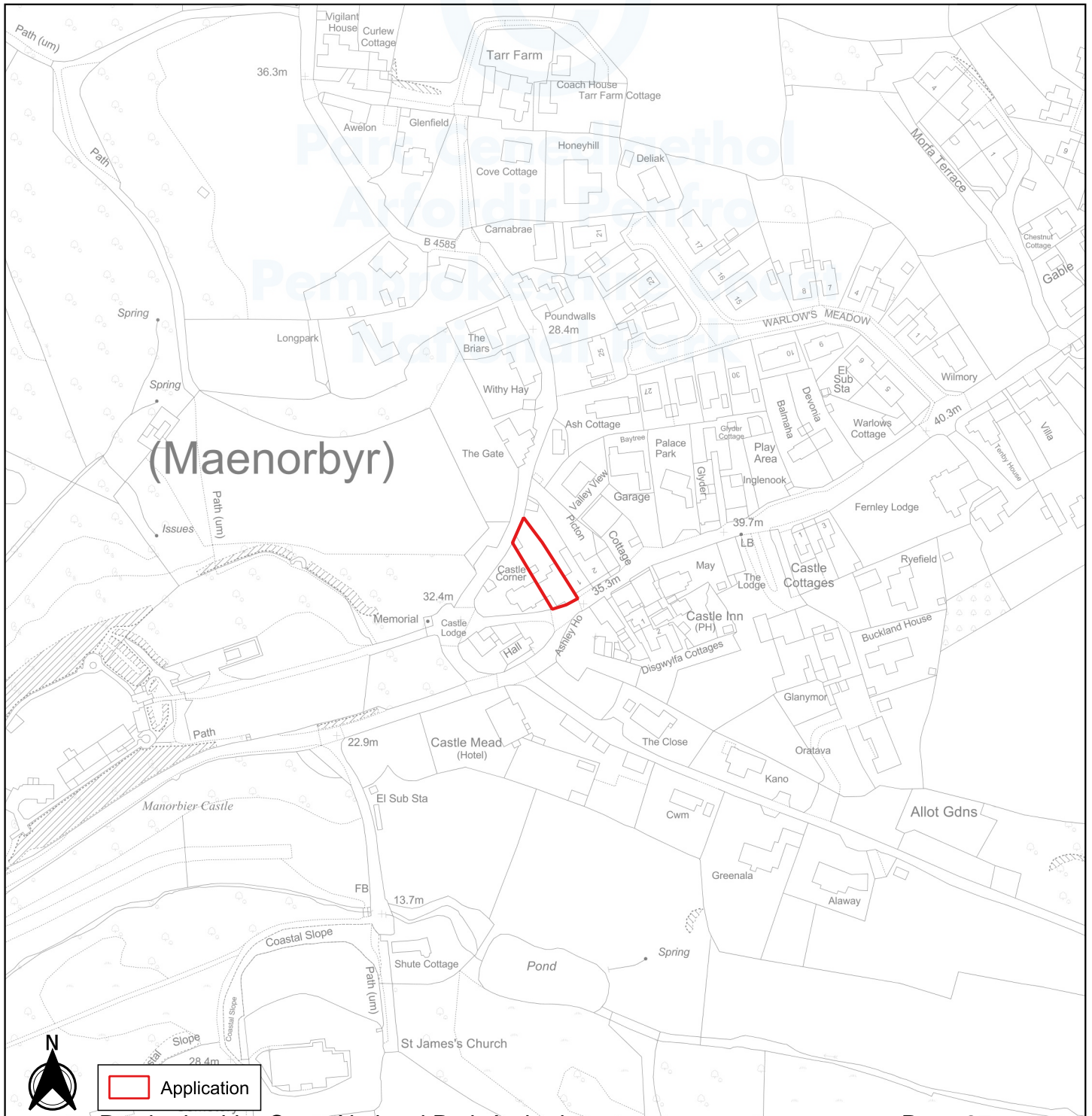
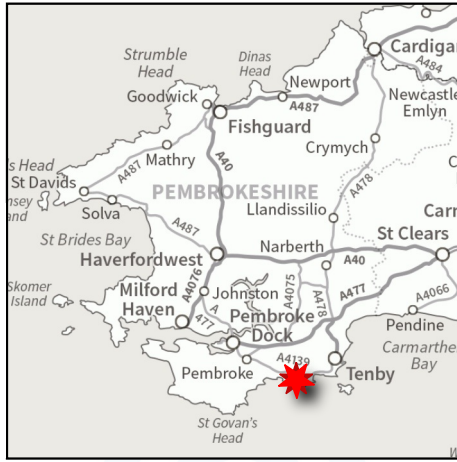


Site Location: Manorbier House,  
Manorbier, Tenby, Pembrokeshire,  
SA70 7TD



Parc Cenedlaethol  
Arfordir Penfro  
Pembrokeshire Coast  
National Park

Graddfa/Scale: 1:2,500



# PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY DELEGATED DECISION REPORT



**Ref No:** NP/25/0515/FUL  
**Proposal:** Rebuilding of ground floor rear extension, construction of pergola, alterations to roof. Replacement of all single glazed windows with double-glazed sash windows. Addition of railings to yard at front  
**Site Location:** Manorbier House, Manorbier, Tenby, Pembrokeshire, SA70 7TD

**Recommendation:** **Approve**, subject to conditions

## Summary:

**This application is being presented to the Development Management Committee as the Community Council have objected to the application, contrary to the Officer recommendation for approval.**

Plans and documents are available here: [Citizen Portal Planning - application details](#)

Manorbier House is a traditional, unlisted building in the centre of Manorbier Conservation Area, prominently located within the village's historic core. The application seeks permission for a rebuilt rear extension with patio doors, a rear garden pergola, front boundary railings, and replacement of single-glazed sash windows.

The plans have been amended in line with advice from PCNPA's Conservation Officer, with the previously proposed rear dormers and external fire escape now removed from the scheme.

## Consultee Response

- Building Conservation Officer- recommending approval following submission of revised plans (initially recommend refusal)
- Planning Ecologist – Conditional Consent
- PCNPA Access & Rights of Way Officer - No Adverse Comments
- Community Council – Refusal (not supporting)
- Heneb – No response
- Natural Resources Wales (NRW) – No response
- PCC Highway Authority – No Adverse Comments
- PCC Drainage Engineer –
- Public Protection Environmental Health - Licensing – (extra consult 20.10.25 – response rec. 01-May-26) – Conditional Consent.

## Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012*.

The following is a summary of third-party concerns received by this Authority regarding the proposal, which are dealt with in more detail in the relevant section of the report.

Concerns have been raised by residents and nearby business owners regarding:

- The proposal could facilitate or intensify existing usage for evening and late events at Manorbier House Café, which have been associated with noise and disturbance, particularly following late finishes to music events.
- Residential amenity within Manorbier – the peace and tranquillity valued by residents of the village is being affected by existing use and this may be exacerbated by the development.
- Increased parking pressures and resultant road safety issues within the village centre - cited as an ongoing concern with existing café use.
- Proposed external alterations not felt to be in keeping with the visual amenity within Manorbier Conservation Area.
- Operational management, including insufficient wc provision for no. of attendees and people dispersing after events at the café, with associated litter and antisocial behaviour.
- Drainage/foul water capacity during events held at the premises.
- Potential to detract from tourism to Manorbier - impact of use of venue on the village's reputation as a peaceful destination with heritage value.
- Ecological concerns regarding harm to protected species (bats) and potential impacts of additional noise and lighting on the local environment.

Following receipt of new plans which have been prepared to address the visual amenity concerns within Manorbier Conservation Area a full reconsultation has taken place however, third-party representations to the reconsultation have re-iterated the other concerns summarised above.

## **Policies considered**

### *Development Plans*

All planning applications in Wales need to be determined in accordance with the statutory Development Plan:

**Future Wales: The National Plan 2040** [Future Wales: The National Plan 2040](#) (FW)

### *Local Development Plan 2 (Adopted September 2020)*

Within the Pembrokeshire Coast National Park, The Local Development Plan 2 (LDP2) is also part of the relevant development plan with the following policies being applicable to this proposal.

- Policy 01 (National Park Purposes and Duty)
- Policy 06 (Rural Centres)
- Policy 08 (Special Qualities)
- Policy 11 (Nationally Protected Sites and Species)
- Policy 14 (Conservation of the Pembrokeshire Coast National Park)
- Policy 29 (Sustainable Design)
- Policy 30 (Amenity)
- Policy 32 (Surface Water Drainage)
- Policy 59 (Sustainable Transport)
- Policy 60 (Impacts of traffic)

These policies can be viewed on the Policies page of Pembrokeshire Coast National Park website: <https://www.pembrokeshirecoast.wales/wp-content/uploads/2024/01/LDP-Text-for-Adoption-Web.pdf>

### *Planning Policy Wales (PPW12)*

PPW12 sets out the land use planning policies of the Welsh Government.

The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

- [Planning Policy Wales 12](#) (PPW12).

### *Technical Advice Notes*

The Future Wales Plan should be seen and read as a whole, and in conjunction with National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) as well as considering the following Welsh Government Technical Advice Notes (TAN's)

[www.gov.wales/technical-advice-notes](http://www.gov.wales/technical-advice-notes):

- TAN 5 – Nature Conservation and Planning
- TAN 11 – Noise
- TAN12 - Design
- TAN 13 - Tourism
- TAN 15 - Development, Flooding and Coastal Erosion (2025)
- TAN 24 - The Historic Environment

### *LDP2 Supplementary Planning Guidance*

In addition, the Authority produces Supplementary Planning Guidance (SPG) on various topics, and these may be material considerations in the determination of any future application made. In respect of the proposal the most relevant SPG's are: [Supplementary Planning Guidance \(LDP2\) - Pembrokeshire Coast National Park](#)

- SPG - Biodiversity
- SPG - Landscape
- SPG - Sustainable Design and Development
- SPG – Parking Guidelines
- SPG – Planning for the Conservation and Enhancement of Dark Skies in Wales
- SPG – Conservation Area Appraisal and Management Plans Manorbier

### *Constraints*

- Biodiversity Issue
- Historic Landscape
- Safeguarding Zone
- Rights of Way Inland - within 50m
- Ancient Monument - within 500m
- Hazardous Zones
- Recreation Character Areas
- Landscape Character Area
- Conservation Area - Manorbier Conservation Area

- Tree Preservation Orders - within 10m

## **Officer's Appraisal**

Manorbier House (formerly the Beach Break Café and Chives Tearoom) is a traditionally built property fronting the small road that runs through the centre of Manorbier village (the B4585) which links with the main A4139 between Tenby and Pembroke.

Manorbier House occupies a village centre location within Manorbier Conservation area and within the centre boundary of the 'rural centre' of Manorbier (as defined by PCNP Local Development Plan 2). The building is not listed but is one of the mainly 19th-century stone-built houses and other buildings that form the small, historic village core. The property is traditionally built with slated roof and chimney stacks. There have been several extensions to the principal (south) elevation - one older extension with slated pitched roof forms a right angle to the original terrace. To the west of this older extension is a shop-front extension with large plate-glass window. Wooden-framed traditional sash windows survive in original openings on the main building (retaining their original 'wavy' glass) punctuating a smooth, painted render finish.

The property is set back slightly from the road and has a small front yard in the right angle formed by an extension to the front of the building, which this application seeks to enclose with a low dwarf wall and railings. It sits within a row of traditionally built houses which are highly visible from the public domain, both from the south (village centre) and from the B road which runs round and along the rear of the properties on the row. To the rear (north) is a garden area, with other gardens belonging to properties in the row either side, which are bounded by the B4585 to the north. Beyond to the northwest are wooded areas and farmland, whilst to the east is the village of Manorbier. To the west is Manorbier beach and its medieval castle (a Cadw Scheduled Monument located on one valley side) with the medieval church of St. James on the opposite side of the valley to the south.

Along with the addition of railings to a low wall to the front courtyard, this proposal requests permission for replacement of a single-storey extension to the rear with the addition of patio doors, the addition of a pergola in the rear garden, as well as replacement of the property's single-glazed sash windows with double-glazed sash windows. The original proposal has been amended in line with comments received from PCNPA's Conservation Officer, to sit more comfortably with the character of the Conservation Area and central historic village location. The proposed replacement of rooflights with dormer windows and creation of an external fire escape route on the rear elevation from the 2<sup>nd</sup> (attic) floor have been removed from the scheme.

### **1. Site and Proposed Development**

The proposal comprises:

- Removal and replacement of existing single storey rear extension with patio doors.
- Construction of pergola in the rear garden area
- Creation of 1 no. additional doorway to ground floor rear elevation
- Erection of railings on a dwarf wall to the small courtyard to the front
- Replace existing single glazed windows with double-glazed sash windows

The proposed replacement of rooflights with dormer windows to the rear elevation and the creation of an external fire escape route from the 2<sup>nd</sup> (attic) floor have been removed from the scheme, in line with comments received from PCNPA's Conservation Officer.

## 2. **Relevant Planning History**

- 07/581 - Part Change of Use, Conversion to Two Dwellings (Chives Tearooms, Manorbier House) – Withdrawn 26/03/2008
- 09/512 - Change of use to tea garden (Beach Break, Manorbier House) – Refused 18/01/2010
- 10/121 - Change of use of garden to tearoom (Beach Break Tea Room, Manorbier House) – Conditionally Approved 09/07/2010
- 10/537 - Retention of rear patio (Retrospective) – Approved 08/02/2011
- NP/12/0122 - Use of approved patio from NP/10/537 to permanent seasonal tearoom area (following 2-year temporary approval under NP/10/121) – Approved 25/04/2012
- PA/083/08 - Change of use to B & B (Manorbier House) – Closed 21/02/2011
- PA/264/09 - Beach Break Tea rooms (Formally Chives), Manorbier House - Closed 21/02/2011
- EC09/121 – Construction of beer garden – Resolved 26/02/2010

## 3. **Key Issues**

The application raises the following planning matters:

- 3.1 Policy and Principle of Development
- 3.2 Siting, Design, and Impact upon the Special Qualities of the National Park
- 3.3 Amenity and Privacy
- 3.4 Biodiversity, Protected Sites, Green Infrastructure & Landscaping
- 3.5 Access and Parking
- 3.6 Surface Water Drainage

### 3.1 **Policy and Principle of Development:**

40. Section 38 of *The Planning and Compulsory Purchase Act 2004* requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the National Park comprises Future Wales - The National Plan 2040 (FW) and the Local Development Plan 2 (LDP2).
41. Future Wales – The National Plan 2040 (FW), was adopted on 24th February 2021 and is the National Development Framework for Wales, and 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:
42. '*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...*'.

43. The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the *Planning (Wales) Act 2015*, the *Well-being of Future Generations (Wales) Act 2015* and other key legislation and resultant duties such as the Socio-economic Duty.
44. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW12 promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.
45. Policy 6 Rural Centres supports land use priorities which include protecting the Centre's range of facilities; ensuring developments permitted contribute to the protection and enhancement of the special qualities of the Centre and ensuring that development is of a scale that is consistent in scale with the size and character of the Centre. The existing permission allows for an A3 use of the building. This application seeks minor extensions to that existing use. The extension of an existing use can be considered to protect the existing business, provided that it is acceptable in terms of design and does not have detrimental amenity impacts.
46. Third party representations have been received by this Authority following statutory public consultation on the application. Concerns raised regard the proposed use of the site following development, as the application does not clearly outline the rationale for development. Specific concerns centre around the potential for the proposal to facilitate expansion of the current regular use of the café as a late-night entertainment venue, particularly that the proposed pergola and addition of patio doors would encourage more frequent use of the outdoor space and concerns over capacity.
47. The premises have been the subject of a number of previous applications (see Planning History above). Notably NP/12/0122 (approved 25-Apr-2012) which consented the use of approved patio from NP/10/537 as a permanent seasonal tearoom area (following 2-year temporary approval under NP/10/121). Conditions attached to this consent clearly define months and hours of opening (*C2 - Permission is hereby granted for the use of the outdoor tabled area between the period of the 1<sup>st</sup> March and October 31<sup>st</sup> inclusive, and for the hours between 11am and 6pm*). The conditions also define the number of tables and people that are allowed to use the space at any one time (*C3 No more than 5 tables or 25 people - The number of tables on the area of land within the application site shall be limited to 5. The number of people allowed into the tabled area at any one time shall be limited to a maximum of 25 people*).

As it appears that the activities described by local residents and businesses have been in breach of these conditions, this will be followed up by the Enforcement Section but is a separate matter to this application.

48. It is considered that the revised proposed works which now encompass a reduced number of relatively minor external changes, the rebuilding of an existing extension with patio doors and the provision of a pergola to the rear of the property would not in

and of themselves lead to an intensification in use of the site or be of an overall scale which would be disproportionate to the scale and character of the Centre.

49. The property's close proximity to neighbouring dwellings, location in the historic centre of the village of Manorbier and the concerns registered by the wider community are material considerations in determining this application and are discussed below under amenity.
50. In principle, therefore the proposal is considered acceptable, subject to detailed other considerations including amenity which are addressed below

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

51. Policy 08 (Special Qualities) of 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. These qualities are characteristics and features which individually or in combination contribute to making the National Park unique.
52. Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.
53. Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness.
54. The Historic Environment is a special quality identified within Policy 8 as contributing to the wider special qualities of the National Park. With regards to Listed Buildings Section 96 of the Historic Environment (Wales) Act and the provisions of TAN 24 (The Historic Environment) requires that special regard be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
55. Manorbier House lies within 500 metres of Cadw Scheduled Monuments PE459 Manorbier Dovecot and PE004 Manorbier Castle and an assessment of the impact upon the setting of these monuments is a material consideration in determining this application. 'Setting' is defined within Cadw guidance [Setting of Historic Assets in Wales EN.pdf](#) Section 1. Cadw were therefore consulted as part of the application process. They note that there would be no impact on the setting of scheduled monument PE459 Manorbier Dovecot, as there is no intervisibility between the two. With regard to Manorbier Castle (PE004), the proposed alterations may be visible from the most elevated parts of the castle's inner ward; the north tower and round tower, particularly in winter when seasonal screening from deciduous trees is reduced. However, the proposed alterations will not be overly prominent and will be seen in the context of the existing building and those adjacent in this part of the village of Manorbier. Cadw therefore has no major concerns with the proposal with regard to any effects on the setting of Scheduled Monuments.
56. Cadw were also reconsulted following the receipt of amended plans and elevation drawings. They note that externally the proposed iron railings to the southeast (front)

elevation have been reduced in height and made less ostentatious. This alteration does not affect the advice given previously and that the proposed development will not have an unacceptably damaging effect upon the setting of scheduled monument PE004 Manorbier Castle.

57. Section 160 of the Historic Environment (Wales) Act requires that when considering planning applications, special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area in Conservation Areas. Although Manorbier House is not Listed by Cadw, the site lies within Manorbier Conservation Area (Our Conservation Area SPGS can be found here [Our Conservation Areas - Pembrokeshire Coast National Park](#)). As such, PCNPA's Buildings Conservation Officer was consulted on the application
58. Third party representations regarding the original proposed external alterations expressed concern that the proposed external alterations would be visible from the road and adjacent properties and were out of keeping with the character of the terrace and wider heritage/conservation setting.
59. PCNPA's Buildings Conservation Officer was in agreement that the proposed rear dormers and fire escape would be visible from the public realm (west from Pembroke Road) as well as neighbouring gardens, stating that the combination of two dormers with a dormered doorway and fire escape would be incongruous with the typically simple roofscapes of the conservation area and overbearing when viewed from the road and private gardens. He also noted that the landing and stairs of the fire escape would be likely to have an adverse impact on the amenity of Castle Corner adjacent and that the railed enclosure and fire escape 'have an almost industrial character quite at odds with the domestic charm of this part of the Conservation Area'.
60. As a result, PCNPA's Buildings Conservation Officer recommended refusal of the original scheme, concluding that the proposed railings, dormers/fire escape would neither preserve or enhance the appearance of the conservation area - and in terms of the effective overdevelopment of both front courtyard and rear roof, the character of the Conservation Area would also be affected.
61. Amended plans submitted have addressed these concerns and are now considered acceptable by PCNPA's Conservation Officer subject to the conditions listed in Section 5 of this report. Subject to these conditions, the amended proposal is deemed acceptable with regard to Policies 8, 14, 29 of LDP2.

### 3.3 Amenity and Privacy:

62. Policy 30 (Amenity) of LDP2 seeks to protect the amenity of people living in the National Park and states that development will not be permitted where it has an unacceptable adverse effect on amenity, particularly where:
  - a) the development would have a detrimental impact on the quality of the environment currently enjoyed by people living, working or visiting the Park; and/or
  - b) the development is of a scale incompatible with its surroundings; and/or
  - c) the development leads to an increase in traffic or noise or odour or light which has a significant adverse effect; and/or
  - d) the development is visually intrusive.

63. Policy 30 (Amenity) supports Policy 14 (Conservation of the Pembrokeshire Coast National Park) in not allowing development that creates a visual intrusion. Manorbier Community Council have been consulted and do not support this application, following consideration of all the information provided, noting that they consider it to be a large development on a site that is too small to accommodate such and note that proposed alterations are not within the keeping of the community
64. Third party representations were received from residents and business owners in Manorbier following initial consultation on the original proposal and subsequently following re-consultation on the amended proposal.
65. These representations addressed the impact of the current use of the café on the community, and well-being of local residents, which is considered to be negative. Concerns were also expressed regarding the potential negative effects on visitor experience. The concerns are summarised as follows:
- Loud music, shouting and dispersal noise affecting sleep and ability to open windows and enjoy gardens - concerns that new patio/bifold doors would increase garden use and worsen these impacts.
  - The proposal would lead to increased use of the outdoor area, close to neighbouring boundaries, which would result in loss of privacy, overlooking and general intrusion for adjacent dwellings.
  - The proposal would lead to intensified use with more people congregating outside and noisy dispersal late into the evening.
  - would harm the tranquillity of the village and ultimately the wellbeing of residents.
  - Internal layout and facilities (specifically customer toilet provision) are inadequate for event attendance and contribute to hygiene issues.
  - Claims that local tourism businesses have suffered loss of income due to events held at the property, with reported guest complaints, early departures and refunds linked to late-night disturbance.
  - The current, continued and increasing use of the café as a late-night entertainment venue is inappropriate for a terraced property in the centre of a Conservation Area and is causing reputational harm to Manorbier as a quiet heritage destination.
66. Public Protection (Environmental Health – Licensing) were consulted and have provided comments regarding the proposal. They note that Manorbier House benefits from a premises licence issued under The Licensing Act 2003 authorised for sale of alcohol and that it operates as a café / restaurant but is also used extensively for various pop-up events submitting Temporary Event Notices, when needed to extend hours. They state that any change of layout to the premises will necessitate a variation to the premises licence and recommend that if the proposals are consented and carried out, then the Premises licence will need to be varied to reflect the change of plan.
67. Third-party concerns also encompass the frequency and scale of music events with late finish times (reported 1:00–2:00am) as well as licensing (through Temporary Event Notices). The level of noise and antisocial behaviour associated with these events is considered disruptive to the quality of life of local residents and inappropriate in a predominantly residential village location.

68. Comments received suggest that the current activities on site are impacting the quality of the environment currently enjoyed by people living in, working in or visiting the Park, and that they are also affecting the perception of Manorbier as a destination whose primary draw is based around tranquillity, rich cultural heritage and community, but these relate to an existing authorised use which is being used in breach of its planning conditions (which specify no use after 6pm), and this needs to be pursued through enforcement, but can only be given limited weight due to the already authorised use.
69. Following careful and detailed consideration of the objections received by this Authority by PCNPA Planning Officers, overall it is not considered that the now relatively minor proposed modifications to the site would significantly impact the qualities which have been cited. It is considered that the limited scale and nature of the proposed changes would not result in an unacceptably adverse effect on the amenity of the area, provided appropriate planning conditions to control hours of use and numbers of individuals within the garden area are applied.
70. The existing unauthorised breaches of planning are a separate enforcement matter which will actively be explored by the Authority. The Authority has undertaken an additional consultation with the public protection team around the acceptable hours of use in this location and will seek to apply a 6pm closing time to any permission.
71. Subject to conditions in relation to hours of use and numbers of occupants, it is not considered that the proposed development would have a detrimental impact on the amenity of neighbouring dwellings and the wider amenity of the area. It is therefore considered that, on balance, the proposed development would not be detrimental to the amenity of the area and is appropriate with regard to Policy 30 of LDP2.

### 3.4 Biodiversity, Green Infrastructure & Landscaping and Protected Sites

#### *Biodiversity impacts*

72. PPW12, TAN5 and Policy 11 (Nationally Protected Sites and Species) of LDP2 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.
73. Bats - A licensed ecologist has undertaken a Preliminary Roost Assessment to determine whether the building holds potential as a bat roost. The survey reported that no evidence of bats was found at the property during the visual inspection. Overall, the surveyor noted that the property is of negligible bat potential. No other species were recorded.
74. Following public consultation, third party representations have been received with concerns regarding protected species. These concerns focus on the effect of late-night noise and music on bats and other wildlife.
75. PCNPA's Ecologist has been consulted on this application and has stated that on the basis of the information provided it is considered that an EPS license is not required in

this instance and there is a reasonable likelihood that bats will not be affected by the development. However, to limit impact on surrounding bats relevant ecology conditions have been included in Section 5 of this report.

76. NRW have been consulted and have declined to comment on this application, indicating that they have no concerns in this respect.
77. Third party representations have also been received regarding possibly associated wider environmental impacts with relation to use of the development site. These include allegations of issues such as illegal camping in the beach car park following events. These concerns are not considered a matter that can be dealt with via this application and are not material to the determination of this application.

#### *Net Benefit for Biodiversity and Green Infrastructure*

78. To comply with Planning Policy Wales 12 (2024) and the *Environment (Wales) Act 2016*, planning authorities are expected to ensure every development positively contributes to biodiversity and that overall, there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced wellbeing.
79. Chapter 6 of Planning Policy Wales 12 states that green infrastructure plays a fundamental role in shaping places and our sense of well-being, and is intrinsic to the quality of the spaces we live, work and play in.
80. It also states that a green infrastructure statement should be submitted with all planning applications and that the green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the stepwise approach has been applied.
81. In order to comply with PPW12 and the Environment (Wales) Act 2016, potted plants have been proposed within the site. While the addition of this planting is deemed acceptable, we would insist that the applicant select the species from either the native trees and shrubs list, or our native wildflowers list. We accept that the site is constrained and the proposals are of a scale which suits the level of development.
82. The proposed green infrastructure detailed in the Green Infrastructure Statement shall be installed and thereafter maintained for the duration of the development. This will be secured via the condition attached in Section 5 of this report

#### *Protected Sites*

##### *Sites of Special Scientific Interest (SSSI)*

83. The *Wildlife and Countryside Act 1981 (as amended)* places a duty on public authorities in exercising their functions, so far as this is likely to affect the flora, fauna, geological or physiographical features of a Site of Special Scientific Interest (SSSI), to take reasonable steps consistent with the proper exercise of their functions to further the conservation and enhancement of those features.

84. Additionally, Paragraphs 6.4.25 & 6.4.26 of PPW12 relate to developments in or in close proximity to Sites of Special Scientific Interest (SSSI), with 6.4.26 stating that *'There is a presumption against development not within a SSSI but likely to damage SSSI. In such cases, proposals must be carefully assessed to ensure that effects on those nature conservation interests which the designation is intended to protect are carefully understood, and development should be refused where there are adverse impacts on the features for which the site has been designated. International and national responsibilities and obligations for conservation should be fully met, and consistent with the objectives of the designation, statutorily designated sites should be protected from damage and deterioration, with their important features conserved and enhanced and the capacity for restoration demonstrated by and through appropriate management.'*
85. In this case the site is not on or in proximity to a SSSI and therefore no impacts on a SSSI are envisioned from the proposal. NRW have been consulted and have registered no concerns regarding the proposal.

#### *Habitat Regulations Assessment*

86. SACs and SPAs are of European importance. Under the *Conservation of Habitats and Species Regulations (2017)* (the Habitats Regulations), all public bodies (including planning authorities) must have regard to the requirements of the EC Habitats and Birds Directives when carrying out their functions.
87. Before authorising development or adopting a land use plan which is likely to have a significant effect on a SAC or SPA (including where outside the boundary of the SAC or SPA), planning authorities must carry out an appropriate assessment of the implications for the designated features, consult NRW and have regard to NRW's representations.
88. In this case the Authority has considered the proposal and considers that there is no likely significant effect on a SAC or SPA.
89. It is considered unlikely that the development outlined within the proposal would have an impact upon Nationally Protected Sites and Species, or Sites and Species of European importance. The proposal is therefore considered appropriate in terms of Policies 10 and 11 of PCNPA LDP2 and compliant with the requirements of the Environment Act (Wales 2016), the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations (2017).

#### 3.5 Access and Parking

90. Policy 59 (Sustainable Transport) of LDP2 is a strategic policy that ensures opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car by permitting proposals that assist in delivering improved traffic and parking management.
91. Additionally, Policy 60 (Impacts of traffic) of LDP2 permits development where appropriate access can be achieved.

92. As part of the application process PCNPA's Public Rights of Way Officer has been consulted and has confirmed that no public rights of way are affected by the proposed development.
93. As part of the application process Pembrokeshire County Council Highways department (County Highways Authority – CHA) were consulted and commented as follows:
94. *'After reviewing the planning documentation, the CHA confirm that the proposed development will not adversely impact the existing parking arrangements, access or local Highway Network. The application has been considered by the County Highway Authority who having assessed the application on safety, capacity and policy grounds has no further comments to make'.*
95. Third party representations have noted concerns regarding traffic and highway safety, where the narrow village roads with limited parking are already constrained; event-related parking is said to obstruct residents, buses and compromise access for emergency vehicles. It has also been noted that the small car park owned by the applicants (which serves Manorbier House and the Castle Inn) is insufficient to serve both premises during events at the café. Representations also note that events at the café lead to more parking, which could obstruct emergency vehicle access, potentially presenting a safety concern to the village's significant older population. These concerns will be managed via the conditions attached.
96. It is not considered that this application, subject to the conditions attached in Section 5 of this report will result in greater capacity and use of the development site. Subject to conditions attached, the proposal is considered appropriate with regard to Policies 59 and 60 of LDP2.

### 3.6 Surface Water Drainage:

97. Policy 32 (Surface Water Drainage) of LDP2 requires that development will be required to incorporate sustainable drainage systems for the disposal of surface water on site. This is to minimise adverse environmental impacts during construction and upon completion.
98. Objections from third parties received by this Authority note drainage and foul water system overload during large events, including one reported incident of sewage flooding affecting a neighbouring property, raising concerns about network capacity, maintenance and peak-event usage. The conditions attached in Section 5 of this report deal with site capacity.
99. The proposal site is located in Flood Zone A where there is a low risk of fluvial or tidal flooding (less than 0.1% annually). As such, no flood consequence assessment is deemed necessary. The proposals would create no additional impermeable areas, and the construction area has drainage implications of less than 100 square metres, so would not require SAB approval. The proposal is therefore considered to be in accordance with the requirements of TAN 15 and appropriate in terms of Policy 32 of LDP2.

#### 4. Conclusion

100. The proposed scheme is considered to be acceptable in terms of scale, form, use and design. The development will not cause an unacceptably detrimental impact to the special qualities of the National Park. It is not considered that subject to the conditions listed in Section 5 of this report, the development will cause an unacceptable impact upon privacy or amenity of neighbouring properties. It is not considered that historic, ecological or landscape features would be adversely affected by the development. As such, the principle of the development complies with the relevant policies of the adopted Local development Plan (LDP) and can be supported.
101. 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.

#### 5. Recommendation

**APPROVE**, subject to the following conditions:

1. The development shall begin no 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 104 - Rev F Proposed Ground Floor Plan
  - Drawing 105 Rev F Proposed First Floor Plan
  - Drawing 106 - Rev G Proposed Attic Floor Plan
  - Drawing 202 - Rev G Proposed Elevations
  - Ecological Survey rec'd 20/10/2025
  - Design & Access Statement
  - Heritage Impact Statement
  - Lighting Statement**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. In the first available planting season following approval, planting must be implemented according to the Green Infrastructure Statement (**Sureline Design Services Ltd – Green Infrastructure Statement for Manorbier House, Manorbier, SA70 7TD**). Any existing plants retained; or new plants planted in accordance with the approved scheme which, within a period of 5 years after implementation of the approved development are removed, die, become diseased or damaged to such extent that, in the opinion of the Local Planning Authority, the function in relation to this planning

approval is no longer delivered, shall be replaced with plants of similar size and specification. Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the LPA.

**Reason:** To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. 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), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

4. Prior to the erection of any additional external lighting on the approved scheme 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, and 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).
5. Prior to the construction of the front boundary including railings and gate hereby approved, details shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.  
**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
6. All windows and doors on the front (road-facing) elevation shall be of traditional timber construction to match the existing and shall be retained as such for the lifetime of the development.  
**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
7. Any replacement doors, barge boards, fascias and soffits shall be in timber and shall be retained as such for the lifetime of the development.  
**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
8. Before the development hereby permitted commences a scheme shall be agreed with the local planning authority which specifies the provisions to be made for the control of noise emanating from the site.  
**Reason:** To ensure that the amenities of occupiers of other buildings in the vicinity are protected. Policy: Local Development Plan 2 - Policy 30 (Amenity).

9. The number of tables on the area of land within the application site shall be limited to five. The number of people allowed into the tabled area at any one time shall be limited to a maximum of 25 people.  
**Reason:** In the interests of public amenity and convenience (Local Development Plan 2 Policies 1 - National Park Purposes and Duty, 14 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity)
10. No other structures and/or equipment shall be erected within the garden, without the express permission of the National Park Authority.  
**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenity of the area (Local Development Plan 2 Policies 1 - National Park Purposes and Duty, 8 - Special Qualities and 30 - Amenity)
11. Permission is only granted for the use of the outdoor tabled area between the period of the 1<sup>st</sup> March and October 31<sup>st</sup> inclusive, and for the hours between 11am and 6pm.  
**Reason:** In the interests of public amenity and convenience (Local Development Plan Policies 1 - National Park Purposes and Duty, 14 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity.)

## 6. Informatives

### Public Protection Environmental Health - Licensing Informative:

Any change of layout to the premises will necessitate a variation to the premises licence. If the proposals are consented and carried out, then the Premises licence will need to be varied to reflect the change of plan in order to comply with the Licensing Act 2003.

### PCNPA Ecology Informative – Bats:

It is recommended that the applicant be informed that all British bat species are European Protected Species by virtue of their listing under Annex IV of EC Directive 92/43/EEC ('The Habitats Directive'). This Directive has been transposed into British Law under the Conservation of Habitats and Species Regulations 2017. British bats are also protected under Schedule 5 of the Wildlife and Countryside Act (1981) (as amended).

It is a criminal offence to intentionally, or recklessly disturb, harm, or kill bats or to destroy a bat 'roost', even if only occasionally used.

If bats are encountered on site works should stop immediately an NRW should be contacted (Natural Resources Wales, - General Enquiries:

[enquiries@naturalresourceswales.gov.uk](mailto:enquiries@naturalresourceswales.gov.uk) or 0300 065 3000 Mon-Fri, 8am - 6pm) a licence may then need to be applied for from NRW. Licences are not automatically granted by virtue of a valid planning consent, and it may be possible that the necessary licence application may be refused.