approved by permission NP/18/0741/S73*)

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- 'Redundant toilets' outbuilding in rear garden of site to be reinstated, for use as customer WCs and commercial refuse storage

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Highways and Parking
- Access
- Landscaping
- Biodiversity
- Land Instability
- Land Drainage
- *Commercial Refuse*

Policy and Principle of Development:

The site is situated within the Rural Centre boundary for Newgale, as defined by LDP2. Priorities for rural centres are set out in LDP2 Policy 6 – developments permitted should protect and enhance the Centre's range of facilities and should contribute towards the protection and enhancement of the special qualities of the Centre, being of a scale of development which is appropriate.

Design: LDP2 Policy 14 protects the National Park by not allowing development that would cause visual intrusion, or a use incompatible with its location or fails to harmonise with or enhance the landform, landscape and seascape character of the National Park. LDP2 Policy 8 seeks to protect the Park's special qualities by ensuring that the identity and character of villages is not lost through poor design and wherever possible is enhanced. It is considered that the scheme represents successful contemporary commercial design within the National Park, and is of a scale, appearance and use which is compatible with the landscape, context and surroundings.

Coastal Change Management Area & Flooding: Policy 6 of LDP2 allows for developments which will assist coastal communities in preparing for and adapting to coastal change.

The application site lies within the Newgale Coastal Change Management Area as defined in LDP2. It is widely known for some time that the coastal defences at Newgale in the form of the shingle bank has been artificially held in position, which has led to its predicted failure in the short-term. Preparations for diverting the A487 inland at Newgale are well advanced and the community have been made aware that the shingle bank will migrate inland affecting several properties and businesses in the locality. The application site and all surrounding land, including the highway fronting the property is also within a C2 flood zone.

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Policy 34 of LDP2 directs development away from areas currently at risk from flooding or predicted to be so in the future. The existing coastal flood risk for the application site is highly likely to increase in the future, as the shingle bank repeatedly fails. Policy 35 of LDP2 requires any proposals for non-residential use to demonstrate that they will result in no increased risk to life or significant increase in risk to property, in addition to complying with all other relevant policies of the Local Development Plan.

The proposal increases the size of the internal operational commercial area, and increases the size of external customer seating, and as such is effectively extending the business. There is a high probability that the property will be inundated by coastal retreat within the short-term (up to 20 years).

Upon Officer request, a Flood Risk to Life Mitigation Report has been submitted as part of this application. In consultation with the Policy Team, the Coastal Management Engineer, the Emergency Planning Team at PCC and NRW, it is acknowledged that the proposal will intensify the use of the site within the coastal retreat zone and within the C2 flood zone and may cause increased surface water run-off - through the increase in impermeable external terraces - thus potentially exacerbating off-site flood risk elsewhere.

- The proposal will increase external customer seating at the site by extending the rear terraces.
- Use of the mezzanine level, which was previously proposed to provide additional internal customer seating, has now been altered to be used for storage only, as the intensification of internal use by increasing covers on the mezzanine level could not be supported by policies 34 and 35 of LDP2 within the coastal retreat zone.
- Raising the slab internally, and raising the rear terrace levels, will reduce the flood risk to life and property from inundation.
- It is highly likely that access to the site, the front level-access entrance area, the rear garden, the external customer WCs and the commercial waste storage building will be compromised in a flood event.

However, in consultation with the various above bodies, no objection has been raised to the scheme in terms of the development increasing the threat to life or property from flooding.

The applicant/agent is made aware of the likelihood of short-term inundation of the site from flooding and damage which may be caused to the property by coastal retreat in the short-term - by attaching a suitably worded informative note to any permission issued. The applicant/agent can suitably make an informed decision as to the viability and suitability of undertaking the development proposed within the context of the coastal management retreat zone and C2 flood zone.

As approved document 'Threat to life Mitigation Report rec 12/10/21' has declared that there will be no increased threat to life or property caused by the intensification of use at the site, and that the raising of the slab and terraces will sufficiently mitigate the risk of inundation, and with no specific objection being raised to the scheme by any consultee in this regard, and as the A3 café use is deemed a suitable low-risk

use within the C2 flood zone, the proposal is considered to comply with policies 34 and 35 of LDP2.

Siting, Design and Impact upon the Special Qualities of the National Park:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP2) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 14 of LDP2 seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.

Policy 29 of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness.

Policy 6 of LDP2 permits development within the rural centres which 'contributes to the protection and enhancement of the special qualities of the Centre'.

It is considered that the scheme, in terms of visual quality, represents successful contemporary commercial design within the National Park - subject to further agreement (via condition) on external materials and finishes - shade of proposed blue painted external render, finish of external timber cladding, proposed associated external advertisements and branding and external lighting. Any advertisements shown on approved drawings are subject to alternative advertisement consent and are not included herewith within any permissions given. A suitably worded advisory note will be added to any permission issued to advise as such.

Subject to conditions and an advisory note, and the suitable discharge of those conditions where appropriate, the proposal is not considered to detract from the surrounding landscape, nor from the streetscape, nor from the special qualities of the National Park in this location to an unacceptable degree and as such, the development complies with policies 6, 8, 14 and 29 of LDP2.

Amenity and Privacy:

Policy 30 of LDP2 states that development will not be permitted where it has an unacceptable impact on amenity.

Window: The south-eastern (rear) roofslope of the application site, which is proposed (part retrospectively) to be raised by the scheme, will obscure the corner of a first floor south-western (side) window of adjacent property Newgale House. Newgale House is in commercial use at ground floor level, with residential use above. The separation distance between the roofslope and the window being obscured is 1.4m. The degree of obscuring of this window is minimal, and therefore is not considered to cause an adverse impact on the amenity of the habitable room which the window serves, to an unacceptable degree. The habitable room is dual aspect, being adequately served by other openings on the south-eastern (rear) elevation. The

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Authority do concede that the (part-retrospective) increase in ridge height is unfortunate – as previous permissions given for a more modest raising of the ridge did not obscure the window in question – but the adverse impact caused by the small degree of obscuring, although unfortunate, is not considered significant adverse impact enough to warrant refusal.

Ventilation: In consultation with Public Protection at Pembrokeshire County Council, inclusion of 2 no. mechanical vents in the north-eastern (side) elevation of the premises, to serve customer bathrooms, and addition of a mechanical vent in the south-eastern elevation, to serve the commercial kitchen, are not considered to adversely affect the amenity of the neighbouring residential property in Newgale House to an unacceptable degree. Any noise, vibration, atmospheric pollution or smell emissions caused by the proposed mechanical ventilation systems will be regulated as a separate matter to any planning permissions given under Environmental Health legislation.

External Areas: Enlargement of the outside customer seating areas will intensify outside commercial activity at the site. However, it is not considered that the degree of intensified external commercial activity will cause an adverse impact on the amenity of neighbouring residential properties to an unacceptable degree. A suitably worded condition will be applied to any permission issued to require that the outside seating under-canopy, terrace and garden areas are not used by customers between the hours of 9pm and 7am Monday to Sunday.

Overlooking: An internal mezzanine is proposed to be introduced by the scheme, featuring 2 no. rooflights to each roofslope over. It is not clear from submitted drawings at what height proposed rooflights will be above internal floor level of the mezzanine. Overlooking may have been possible by customers through rooflights over the mezzanine into neighbouring residential properties.

However, on the basis of intensified commercial use not being supported within the coastal retreat management zone by policies 34 and 35 of LDP2, the use of the mezzanine level has been changed during the course of this application from originally proposed additional customer seating to storage purposes only. This alteration is welcomed. Storage use only of the mezzanine level will be secured by suitably worded condition added to any permission issued.

Therefore, as a consequence of this alteration of use, possible vantage by customers onto neighbouring properties from the rooflights above the mezzanine has been mitigated. Nevertheless, a suitably worded condition will be added to any permission issued to require that the 4 no. north-eastern-most rooflights be obscured glazed to a minimum of level 3 on the Pilkington scale of obscurity, and be non-opening to a minimum of 1.7m above internal floor level. To be retained as such in perpetuity.

Subject to conditions, it is not considered that the development will cause an adverse impact on the privacy or amenity of neighbouring properties to an unacceptable degree, and therefore complies with Policy 30 of LDP2.

Highways and Parking:

Sufficient parking is available to serve the increased commercial function of the building once operational, and to contain all plant and materials associated with the construction phase within the site. A suitably worded informative note will be added to any permission issued to this effect.

In consultation with the Highways Department at Pembrokeshire County Council, no objection has been made. Relocation of the previously approved access ramp which was located within the highway is welcomed. As such, the proposed development is considered to comply with Policy 60 of LDP2.

Access:

A fundamental principle of PPW11 is achieving 'equality of access' and 'good design is inclusive design'. 'Development proposals must address the issues of inclusivity and accessibility for all. This includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children'.

The Authority assert that medium-scale commercial developments which are open to the public, such as the proposed, should include suitably inclusive access in their design.

The disabled access ramp to the front of the property as previously approved in permission NP/18/0741/S73 became undeliverable, as the application incorrectly declared that the ramp was positioned on land owned by the applicant, but in consultation with the Highways department it transpired that the ramp was in fact positioned within the highway. Subsequently in previously withdrawn scheme NP/20/0191/FUL, the Highways Department made objection to the ramp, as it would have caused an unacceptable pedestrian obstruction on the pavement to the front of the property and would have caused unacceptable narrowing at a point of constricted and busy road carriageway. Alternative inclusive access arrangements to the premises consequently had to be found.

Provision of an alternative ramped access to the rear of the property was agreed with the Highways Department. However, due to the raising of the floor slab of the building by 0.5m (without the benefit of planning permission), the necessary gradient to provide ramped access to the rear of the property, could not be achieved. A rear platform lift rather than a ramp was subsequently proposed.

However, installation of an external rear platform lift, which required ambulant disabled users to navigate an area of external customer seating, allowing rear access to the premises only, with external equipment being susceptible to weather conditions/weather damage, was not deemed suitable disabled access provision by the Access Officer.

Subsequently, the scheme was altered to lower the principal entrance point of the café to pavement level, to allow ambulant disabled users to enter the café on a level surface, at the main entrance point, to then reach internal seating areas via an

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internal platform lift, allowing level through-access out onto external terrace seating areas also. A lowered serving counter and ambulant disabled WC facilities have also been provided within the scheme, which are greatly welcomed.

In further consultation with the Access Officer, the new scheme to provide inclusive ambulant disabled access throughout the premises is welcomed. Further advice about providing contrasting surfaces, handrails, the platform lift and induction loop to accord with Part M of the building regulations has also been provided.

It is noted that use of glazed balustrades and glazed handrails throughout the scheme may cause difficulties for visually impaired users. Safer alternatives than glazed balustrades/handrails have been requested. Handrails suitable for disabled users have been requested to be installed throughout the scheme - to both sides of both internal and external steps - and for all sets of steps to include contrasting/textured nosings/risers. It should be ensured that the dimensions of the proposed internal platform lift accords within the minimum requirements of Part M of the Building Regulations. Other requests, such as contrasting handles/surfaces, accessible WC design and glare/lighting considerations have also been highlighted.

In final consultation with the Access Officer, the scheme in its current form is now acceptable. Further advice on making the premises inclusively accessible is included in the Access Officer's consultation response.

The proposal, in its current form is considered to accord with PPW11's fundamental principles of achieving inclusive design for all and equality of access, and now meets the Authority's standards on inclusive design, and therefore can be supported.

Landscaping:

There are no landscaping implications to this proposal

Biodiversity:

PPW, TAN5 and LDP2 policy 11 requires biodiversity considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

In consultation with the Authority's ecologist, no objection has been raised to the scheme, subject to a suitably worded condition being added to any permissions issued requiring that the express written consent of the Authority must be secured prior to the installation of any external lighting as part of the scheme. Any external lighting to be installed as part of the scheme shall omit less than 600 lumens in intensity, shall be low-level and shall be hooded to direct all light spillage towards the ground. For a commercial premises, confirmation of proposed hours of illumination will also be required.

In consultation with NRW a number of suitably worded conditions and informative notes shall be added to any permissions issued to ensure that the nearby

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watercourse is not adversely effected by any contaminated run-off from the construction phase, and that watercourse flood risk mitigation measures should be incorporated to any scheme at this site, as the site lies within the C2 flood zone, and that a flood risk activity permit should be secured prior to the continuation of any further works on site.

As such, subject to the imposition of suitably worded conditions and advisory notes, the development is considered to accord with relevant policies of the Local Development Plan 2020 and statutory requirements relating to ecology and can be supported.

Land Instability:

In consultation with the Coal Authority, as a commercial development within a surface coal area, standard precautionary advice relating to land instability will be added to any permissions issued.

Land Drainage:

A3 Café use is considered to be an acceptable low-risk use within the C2 flood zone.

Policy 32 'Surface Water Drainage' of LDP2 states that "Development will be required to incorporate sustainable drainage systems for the disposal of surface water on site". A further note states "The disposal of surface water run-off from development both during construction and after completion requires careful consideration in order to minimise its adverse environmental impact".

The proposal will create an increase in impermeable roof areas and terrace at the site. No details of surface water drainage arrangements have been supplied as part of this application.

In consultation with the Drainage Department at Pembrokeshire County Council, no adverse comments have been received. 2 no. suitably worded standard conditions will be added to any permissions issued, requiring that all surface water run-off from impermeable areas at the site be disposed of to a soakaway or some other form of sustainable drainage system, to be retained as such in perpetuity. Further, it will be required that any external surfaces laid at the site be laid to permeable or semi-permeable materials only, to be retained as such in perpetuity.

Refer to the *Policy and Principle* section of this report in regards to development within the Coastal Retreat Management Zone, the risks of coastal inundation at this site and Policies 34 and 35 of LDP2.

As such, with the imposition of suitably worded conditions, the development is considered to accord with policy 32 of the Local Development Plan 2020 and TAN 15.

Conclusion

The development is considered to accord with policies 1, 6, 8, 10, 11, 12, 14, 29, 30, 32, 34, 35 and 60 of Local Development Plan 2 and PPW11 relating to accessible design and can be supported.

Recommendation

APPROVE, subject to the following conditions:

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: S01D Site Location Plan 18.03.2021, P01A Proposed Block Plan received 10/11/2021, P02A Proposed Ground Floor Plan received 10/11/2021, P03C Proposed SE - NW Elevations received 10/11/2021, P04B Proposed NE & SW Elevations rec 19/11/21, P05A Proposed part ground floor rec 9/12/21, Threat to life Mitigation Report rec 12/10/21, Email from Agent to ST 09.12.2021 Re. Alterations to 'external toilet building'
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 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. Timber cladding to be used on any external surface as part of the development shall have a natural finish and appearance, and/or be left to weather naturally, or have a painted finish in a heritage shade only. To be retained as such in perpetuity.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities, special qualities and architectural character of the area. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design).
4. The shade of painted blue finish to be used on painted render external surfaces as part of the development shall be agreed in writing with the National Park Authority prior to implementation. A sample panel of suitably finished painted render may be requested to be prepared on site for inspection and approval, in writing, by the local planning authority prior to implementation. The works shall thereafter be carried out in accordance with the approved details and retained as such in perpetuity.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities, special qualities and architectural character of the area. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 14 (Conservation of the Pembrokeshire Coast

National Park), 29 (Sustainable Design).

5. External under-canopy, terrace and garden customer seating areas at the premises shall not be used by customers between the hours of 21:00pm and 07:00am Monday to Sunday.
Reason: To preserve the amenity of neighbouring properties. Local Development Plan 2 - Policy 30 (Amenity).
6. The internal mezzanine level shall at all times be used for commercial storage purposes only and shall not at any time be used for additional customer seating provision. To be retained as such in perpetuity.
Reason: In order to be clear on the approved scheme of development, in the interests of approving suitable development within the Castal Change Management Area. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design). Policies 34 (Flooding and Coastal Inundation) and 35 (Development in the Coastal Change Management Area)
7. Before the development hereby approved comes into first beneficial use, the 2 no. north-eastern-most rooflights on each front and rear roofslope shall be obscured glazed to a minimum of level 3 on the Pilkington scale of obscurity, and be non-opening to a minimum of 1.7m above internal floor level, to be retained as such in perpetuity.
Reason: In the interests of conserving the privacy and amenity of adjacent properties. Policy: Local Development Plan 2 - Policy 30 (Amenity).
8. Before installation, details of any external lighting to be installed at the site, including measures to control light spillage, shall be submitted to the National Park Authority for approval, in writing. Any external lighting to be installed at the site shall omit less than 600 lumens in intensity, shall be low-level, shall be hooded to direct all light spillage towards the ground, and the hours of illumination shall be detailed. To be retained as such in perpetuity.
Reason: To ensure that animal and plant species which within the terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and in the interests of conserving the amenity of adjacent properties - Local Development Plan 2 – Policy 11 (Protection of Biodiversity), Policy 30 (Amenity).
9. Surface water run-off from all impermeable areas created by the scheme shall be disposed of to soakaways or some other form of sustainable drainage system. To be retained as such in perpetuity.
Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan 2 – Policy 29 (Sustainable Design), Policy 32 (Surface Water Drainage).
10. All surface treatments laid as part of the scheme will be laid to permeable or semi-permeable materials only and retained as such in perpetuity.
Reason: To ensure that effective drainage facilities are provided for the

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proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan 2 – Policy 29 (Sustainable Design), Policy 32 (Surface Water Drainage).

DEVELOPMENT WITHIN THE COASTAL RETREAT MANAGEMENT ZONE

The applicant/agent is advised that the site lies within the Coastal Retreat Management Zone, which is an area at high risk of coastal inundation within the short term (20 years). Coastal inundation is highly likely to cause damage to property. The viability and suitability of undertaking the development proposed within this context should be considered.

ADVERTISEMENT CONTROL

All external advertisements on the building shall be subject to separate consent, in accordance with the Town and Country Planning (Control of Advertisements) Regulations 1992 (and any amendments made thereafter). A separate application for the display of advertisements at the site shall be required in addition to any planning permissions given.

OBSTRUCTION OF HIGHWAY

All plant, machinery, materials and vehicles associated with the works should be stored within the site. No users of the highway to the front of the property (either vehicular or pedestrian) should be obstructed by the works on site.

NRW POLLUTION OF WATERCOURSE ADVICE

Brandy Brook, which is a main river, runs approximately 17m to the south of the site and NRW advise this should be protected at all times during both construction and operational phases. Standard pollution prevention measures should be implemented throughout development, and these can be found online at <http://www.netregs.org.uk/environmental-topics/pollutionprevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-preventionppgs-full-list>

NRW FLOOD DEFENCE IN DESIGN ADVICE

In areas at risk of flooding, NRW recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels.

We refer the applicant to the NRW website for further advice and guidance available - the leaflet "Prepare your Property for flooding", the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties'

NRW FLOOD RISK ACTIVITY PERMIT ADVICE

Any works associated with the property within 8m from Brandy Brook (main river) could affect flow across the site and therefore if this is proposed, a Flood Risk Activity Permit should be applied for. Further information on this and how to apply for it can be found on our website:

<https://naturalresources.wales/permits-and-permissions/flood-risk-activities/floodrisk-activity-permits-information/?lang=en>.

DEVELOPMENT IN LOW RISK COAL AREA - STANDING ADVICE

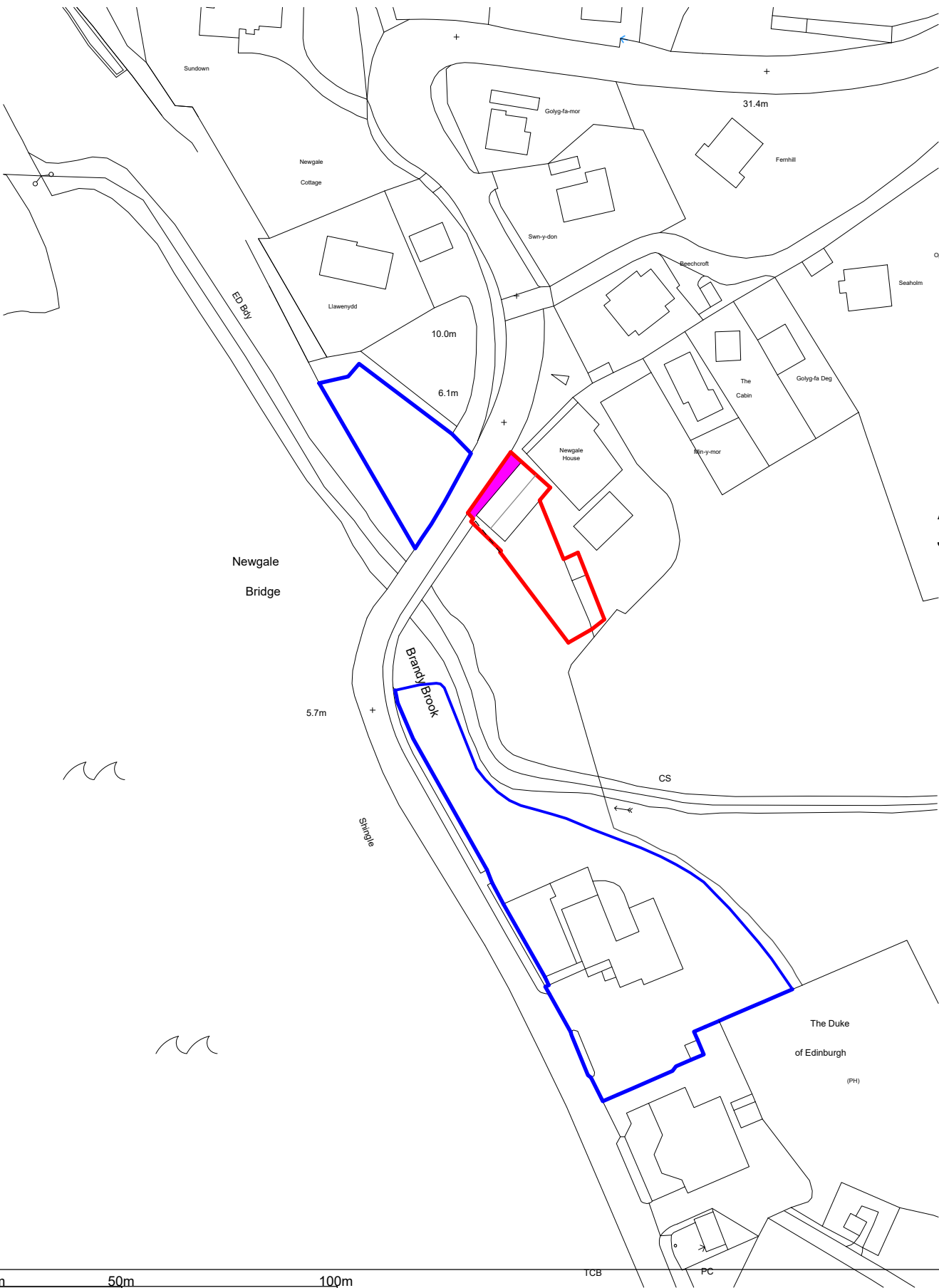
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

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

Site Location Plan

Scale 1:1250



Google Maps Image

No Scale



Application Site referred to:
Sands Cafe, Newgale

| | |
|---|--|
| This building is subject to Building Regulations. | |
| Rev | |

| | |
|---------|---------------|
| Drawing | Location Plan |
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|--------|----------------|
| Client | Mr B Sanderson |
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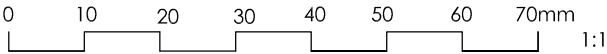
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| Project / Title |
| Retrospective application for the partial re-build of the Sands Cafe and resultant increase in the finished floor height and roof height. For alterations sought refer to Planning Permission NP/18/0741/S73 granted to; Sands Cafe, Newgale, SA62 6AS. |



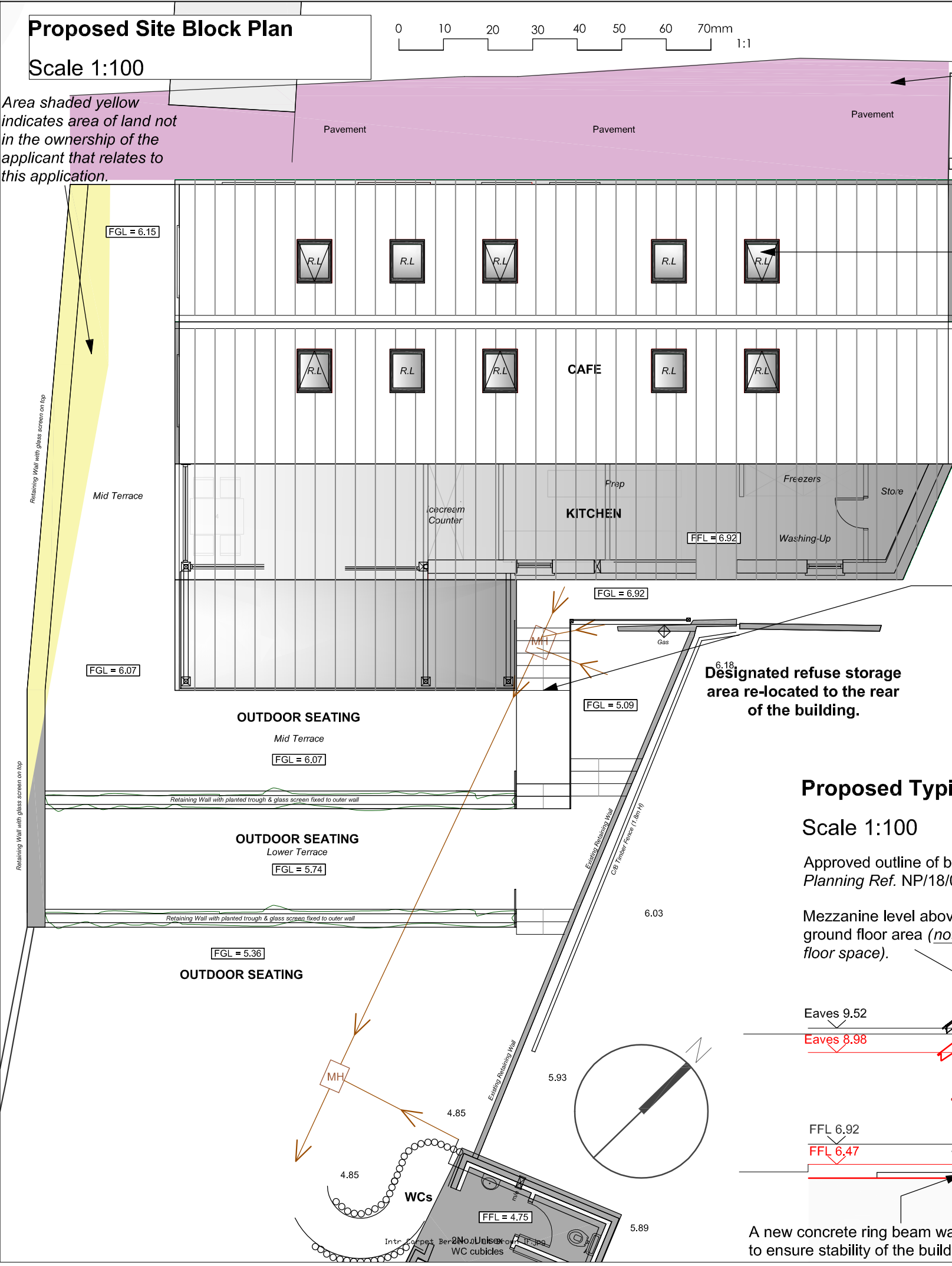
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| Drawing Number | Revision | Scale | 1:1250 |
| 124b/S01(D) | | Date | 8 Feb 2021 |

Proposed Site Block Plan

Scale 1:100



Area shaded yellow indicates area of land not in the ownership of the applicant that relates to this application.



Pavement to be retained as existing.

Area shaded indicates Highways Limits included within the application site area.

10 No. Roof lights to be installed, as per planning approval NP/18/0741/S73.

Note:
Oil tank safely removed from site.

Proposed stepped access connecting the external staff access route, upper, mid and lower terrace seating areas has been constructed to allow for safe ambulant disabled circulation, designed to satisfy Part M as follows:

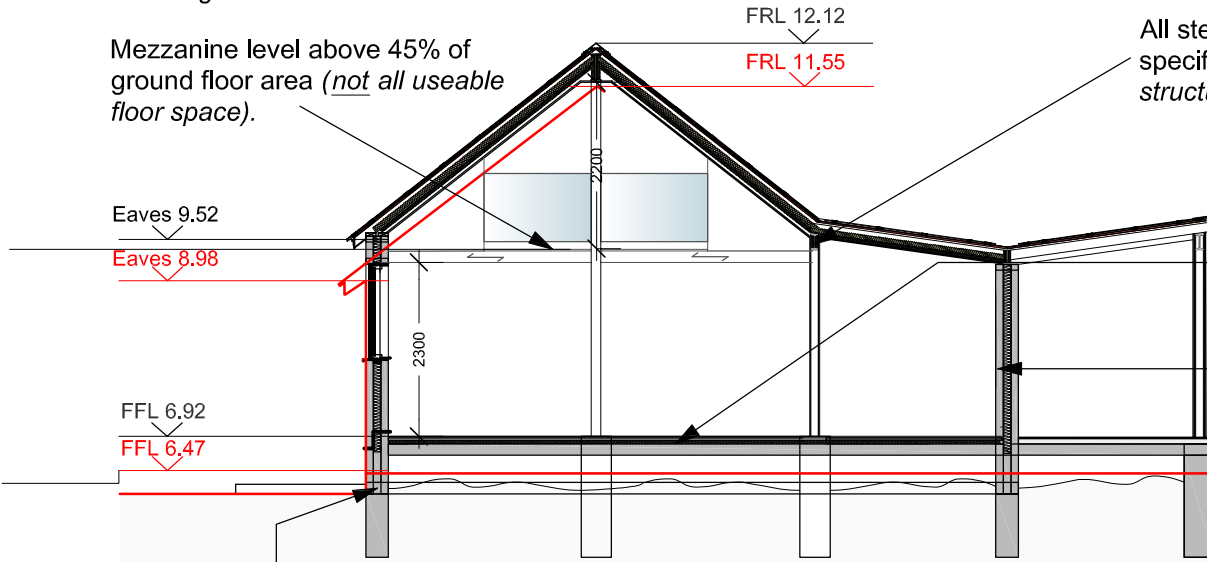
- Steps have a minimum going of 280mm and rise of 150-170mm.
- Steps without projecting nosings preferred.
- Handrails and landings to be provided to satisfy Part M,
- Unobstructed width of external steps to be 1.2m.

Proposed Typical Section

Scale 1:100

Approved outline of building shown as dashed RED line.
Planning Ref. NP/18/0741/S73.

Mezzanine level above 45% of ground floor area (not all useable floor space).



A new concrete ring beam was constructed to ensure stability of the building.

Existing concrete foundations have been maintained and reinforced as required.

Building Regulations Approval has been issued for this development, Ref. BR/0492/18, and regular inspections carried out by the local authority inspector.

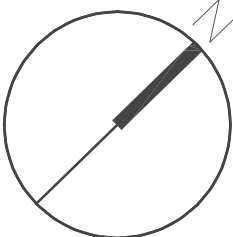
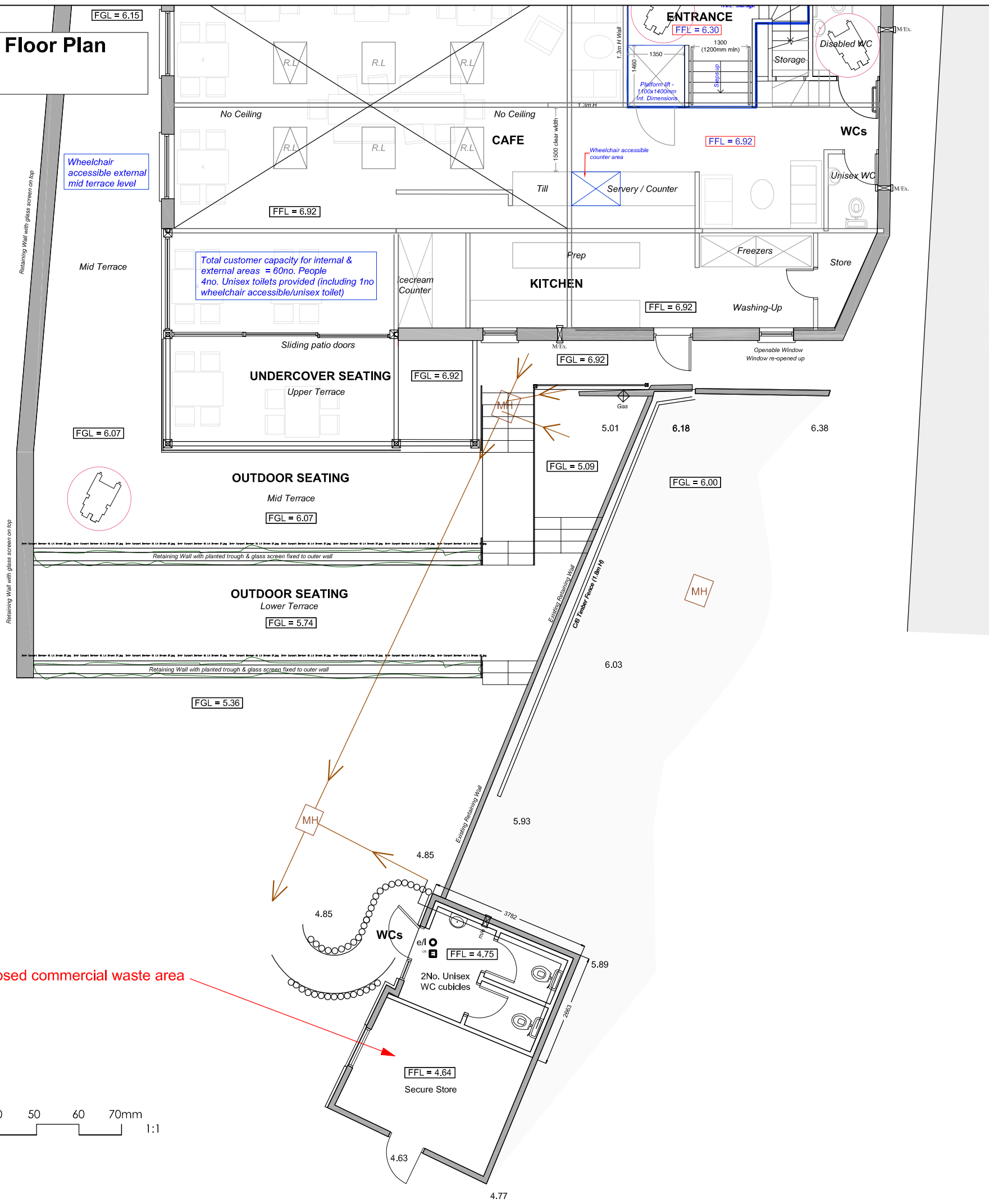
All steelwork has been designed, calculated and specified by a Structural Engineer (Full calculations and structural drawings approved by PCC Building Control).

A new concrete beam and block floor has been installed. The sub floor shall be insulated and a screed applied thereafter.

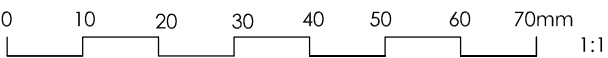
All new walls have 100mm PIR insulation fitted. Previous wall construction was un-insulated.


| | | |
|---|---|----------|
| This building is subject to Building Regulations. | | |
| Rev | Wheelchair access & provisions amended | 15.10.21 |
| Drawing | Proposed Site Block Plan & Typical Section | |
| Client | Mr B Sanderson | |
| Project / Title | | |
| Retrospective application for the partial re-build of the Sands Cafe and resultant increase in the finished floor height and roof height. For alterations sought refer to Planning Permission NP/18/0741/S73 granted to; <i>Sands Cafe, Newgale, SA62 6AS.</i> | | |
|  | | |
| Drawing Number | Revision | Scale |
| 124b/P01(A) | A | 1:100 |
| | Date | Feb 2021 |

Proposed Ground Floor Plan
Scale 1:100



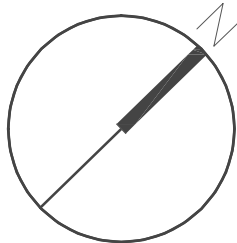
The re-building of the cafe is within the original building's footprint, and does not differ from the footprint approved within planning permission NP/18/0741/S73.



| | | |
|---|--|------------|
| This building is subject to Building Regulations. | | |
| Rev | Wheelchair access & provisions amended | 15.10.21 |
| Drawing Proposed Ground Floor Plan | | |
| Client | Mr B Sanderson | |
| Project / Title | | |
| Retrospective application for the partial re-build of the Sands Cafe and resultant increase in the finished floor height and roof height. For alterations sought refer to Planning Permission NP/18/0741/S73 granted to; <i>Sands Cafe, Newgale, SA62 6AS.</i> | | |
|  | | |
| Drawing Number | Revision | Scale |
| 124b/P05 | Page 51 of 108 A | 1:100 @ A3 |
| | Date | Aug 2021 |

Proposed Ground Floor Plan

Scale 1:100

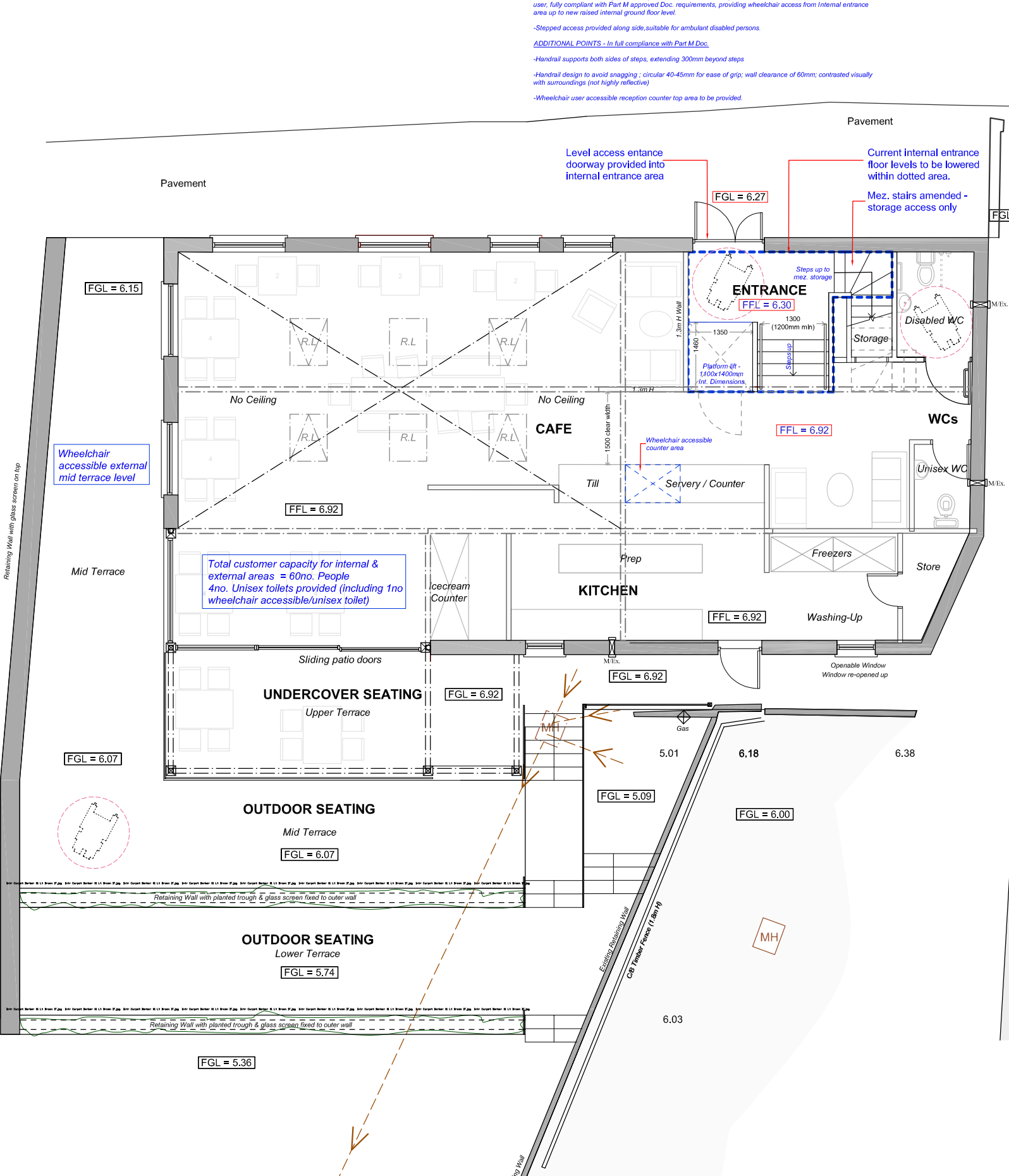


ACCESS REVISIONS - In compliance with Equality Act 2010 (Disability) regulations 2010 / Building Regulations.

- Level access entry provided into Main building entrance from external public footway.
- Provision of New Internal platform lift (Int. dims - 1400x1100 min.) suitable for 1no. wheelchair user & 1no. additional user, fully compliant with Part M approved Doc. requirements, providing wheelchair access from Internal entrance area up to new raised internal ground floor level.
- Stepped access provided along side, suitable for ambulant disabled persons.

ADDITIONAL POINTS - In full compliance with Part M Doc.

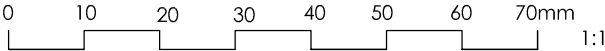
- Handrail supports both sides of steps, extending 300mm beyond steps
- Handrail design to avoid snagging ; circular 40-45mm for ease of grip; wall clearance of 60mm; contrasted visually with surroundings (not highly reflective)
- Wheelchair user accessible reception counter top area to be provided.



Adjacent 2-storey commercial building with the ground floor occupied by 'Carter Gardens & Leisure' and the first floor by 'The Big Blue Experience'.

The 'as-built' external walls are constructed off the existing foundations (*heavily reinforced*). The re-built walls have been built to current best practice, and feature twin wall concrete block construction with a fully filled cavity of 100mm PIR insulation.

The re-building of the cafe is within the original building's footprint, and does not differ from the footprint approved within planning permission NP/18/0741/S73.

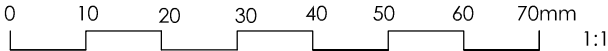


| This building is subject to Building Regulations. | | |
|---|--|----------|
| Rev | Wheelchair access & provisions amended | 15.10.21 |

| | | |
|-----------------|---|--|
| Drawing | Proposed Ground Floor Plan | |
| Client | Mr B Sanderson | |
| Project / Title | Retrospective application for the partial re-build of the Sands Cafe and resultant increase in the finished floor height and roof height. For alterations sought refer to Planning Permission NP/18/0741/S73 granted to; Sands Cafe, Newgale, SA62 6AS. | |



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| Drawing Number | Revision | Scale |
| 124b/P02(A) | A | 1:100 @ A3 |
| Date | | Feb 2021 |



A3

Proposed Front (N/W) Elevation

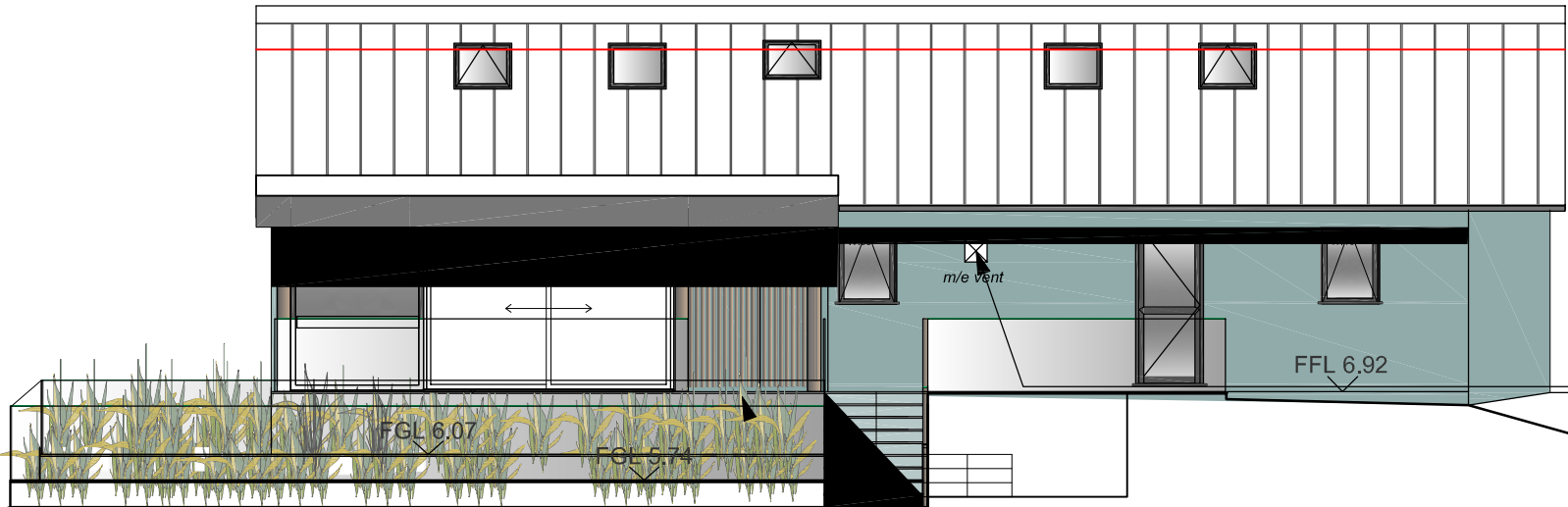


The as-built patio / terraced areas have been altered to the original planning permission to accommodate the change in finished floor level of the building. The design principles have however been maintained as below;

- External patios have been constructed at various levels to form 'terraces' to soften the visual impact of the hard landscaped area from the public highway and coastal path,
- The retaining wall structures include 'planting trough' features, to allow for planting,
- The planted troughs provide permanent soft landscaping, providing further screening and also act as a means of sustainable surface water drainage.

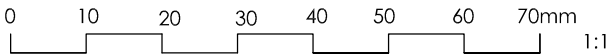
All windows, glazed panels and door openings have been constructed to the approved dimensions and locations, as per the planning permission NP/18/0741/S73.

Proposed Rear (S/E) Elevation



Level access to be provided at main door entrance internal area

Existing pavement to the front of the building to be retained as existing.



The extraction units for the Kitchen is specified to provide the following

- remove cooking fumes at source, ie at the appliance;
- remove excess hot air and bring in cool, clean air so the working environment is comfortable (inadequate ventilation can cause lethargy and heat stress contributing to unsafe systems of work and high staff turnover);
- make sure that the air movement in the kitchen does not cause discomfort, eg from strong draughts;
- provide enough air for complete combustion at fired appliances and prevent the risk of carbon monoxide accumulating;
- be easy to clean, avoiding build-up of fat residues and blocked air inlets which lead to loss of efficiency and increased risk of fire;
- be quiet and vibration free.

Specification:-
12 Inches (300mm)
Opening size: 340*340mm
panel size 390mm
Wattage 40W
Airflow : 1000 (m3/h)
Noise 47 (Db)
Voltage 220V

| This building is subject to Building Regulations. | | |
|---|--|----------|
| Rev | Wheelchair access & provisions amended | 15.10.21 |

| | |
|---------|--|
| Drawing | Proposed Elevations: North West & South East |
| Client | Mr B Sanderson |

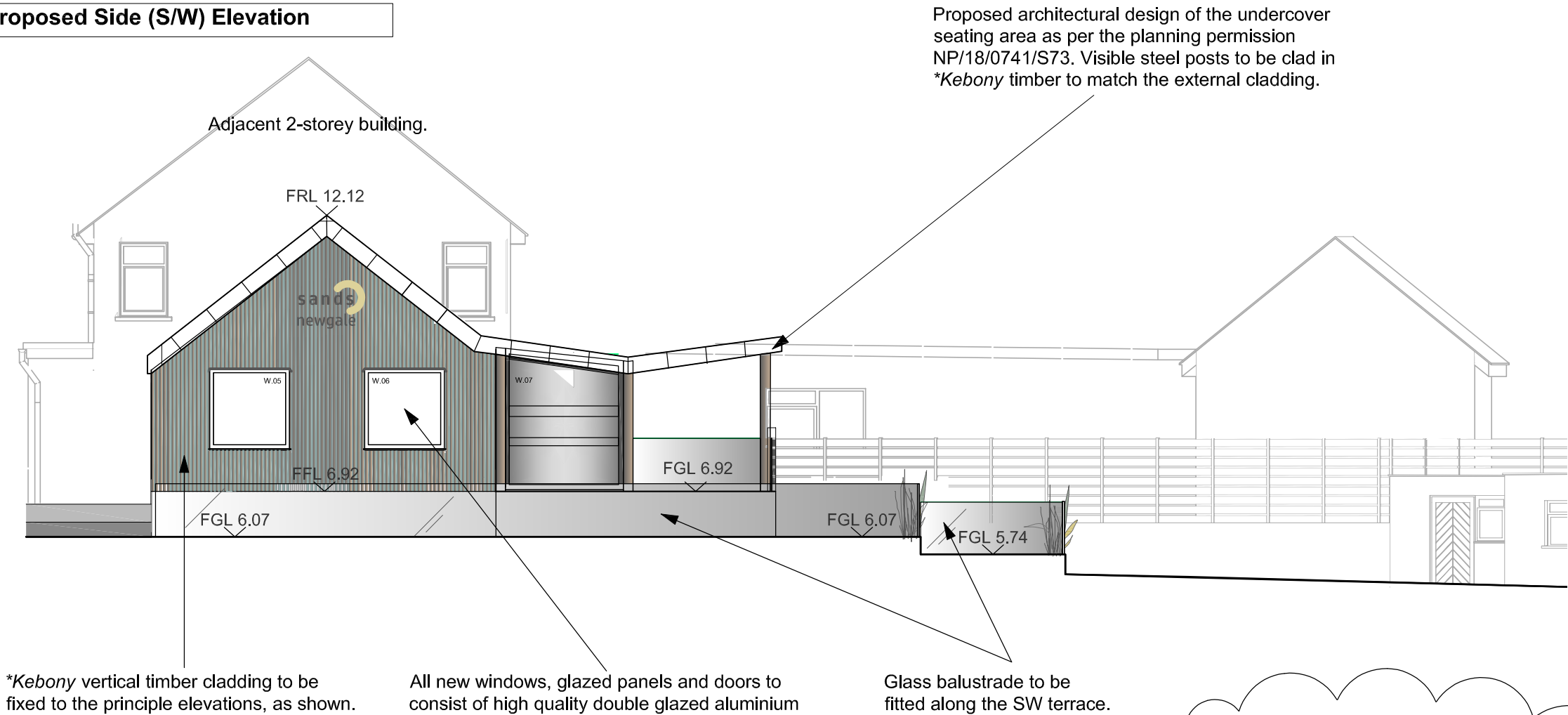
Project / Title
Retrospective application for the partial re-build of the Sands Cafe and resultant increase in the finished floor height and roof height. For alterations sought refer to Planning Permission NP/18/0741/S73 granted to; Sands Cafe, Newgale, SA62 6AS.



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| Drawing Number | Revision | Scale |
| 124a/P03(C) | A | 1:100 @ A3 |
| Date | Aug 2021 | |

A3

Proposed Side (S/W) Elevation



*Kebony vertical timber cladding to be fixed to the principle elevations, as shown.

All new windows, glazed panels and doors to consist of high quality double glazed aluminium framed units by *Velfac. Frames to have an external powder coated finish in Anthracite grey, with natural wood internal frames.

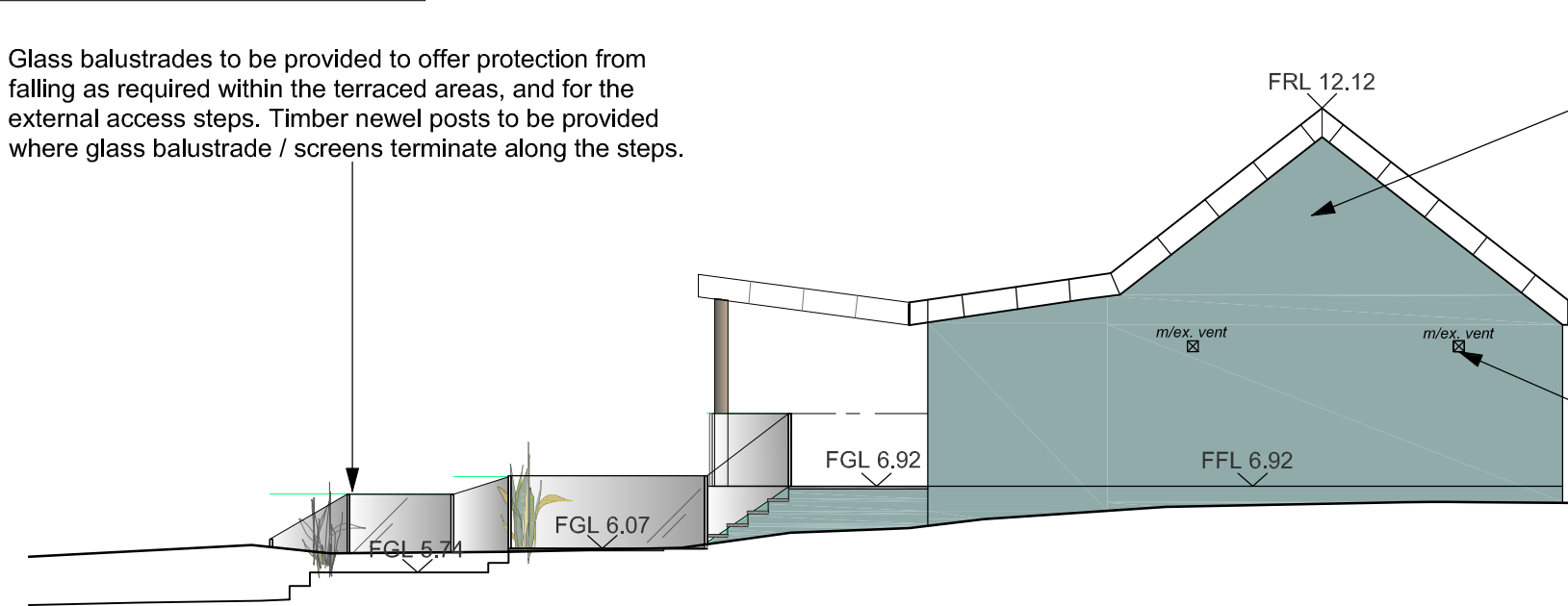
Glass balustrade to be fitted along the SW terrace.

All windows, glazed panels and door openings have been constructed to the approved dimensions and locations, as per the planning permission NP/18/0741/S73.



Proposed Side (N/E) Elevation

Glass balustrades to be provided to offer protection from falling as required within the terraced areas, and for the external access steps. Timber newel posts to be provided where glass balustrade / screens terminate along the steps.



External walls to be finished in a concrete render, sponged and painted finish.

2No. mechanical extract vents serving the toilets to terminate on the north-east elevation.

- Specification
- Extract Performance: 107 m³/h
 - Extract Performance: 30 l/s
 - Power: 18 Watts
 - Sound: 36 dB(A)@3m
 - Shutter: Thermo
 - Dimensions: H: 155mm x W: 155mm x D: 100mm
 - Adjustable overrun timer

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|---|--|----------|
| This building is subject to Building Regulations. | | |
| Rev B | Rear platform lift omitted | 19.11.21 |
| Rev A | Wheelchair access & provisions amended | 15.10.21 |

| | | |
|---------|---|--|
| Drawing | Proposed Elevations: North East & South West | |
| Client | Mr B Sanderson | |

Project / Title
Retrospective application for the partial re-build of the Sands Cafe and resultant increase in the finished floor height and roof height. For alterations sought refer to Planning Permission NP/18/0741/S73 granted to;
Sands Cafe, Newgate, SA62 6AS.



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| Drawing Number | Revision | Scale |
| 124b/P04(B) | B | 1:100 @ A3 |
| Date | Aug 2021 | |