

Application Ref: NP/11/183

Application Type Full
Grid Ref: SS08779838
Applicant Celtic Haven Ltd
Agent Mr David Morgan, David Morgan Architect
Proposal Change of Use from Conference Facility to 3 Special Needs Holiday Accommodation Units
Site Location Celtic Haven Village, Lydstep, Tenby, Pembrokeshire, SA70 7SG

Summary

This is a full application for the change of use of an existing Conference and Office facility to three self-contained holiday units for people with special needs. The application has been submitted with insufficient information to ascertain whether or not it is compliant with Policy 48 of the Pembrokeshire Coast National Park Local Development Plan, and as a result is recommended for refusal.

The application has been brought before the Development Management Committee at the request of Councillor Williams so as to discuss the scheme's possible economic benefits to the area, and the provision of holiday accommodation for those with special needs.

Consultee Response

Manorbier Community Council: No objection
Environment Agency: No objection
Dwr Cymru Welsh Water: Conditional Consent
PCC - Transportation & Environment: Conditional Consent
PCC - Head of Public Protection: No Response Received

Public Response

The application has been advertised. No responses have been received.

Policies considered

LDP Policy 01 - National Park purposes and duty
LDP Policy 07 - Countryside
LDP Policy 08 - Special Qualities
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 35 - Visitor Economy

LDP Policy 37 - Self-Catering Development
LDP Policy 45 – Affordable housing
LDP Policy 48 - Community Facilities and Infrastructure Requirements
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW4 Chapter 04 - Planning for Sustainability
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW4 Chapter 07 - Supporting the Economy
PPW4 Chapter 08 - Transport
PPW4 Chapter 09 - Housing
PPW4 Chapter 12 - Infrastructure and Services
PPW4 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG01 - Affordable Housing
SPG06 - Landscape Character Assessment Study, June 2009
TAN 02 - Planning and Affordable Housing
TAN 06 - Planning for Sustainable Rural Communities
TAN 18 - Transport

Officer's Appraisal

Background

This is a full application for the conversion of an existing conference centre building at Celtic Haven Resort, Lydstep, to three self-contained special needs holiday units. The Resort offers a range of services, including holiday accommodation, leisure club facilities, a spa, restaurant, and conference facilities. The building lies to the east of the northern access and car park for the site, and is one of several buildings that form the Resort. It is a detached building constructed of white painted rubble stone and render walls under clay roof tiles. Internally it is divided into an office and conference room, with associated facilities. To the south and west lie resort holiday accommodation units, whilst to the east and north lies the landscaped grounds of the Resort's golf course. There are extensive views into and out of the site, particularly from the south and east.

Current Proposal

The application has been submitted due to the increased need for holiday accommodation for people with special needs. There has also been a decline in the need for the on-site conference facilities on site. The building would be internally subdivided into three, one-bedroomed self-contained units. Entrance to each unit would be from the southern elevation, and would necessitate the installation of new doors to provide separate access to each one. The gravelled courtyard to the southern elevation would be used to

provide vehicular access to the units. The existing car park would be used for car parking provision.

The application has been supported with a Design and Access Statement.

Key Issues

This application raises the following planning matters:-

- Impact on the special qualities of the National Park;
- Highways and access matters;
- Drainage matters;
- Affordable housing matters;
- Loss of community facilities;
- Provision of self-catering holiday units;
- Amenity.

The wider site is a holiday resort that provides a range of facilities for both residents and non-residents. The proposed change of use and alterations to the existing conference building to allow its conversion to three self-catering holiday units is not considered to have a detrimental impact on the special qualities of the National Park due to the existing use of the site, the location of the building within, and the limited amount of external change proposed.

The Highways Authority have raised no objection to the scheme, subject to the parking spaces shown on the submitted drawings being constructed before the development is brought into use, and retained for parking thereafter. This could be conditioned.

Neither the Environment Agency nor Welsh Water have raised any objections to the proposal subject to standard conditions serving to protect the water environment from contamination and pollution and protection of public infrastructure.

In view of the location of the building and its surroundings (ie holiday accommodation units and open space / golf course), the conversion of the building to holiday lets is not considered to raise any amenity concerns.

The site lies within the open countryside and as such Policies 7 and 37 of the Pembrokeshire Coast National Park Local Development Plan are material to the consideration of this application. In view of the Policy issues that the proposal raises, the Development Plans Section were consulted. Policy 7 caveat D requires priority to be given to affordable housing provision over and above other uses. In this particular instance the Development Plans Section have concluded that "I can see how given the location of the buildings as part of the holiday let complex that it is highly unlikely that we would consider them suitable for affordable housing." They also found that the site has good accessibility by means of public transport to nearby centres, thereby providing an alternative to the private car. Thus it is felt that the conversion of the conference centre to three self-catering units is acceptable under the requirements of these policies.

The application also needs to be considered under Policy 48 of the Local Development Plan, which deals with community facilities, seeking to protect them where they exist. The Resort has had a complex planning history over the years since the redevelopment of the site from redundant agricultural buildings into the holiday resort in the early 1990s. The existing Conference Centre building that is the subject of this application was granted planning permission in 2002, and was conditionally allowed to be used for non-residential conferences and functions under planning permissions NP98/367 and NP02/317. As part of the conditional requirement for the Conference Centre full records had to be kept of the bookings for inspection by the National Park Authority. In view of the Policy requirements and the recent permission, and therefore need, for the Conference Centre, the Policy Section has requested clarification as to its role in the wider community. The facilities of the Resort are open for public use, as advertised on their current web-site, and as a result the applicant has been asked to provide evidence to substantiate that there is no community use of the conference facility, plus that there is no need for it either in the past, currently or in the future. It is not felt that the current application provides sufficient evidence to demonstrate the community use of the conference facility or that it is no longer needed. As a result of this lack of information the application is recommended for refusal.

Conclusion

The application has been submitted with insufficient information to ascertain whether or not it is compliant with Policy 48 of the Pembrokeshire Coast National Park Local Development Plan. As a result the application is recommended for refusal.

Recommendation

Recommendation of refusal for the following reason:-

Policy 48 of the Pembrokeshire Coast National Park Local Development Plan states that the provision and protection of community facilities will be achieved, and that development that would adversely affect the operation of a community facility or result in its loss will not be permitted except where a suitable replacement or enhanced facility is to be made available or where it can be shown the facility is no longer required or is not commercially viable. The application by reason of the lack of information and detail provided is insufficient to enable a comprehensive assessment to be made of the impact of the loss of the Conference Centre. The proposal is therefore considered contrary to this Policy.

Additional Material

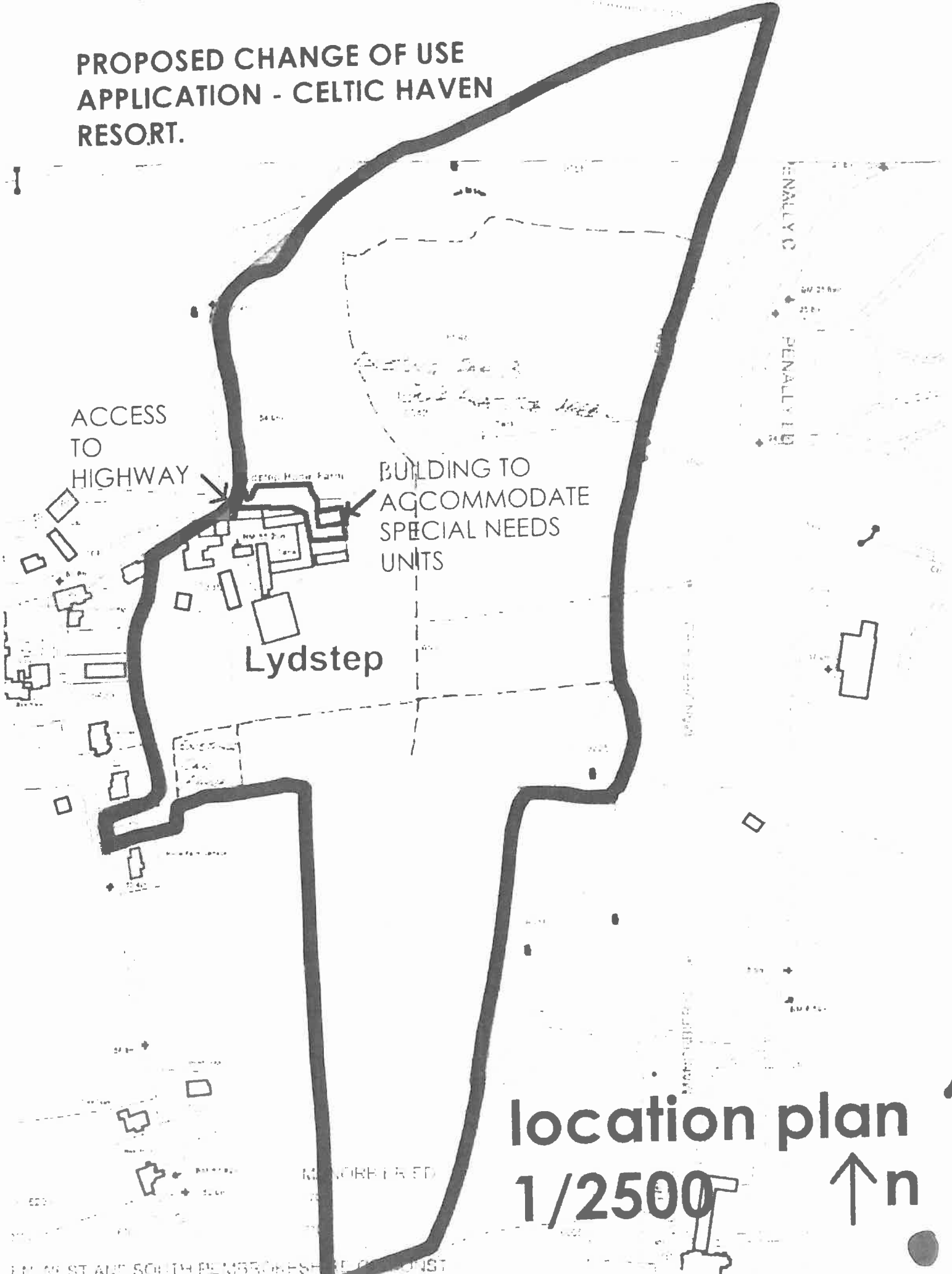
Decision Drawings

- Location Plan (received 26th May 2011);
- CH/PLNG/04(B) (received 26th May 2011);
- CH/PLNG/01 (received 26th April 2011);
- CH/PLNG/03 (received 26th April 2011);
- CH/PLNG/02 (received 26th April 2011).

NP/11/183

26 MAY 2011 Revised plans

PROPOSED CHANGE OF USE APPLICATION - CELTIC HAVEN RESORT.



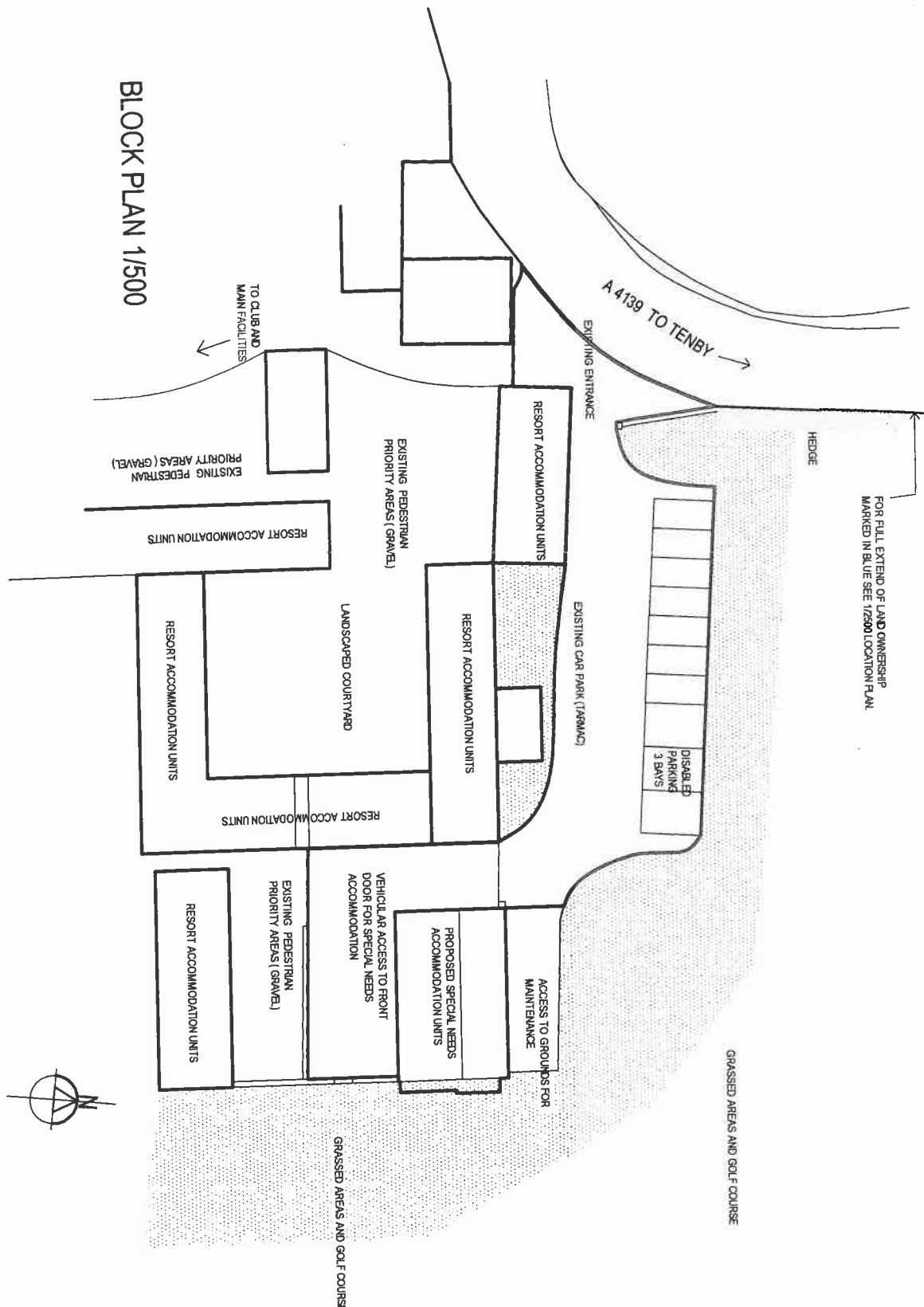
location plan
1/2500



LINCOLN AND SOUTH PEMBROKESHIRE COUNTY

10P/11/105
 Revised plans.

28 MAR 2011

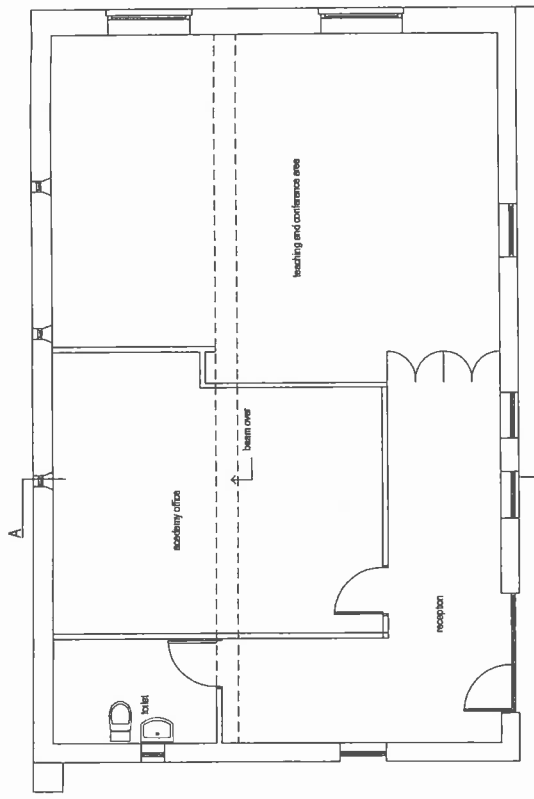


BLOCK PLAN 1/500

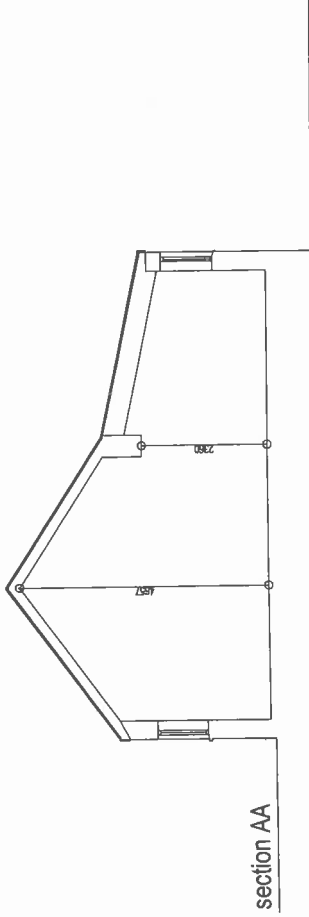
REVISIONS

- A extent of red boundary line extended May 2011
- B balcony included in red line May 25 2011

<p>BLOCK PLAN 1/500</p>	<p>PROJECT TITLE PROPOSED CHANGE OF USE FROM CONFERENCE FACILITIES TO PROVIDE 3NO SPECIAL NEEDS ACCOMMODATION UNITS</p>	<p>drwg No CH/PLNG/04 (B)</p>	<p>scale 1/500 date MARCH 2011</p>
	<p>David J P Morgan BSc BArch RIBA High Seas Gallery, 8 The Norton, TENBY, Pembrokeshire SA70 8AA. Tel 01834 843811 fax 01834 843811 email david@highseasgallery.com</p>	<p><small>Copyright exists on this drawing Drawing to be read in conjunction with Specification Architect to be notified of any discrepancies between drawings and Specification Planning Authority only, to scale from this drawing</small></p>	

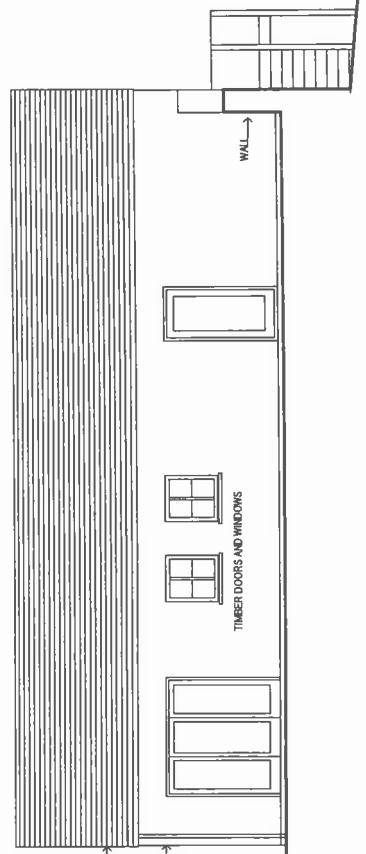


floor plan



section AA

NP 11 1 8 J

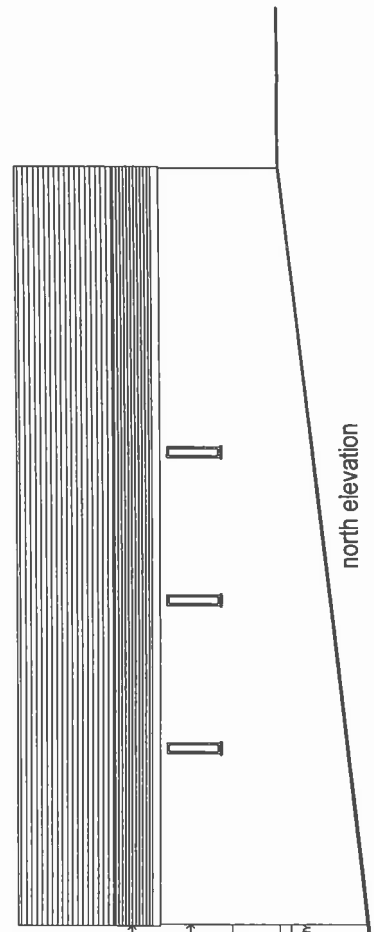
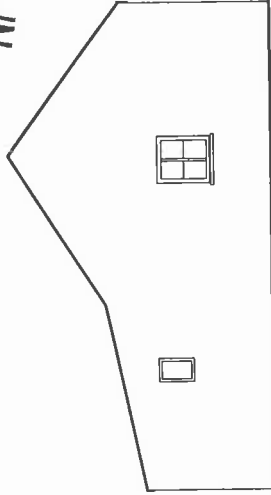


south elevation

EXISTING RED TILE ROOF
EXISTING UNEVEN RENDER

TIMBER DOORS AND WINDOWS

west elevation

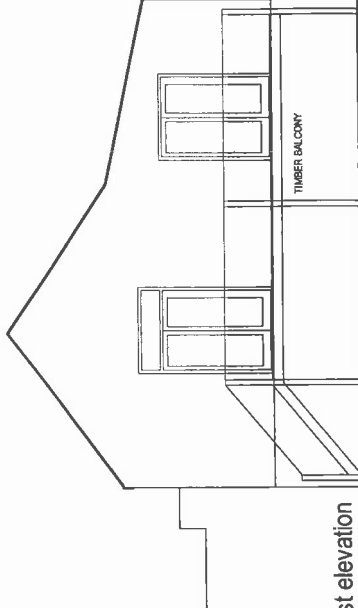


north elevation

EXISTING RED TILE ROOF
EXISTING UNEVEN RENDER

TIMBER BALCONY

east elevation



1/100@A3

DRAWING TITLE
EXISTING PLAN, SECTION
ID ELEVATIONS

PROJECT TITLE
PROPOSED CHANGE OF USE FROM CONFERENCE FACILITIES
TO PROVIDE 3NO. SPECIAL NEEDS ACCOMMODATION UNITS

date 2011
scale 1:100

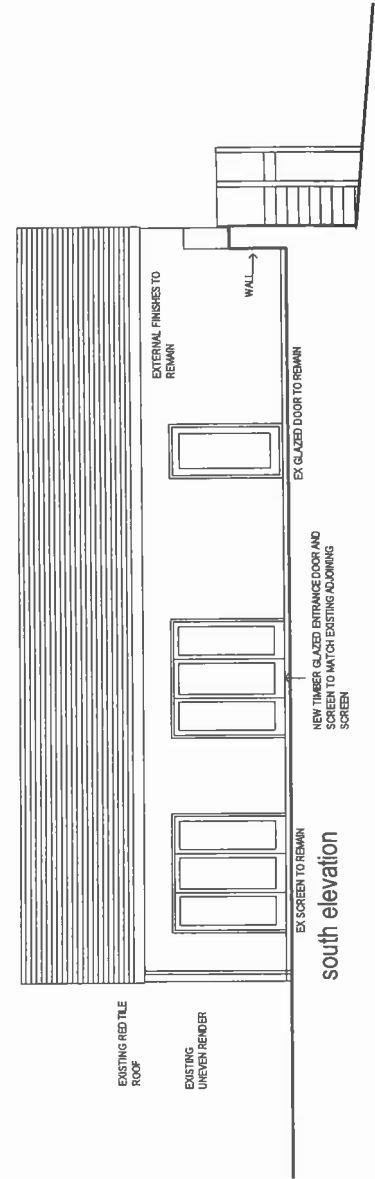
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CH/PLNG/01

edition

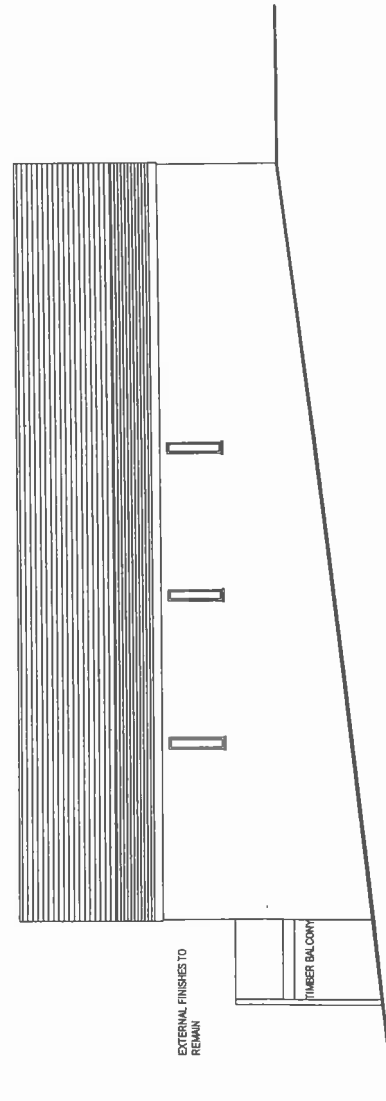
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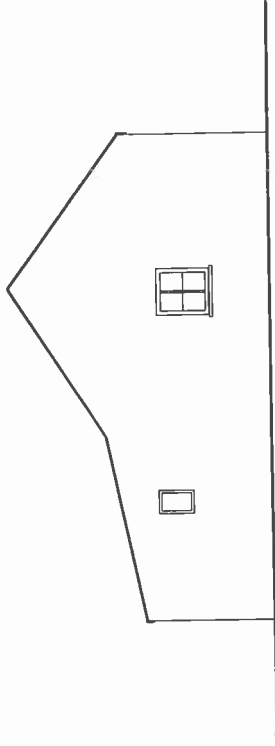




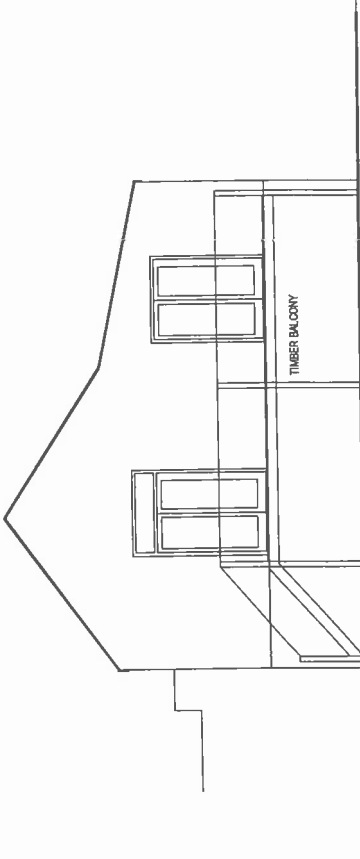
south elevation



north elevation



west elevation



east elevation

NP 11 1 83

26 APR 2011

1/100@A3

RAWING TITLE
PROPOSED ELEVATIONS

PROJECT TITLE
PROPOSED CHANGE OF USE FROM CONFERENCE FACILITIES
TO PROVIDE 3NO. SPECIAL NEEDS ACCOMMODATION UNITS

date MARCH 2011
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CH/PLNG/03

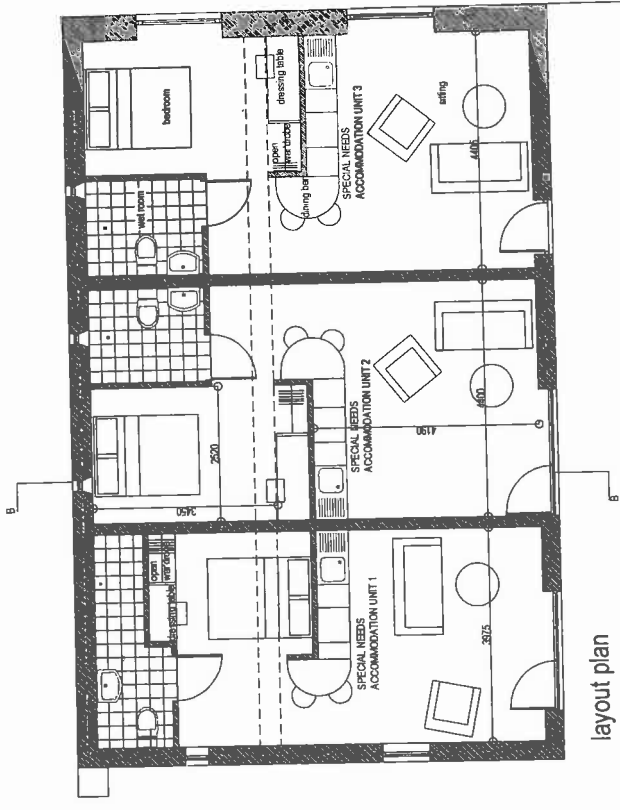
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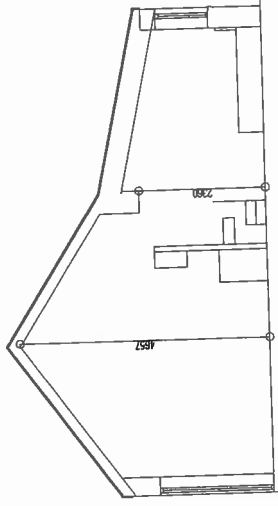
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NP 11 1 83



layout plan



section BB

26 APR 2011

1/100@A3

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PROJECT TITLE
 PROPOSED CHANGE OF USE FROM CONFERENCE FACILITIES
 TO PROVIDE 3NO. SPECIAL NEEDS ACCOMMODATION UNITS

DRAWING TITLE
 PROPOSED LAYOUT PLAN AND SECTION

