

Committee Date 23-Mar-2011
Application Type Full
Application Ref NP/11/064 **Grid Ref:** SN13190064
Applicant South Terrace Properties Ltd
Agent Mrs A Dallimore, C2J Architects
Proposal Demolish existing building. Proposed residential development comprising 9 self-contained apartments with on site parking, cycle, refuse and amenity facilities
Site Location Land at Clifton Rock, Greenhill Road, Tenby, Pembrokeshire, SA70 7LH

Summary

This application seeks consent for the re-development of the site adjacent to Clifton Rock in Tenby to provide nine residential units.

The application raises the issues of Affordable Housing, Infrastructure Payment, Loss of Commercial Units, Design and Amenity considerations and other matters (servicing, access, parking, drainage, contamination).

It is considered that this proposal provides an acceptable provision of affordable housing, infrastructure payments and commercial units as part of the suite of applications for the re-development of Tenby that provide these elements for the combined schemes. However as a separate application the proposal would not meet adopted policy in respect of affordable housing and the loss of commercial uses.

It is also considered that the design is acceptable subject to some minor alterations, and the proposal can be adequately serviced subject to clarification regarding visibility splays.

The application is therefore recommended for approval subject to confirmation of these matters. Any approval will be the subject of conditions and a Section 106 to ensure the delivery of affordable housing and infrastructure payments.

Consultee Response

Tenby Civic Society: Concern - Many problems we and others identified in the previous application in 2010 have been rectified in the new designs; we welcome the real progress being made towards a workable set of proposals. We have spent many hours examining schemes on these sites over recent years and still see a few problems which can be put right to enable an approval to be given.

PCC - Pollution Control: Concern - Concern regarding the taxi office in respect of noise and disturbance. Seeks further information regarding hours

of operation, vehicle numbers and traffic movements, noise management and car parking arrangements.

Tenby Conservation Forum: Reply - No comment specific to this development

PCC - Transportation & Environment: Reply - Acceptable in principle however seeking clarification on visibility from Rocky Park and how the car park will be managed or allocated.

Welsh Water: Conditional Consent

Dyfed Archaeology: Conditional Consent

Environment Agency: Conditional Consent

Tenby Chamber of Trade & Tourism: Approve - The Chamber consider these sites to be very important to the economic future of Tenby and following consideration by the members at the monthly meeting last week we would like to reiterate the comments submitted back in May 2010 and attach a copy for your information.

Tenby Town Council: Approve

Public Response

Two letters of representation has been received raising the following points:

- The plans are inaccurate
- Whilst no objections in principle, there is concern at the height which should be the same as buildings in Rocky Park or the buildings currently on site
- There will be a loss of amenity to 1 and 2 Deer Park from overlooking windows
- There will be a reduction in light
- It is questioned whether the visibility splay can be achieved

Policies

Local Development Plan

LDP Policy 01 - National Park purposes and duty

LDP Policy 02 - Tenby Local Service and Tourism Centre

LDP Policy 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 20 - Scale of Growth

LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 31 - Minimising Waste
LDP Policy 32 - Surface Water Drainage
LDP Policy 36 - Loss of Hotels and Guest Houses
LDP Policy 45 – Affordable housing
LDP Policy 48 - Community Facilities and Infrastructure Requirements
LDP Policy 49 - Retail in the National Park
LDP Policy 50 - Town and District Shopping Centres
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
SPG01 - Affordable Housing
SPG03 - Sustainable Design
SPG04 - Planning Obligations
SPG08 - Validation of Planning Applications

National Policy

PPW4 Chapter 04 - Planning for Sustainability
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the
Coast
PPW4 Chapter 08 - Transport
PPW4 Chapter 09 - Housing
PPW4 Chapter 10 - Planning for Retailing and Town Centres
PPW4 Chapter 12 - Infrastructure and Services
PPW4 Chapter 13 - Minimising and Managing Environmental Risks and
Pollution

Officer's Appraisal

Background

Planning permission was refused last year for the demolition of the existing buildings on this site and their replacement with 12 residential units and the creation of a new access to serve the developments at the former Gatehouse site. The applications were refused on the grounds of poor design, the lack of affordable housing in the scheme and the loss of commercial units. (NP/10/125).

Current Application

The current application again seeks consent for the re-development of the site adjacent to the residential property Clifton Rock that fronts Deer Park.

The proposal involves the demolition of the existing commercial units on the site and their replacement with a residential scheme comprising 9 residential units in a three storey building. The proposal is for six one bedroom units and

three two bedroom units. The development includes a new access that will also serve the proposed developments to the south east at the former Gatehouse hotel site.

The application was accompanied by a Design and Access Statement, bat survey, transport statement, archaeological statement, affordable housing statement, a pre-assessment statement in respect of the Code for Sustainable Homes and a geo-technical and geo-environmental report.

Officers Considerations

This application is on the agenda as it is one of a suite of applications relating to the re-development of Tenby.

This site is situated within the defined settlement limits and defined town centre for Tenby in the Local Development Plan. It is also part of the larger allocation in the LDP relating to the former Gatehouse site which is designated for a mixed use development comprising, residential, hotel, cinema and retail uses. The existing buildings on the site are in a poor state of repair and are not considered to be of any historic, architectural or aesthetic merit. As such, the principle of re-development is welcomed for this key site in Tenby, and in light of the above cited policies re-development is generally acceptable subject to an appropriate mix of uses being proposed and subject to the scale, character, design, access and parking being appropriate to the area and adjacent properties. In the context of the policies set out above, the application raises a number of key issues and these are:

- Affordable Housing
- Infrastructure Payments
- Loss of Commercial Units
- Design and Amenity
- Other matters (servicing, access, parking, drainage, contamination)

Affordable Housing and Infrastructure Payments

The issues raised in the general report in relation to these key development sites in Tenby are relevant in respect of affordable housing, infrastructure payments and in relation to the provision of commercial uses. In respect of the former, this individual proposal does not include the provision of any affordable housing, but an element of the provision being made at the Delphi Hotel site would be provided in relation to this scheme. It is considered that the provision of affordable housing on a separate site to this development is acceptable in this instance and is justified in terms of numbers, mix of size and tenure. However, this provision would only be acceptable *providing the other schemes go ahead* and as a "stand alone" proposal it should be noted that this application would fail to meet adopted planning policy as no provision of affordable housing is made in respect of this individual development.

In addition to the provision of affordable housing, this proposal would be required to make a contribution to other essential infrastructure. As set out in the general report these contributions are considered to be acceptable and in line with policy as an accumulation of all the schemes relating to the Tenby re-development. As a stand alone proposal, however this particular application would need to be re-assessed in this regard.

Loss of Commercial Units

The application also includes the loss of several existing commercial premises (a taxi office, a hardware store and a retail unit) and the scheme does not include any replacement commercial element. However, as set out in the general report, the overall provision of commercial uses throughout the re-development schemes is acceptable in terms of comparative floor areas and there is no objection to the loss of the commercial uses on this basis. However, again as a “stand alone” application, the loss of the commercial uses could not be supported when considered against adopted planning policy that seeks to replace commercial uses in town centre redevelopment schemes where existing units are lost.

Design and Amenity

In addition to the above, a key issue in considering this application is the detailed design of the proposal which was one of the reasons for refusal on the previous application. The design of the proposal is the result of numerous meetings, pre-application and post refusal discussions with officers.

The site is situated adjacent to an existing right of way that serves Francis Yard which is situated to the north of the application site. The proposal will create a new access to the south of the proposed development which will serve both this development and that proposed at the former Gatehouse Hotel and cinema site. The creation of this access will result in the application site being situated between the two roads, and there was concern previously regarding the scale and mass of the building in this location resulting in it having a cramped appearance with little useable amenity space.

Whilst the comments in the representation are noted, the scale, bulk, mass and detailed design has now been altered to provide a frontage development facing Deer Park that reflects the design and detailing of the buildings in the vicinity. The building will follow the alignment of the street at this point and is considered to be more in keeping with the street scene in design and scale terms, albeit slightly higher than those properties to the west. The rear element has also been designed to provide a street frontage to the new access road, with frontage courtyard walls and railings. An area of communal amenity space is also now included and it is considered that the design is much improved from that previously refused. However it is considered that some further amendment is required to the positioning of the dormers so that they straddle the eaves, with regard to potential overlooking to 1 Deer Park, and also with regard to the rather blank western wall which requires some relief in visual terms. Amended plans have been requested in this regard.

However subject to the receipt of satisfactory amended plans it is considered that the design is acceptable.

The development has also been designed to be sustainable, with a certificate confirming that Level 3 of the Code for Sustainable Homes will be met. The achievement of this level is in accordance with both national standards and in compliance with the Authority's own policies in relation to sustainable design.

It is therefore considered that the detailed design of this proposal is now acceptable.

Other Matters

It will be noted that no objections have been received from statutory consultees although a number of consultees require conditions to be imposed on any permission. This site has previously been a petrol filling station and therefore any contamination of the site will need to be properly removed and controlled as required by the conditions recommended by the Environment Agency. The Highways Officer has also requested clarification on several matters, in particular with regard to protecting the visibility splay to Rocky Park and this has been requested.

In addition, in view of the constraints of both this site and Tenby generally it is imperative that the means of construction, hours of working, storage etc are agreed. The full details of this will not be known until the contract is let but it is considered that work should start with the new road, and development commence on the Norton frontage and progress back through the site to the land adjacent to Clifton Rock, utilising the new access at this point. It is therefore considered that any consent should be the subject of conditions requiring a construction method statement to be agreed prior to the commencement of work.

Conclusion

In conclusion it is considered that this proposal for a residential scheme is acceptable (providing the other developments on this agenda for the re-development of Tenby go ahead) and it is recommended for approval subject to the receipt of satisfactory design amendments as set out above, and subject to conditions and a Section 106 in respect of the delivery of affordable housing and infrastructure payments.

Recommendation

That subject to the receipt of satisfactory amended plans in respect of the design and confirmation regarding visibility splays, that planning permission be granted subject to appropriate conditions and highlighted in this report.

DO NOT SCALE DIRECTLY OFF DRAWING

2

14 FEB 2011

Application Site
Land Under Applicants Control

NP 11 0 €

NP 10 5 65

Clifton Rock Tenby

Site Plan

Date: DEC 2010

Drawn: MC

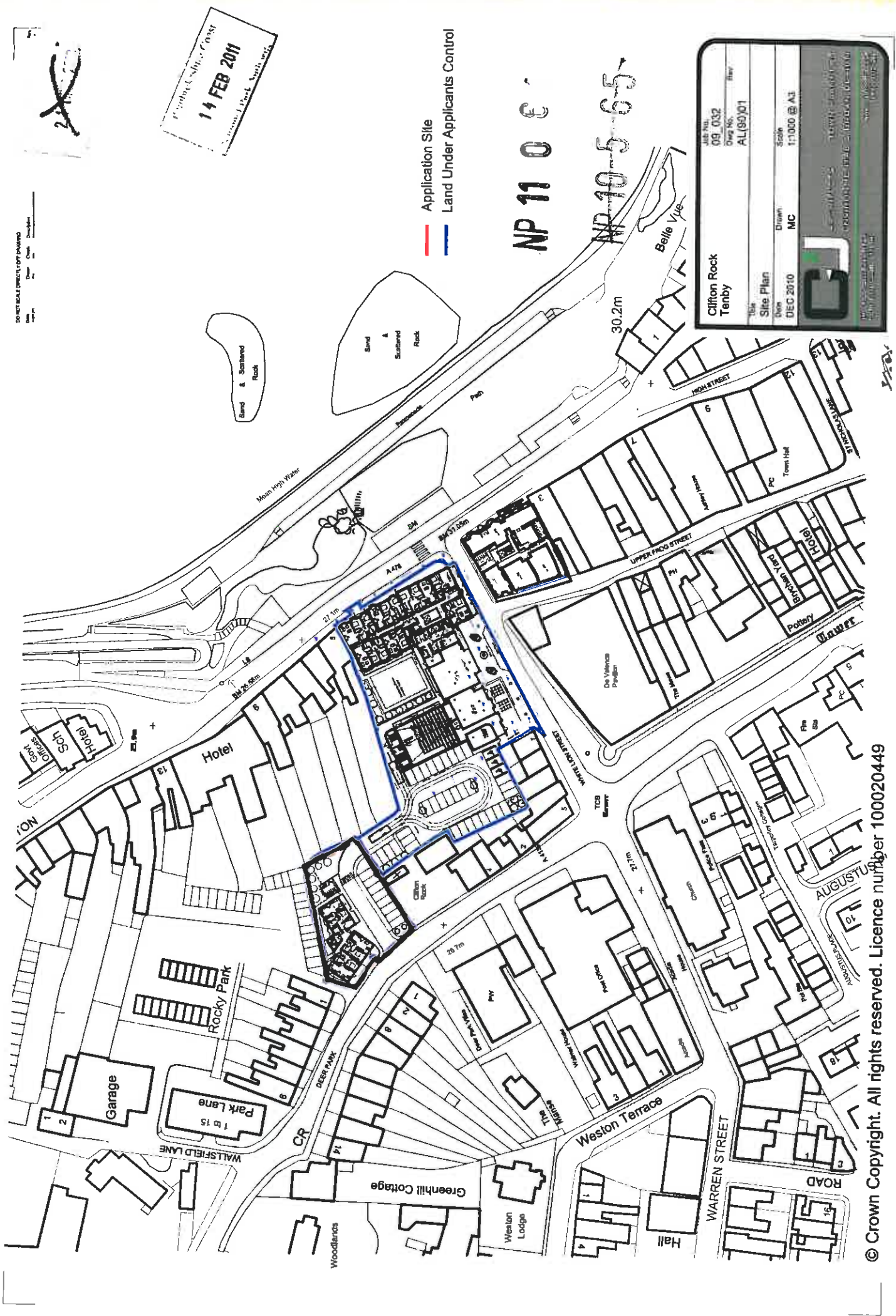
Scale: 1:1000 @ A1

Job No: 09L 032

Client: ALI (S) J01

Rev: 1

Project: Clifton Rock Tenby



© Crown Copyright. All rights reserved. Licence number 100020449

