

Application Ref: NP/22/0120/FUL

Case Officer	Rob James		
Applicant	Mr M Conner		
Agent	Mr Mike Smith		
Proposal	Replacement of bar with conference room and facilities. Creation of storage areas, construction of viewing deck and generator house and cliff reinforcement (retrospective)		
Site Location	Thorne Island Hotel, Angle, Pembroke, Pembrokeshire, SA71 5BE		
Grid Ref	SM84610383		
Date Valid	22-Feb-2022	Target Date	04-Oct-2023

This application is being brought to the Development Management Committee Members as the Director with responsibility for planning considers that it raises matters of public interest.

Consultee Response

Angle Community Council: No objection on revised scheme

Dwr Cymru Welsh Water: No objection

Natural Resources Wales: No objection 12/09/23 (following re-consultation and omission of jetty).

CADW - Protection & Policy: No Objection

PCC - Drainage Engineers: No adverse comments

PCNPA Planning Ecologist: No Objection

PCNPA Buildings Conservation Officer: No Objection

Friends of Pembrokeshire National Park: Observations on the original design approach

Public Response

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

Site notices in this instance were not used as the site is not on the mainland and it has no immediate neighbours. The development was advertised in the local newspaper.

One neighbour letter has been received objecting to the initial conference centre design, this has now been revised and all interested parties have been re-consulted. At the time of writing this report no further comments have been made.

Item 5 - Report on Planning Applications

Policies considered

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](#)

Future Wales - The National Plan 2040 (FW which was adopted on 24th February 2020

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 06 - Rural Centres

LDP2 Policy 07 - Countryside

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

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 46 - Housing

LDP2 Policy 48 - Affordable Housing

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

PPW11

SPG06 - Archaeology

SPG08 - Caravan Camping & Chalet

SPG12 - Place Plan - Community Land Trust & Affordable Housing

TAN 02 - Planning and Affordable Housing

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

TAN 23 - Economic Development

Constraints

Special Area of Conservation - within 500m

Site of Special Scientific Interest - within 50m

Heritage Coast - within 100m

Historic Landscape

NPA Foreshore - within 25m

Potential for surface water flooding

Affordable Housing Submarkets

Seascape Character Areas

Within Site of Special Scientific Interest consult NRW / Planning Ecologist_20m

Landscape Character Area

Special Area of Conservation - within 50m

Listed Building

Officer's Appraisal

Site and Context

Thorne Island Fort, listed Grade II* lies on a small island just north of West Angle Bay. The fort was built 1853-54 as an outer defence to Milford Haven against Napoleonic threat. Characterised by massive ashlar-faced walls, the fort was converted to a hotel by 1947 when sash windows were inserted. After a period of neglect, the fort has been refurbished since 2017.

Thorne Island Fort is an irregular polygon in plan, built with seaward battery to contain open-mounted guns. The landward side comprises three single-storey ranges of brick-vaulted ashlar-faced barrack and ancillary buildings around a courtyard with the armoury at the west end of the south range. The armoury is protected by a solid half-round bastion built out from the exterior wall. Facing east and west are parapets with apertures for small-arms fire. The entrance doorway has a heavily voussoired arch, dated 1854. The entrance is reached via stone/concrete steps from the jetty, the latter a later concrete structure. The interior of the fort is well-preserved, typified by brick-vaulted chambers and ashlar walling with small-paned sash windows. Much of the fort's original infrastructure remains. Of the later hotel work, a later C20 block-built bar sits incongruously on the west-facing battery.

The proposal lies within within Landscape Character Area 7: Angle Peninsula and Seascape Character Area 31 Outer Milford Haven, as defined in the National Park's Landscape and Seascape Character Assessments. Thorne Island is a visible, distinctive landmark seen from the mainland, approx. 0.35km from the Wales Coast Path north of West Angle Bay, approx. 0.85km from the Wales Coast Path to the south of West Angle Bay and approx. 2.55km from Watwick Point (Wales Coast Path) to the west. The island is particularly prominent from the coast around West Angle Bay, from where the details of the fort buildings are visible. The landing area and existing granite steps are also clearly visible in views close to West Angle Bay.

Relevant Planning History

NP/99/0587 – Alterations and extensions. Planning consent approved.

NP/99/0588 – Alterations and extensions. Listed building consent approved

NP/00/0427 – Extension to accommodate cable car transfer from West Angle. Approved.

NP/18/0401 – Enlargement of aperture to insert hardwood sash window. Listed building consent granted.

NP/22/0121/LBA - New contemporary conference centre. New landing jetty. Viewing deck, cliff repairs and generator house. Listed Building application under consideration.

Description of Proposal

There are four parts to this revised application.

The proposal comprises:-

- Construction of a conference centre. This is to be constructed on the parapet of the armory range within the existing parapets (the south, east and west elevations are built off the parapets. The structure measures some 19.1 metres by 7 metres providing a conference room to the west and toilet facilities to the east.
- Construction of a viewing deck, a raised mass-concrete structure set against the south-west parapet of the battery, some eight metres in diameter with inset steps.
- Construction of a generator house. A modest block-work structure some 2.2 x 1.3 metres in plan with metal-sheeted mono-pitched roof. Metal doors and louvres. Oil tank alongside. Site lies alongside access steps to north-east occupying platform of former ancillary building.
- Creation of storage areas via enclosure of small yards each to north and south ends of barracks ranges. Both areas roofed over in standing-seam zinc.

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
- Biodiversity
- Land Drainage
- Other Material Considerations

Policy:

Future Wales – The National Plan 2040 (FW which was adopted on 24th February 2022 and is the National Development Framework for Wales – 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...”

The site lies outside the Centre boundary as defined by Local Development Plan 2 and is therefore classified as being in the Countryside. Policy 7 of the Plan sets out the strategic planning policy for the countryside and within the context of national planning policy to strictly control development in the countryside.

Item 5 - Report on Planning Applications

Planning Policy Wales Technical Advice Note 24 (The Historic Environment) 2017 is a material consideration, with guidance provided by Conservation Principles for the Sustainable Management of the Historic Environment of Wales (Cadw, 2011).

The application is considered to comply with Policies 7, and TAN 24 of the Local Development Plan, Planning Policy Wales Edition 11,

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 the LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria (d) and (e) resists development 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 the LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

PPW planning-policy-wales-edition-11.pdf explains that it is important that the planning system looks 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.

Revised plans have been received removing the new conference centre and landing jetty/boat lift from the application. Arguably, these aspects of the proposed development, visibly lead to the greatest impact upon the fort whilst viewed from the coast.

Whilst Cadw and PCNPA Building and Conservation Officer had no objections to the design of the proposed conference centre, during the application process revised plans have been received to extend and renovate the existing structure used as a Bar area. The revised plans see the addition of a toilet to the East.

The structure is to be timber-framed and clad in concrete boarding (to withstand the harsh maritime conditions). Simple glazing, including screen-glazing over the west parapet to gain views down the Milford Haven Estuary. The roof is to be zinc-clad, the main section flat, the southern section sloping down to the parapet. On the flat section is an array of inclined solar panels.

The design philosophy is simple and modernist, the low rectilinear form and scale intended to reflect the design of the fort and not be unduly prominent when viewed from the headland/coastal path.

Item 5 - Report on Planning Applications

The generator house has been constructed simply with concrete block elevations, a metal profile sheet roof. The structure is modest with a size of 3100mm long x 2250mm wide x 2250mm high. When viewed from the coast the structure is lost within the enormity of the fort and has little to no impact upon it.

The concrete repair work to the cliff is considered necessary protecting the grade 2* listed building. The works have been carried out sympathetically and no objection has been received by PCNPA Building Conservation Officer or CADW.

All other developments are set within the walls of the fort and are not visible when viewed from the coast, again no objections have been received by CADW or PCNPA Buildings and Conservation Officer.

Amenity and Privacy:

Policy 30 of the LDP2 refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

Officers consider the developments carried out within this application do not adversely effect the amenity of neighbouring residence and can be supported.

Biodiversity:

A Test of Likely Significant Effect undertaken in accordance with Habitats Regulations Assessment for revised plans has concluded no likely significant effect. The current application will therefore not adversely affect the integrity of the SAC in combination with any other plans or projects.

Land Drainage:

PCC Drainage Engineers has been consulted stating; Whilst the planning application states that surface water will be disposed of by utilising sustainable drainage systems, it would appear from the information provided that the proposals will not alter the current surface water drainage regime. We therefore have no adverse comments in relation to this application.

Officers consider that the proposal is acceptable and can be supported.

Conclusion

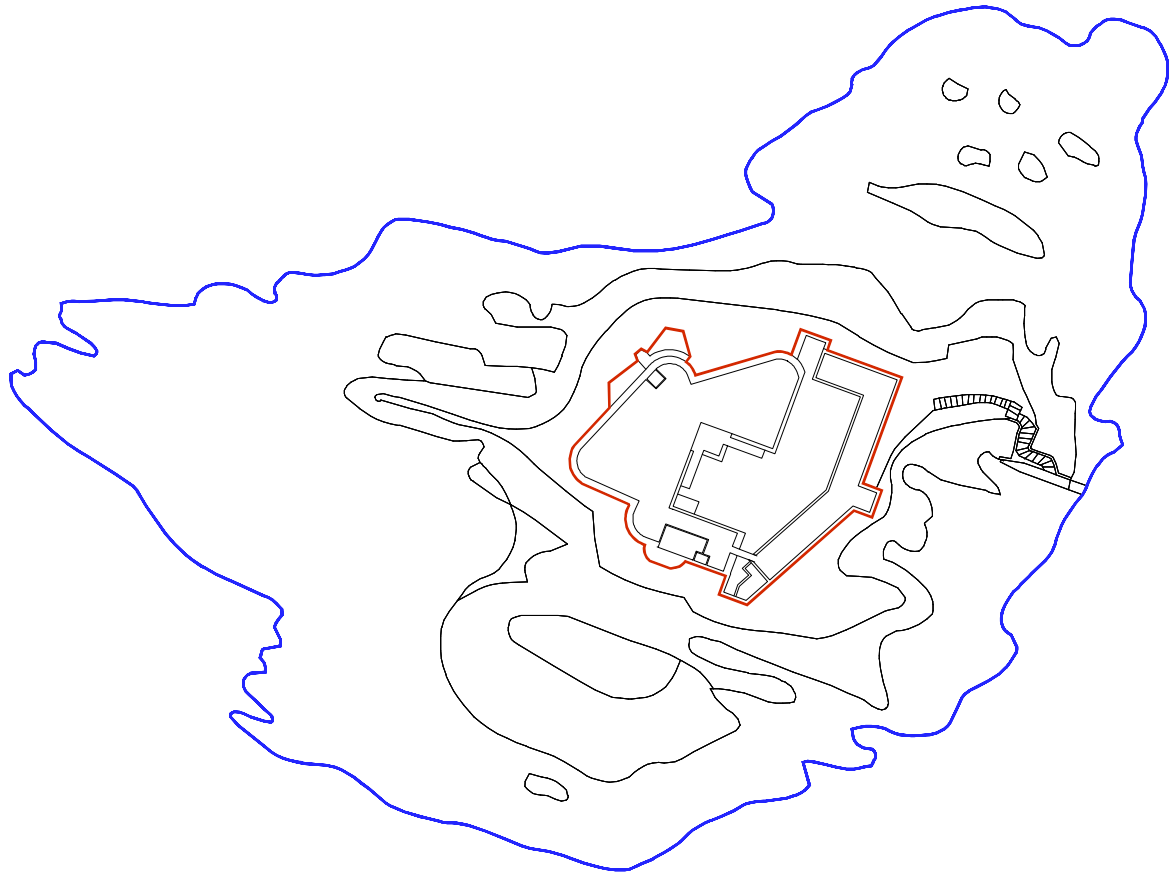
Following consideration of the policies contained within the statutory Development Plan (Future Wales and Local Development Plan 2) and National Planning Policy in the form of Planning Policy Wales (Edition 11) and having regard to all material considerations it is considered that the development will be in accord with the Development Plan and the development is considered to provide a development which is acceptable in principle and can be supported by officers.

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:
Revised drawings received 9/08/2023 A001- A602
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. There are opportunities within the proposed development to accommodate biodiversity enhancement measures such as bat and bird boxes. Prior to the commencement of development works, a biodiversity enhancement scheme, to include provision of at least One fruit tree in every garden and intergrated bird and bat boxes suitable for different species as well as additional planting, and holes for hedgehogs in fences shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be undertaken and/or installed prior to the first beneficial use of the development hereby approved, in accordance with the approved details.
Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

Notes:



Revision	Description	Date

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Client: Thorne Island Ltd.

Project Title: Thorne Island

Drawing Title: Site Plan

Project No.:	Scale: 1:1250 @ A3
Date: 10/09/21	Drawn By: MS
Drawing No.: A-001	Revision: 1

Notes:

Revision	Description	Date
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MIKE SMITH ARCHITECTURE

Thome Island Ltd.

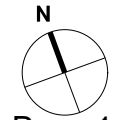
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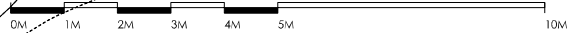
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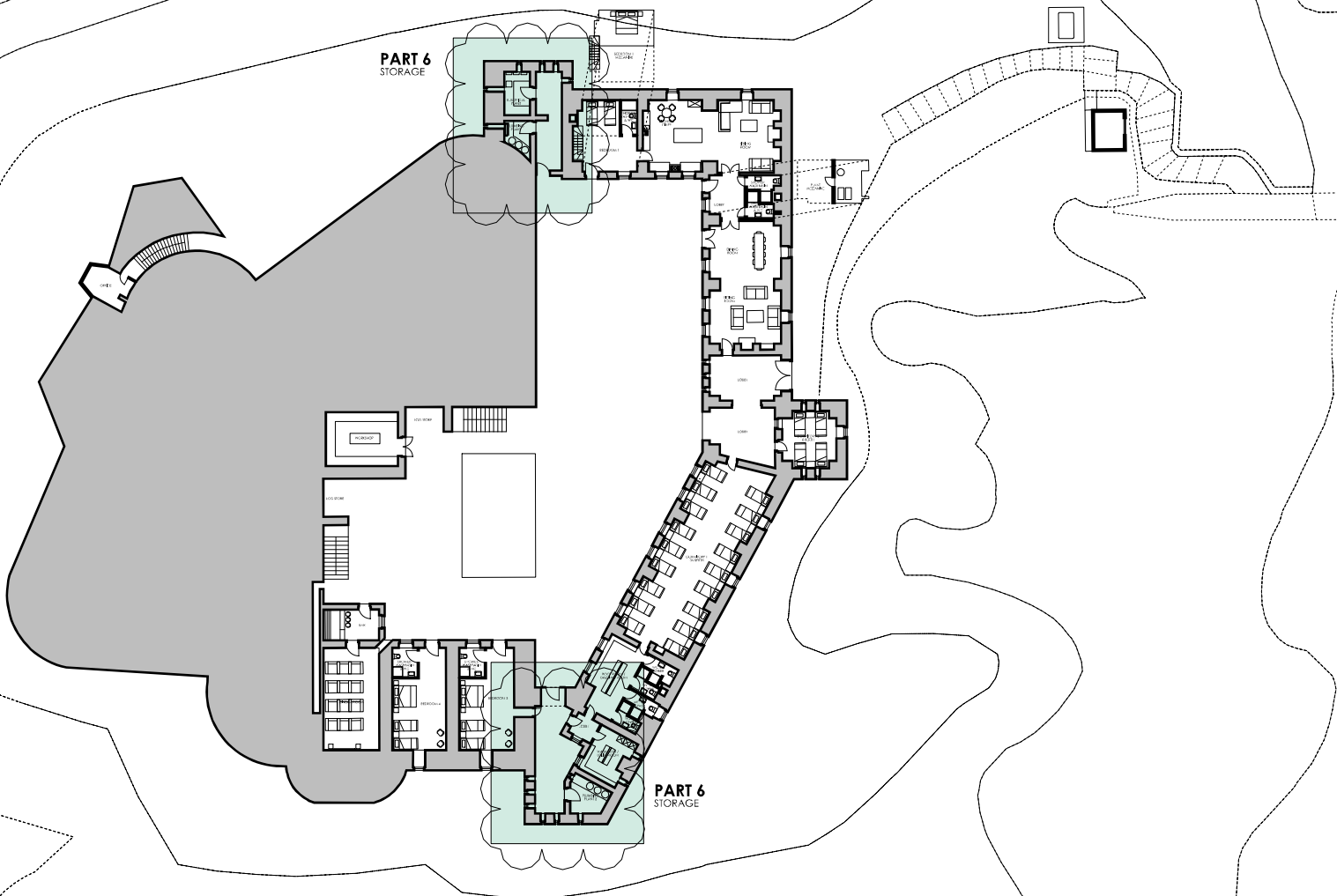


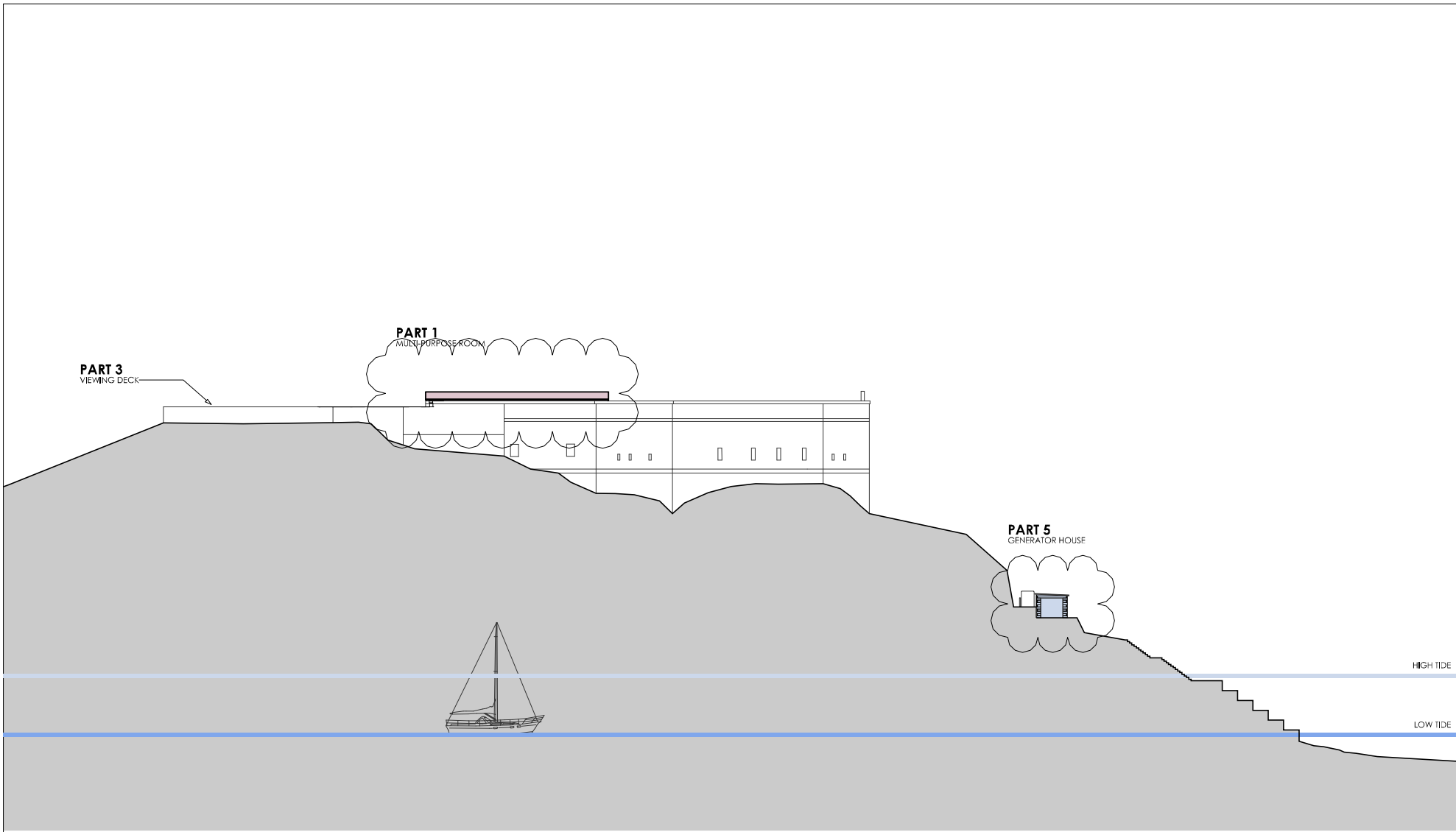
PART 6 STORAGE

PART 6 STORAGE



PROPOSED GROUND FLOOR PLAN





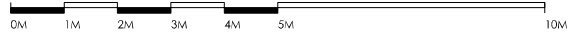
PART 3
VIEWING DECK

PART 1
MULTI-PURPOSE ROOM

PART 5
GENERATOR HOUSE

HIGH TIDE

LOW TIDE



**PROPOSED
ELEVATION**

Revision	Description	Date
1	Issued	20/09/21

**MIKE SMITH
ARCHITECTURE**

Thome Island Ltd.

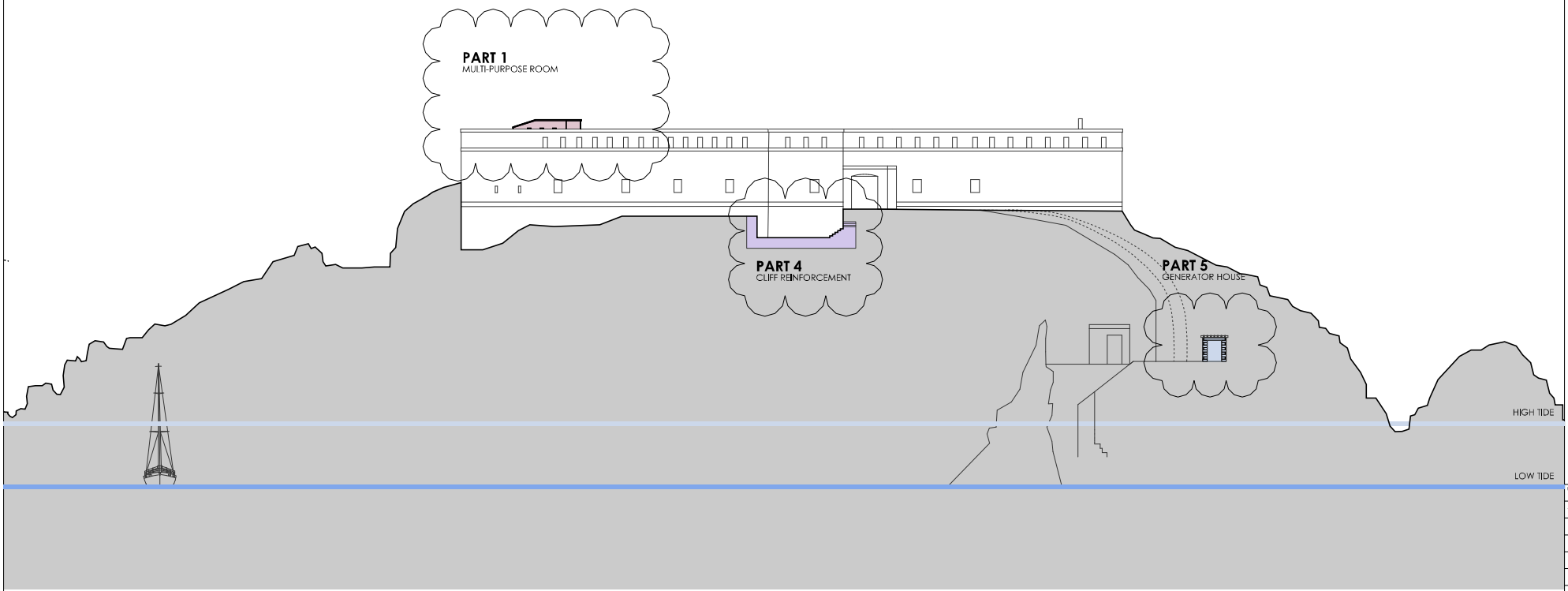
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Date: 20/09/21 MS

Drawing No.: A-003 1



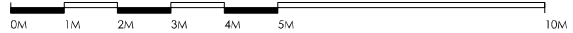
PART 1
MULTI-PURPOSE ROOM

PART 4
CLIFF REINFORCEMENT

PART 5
GENERATOR HOUSE

HIGH TIDE

LOW TIDE



**PROPOSED
ELEVATION**

Revision	Description	Date
1	Issued	20/09/21

**MIKE SMITH
ARCHITECTURE**

Thorne Island Ltd.

Thorne Island

Project
Overview

1:200 @ A1

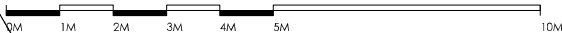
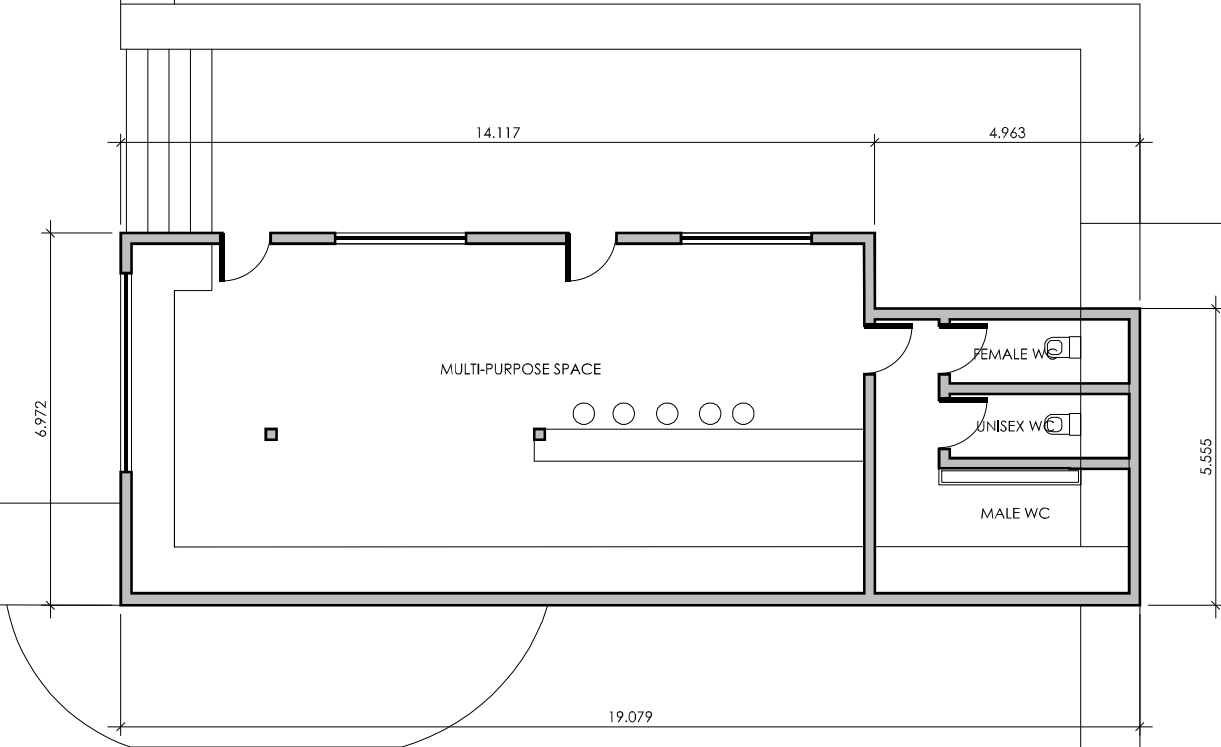
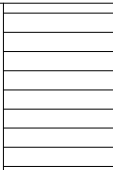
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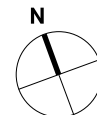


PART 1

MULTI-PURPOSE ROOM



EXISTING
PLAN



Notes:

Revision	Description	Date
1	PLANNING	06/07/21

Client: **MIKE SMITH ARCHITECTURE**

Client: Thorne Island Ltd.

Project Name: Thorne Island

Drawing Title: 1. Multi-Purpose Room Proposed Plan

Project No.: 1100 @ A3

Date: 06/07/21 Scale: 1:50 @ A1

Drawn By: MS

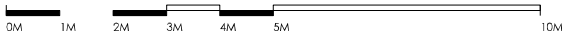
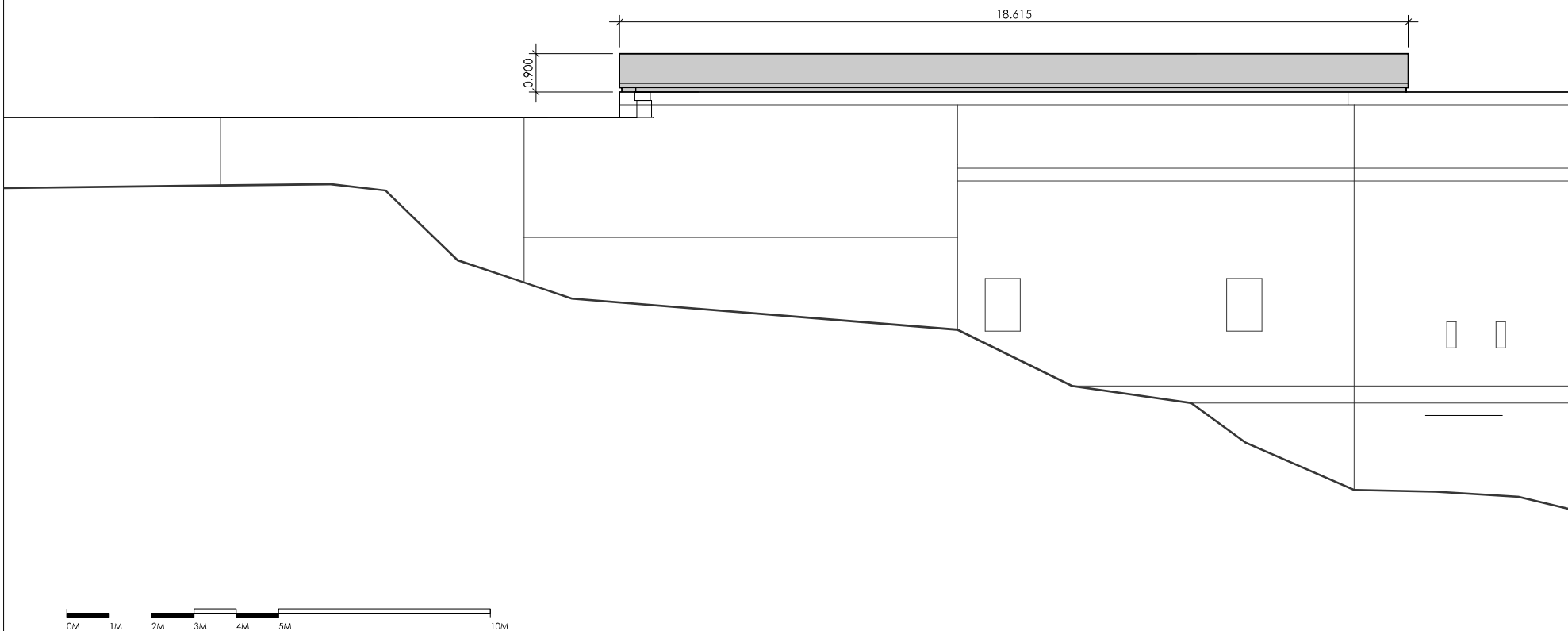
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PART 1

MULTI-PURPOSE ROOM

Notes:



PROPOSED ELEVATIONS

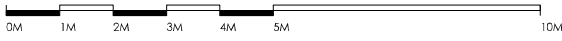
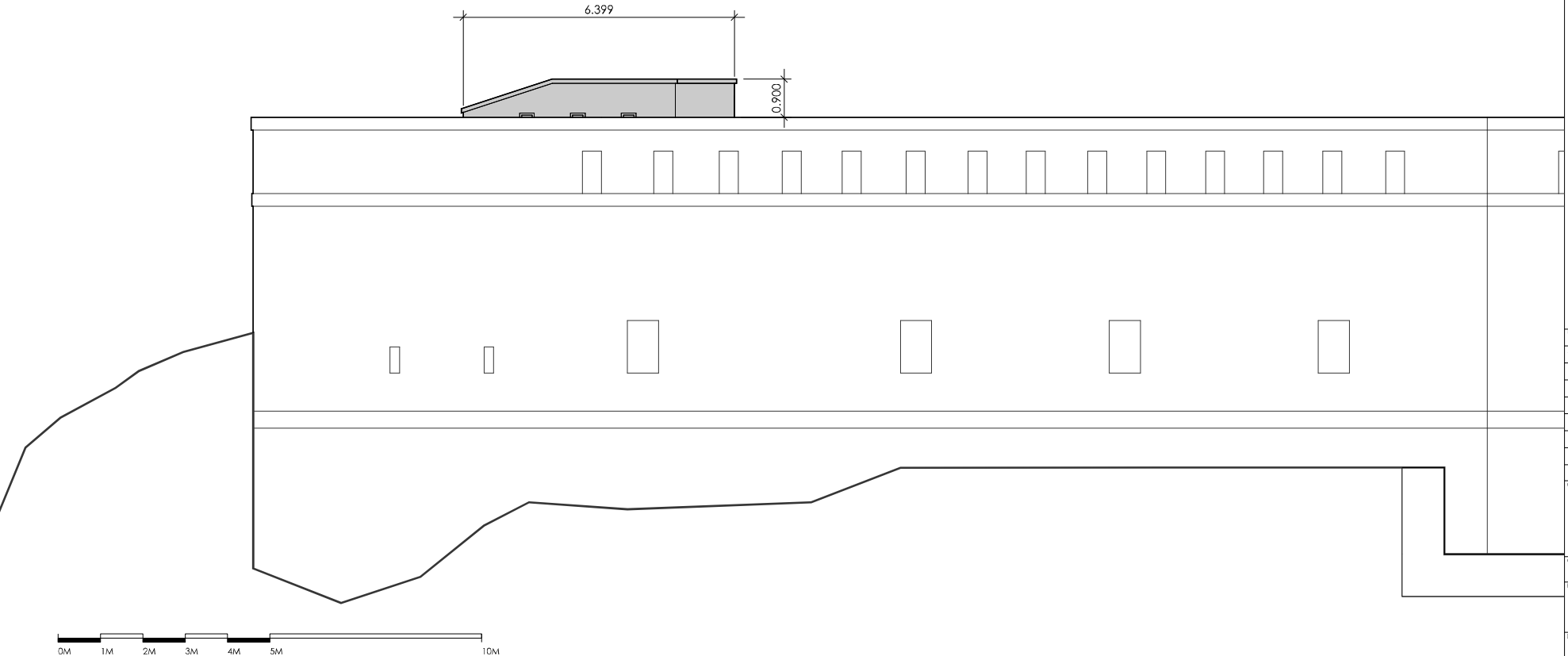
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Client:		Thorne Island Ltd.	
Project Name:		Thorne Island	
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Drawing No.:	Revision:		
A-103			



PART 1

MULTI-PURPOSE ROOM



PROPOSED
ELEVATIONS

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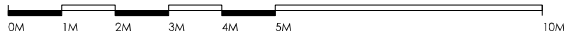
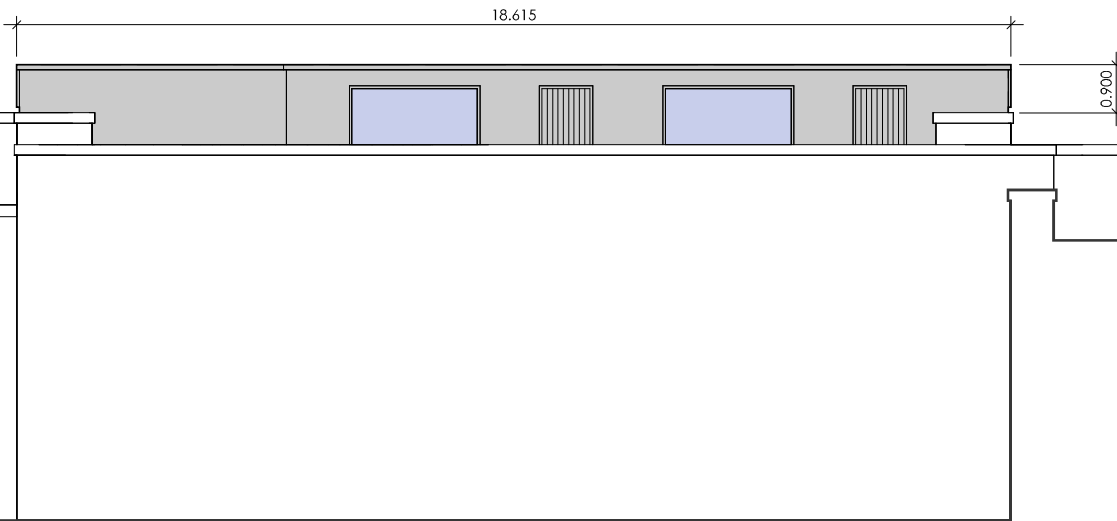
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1	PLANNING	06/07/21

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Project Name: Thorne Island	
Drawing Title: 1. Multi-Purpose Room Proposed Plan	
Project No.:	Scale: 1:100 @ A3 1:50 @ A1
Date: 06/07/21	Drawn By: MS
Drawing No.: A-104	Revision: 1



PART 1

MULTI-PURPOSE ROOM



PROPOSED
ELEVATIONS

Notes:

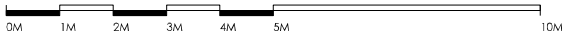
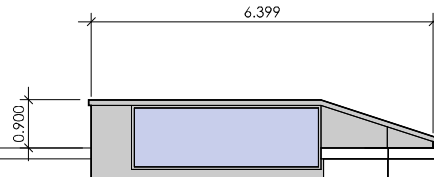
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06/07/21			MS
Drawing No.:	Revision:		
A-104	1		



PART 1

MULTI-PURPOSE ROOM

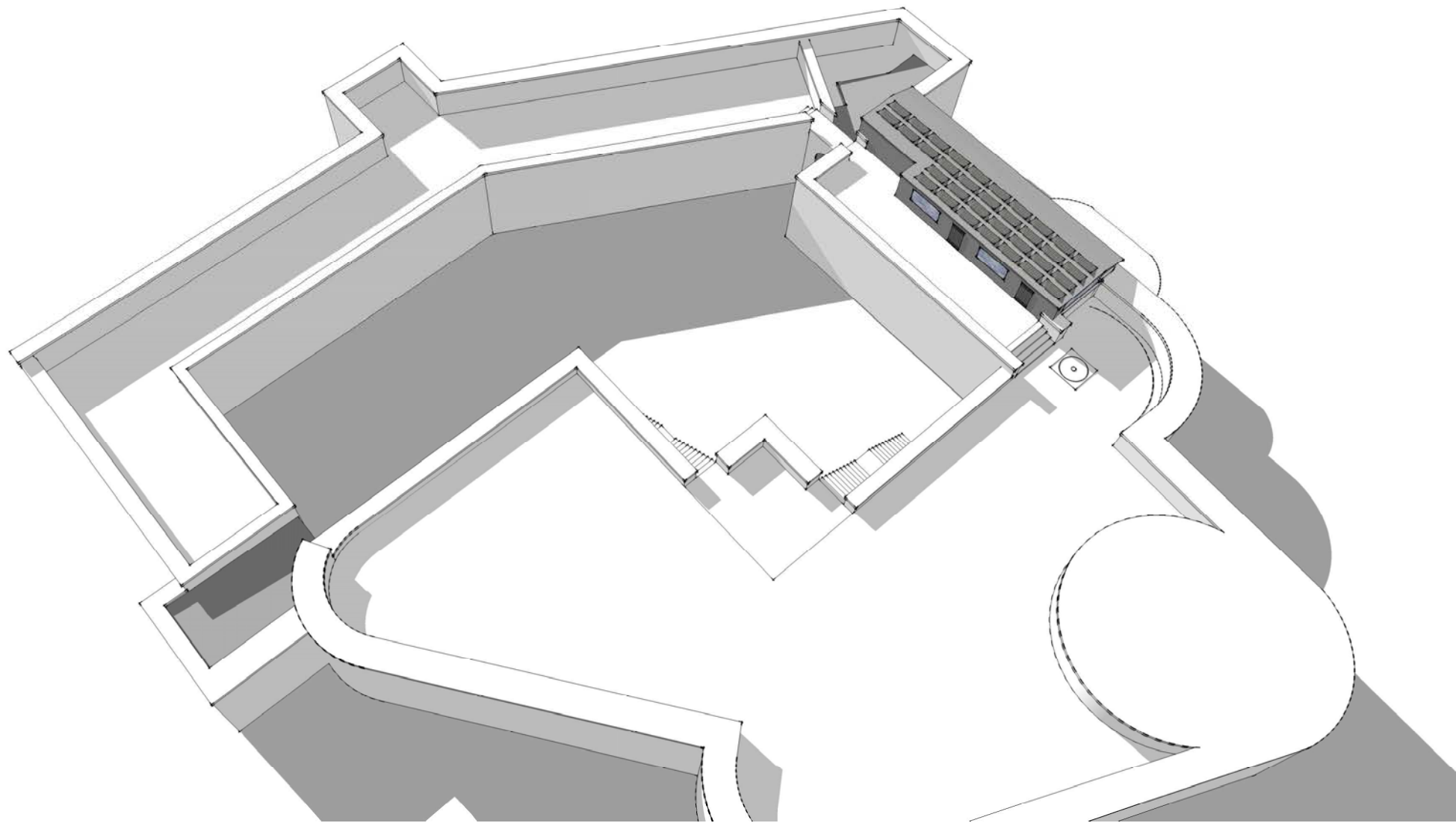


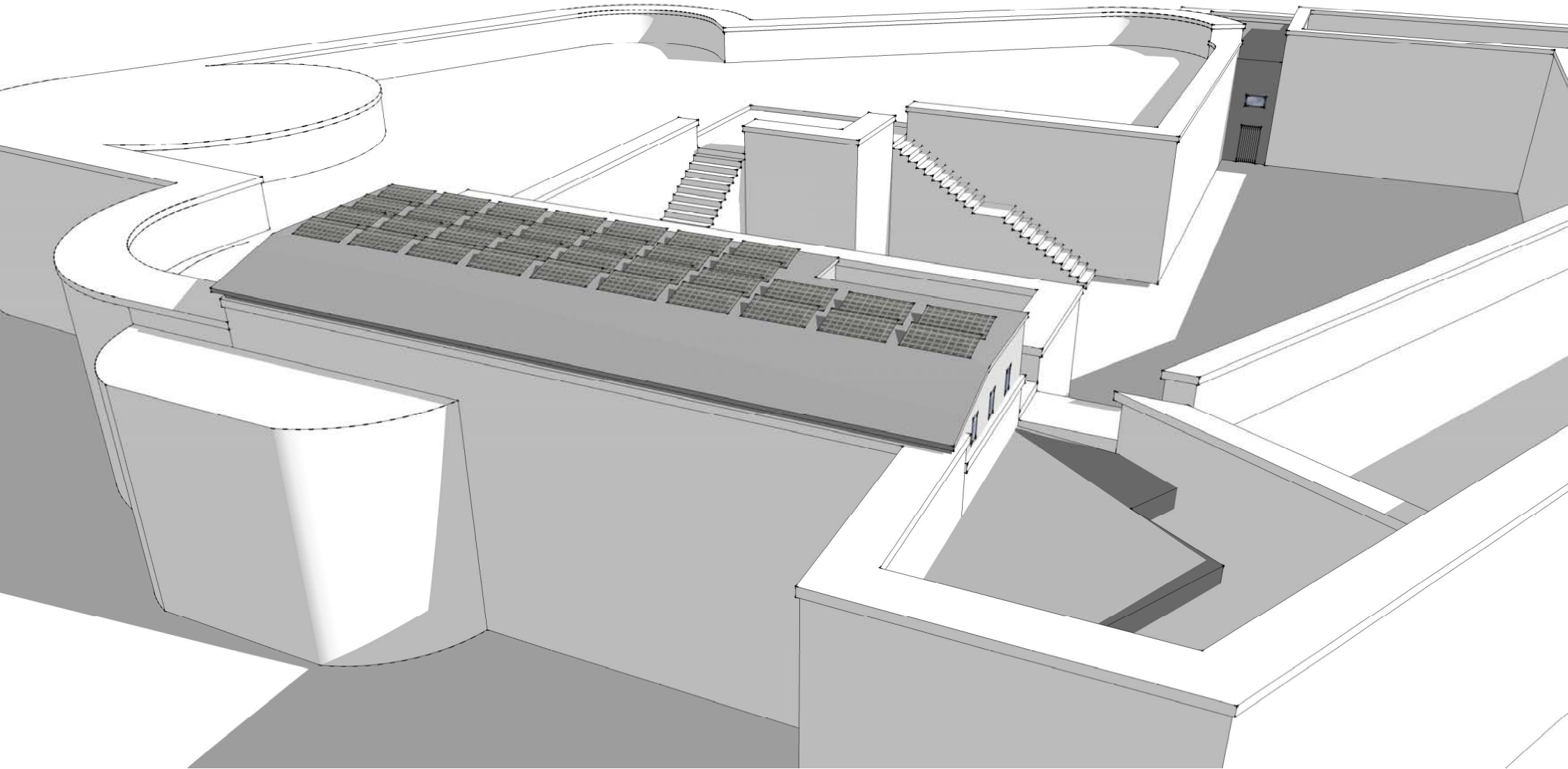
PROPOSED
ELEVATIONS

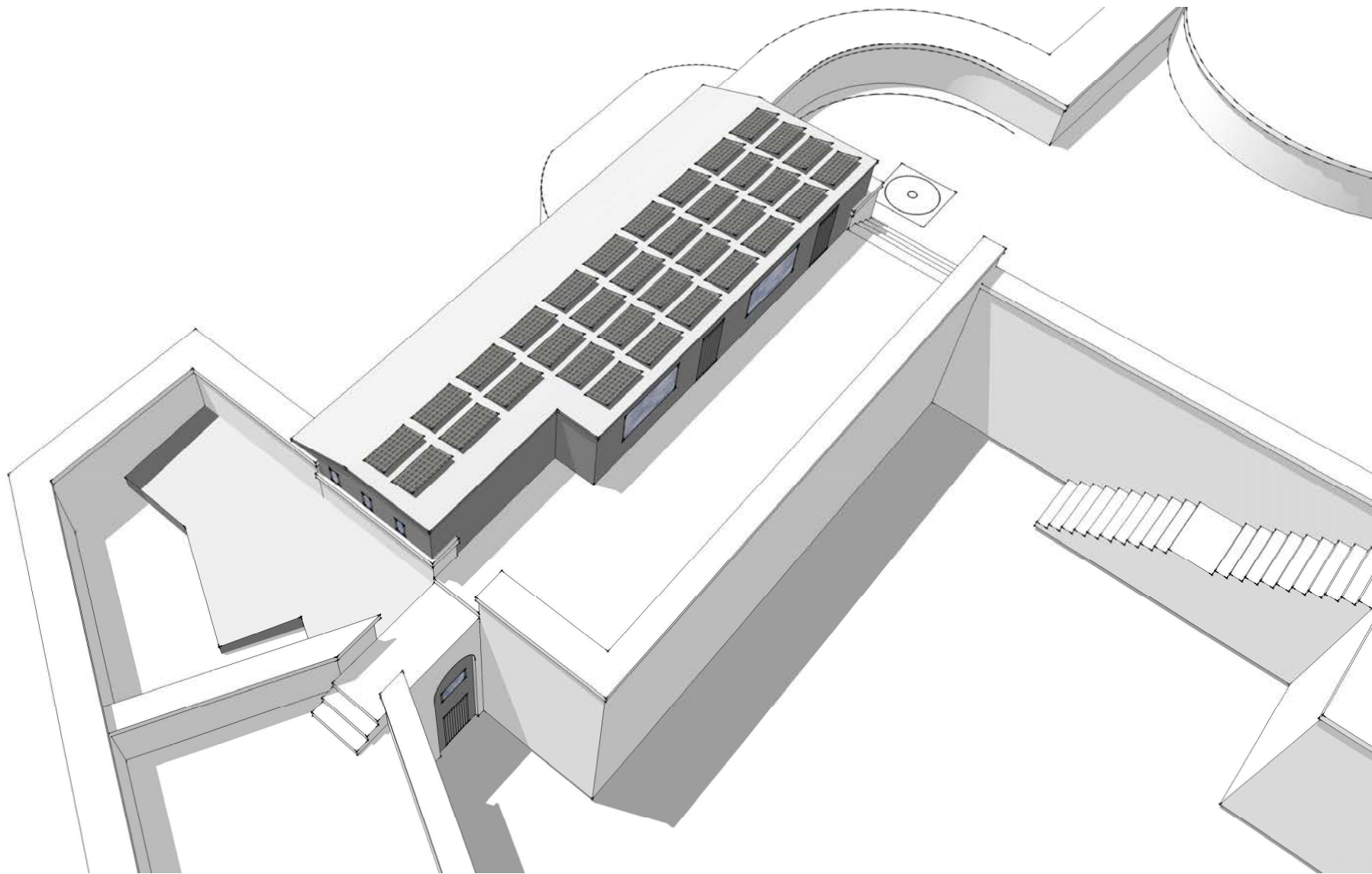
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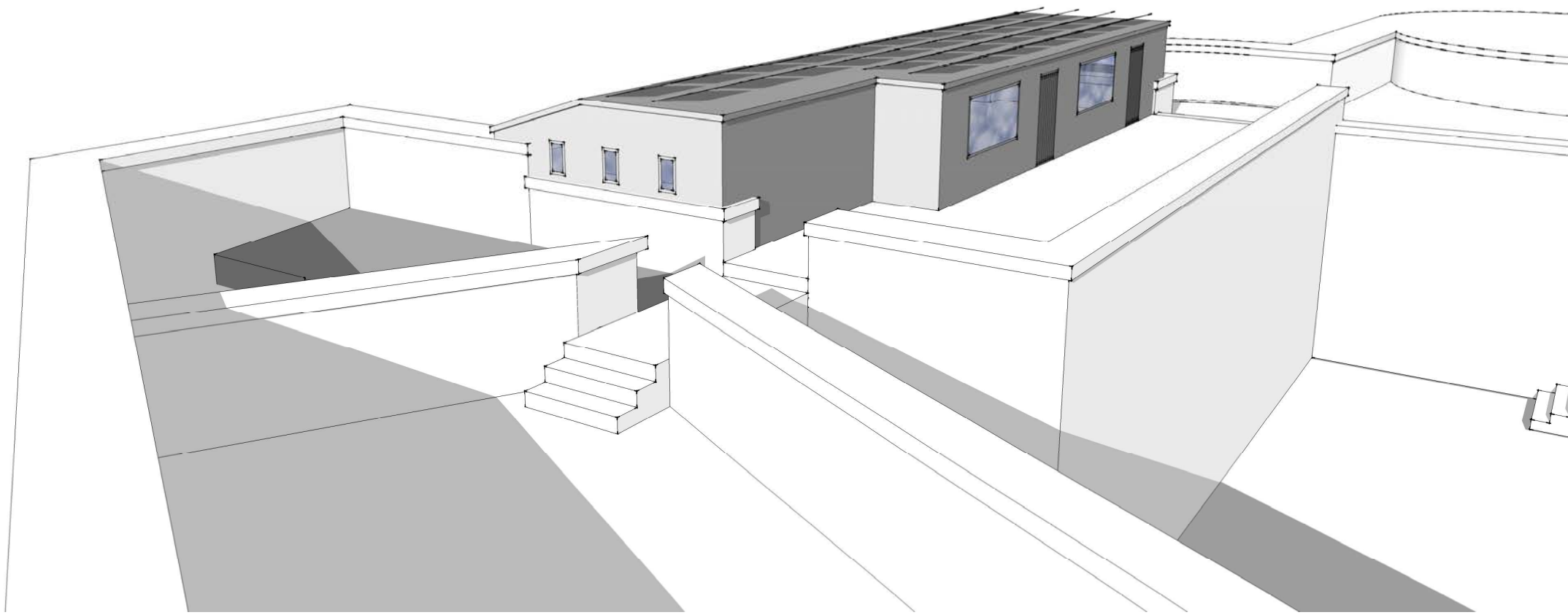
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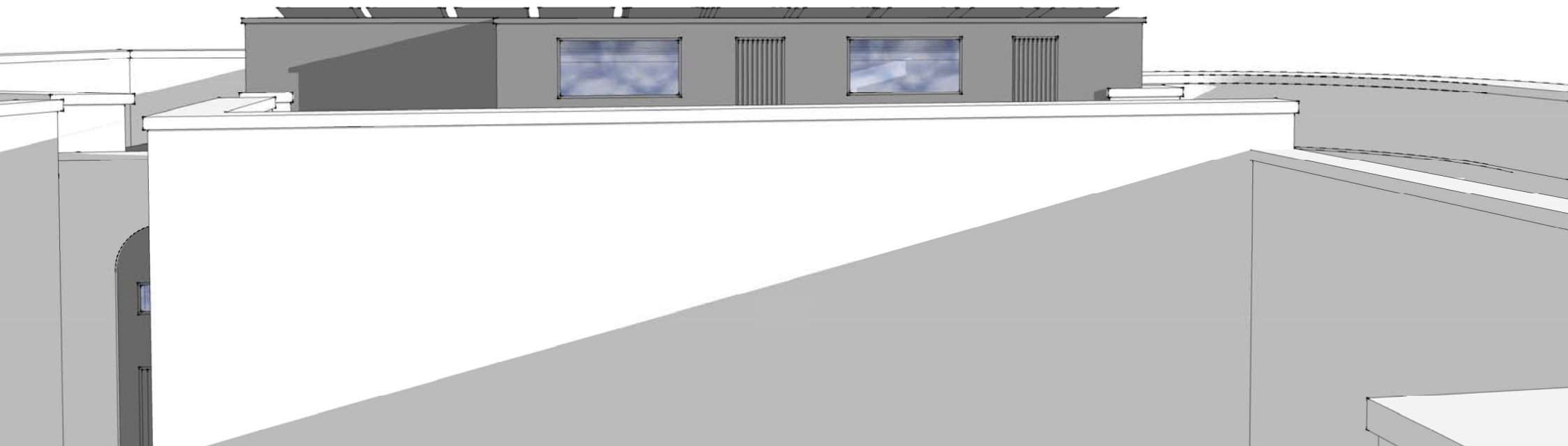
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Project Name: Thorne Island	
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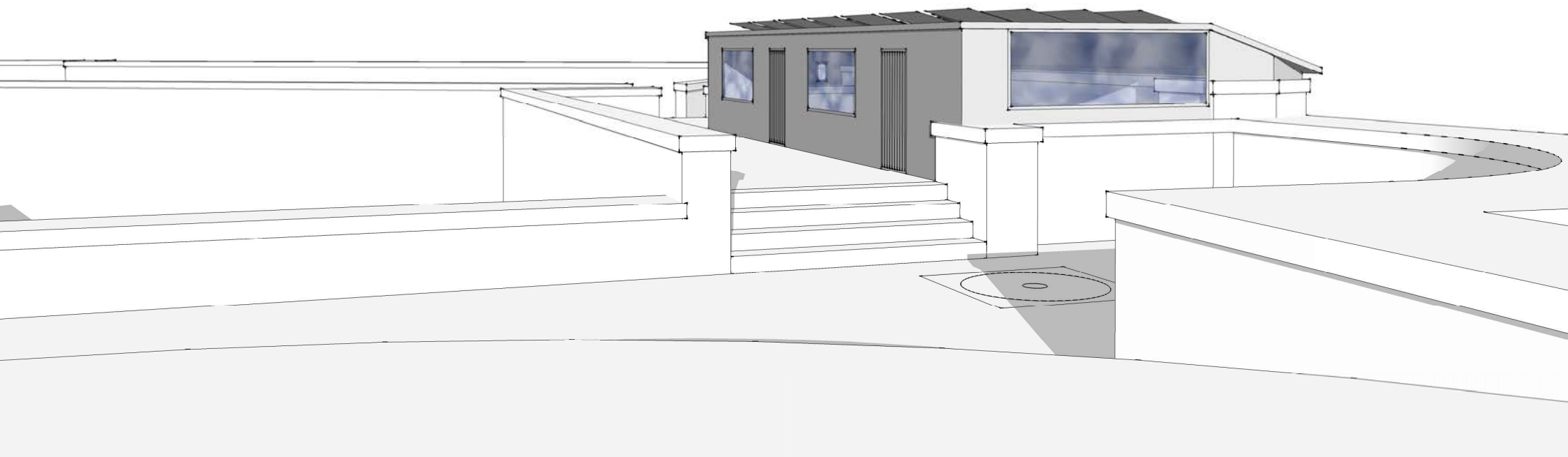


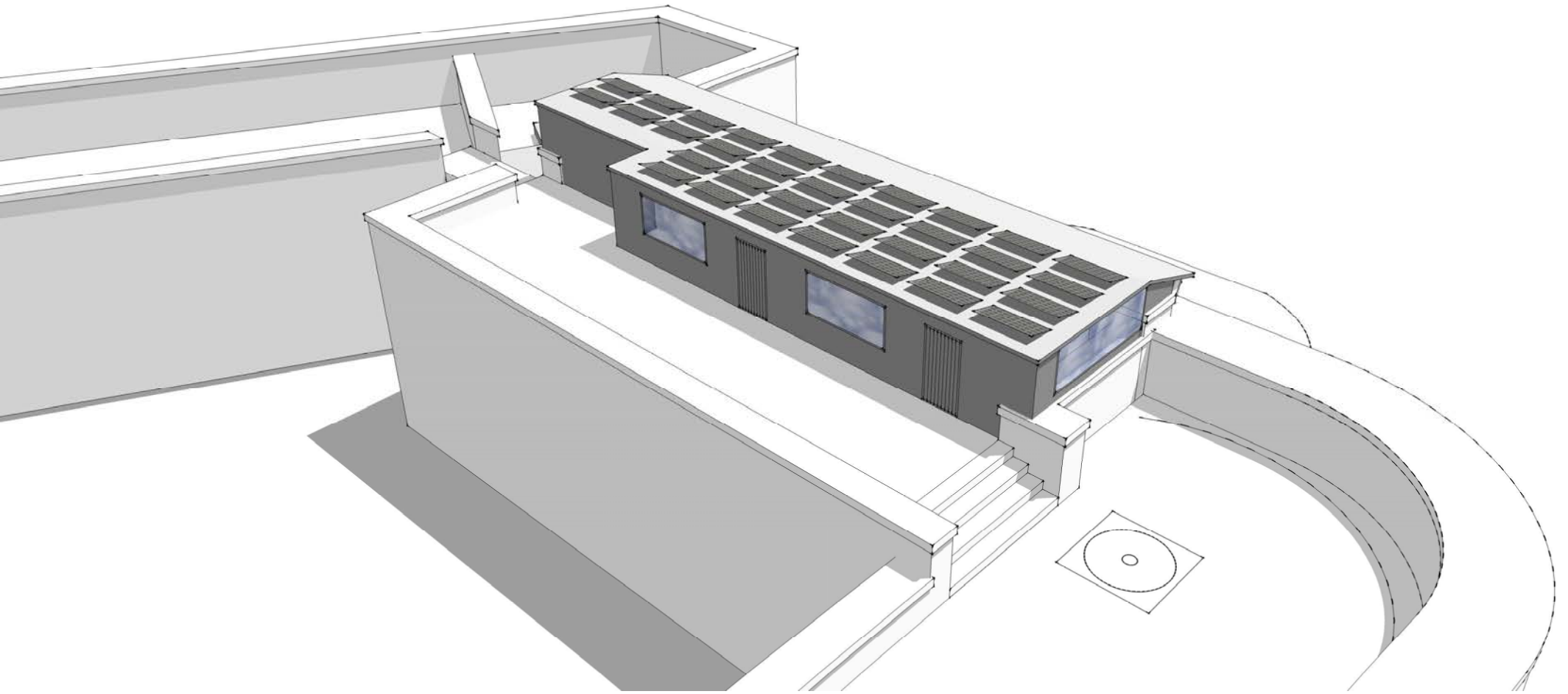


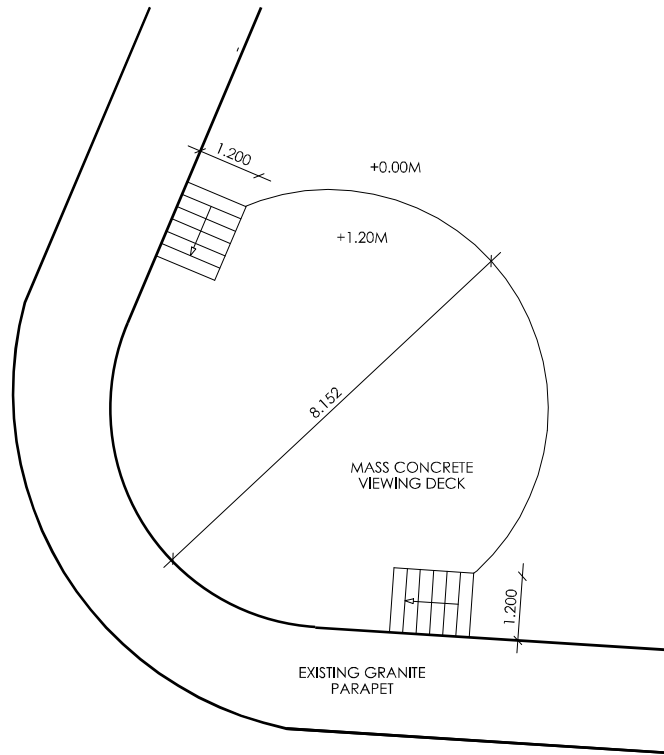




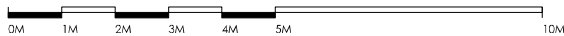








PART 3
VIEWING DECK



PROPOSED
PLAN

Notes:

Revision	Description	Date
1	PLANNING	06/07/21

Client:
**MIKE SMITH
ARCHITECTURE**

Client:
Thorne Island Ltd.

Project Title:
Thorne Island

Drawing Title:
3. Viewing Deck
Proposed Plan

Project No.:	Scale:
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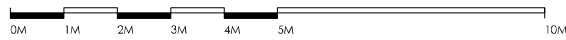
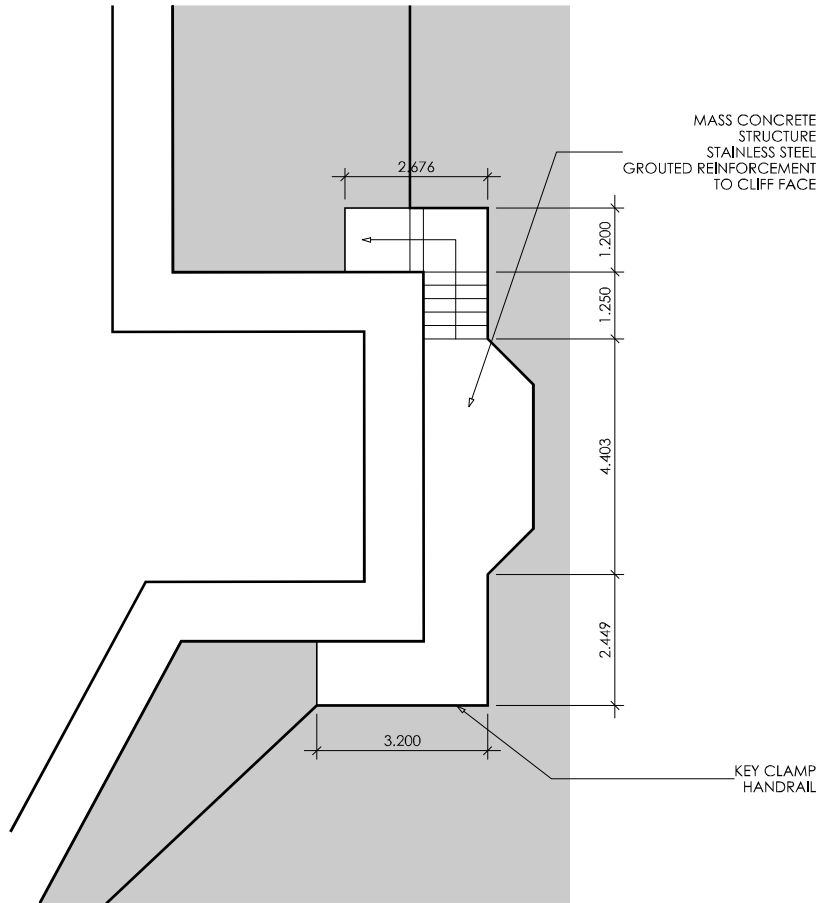
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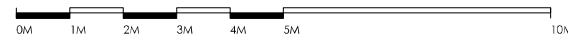
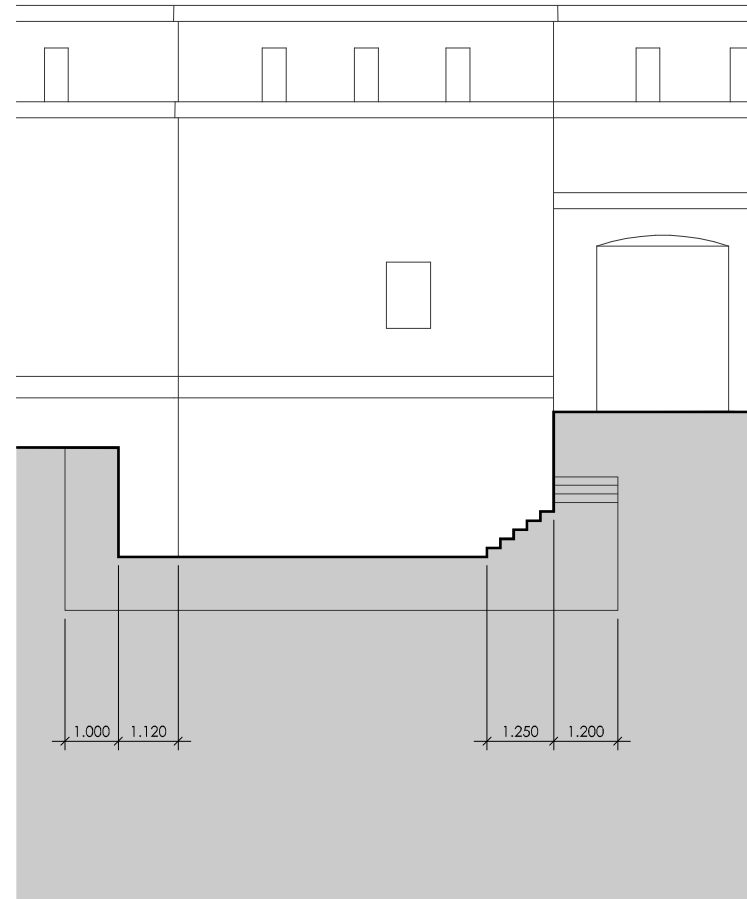


PART 4

CLIFF REINFORCEMENT



PROPOSED PLAN



PROPOSED ELEVATION

Notes:

Revision	Description	Date
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MIKE SMITH ARCHITECTURE

Client: Thorne Island Ltd.

Project Title: Thorne Island

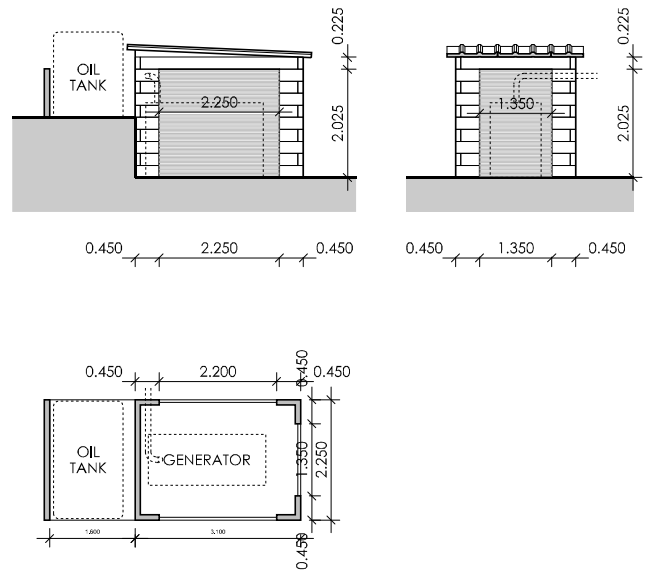
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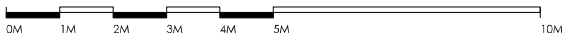
Date: 06/07/21
Drawn By: MS

Drawing No.: A-202
Revision: 1





PART 5
GENERATOR HOUSE



PROPOSED
PLAN

Revision	Description	Date
1	PLANNING	06/07/21

Client:
MIKE SMITH
ARCHITECTURE

Client: Thorne Island Ltd.

Project Title:
Thorne Island

Drawing Title:
5. Generator House
Proposed Plan

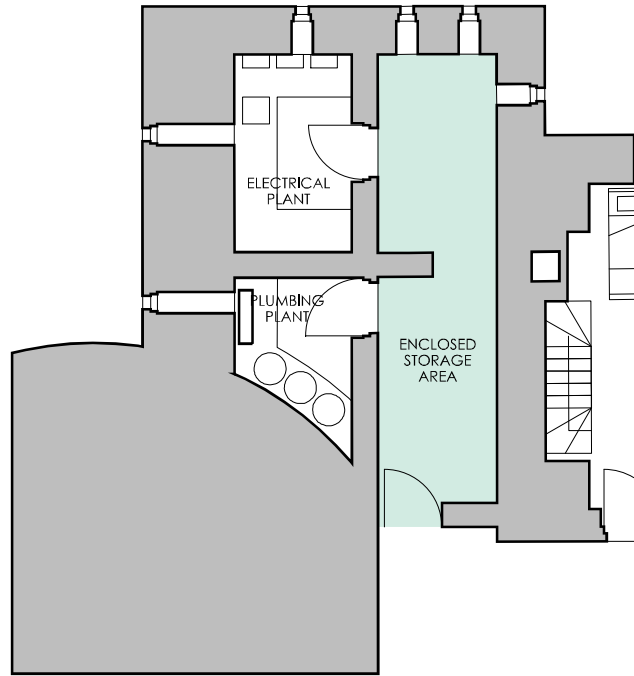
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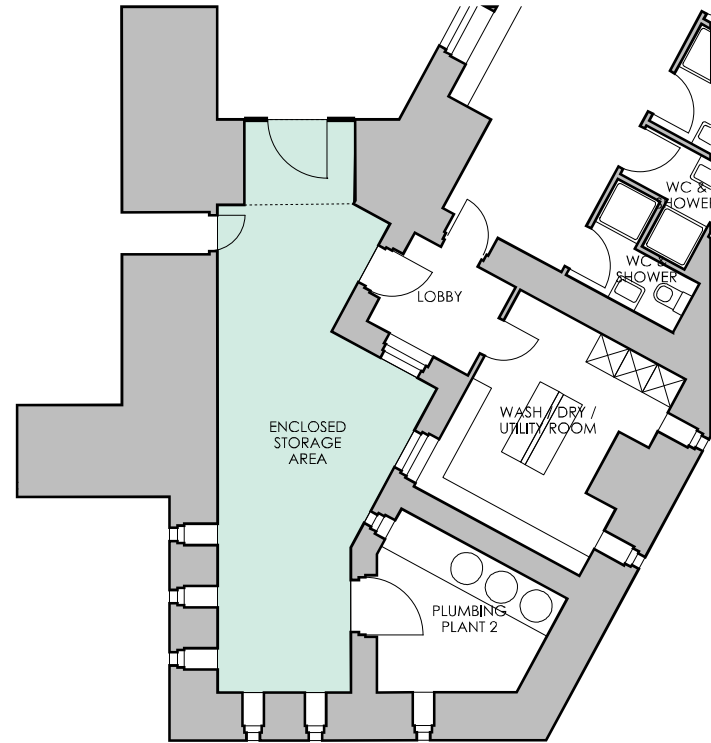


PART 6

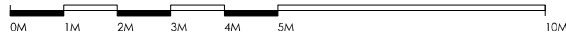
STORAGE



PROPOSED
GROUND FLOOR PLAN



PROPOSED
GROUND FLOOR PLAN



PROPOSED
PLAN

Notes:

Revision	Description	Date
1	PLANNING	06/07/21

Client:

**MIKE SMITH
ARCHITECTURE**

Client: Thorne Island Ltd.

Project Title: Thorne Island

Drawing Title: 6. Storage Proposed Plan

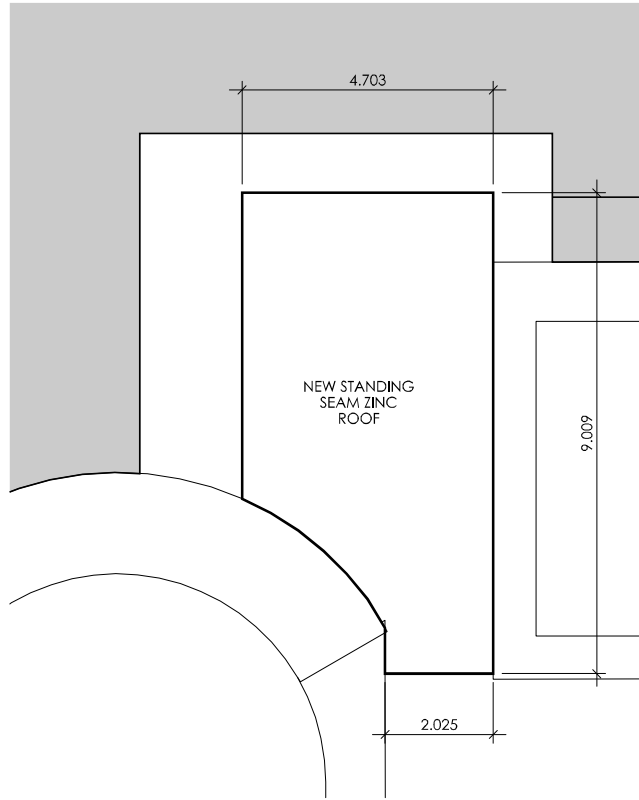
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1:50 @ A1

Date: 06/07/21 Drawn By: MS

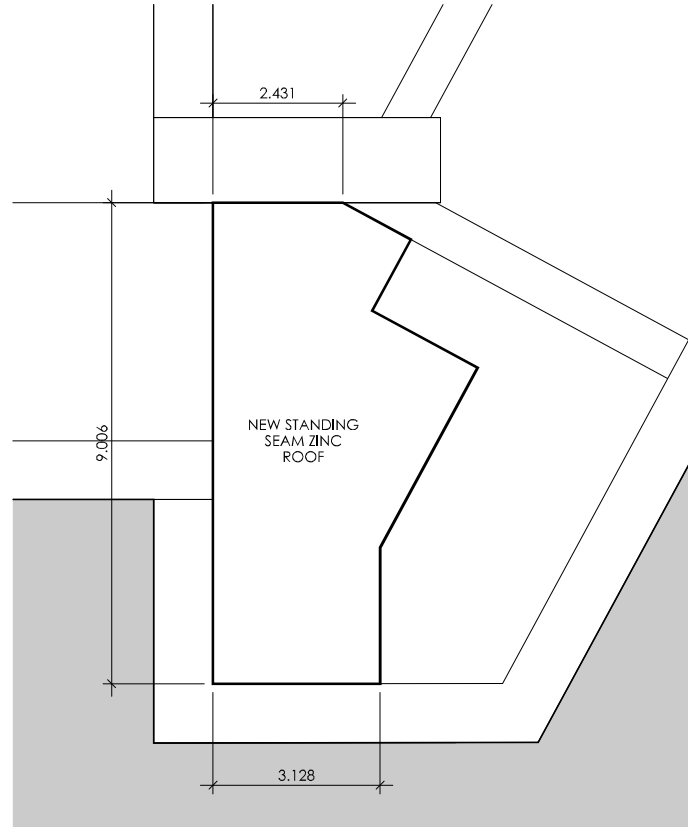
Drawing No.: A-601 Revision: 1



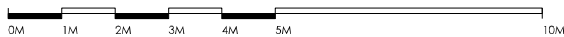
PART 6
STORAGE



**PROPOSED
ROOF PLAN**



**PROPOSED
ROOF PLAN**



**PROPOSED
PLAN**

Notes:

Revision	Description	Date
1	PLANNING	06/07/21

Client:		MIKE SMITH ARCHITECTURE	
Owner:		Thorne Island Ltd.	
Project Name:		Thorne Island	
Drawing Title:		6. Storage Proposed Plan	
Project No.:	Scale:	1:100 @ A3 1:50 @ A1	Drawn By:
06/07/21	MS	MS	MS
Drawing No.:	Revision:	A-602	1

