

Application Ref: NP/21/0786/FUL

Case Officer	Sally Tyler		
Applicant	Ms L Middleton		
Agent	Mr M Bool, Oochitecture		
Proposal	Refurbishment of ground floor store/cafe. Two storey rear extension to replace existing single storey extension. Proposed two bedroom flat to first floor.		
Site Location	Village Store, 9, Angle Village, Angle, Pembrokeshire, SA71 5AT		
Grid Ref	SM86550288		
Date Valid	17-Feb-2023	Target Date	13-Apr-2023

This item is being considered by the Development Management Committee as the recommendation for approval is contrary to a policy of the Local Development Plan 2.

Consultee Response

CADW – No objection

Conservation Officer – No adverse comment.

Dwr Cymru/Welsh Water – No objection, subject to condition.

Dyfed Archaeology – No objection, subject to condition.

PCNPA Ecologist – No objection, subject to condition. Test of Likely Significant Effect undertaken and subject to condition, no unacceptable impact on SAC.

NRW – No objection, subject to conditions proposed.

PCC Highways – No objection

PCC Drainage – No objection, informatives regarding culverts and drainage. SAB approval not required.

PCC Access officer – detailed comments regarding compliance with Equality Act (2010) Disability regulations

PCNPA Tree officer – No objection, subject to conditions.

Public Response

Site notices and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. A site notice was displayed, and neighbour letters were sent.

The community council's consultation comments on the application are as follows:

The Community Council are pleased to support a village shop. In principle we have no concerns about the proposal of a shop +/- upstairs accommodation. We have not been contacted by any neighbours about the application.

5 no. public responses have been received to the initial scheme, and a further 5 no. responses to the amended scheme. A summary of these objections are:

- Noise and disturbance from holiday makers in the flat
- Lack of parking and road safety
- Concerns about foul drainage and capacity
- Risks of flooding
- Potential impact on privacy and amenity of neighbouring properties

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- Too many holiday lets within Angle village
- Concerns over use of the rear garden / either for the café or for holiday makers
- Concerns about recycling/waste storage and collection
- Security to the rear of the building due to fire escape at first floor
- Concerns over the rear garden being terraced
- Potential for impact on archaeology
- Surface water drainage issues

Policies considered

Future Wales: The National Plan for Wales 2040

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website –

[Local Development Plan 2 - Pembrokeshire Coast National Park](#)

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

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 54 - Community Facilities

LDP2 Policy 56 - Retail in National Park

LDP2 Policy 60 - Impacts of Traffic

PPW11

SPG03 - Landscape

SPG10 - Archaeology

SPG12 - Biodiversity

SPG16 - Sustainable Design & Development

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

TAN 15 - Development and Flood Risk

TAN 24 - The Historic Environment

Constraints

Special Area of Conservation - within 500m
Biodiversity Issue
Historic Landscape
Rights of Way Inland - within 50m
Ancient Monument - within 500m
Potential for surface water flooding
Recreation Character Areas
Affordable Housing Submarkets
Seascape Character Areas
Conservation Area Angle
Landscape Character Area

Officer's Appraisal

Site and Context

The site is currently vacant, having previously been the village shop and post office at ground floor level for a number of years.

The existing building has a single storey rear lean-to, store & WC, a small covered rear yard, & long garden to the rear.

There is a single room at first floor level, previously used as shop storage which has front windows, previously boarded up.

Relevant Planning History

04/416 Triangle Village Stores, 9 Angle Village Extension of Post Office & Store and creation of living accommodation at first floor - Approved.

PA/20/0061 Change of use from planning consent for part residential and part commercial to being completely residential - PP Required

Description of Proposal

The application was first submitted with a substantial 2 storey perpendicular rear extension to create shop & café (A1 and A3 use) at ground floor level, with a 3-bedroom flat at a first-floor level. The flat featured a recessed balcony, with an external stair giving access to rear garden, rooflights, side boundary privacy walls.

Since submission the scheme has been revised to reduce the size of the first floor to reflect that of the current ground floor footprint, with the proposal now including a 2-bedroom flat at the first-floor level.

Key Issues

The application raises the following planning matters:

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- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Access for All
- Vehicular Access and Parking
- Landscaping & Biodiversity
- Drainage
- Impact on the Historic Environment

Policy and Principle of Development

Future Wales – The National Plan 2040 (FW which was adopted on 24th February 2021) is the National Development Framework for Wales and is the national tier of the Development Plan.

Policy 4 ‘Supporting Rural Communities’ states that Strategic and Local Development Plans must identify their rural communities, assess their needs and set out policies to support them.

On page 104, Future Wales states that: *National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas...* and that *“Future Wales policies respect the functions of National Parks in terms of their statutory purposes...”*

Policy 1 of the Pembrokeshire Coast National Park Local Development Plan 2 (LDP2) sets out the National Park’s purposes and duty, in order to ensure that development within the Park is compatible with these.

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

The application site is located, to both front and rear, within the Angle Conservation Area. Under the Planning, Listed Building & Conservation Areas Act 1990 local planning authorities are required to designate Conservation Areas, (Section 69.2) which are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”, (Section 69.1).

Upon designation of such area, it is the responsibility of the Authority to give special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area (Section 72).

The purpose of the Authority’s former Supplementary Planning Guidance (SPG) on the Angle Conservation Area (2011) is ‘to preserve and enhance the special architectural, archaeological and historic qualities which contribute to the character of the Angle Conservation Area [and] to ensure that all new works and development respect and add to the special character of the Conservation Area and that no new works detract from or harms its character’.

Policy 6 of LDP2 sets out the land use priorities for Rural Centres and includes providing for and permitting housing to facilitate the delivery of affordable housing for the local area, to permit small scale employment developments, to protect and

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enhance the Centre's range of facilities, to ensure developments permitted contribute to the protections and enhancement of the special qualities of the Centre and to ensure that development is of a scale that is consistent in scale with the size and character of the Centre.

In terms of compliance with Policy, the refurbishment of the village store is considered to be acceptable and in accord with Local and National Development Plan policies.

The provision of a flat over a shop as a part of mixed use within Class A1 (shops) and as a single flat is classed as 'Permitted Development' in Part 3, Class F of the Town and Country Planning (General Permitted Development) Order 1995. It also states that in the conditions to the class, that under (c) the single flat shall not be used otherwise than as a dwelling (whether or not as a sole or main residence).

Were the shop currently in use, the use of the upstairs as a flat would not require planning permission, but the extension of the first floor would require full planning permission. The very strong fall-back position of the use of the flat above the shop as a part of a mixed A1/C3 use is a significant material consideration when assessing this proposed development.

Policy 54 of LDP2 seeks to protect community facilities, which includes convenience stores. Policy 54 does not allow development which would adversely affect the operation of community facility or results in its loss, except where a suitable replacement or enhanced facility is to be made available or where it can be shown that the facility is no longer required or financially unviable. New community facilities and extensions to community facilities are supported where these are well located to meet the community's needs.

Policy 57 states that changes of use, redevelopment or development of new buildings will be permitted in a Rural Centre where the proposal is for retail or commercial uses (A1, A2 or A3 uses). The proposal for the ground floor use of the property as a store / café/ deli complies with Policies 54 and 57 of LDP2 and is acceptable, in principle.

Development within the flood zone: The site lies within a high risk C2 Flood Zone for both tidal and fluvial flood events - the culverted watercourse which runs below, and adjacent to, the property, creates high surface water flood risk. The site also lies within the Coastal Change Management Area. The flood zone extends along the rear access to the property and the street frontage, which would have an impact on potential means of escape or access for emergency workers in the event of a flood.

The ground floor proposal of a shop and café on a similar footprint to the existing building is a less vulnerable use and would comply with TAN 15 guidance and the Authority's LDP 2.

The first-floor element of the application however proposes highly vulnerable use (residential within a C2 flood zone and within the Coastal Change Management Area. This element is contrary to the Local Development Plan 2 policy approach and contrary to TAN 15.

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NRW refers the Authority to Section 6 of TAN 15 and the Chief Planning Officer's letter from Welsh Government, dated 9 January 2014, which affirms that highly vulnerable development and emergency services should not be permitted in Zone C2 (paragraph 6.2 of TAN15). NRW goes on to state *We have reviewed the application and whilst we note that the proposal will result in a HVD use being introduced into an area of flood risk, this will be elevated above the flood risk and there is no change in the vulnerability use at the ground floor level. We have no objection to this development in terms of flood risk; however, we advise that in coming to your decision, your Authority must be satisfied that the proposal is acceptable in terms of flood risk, particularly with regard to access and egress considerations, and for emergency planning purposes.*

Policy 34 of LDP2: Flooding and Coastal Inundation (Strategy Policy) states that development will be directed away from areas which are at risk from flooding now or as predicted for the future by TAN 15 or the Shoreline Management Plan 2, unless there are sound social or economic justifications in accordance with the advice set out in Technical Advice Note 15. Policy 35 of LDP2 states that new dwellings or conversion of existing buildings to residential use will not be permitted in the Coastal Change Management Area.

The increasing risk of coastal inundation in many communities in the National Park is recognised in the Shoreline Management Plans. Angle falls within the South Wales Shoreline Management Plan (SMP). The policy for the Angle unit (19.2) in the SMP is one of no active intervention to allow the coast to evolve and retreat naturally with minimal interference. It recognises that public money is unlikely to be available to maintain or upgrade existing defences but allows for privately funded measures to be implemented such as improved flood warning, flood protection measures, flood resilience measures or relocation of assets. As one of the flood risks at the application site is from the sea, the predicted rise in sea level is likely to increase the frequency and level of flooding in this property.

Permitted Development: However, in this instance, there is also the fall back of a permitted mixed retail and residential use in terms of the permitted development rights for a flat above a shop. Although the shop premises has been vacant for some years, the retail use is not considered to have been lost from the site, as the property still features a retail frontage, including a retail display window and the proposal is to bring the shop back into reuse, albeit as a shop/café/deli.

In this instance, the recommendation would be to suggest a condition requiring the applicant to formulate and submit a flood evacuation plan, (which should also be displayed prominently in the flat) and to design-in flood resistance and/or resilience measures to the property.

As creation of the proposed self-contained residential unit benefits from a fallback as a result of permitted development rights, there is no mechanism for the unit to be considered under LDP2 policies as an affordable housing unit in the first instance, or to require financial contribution towards affordable housing provision.

As such, the development complies with the policies 54 and 57 of LDP2. The proposal does not comply with policy 34 or TAN 15, but these considerations are overruled by provisions of the Town and Country Planning (General Permitted Development) Order 1995.

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 and/or, that would be insensitively and unsympathetically sited within the landscape, or that would fail to harmonise with, or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.

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

The principal elevation of the property, which provides a positive contribution to the character and quality of the Conservation Area to the front of the property, will not be altered by the proposal. Use of natural blue/black slate roof coverings and timber windows and doors, to be painted in a heritage shade only, is welcomed. Rooflights should be of low-profile conservation style only. These details will be secured by suitably worded conditions added to any permissions issued.

The revision of the rear building line back to the extent of the original ground floor footprint is considered to be acceptable.

The rear of the host property is located 14.5m away from the remains of the medieval Angle Castle Scheduled Ancient Monument (SAM). Cadw requested further information in December 2021 and a Heritage Impact Assessment was received in March 2022. Cadw were re-consulted and did not object to the scheme.

The PCNPA Built Conservation Officer has also been consulted and is content that the proposal does not have an adverse impact on the character of the Conservation Area.

Amenity and Privacy

Policy 30 of LDP2 refers to 'amenity' in general, seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

Rear extension: The development proposes a 2 storey rear perpendicular extension, which extends 10.2m from the rear elevation of the host property (existing single storey lean-to extends 9.8m back), which rises to 5.4m for the entirety of its length (current rear lean-to rises to 2.7m).

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The south-eastern elevation of the proposed extension is not considered to cause an unacceptably adverse impact on the adjoining property to the east, as this neighbouring property also features a large single storey rear extension which projects a similar distance as the proposed.

The proposed extension will face a blank elevation towards the adjoining property to the west, rising to 5.3m in height, extending 7.2m further than the rear elevation of the neighbouring property. This wall will be located on the other side of the culvert, lying 2.2m away from the shared boundary.

To provide screening of the large, glazed opening proposed to be introduced to the western side elevation of the proposed extension, and of the rear seating area, a 2.4m high (rising to 3m) boundary wall is proposed to be introduced along the south-western edge of the culvert. It is noted that this side of the culvert is not in the ownership of the applicant, as the culvert is not owned by either neighbouring party - but has historically been collaboratively managed by both parties to reduce flood-risk to both properties. This is considered a civil matter which does not impact on the consideration of this planning application. A lower-level boundary wall is proposed to be built along the south-western edge of the culvert for the full length of the plot. The neighbouring property to the west's boundary with the culvert is currently largely open aspect.

Balcony & Rear Elevation: The development proposes a significant amount of glazing, on the rear elevation of the first floor, with a recessed balcony and external stair. The recessing of the glazing will to some extent, mitigate against the potential for light pollution and a condition to restrict external lighting is suggested to ensure this is controlled in the future.

For building regulations, an external platform and stair is required as means of escape for flats over retail premises. The balustrades of the proposed external stair will rise to 1.1m, but the applicant's agent has confirmed that an obscure screen at the closest end of the stair to the dwelling could be achieved by condition. A condition would also be required to ensure that the rear flat roof could not be used as an external seating/amenity area.

Shop/Café/Deli Use: No information has been provided within this application to detail external ventilation systems or extract equipment which may be required to serve the catering or WCs elements of the proposal, or where or how commercial waste associated with commercial activities within the property will be stored or dealt with at the site. Further details on these elements of the proposal should be provided for the consideration of the Authority. A condition to ensure any ventilation/flues required and a condition for the storage and collection of waste accordingly would be considered prudent.

The application states that the retail element of the scheme will function 08:00 to 20:00 Monday - Friday, and 10:00 - 15:00 weekends and Bank Holidays. No information has been provided as to the opening hours of the café/deli element of the scheme and it is assumed that these would be the same.

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Such opening hours are considered appropriate to the residential context in which the property is located. The application does not detail whether the shop/café/deli will be open all year round or is intended to be open for holiday seasonal use only but either would be acceptable and it is not proposed to condition seasonal controls. A suitably worded condition should be added to any permissions issued to ensure that the stated opening hours are adhered to, and that deliveries and collections associated with the commercial functioning of the property, including refuse collection, are undertaken at times suitable to the residential context of the site.

Issues relating to noise and odour potentially omitted by the proposed uses at the site are regulated under legislation separate to any planning permissions issued, as regulated by Public Protection.

Subject to the addition of suitably worded conditions, the privacy and amenity of neighbouring properties to either side of the site can be adequately protected and complies with policy 30 of LDP2.

Access for All

The public sector equality duty section (Section 149) of the Equality Act (2010) should be considered when granting planning permission for any development. In addition, the Act imposes extra duties on public sector organisations in Wales to improve opportunities for disabled people to access services and facilities.

The Welsh Government and local authorities have a duty to implement the UN Convention on the Rights of Persons with Disabilities (CRPD) in order to safeguard and promote disabled people's rights. The key requirements are Article 9: The duty to ensure disabled people can access facilities on an equal basis with others. Article 19: The equal rights of all disabled people to live in the community, with choices equal to others. In short, public authorities have a duty to: - advance equality of opportunity - eliminate discrimination and harassment - promote positive attitudes - encourage participation by disabled people.

The Authority promotes accessible and inclusive public environments, in facilities such as the shop and café/deli proposed by this scheme. In this regard, the Authority must meet its statutory duties under the Equality Act 2010 and other obligations contained within current policies and regulations.

The Accessibility Officer for PCC has been consulted with the proposals and made the following comments:

In its current form, neither the proposed shop/café/deli nor holiday let appear to incorporate any features which provide accessibility for all to these facilities.

The WC serving the proposed café/deli is not accessible. As this is the only toilet on that level, this WC needs to be adapted appropriately. The toilet facilities as currently proposed will not comply with Part M of the building regulations. The door of an accessible toilet must open outwards, and the internal space within the WC must provide adequate turning space for a wheelchair user. These features are not currently proposed by the scheme. It is not clear that door widths and the proposed

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lobby entrance arrangement which separates access from the shop/café/deli and the holiday let above provides wheelchair access to the shop/café/deli. Neither is it clear whether level access from the highway to the front of the property has been provided into the ground floor of the site.

In consultation with PCC's accessibility officer on the scheme, other accessibility features suggested to be incorporated into the shop/café/deli elements of the scheme:

- part of the serving counter being at wheelchair height and that items on display can be seen from this level
- WC flush handle fitted to the transfer side of the cistern. Do not use a push button flush, mounted in the centre of the cistern
- Ensure that doors opens outwards
- Colour contrasts between doors, handles, doorframes, light switches, walls and skirting
- Ensure appropriate door and corridor widths for manoeuvrability and consider how the position of furniture (e.g. space between) has an impact on a person's ability to move around.
- A hearing enhancement system (e.g. loop or infrared) be provided at the service counter.
- Never write menus and signage in ALL CAPITALS and again, make use of colour contrast. Keep fonts simple and consider using pictures to help illustrate a point.
- Consider using different height tables so that a wheelchair user can fit underneath.

Officers consider that some of these matters fall outside the scope of planning controls as they are internal works. There are however Building Regulations requirements that must be complied with and which could be used by PCC to require appropriate adaptations for wheelchair users. Other matters could be conditioned (by way of example, external doors opening outwards)

No accessibility features have been incorporated into the proposed first floor holiday let. As this development benefits from a fallback use from permitted development, and is not publicly accessible, it is not considered reasonable that disabled access adaptations would be required to be incorporated into this element of the scheme. However, a suitably worded informative note should be added to any permissions issued to advise that the adaptive measures suggested in the access officer's consultation response relating to the flat be incorporated into the scheme, as best practise inclusive design.

In its originally submitted form, it is not considered that the shop/café/deli element of the scheme would comply with the Authority's obligations under the Equality Act 2010, or the Welsh Government's Framework for Action on Independent Living regarding equality of Access for All to public facilities, but a re-designed scheme has been submitted and the Access Officer's further comments sought which will be verbally reported to Committee.

Vehicular Access and Parking

In consultation with the Highways Department at Pembrokeshire County Council no objection has been made to the scheme.

As the site lies within a zone 1 parking area; Conservation Area, no parking is required to be provided to serve the proposed holiday let. Sufficient unrestricted on street parking is considered to be available to the front of the premises to serve customer and commercial delivery/collection vehicular movements associated with the shop/café/deli function at the site. Therefore, the development is considered to comply with Policy 60 of LDP2.

Landscaping and 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.

Both NRW and the Authority's Ecologist have been consulted on the scheme. As a protected species is known to be present on the site, a protected species survey was required as part of the application.

No adverse comments have been received from the above consultees but they have recommended the addition of several suitably worded conditions and advisory notes being added to any permissions issued.

The site straddles a culverted watercourse which directly discharges into a Marine Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI).

In considering Habitats Regulations requirements relating to the SAC, the potential for likely significant effects on the SAC could not be excluded. The authority must accordingly make an appropriate assessment of the implications of the plan or project for that site, in view the site's conservation objectives. A Test of Likely Significant Effect (the first stage of a Habitat Regulations Assessment on the SAC) was therefore undertaken. The conclusion of this was that no adverse impact is considered to be caused to the integrity of the SAC subject to suitably worded conditions requiring a Construction Environmental management Plan. In relation to the SSSI the Authority must take reasonable steps, consistent with the proper exercise of the Authority's functions, to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the SSSI is designated. It is considered that a condition requiring a suitably worded Construction Environmental Management Plan addresses this requirement.

As such, subject to the imposition of several suitably worded conditions (including biodiversity enhancements) and an advisory note, and the suitable pre-commencement discharge of these conditions where appropriate, the development is considered to accord with relevant policies of the Local Development Plan 2 and the Environment (Wales) Act 2016 relating to ecology and can be supported.

Surface Water Drainage

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".

A suitably worded drainage condition will be added to any permission issued to ensure that all surface run-off from all hard surfaces at the site is disposed of to soakaway or to some other form of sustainable drainage system, and that surface water discharge will not be allowed to enter the watercourse on the site whatsoever, with these measures, to be retained as such in perpetuity. This condition is particularly pertinent on this site, as the watercourse on the site is already liable to surface water flooding, so adding further discharge to its flow as a result of the proposed development is liable to exacerbate flooding impacts, not only on the site, but on other sites elsewhere along the course.

A further suitably worded condition will be added to any permissions issued to ensure that any external surfaces at the site are laid to permeable or semi-permeable materials only, to be retained as such in perpetuity.

As such, subject to the imposition of suitably worded conditions, and consequent suitable surface water arrangements to be implemented at the site, the proposal conforms to the relevant requirements of policy 32 of LDP2.

Drainage

The site lies in an area highly vulnerable to both tidal and fluvial flooding. The flood risk at this site is further exacerbated by the culverted watercourse which runs below and adjacent to the site. Both fluvial and tidal flood events are recently recorded at both the front and rear of the property, with the property being inundated itself.

In consultation with the drainage engineers at PCC, as an ordinary watercourse lies within the site, a suitably worded informative note should be added to any permissions issued to inform the applicant/agent that the ordinary watercourse must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of Pembrokeshire County Council under Section 23 Land Drainage Act 1991 as amended by the Flood and Water Management Act 2010. Additional consent, as a separate matter to any planning permissions issued is also required to alter a culvert in a manner that would be likely to affect flow of an ordinary watercourse, and for temporary as well as permanent works.

The applicant/agent will be required to design flood prevention measures into scheme through condition, such as internal flood barriers and membranes, and for example, through awareness raising to inform an evacuation plan, provision of flood resistance and/or resilience measures.

Subject to informatives and conditions to incorporate flood prevention measures into the design, the proposal conforms to the relevant requirements of policy 32 of LDP2.

Impact on the Historic Environment

PPW11 explains that it is important for the planning system to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance).

'Technical Advice Note 24: The Historic Environment' elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

The Angle Proposals Document was adopted as supplementary planning guidance to LDP1. With the adoption of LDP2 in 09/20, all 13 Conservation Area Proposals Documents are being reviewed with the intention of them forming SPG to LDP2.

Due to the present status of the SPG, the decision is based on Section 72 of the 1990 Planning (Listed Buildings and Conservation Areas Act) which requires this Authority in the exercise of its functions that special attention shall be paid to the desirability of preserving or enhancing the character of the conservation area. CADW guidance including Managing Conservation Areas (para 6.4) is also relevant.

Scheduled Monuments: The application area includes part of scheduled monument PE069 Angle Castle whilst scheduled monuments PE067 Angle Dovecot and PE068 The Tower are both located inside 175m from it. The proposed development therefore will have an impact on the settings of these scheduled monuments, which will be a material consideration in the determination of this application (see Planning Policy Wales 2021, section 6.1.23)

A Heritage Impact Assessment has been submitted in support of this application. Consultation with CADW has concluded that the proposed development will not affect how the scheduled monuments are experienced, understood and appreciated. Consequently, there is not considered to be an adverse impact on the settings of scheduled monuments PE067, PE068 and PE069.

Archaeology: The site lies within the core of the historic settlement of Angle and within immediate proximity to the remains of a Medieval Fortified Manor House. In consultation with Dyfed Archaeological Trust, it is considered possible that buried archaeological features could extend into the application area where any ground works for the proposed development could reveal and destroy buried archaeological remains. Consequently, in order to protect potential archaeological interests, DAT recommend that a suitably worded WSI condition be attached to any permissions given.

Conclusion

The proposed development will support the retention of a community facility within a Rural Centre and is compliant with policies relating to the Historic Environment Ecology, Drainage, Surface Water Drainage, Access for all, Vehicular Access and Parking, Amenity and Privacy and Siting Design and the special qualities of the National Park and its Rural Centres.

The proposed development does not comply with TAN 15 Flood Risk or Policy 34 Flooding and Coastal Inundation of the LDP2, however the permitted development rights associated with the creation of a flat over a retail unit, create a strong fall-back position which has been given significant weight as a material consideration to be set against the provisions of the Local Development Plan 2.

In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

Recommendation

Approve with 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:
Drawing Reference: Location Plan ANG_001
Drawing Reference: Culvert Diagram ANG_007
Drawing Reference: Existing Elevations ANG_004
Drawing Reference: Existing plans ANG_002 D
Drawing Reference: Revised Proposed Elevations rec'd 18/11/2022 ANG_005 D
Drawing Reference: Proposed Floor Plan ANG_003 F
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).

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3. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Policy: Local Development Plan 2 - Policy 32 (Surface Water Drainage).

4. No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.

It is anticipated that the written scheme would need to consider the following:

- The presentation of a written scheme of investigation, prepared for the applicant by a qualified archaeological contractor. This document will need to be approved in writing by your Authority before development commences.
- The Written Scheme should include information on how the applicant intends to ensure that archaeological interests are protected.
- The document should provide specific information on the scope of the work, the methodologies, and standards to be applied and the name of the personnel selected to carry out this work.
- The Written Scheme should specify archaeological monitoring arrangements with the Dyfed Archaeological Trust-Heritage Management, the archaeological advisors to the planning authority.
- A report will need to be produced on the results of the work.

The applicant is strongly advised to consider contingency arrangements in the event of the unexpected discovery of significant archaeological material.

Reason: To protect historic environment interests whilst enabling development. Policy: Local Development Plan 2 - Policy 8 (Special Qualities) and Planning Policy Wales (Edition 11).

5. No development including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: To ensure necessary management measures are agreed prior to commencement of development or phase of development and implemented for the protection of the environment during construction. Policy: Local Development

Item 5 - Report on Planning Applications

Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

6. No building shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted, an assessment shall be carried out of the site potential for disposing of surface water by means of a sustainable drainage system, and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters.
 - ii) include a period for its implementation.
 - iii) provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
 - iv) include a detail to show how the current drainage from the adjacent flat roof at No 8 which drains onto this property shall be managed.

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).

7. All retained trees, hedgebanks and hedge boundary features and/or any trees whose canopies overhang the site shall be protected by strong fencing in accordance with BS5837: 2012 Trees in relation to design, demolition, and construction – recommendations for the duration of the development, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation, and enhancement of links between sites and their protection for amenity, landscape, and biodiversity value. Policy: Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

Item 5 - Report on Planning Applications

8. A scheme for privacy screening from the fire escape shall be submitted to and approved by the Local Planning Authority. The approved details are to be constructed on site and maintained in perpetuity.
Reason: To protect the amenities of the occupiers of nearby dwelling houses.
Policy: Local Development Plan 2 - Policy 30 (Amenity).
9. The applicants shall submit a plan showing the internal and external evacuation route for guests in the event of a flood to the local planning authority, for approval, in writing. The plan (as approved) shall be clearly displayed within each of the letting rooms in perpetuity with details of whom to contact in such an event. The site manager (or managers) must sign up to the flood alert service from NRW and a Business Flood Plan shall be prepared, and a copy submitted to the local planning authority, for their records.
Reason: In order to manage the risks of flooding at this site and in accordance with the submitted Flood Consequences assessment. Local Development Plan 2 - Policy 34 (Flooding and Coastal Inundation) and Technical Advice Note (TAN) 15: Development and Flood Risk (2004).
10. Notwithstanding the submitted plans, a scheme for the boundary treatments to the rear garden shall be submitted and approved by the Local Planning Authority. The approved details are to be constructed on site and maintained in perpetuity.
Reason: To protect the amenities of the occupiers of nearby dwelling houses.
Policy: Local Development Plan 2 - Policy 30 (Amenity).
11. The café and shop use shall not be carried out outside the hours of 08:00 to 20:00 Monday to Friday and 10.00 to 15.00 on weekends and bank holidays.
Reason: To ensure that the amenity of neighbouring properties is preserved.
Policy: Local Development Plan 2 – Policy 30 (Amenity).
12. The garden area shall not be used for café customers without written approval of the Local Planning Authority.
Reason: To ensure that the amenity of neighbouring properties is preserved.
Policy: Local Development Plan 2 – Policy 30 (Amenity).
13. A scheme for the disposal and storage of waste from the café and shop shall be submitted to the Local Planning Authority and approved, in writing, prior to commencement of the use hereby approved.
Reason: To ensure that risks from waste are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and off-site receptors. Policy: Local Development Plan 2 – Policy 30 (Amenity) and Planning Policy Wales - Edition 11.
14. Notwithstanding the details shown on the approved drawings all rooflights should be low-profile conservation style only. The rooflights shall be retained in perpetuity.
Reason: In the interests of protecting the visual amenity of the surrounding Conservation Area. Policy: Local Development Plan 2 – Policy 8 (Special Qualities) and 29 (Sustainable Design).

15. Any external surfaces/patios to be provided at the site shall be laid to permeable or semi-permeable materials only and retained as such in perpetuity.

Reason: In the interests of protecting the visual amenity of the surrounding Conservation Area. Policy: Local Development Plan 2 – Policy 8 (Special Qualities) and 29 (Sustainable Design).

16. Prior to the erection of any external lighting on the approved site a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 12 (Local Areas of Nature Conservation or Sites of Geological Interest) and 14 (Conservation of the Pembrokeshire Coast National Park).

17. Before occupation of the development hereby approved, a biodiversity enhancement scheme shall be submitted to the local planning authority, for approval, in writing. The approved scheme shall be completed prior to occupation of the site, and include the planting of at least one fruit tree, and the erection of at least 1 No. bird or bat box under the eaves of the property, as high up as possible on an elevation which does not feature any external lighting. The biodiversity enhancement scheme shall be retained as such in perpetuity.

Reason: In the interests of maintaining the special qualities of the landscape and habitats of the National Park through the protection, creation, and enhancement of links between sites and their protection for amenity, landscape, and biodiversity value. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

18. Notwithstanding the details submitted on the drawings the development shall include the following:

- Natural slate roof finish.
- Ridge tiles to be butt jointed, orange/red in colour.
- All windows, doors, and other external joinery to be in timber with a painted finish, colour of the fenestration to be agreed in writing with the local planning authority.

The approved details shall then be implemented within the scheme and maintained in perpetuity.

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).

Informatives

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011.

The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water & sewerage connections.

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption.

It is recommended that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Location Plan
1:1250



Design Statement

9 Angle Village is a mid-terrace property and former shop located on the main road which dissects the village of Angle. The site lies within the designated Conservation Area and the Pembrokeshire Coast National Park.

The building was previously used as the general store/shop with cafe/takeaway service (use class A1 and A3), however the shop has been closed for several years and is now in a dilapidated state which requires refurbishment throughout. The proposal aims to revive the building, retaining it's former use as a shop (A1) selling everyday products, with a deli style cafe to the rear (A3). The deli shall offer an area to sit inside with views out to the rear garden, or offer a takeaway service. To generate additional revenue for the business and support the viability of the shop, the first floor will be extended to the rear and made into a 2 bed holiday apartment (C3).

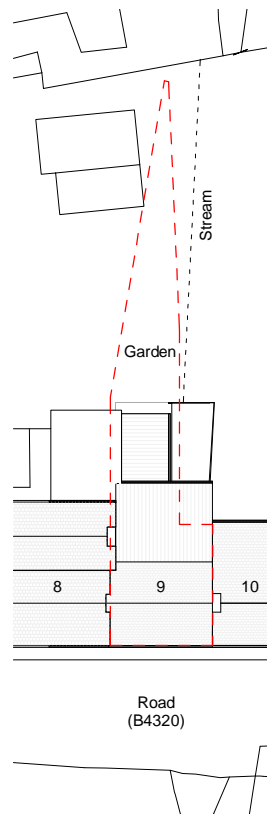
We hope that reinstating the shop in the village, will provide some much needed local facilities, create a community space for social interaction and also a 'destination' to attract visitors and encourage further investment within Angle and the local area. The emphasis will be on good quality, fresh and locally produced food wherever possible. It will be aimed at providing a service to the villagers year round, but also ensuring that the large seasonal visitor population has the ability to shop locally rather than having to drive to Monkton or Main Street.

Operationally the shop has proposed opening hours of 8am-8pm Mon-Fri and 10am-3pm Sat-Sun, but will need to respond to local and seasonal demand as required. The shop/deli will employ a manager and approximately 2-3 staff, hopefully from the village or immediate surrounding areas.

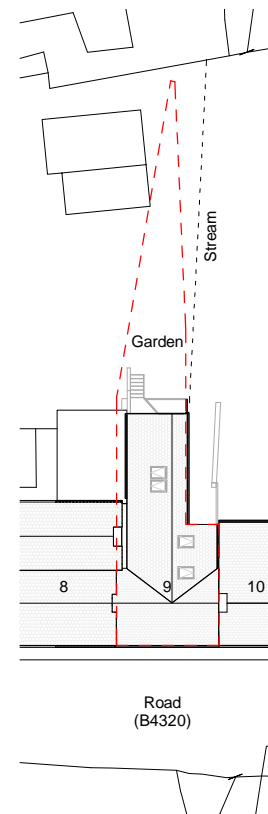
The materials will be in-keeping with the surrounding context of the Conservation Area, with rendered walls, slate roof, and painted timber windows and doors to the front elevation. The front facade and streetscape will be conserved and the works will enhance the aesthetic group value of the terrace. Conservation rooflights will allow more natural daylight into the living areas at the rear and PV panels are proposed on the South East Elevation to offset some of the electrical demand of the building. The rear extension will have a pitched slate roof and rendered side walls with dark grey aluminium glazing.

A culverted stream runs down the length of the site which the existing building currently spans over at the front. The proposed extension will include some improvement works to the culvert. We will liase with LDconsent team to develop this package of work.

The works will be in accordance with the current Building Regulations, with a full plans submission submitted prior to commencement of the works.



Existing Block Plan
1:500



Proposed Block Plan
1:500

D	Planning - Resubmission	21/07/2022
C	Ordinary Watercourse Consent	15/12/2021
B	Planning	05/12/2021
A	Draft Planning	19/11/2021
Rev.	Purpose of issue	Date

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Client **Lou Middleton**
9 Angle Village
Pembroke
SA71 5AT

Project
Refurbishment & Extension

Title
Location Plan

Original Scale	Drawn L.Searle	Rev
As indicated	Date 19/11/2021	

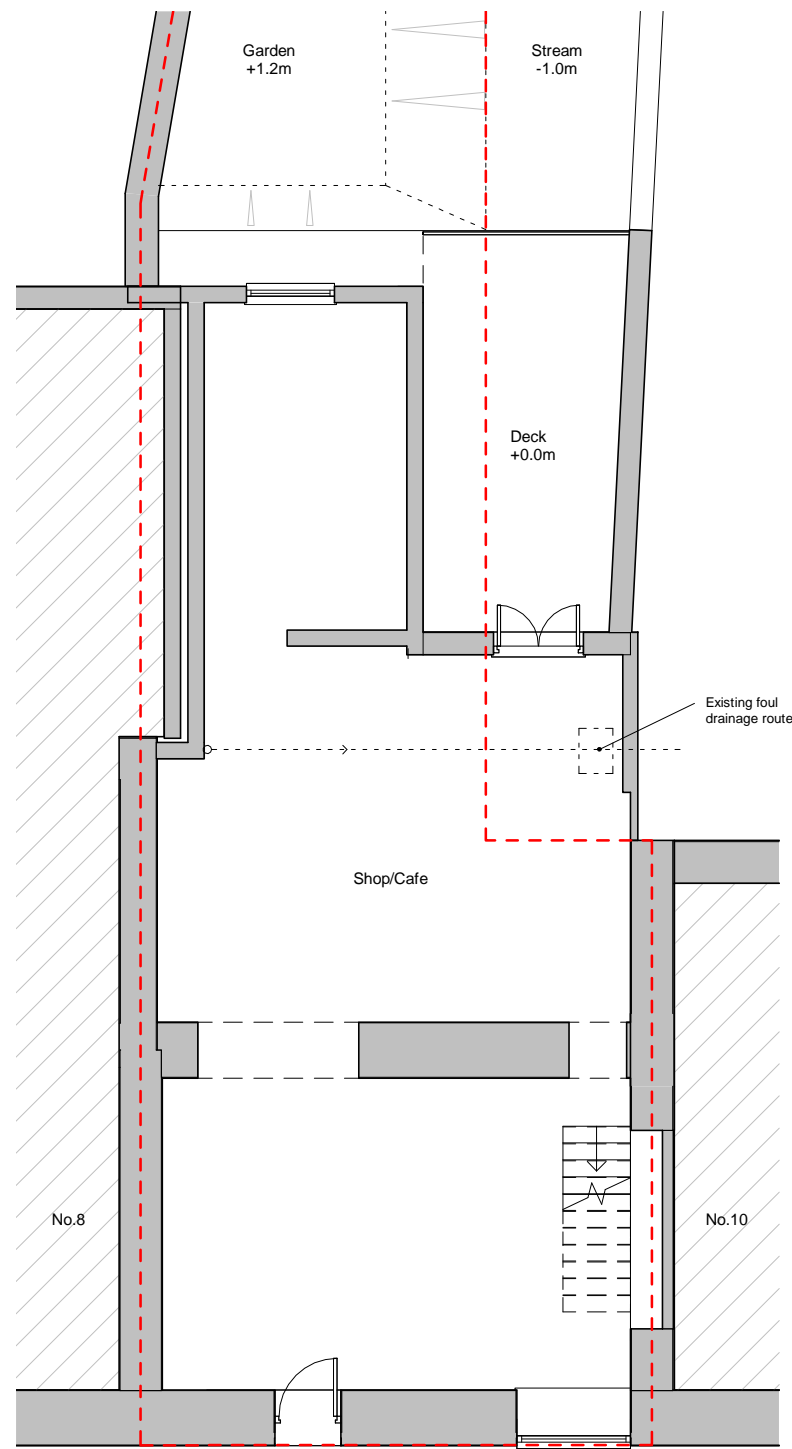
Drawing Number
ANG_
Page 122 of 153

D

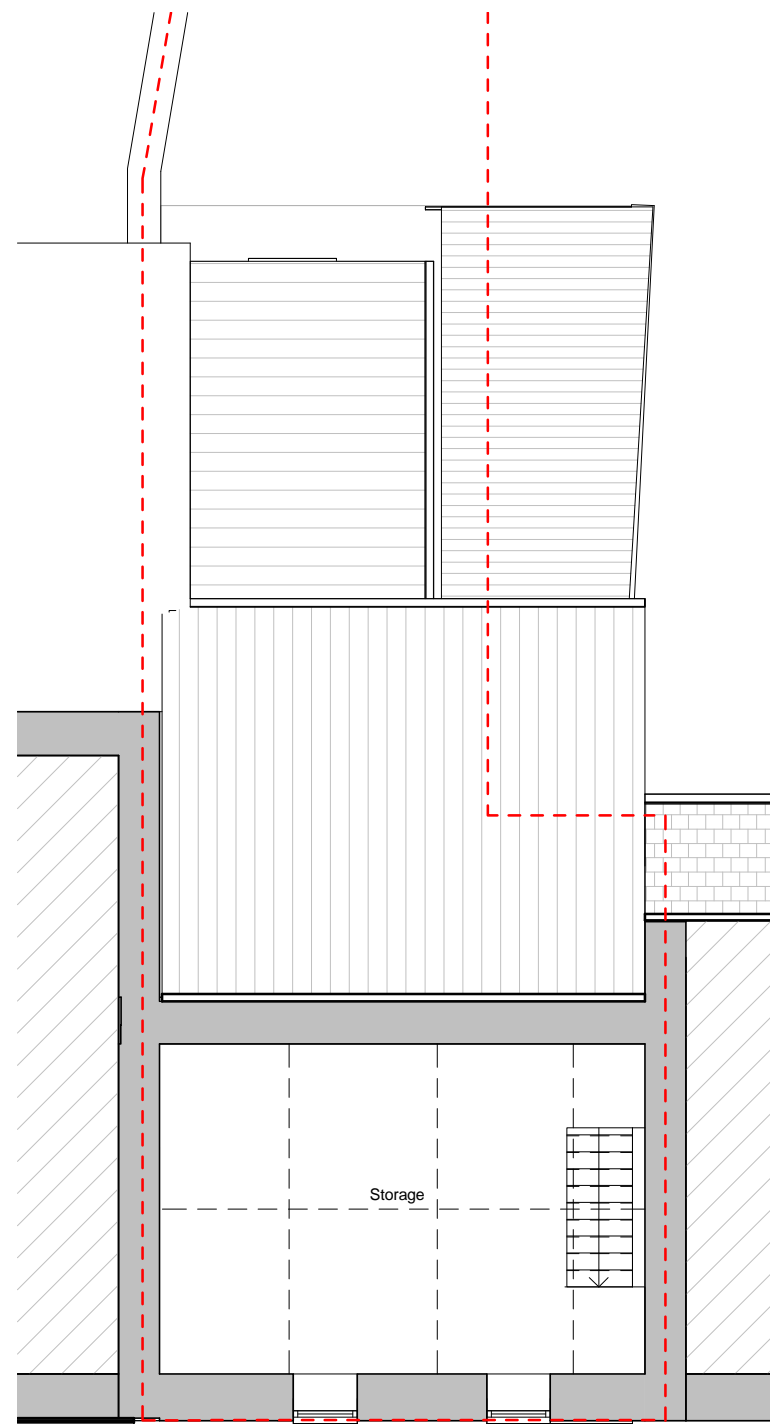


Notes:
- Drawings to be read in conjunction with specification
- All dimensions are in millimeters unless stated
- Do not scale unless printed at 100%

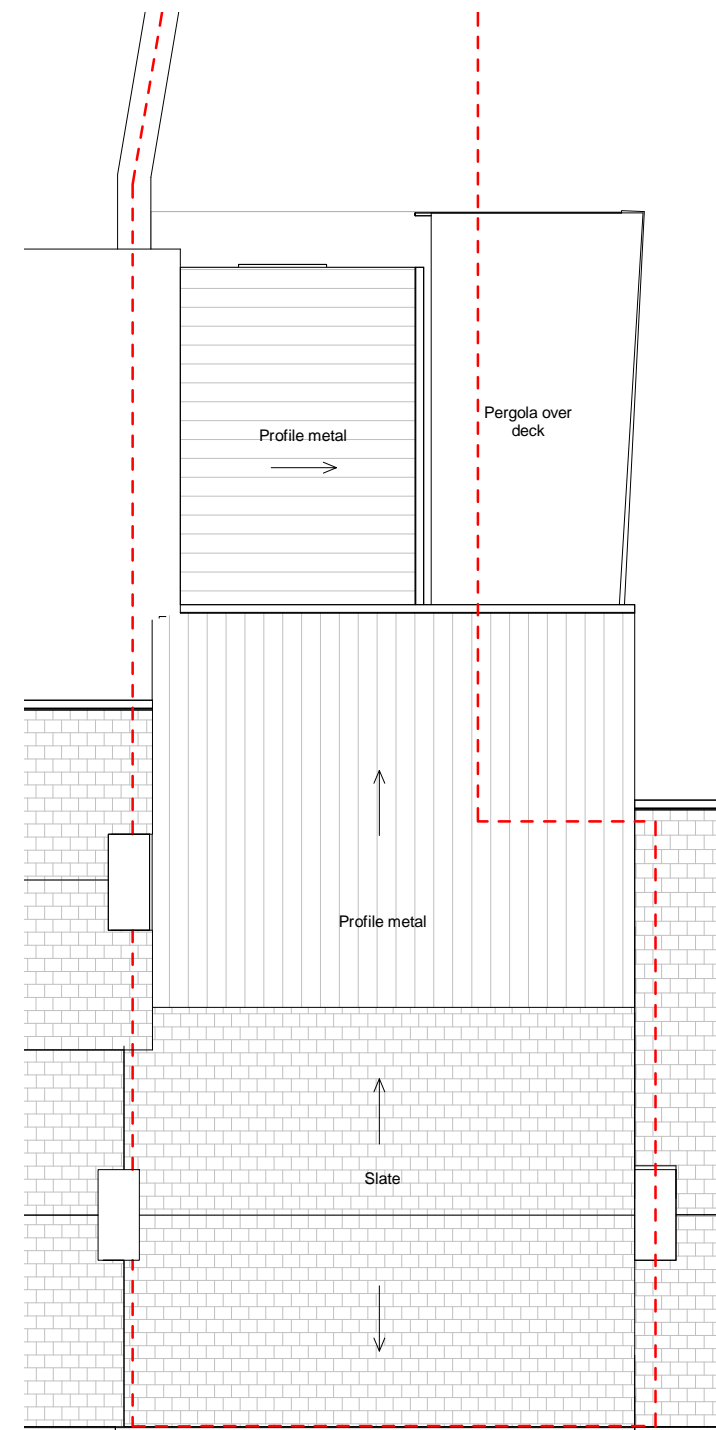
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Existing Ground Floor Plan
1:100



Existing First Floor Plan
1:100



Existing Roof Plan
1:100

D	Planning - Resubmission	21/07/2022
C	Planning	05/12/2021
B	Draft Planning	19/11/2021
A	Draft Design	12/11/2021
Rev.	Purpose of issue	Date

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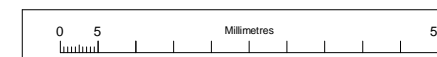
Project **Refurbishment & Extension**

Title **Existing Plans**

Original Scale 1 : 100	Drawn L.Searle Date 12/11/2021	Rev
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Drawing Number **ANC_**
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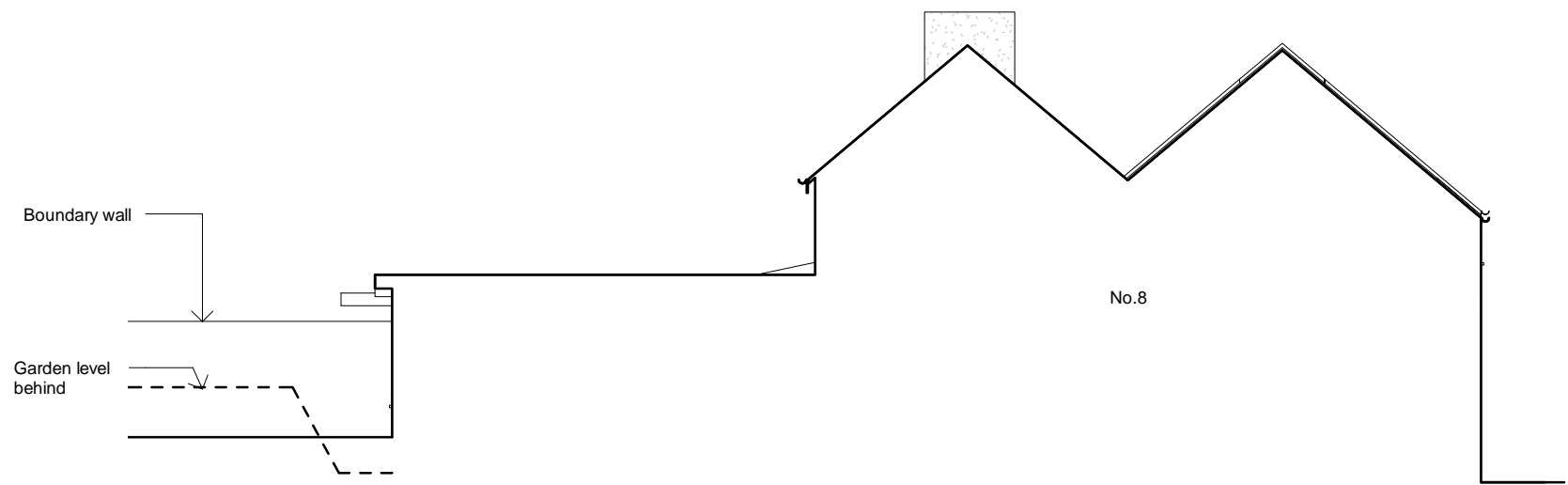
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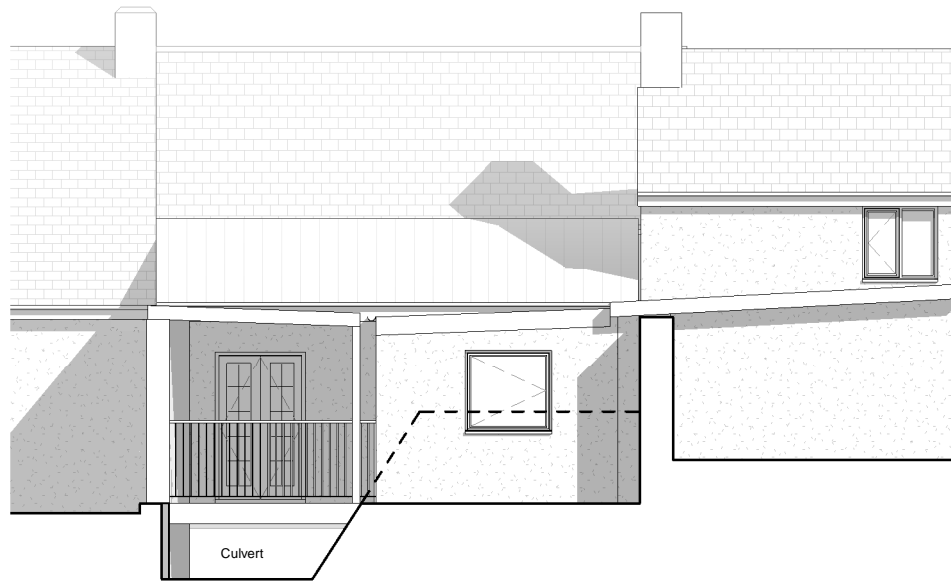
Existing North East Elevation

1:100



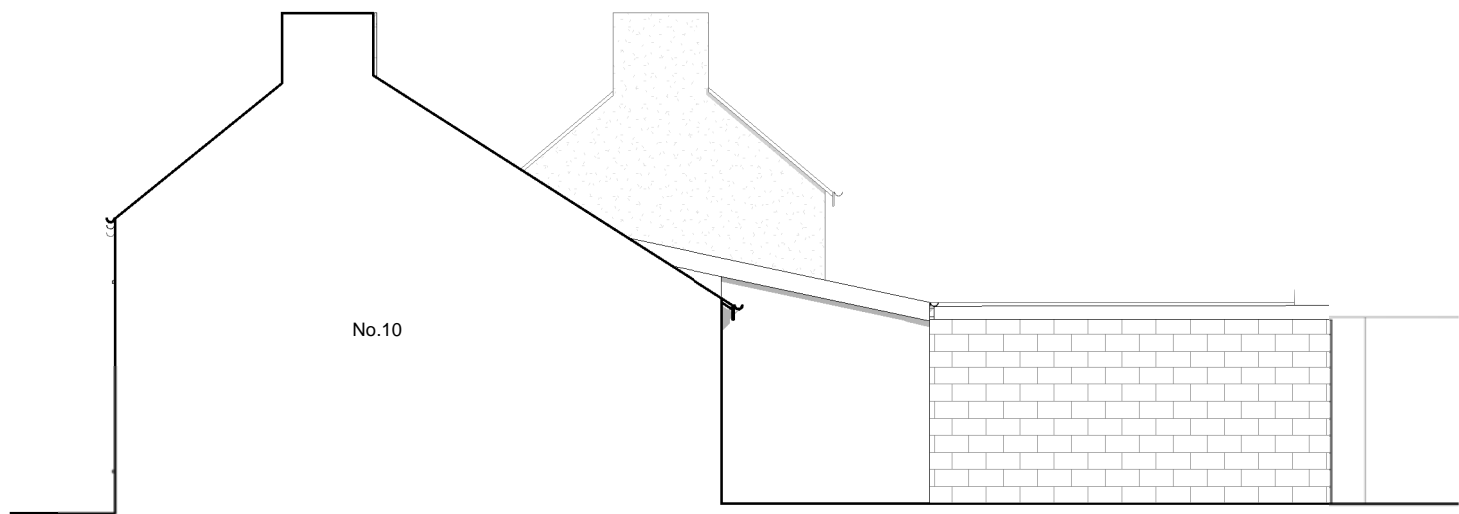
Existing South East Elevation

1:100



Existing South West Elevation

1:100



Existing North West Elevation

1:100

Rev.	Purpose of issue	Date
C	Planning - Resubmission	21/07/2022
B	Planning	05/12/2021
A	Draft Planning	19/11/2021

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Project **Refurbishment & Extension**

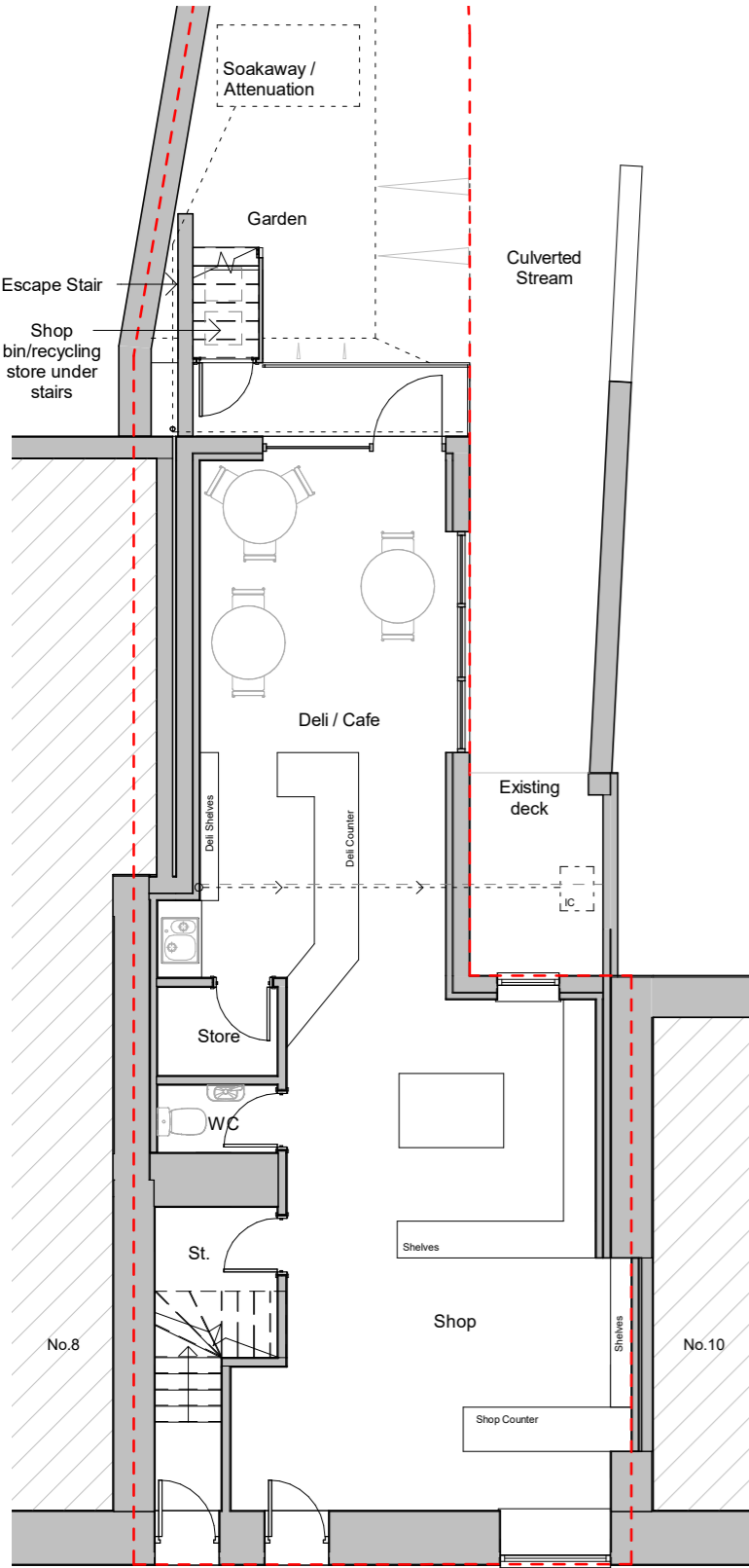
Title **Existing Elevations**

Original Scale	Drawn	Rev
1 : 100	L.Searle	
	Date	19/11/2021

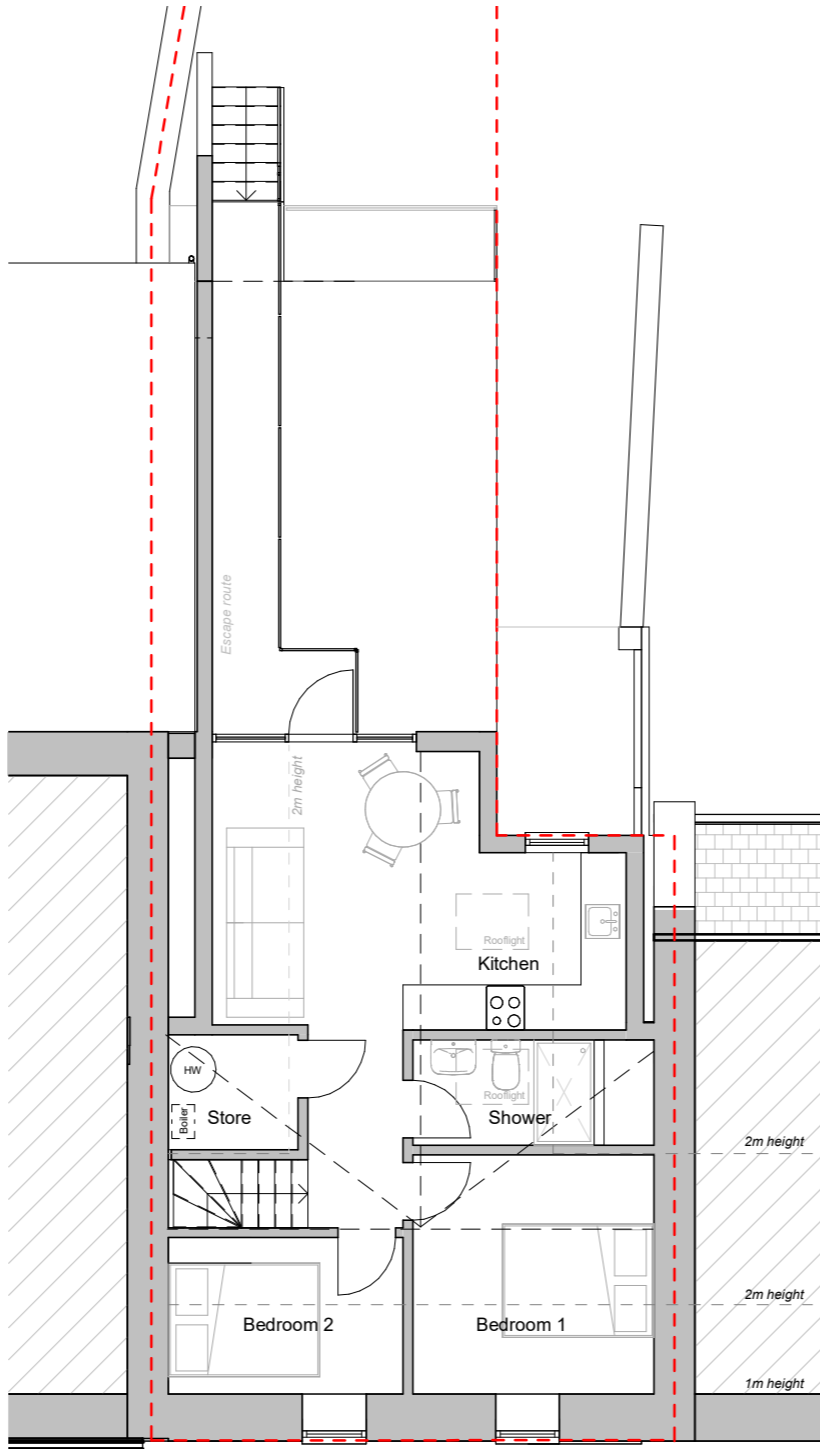
Drawing Number **ANG_010**
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C

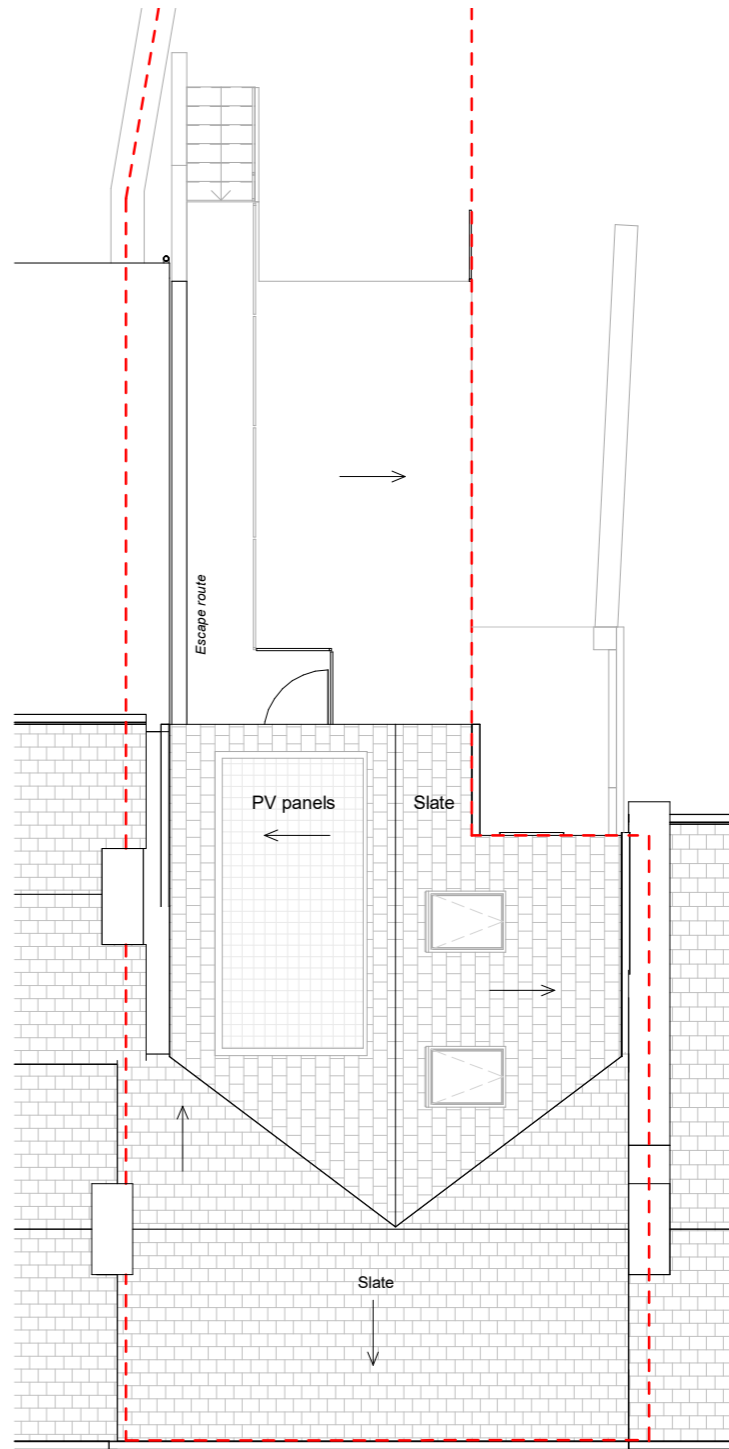




Proposed Ground Floor Plan
1:100



Proposed First Floor Plan
1:100



Proposed Roof Plan
1:100

- Notes:
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F	Reduced First floor	18/11/2022
E	Planning - Resubmission	21/07/2022
D	Planning	08/04/2022
C	Planning	05/12/2021
B	Draft Planning	19/11/2021
Rev.	Purpose of issue	Date

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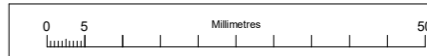
Client **Lou Middleton**
9 Angle Village
Pembroke
SA71 5AT

Project **Refurbishment & Extension**

Title **Proposed Plans**

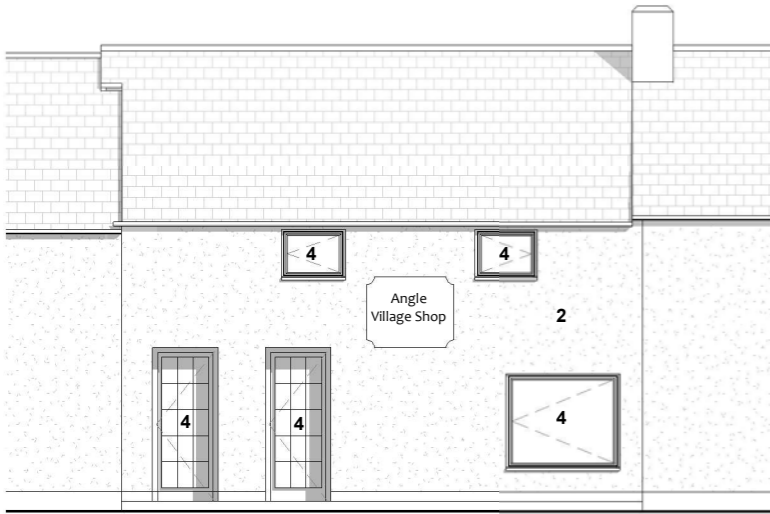
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1 : 100	Date 12/11/2021	F

Drawing Number **ANC_125**
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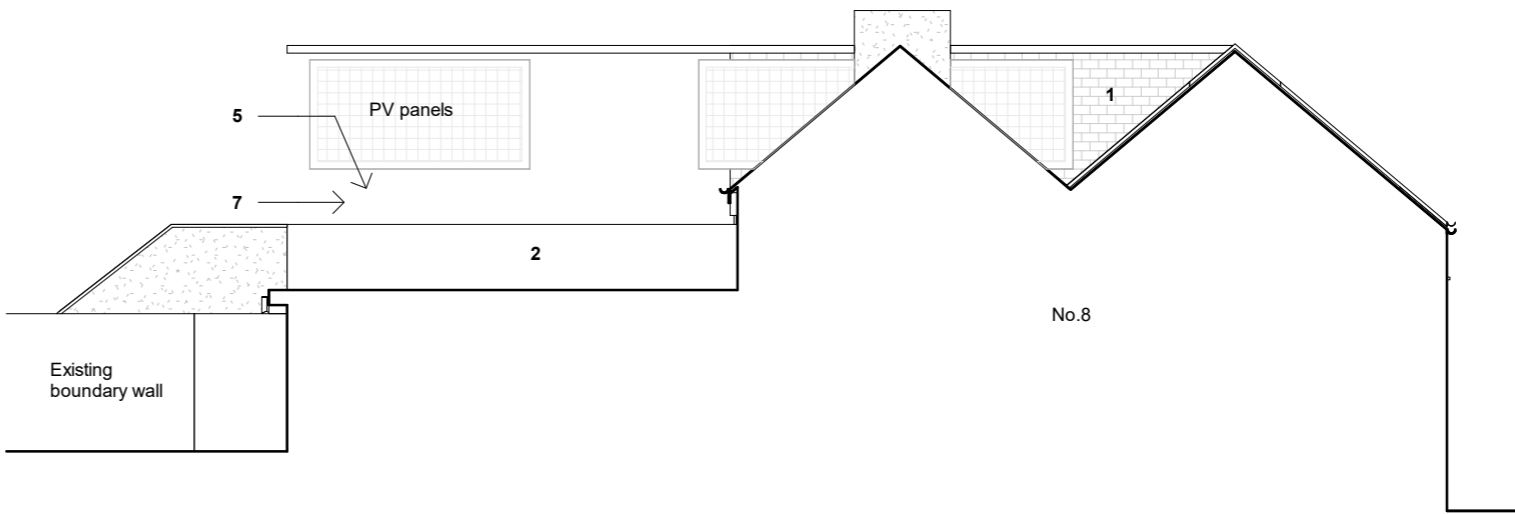
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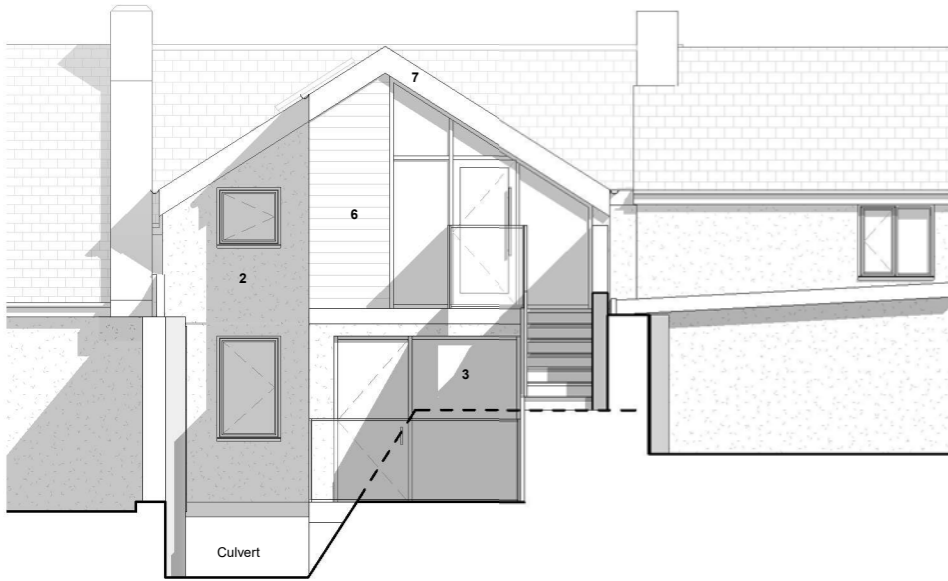
Proposed North East Elevation

1:100



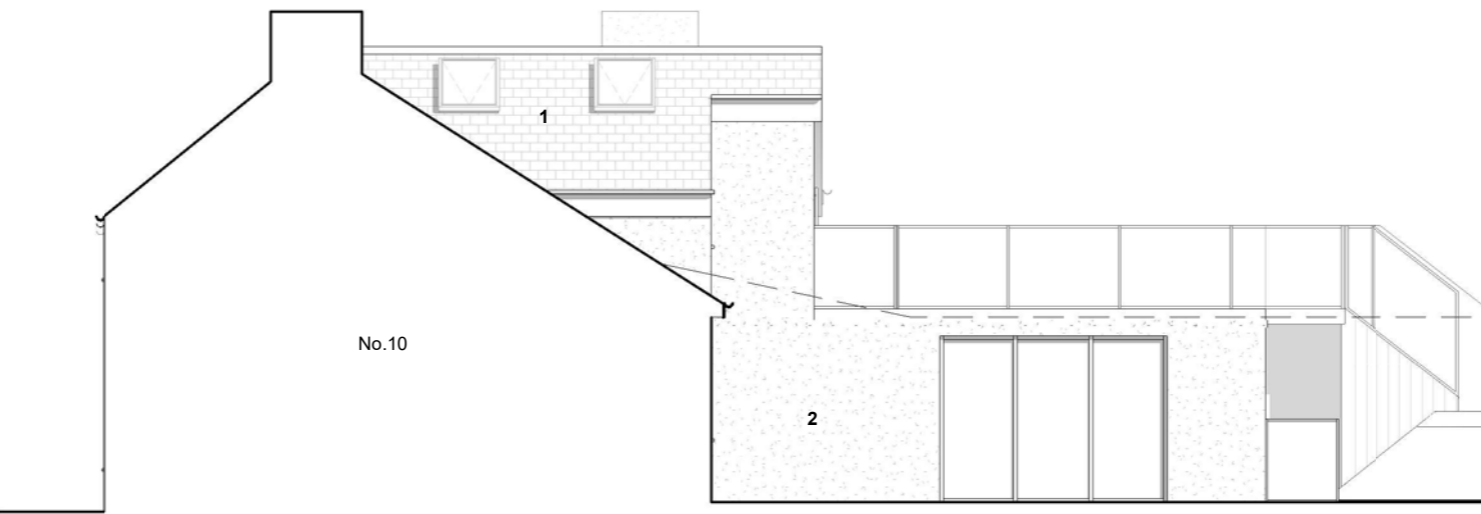
Proposed South East Elevation

1:100



Proposed South West Elevation

1:100



Proposed North West Elevation

1:100

Key

- 1 Slate
- 2 Render
- 3 PPC aluminium glazing
- 4 Painted timber windows and doors
- 5 Black PVC rainwater goods
- 6 Natural timber cladding
- 7 Painted timber fascias

D	Reduced First floor	18/11/2022
C	Planning - Resubmission	21/07/2022
B	Planning	05/12/2021
A	Draft Planning	19/11/2021
Rev.	Purpose of issue	Date



Client
Lou Middleton
9 Angle Village
Pembroke
SA71 5AT

Project
Refurbishment & Extension

Title
Proposed Elevations

Original Scale	Drawn	L.Searle	Rev
1 : 100	Date	19/11/2021	

Drawing Number
ANC_

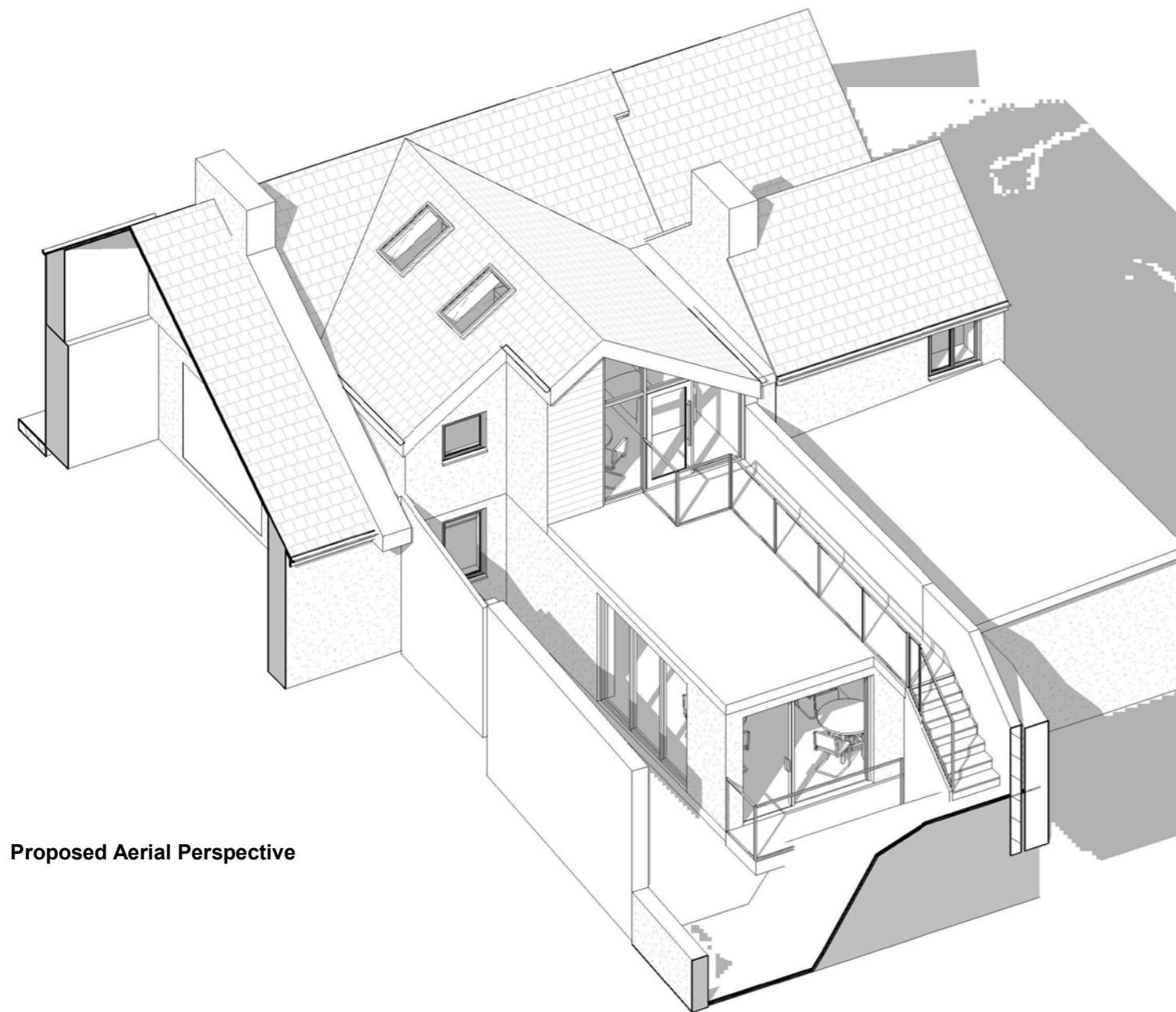
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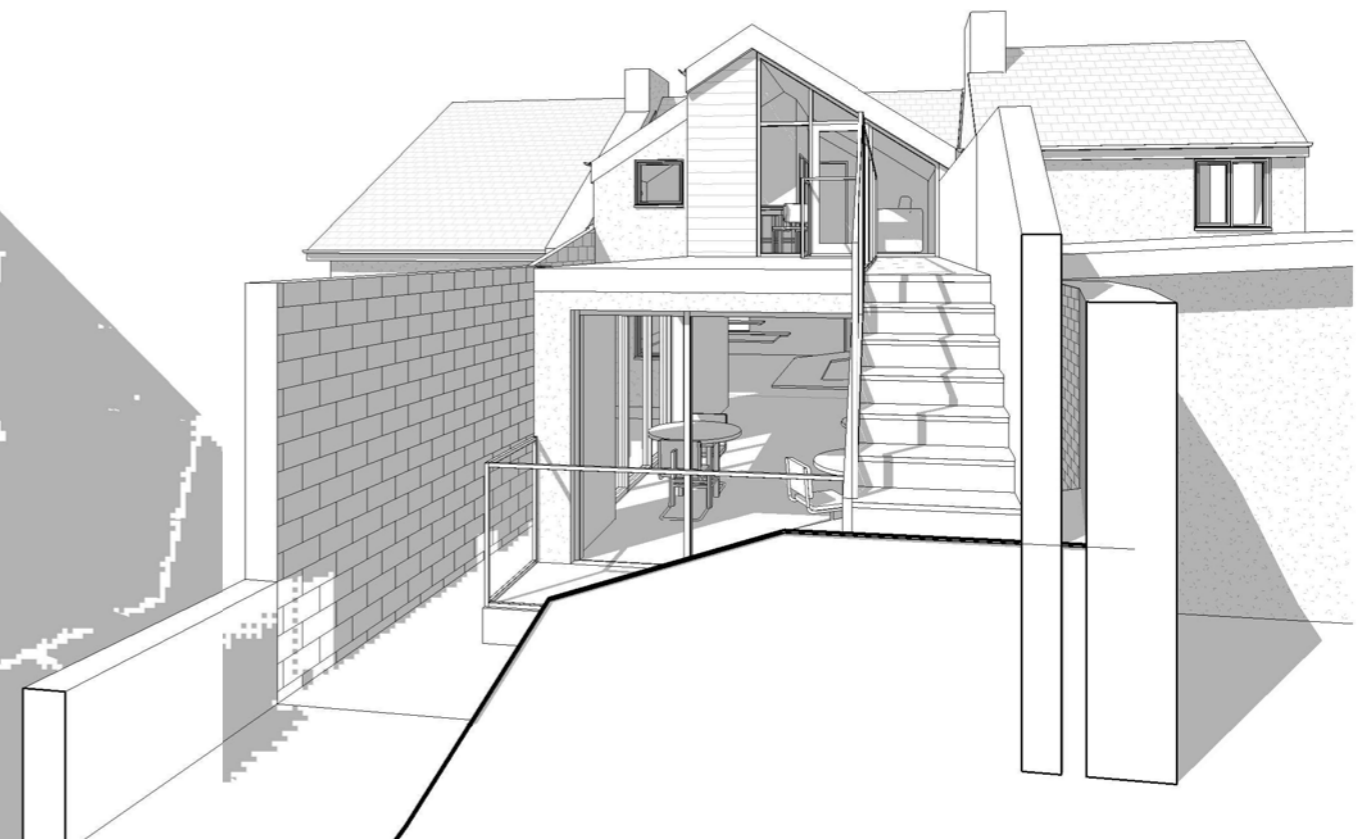


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Proposed Aerial Perspective



Proposed Perspective from Garden

D	Reduced First floor	18/11/2022
C	Planning - Resubmission	21/07/2022
B	Planning	05/12/2021
A	Draft Design	12/11/2021
Rev.	Purpose of issue	Date

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Project **Refurbishment & Extension**

Title **Proposed Perspectives**

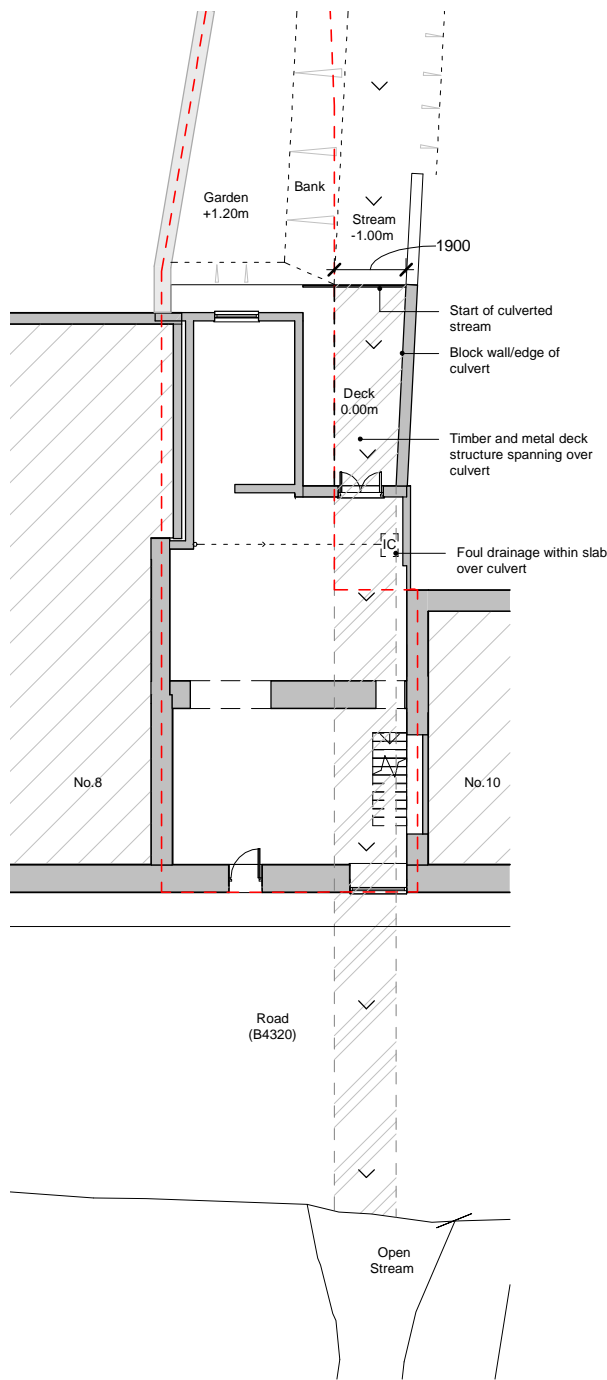
Original Scale	Drawn L.Searle	Rev
	Date 12/11/2021	

Drawing Number **ANC_Pers** **Page 126 of 153** **D**

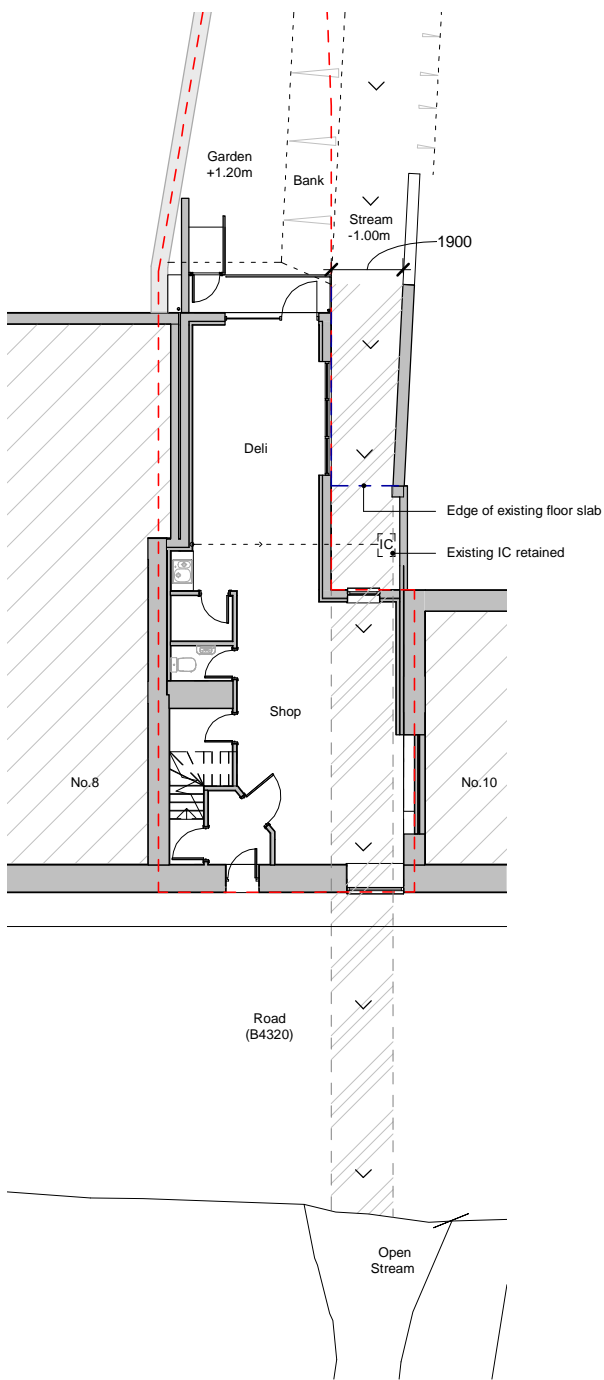


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Existing Ground Floor Plan
1:200



Proposed Ground Floor Plan
1:200



Image: View through culvert from South.



Image: Edge of existing deck/ start of culvert



Image: Existing deck

D	Planning - Resubmission	21/07/2022
C	Ordinary Watercourse Consent	15/12/2021
B	Planning	05/12/2021
A	For information	22/11/2021
Rev.	Purpose of issue	Date

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Client **Lou Middleton**
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Project **Refurbishment & Extension**

Title **Culvert Diagram**

Original Scale 1 : 200	Drawn L.Searle	Rev Date 22/11/2021
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Drawing Number **ANC_128**
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