

<b>Committee Date</b>	23-Mar-2011		
<b>Application Type</b>	Full		
<b>Application Ref</b>	NP/11/065	<b>Grid Ref:</b>	SN13270045
<b>Applicant</b>	South Terrace Properties Ltd		
<b>Agent</b>	Mrs A Dallimore		
<b>Proposal</b>	Demolish existing, construct 5 commercial units with 14 residential units above		
<b>Site Location</b>	Delphi Apartments, South Parade, Tenby, Pembrokeshire, SA70 7DG		

### **Summary**

This application seeks planning permission for the demolition of the former Delphi Hotel buildings and their re-development with fourteen residential apartments, and four commercial units on the ground floor. Twelve units would be provided as affordable housing for the suite of applications relating to Tenby's re-development.

The application raises the issues of Affordable Housing, Infrastructure Payments, Commercial Units, Design and Amenity and other matters (servicing, access, parking, drainage, tree protection and protection of adjacent buildings).

The proposal is considered to offer an acceptable mix of uses for affordable housing, infrastructure payments and commercial units in line with planning policy as part of the combined contribution for the re-development schemes in Tenby. In addition the proposal is of an acceptable scale and design and would not affect the privacy or amenity of adjoining properties and subject to conditions would not adversely affect the trees within the memorial gardens. The proposal does however raise some concerns with regard to the proposed taxi office and this matter is being discussed further.

The application is recommended for approval subject to the resolution of the issue relating to the taxi office. 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 Conservation Forum:** Concern - Concern about the width of the carriageway of White Lion Street towards the Norton. This is currently a problem and the re-population of the adjoining sites following development, we believe that the difficulties will be multiplied. It is necessary to increase the carriageway by at least one metre. This should not be achieved through any or reduction of the pillared veranda and iron balustrade proposed but by moving the White Lion Street frontage of the Gatehouse replacement north by a corresponding amount. We are concerned about the retention of as much as possible of the historic structure of Lavalin House. We are concerned

about the retention of as much as possible of the historic structure of Lavalin House. Also trust that a Section 106 agreement will be made to provide for staging and completion of work in a manner beneficial to Tenby.

**PCC - Head of Public Protection:** Concern - Concerns over use of site as a taxi office because of noise and disturbance which is likely to be incurred especially late at night.

**Tenby Conservation Forum:** Reply - We are concerned about the buildings on the Delphi site abutting the historic structure of the Masonic Hall and ask that an appropriate party wall award is agreed as a condition of approval. This should provide both for the avoidance of damage during construction and make appropriate provisions for the continued maintenance of the Hall.

We are similarly concerned about the backdrop to the Memorial Gardens and ask that, the Development Control Committee, require a condition be imposed on any permission that development and construction fully comply with the submitted tree report.

**Countryside Council for Wales:** No objection

**Welsh Water:** Conditional Consent

**Dyfed Archaeological Trust:** Conditional Consent

**Environment Agency:** Conditional Consent

**PCC - Transportation & Environment:** Conditional Consent

**Tenby Chamber of Trade & Tourism:** Approve - Support the principle of the redevelopment of these key sites in Tenby but no comment specific to this application.

**Tenby Town Council:** Approve

**Tenby Civic Society:** No Response Receive

### **Public Response**

Two letters have been received which raise the following observations:

- Concern regarding the integrity of the wall between the Masonic Hall and the development
- Questions the need for demolition
- Queries the need for more shops.
- The proposals will detract from the Memorial gardens and cause damage to the boundary wall and trees

- Questions the refuse and waste provisions and highway alterations together with whether there will be traffic disruption during building
- Queries whether the units will be used for catering outlets.

### 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 45 – Affordable housing  
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  
SPG07 - Conservation Area Statements  
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 06 - Conserving the Historic Environment  
PPW4 Chapter 07 - Supporting the Economy  
PPW4 Chapter 08 - Transport  
PPW4 Chapter 09 - Housing  
PPW4 Chapter 10 - Planning for Retailing and Town Centres  
PPW4 Chapter 12 - Infrastructure and Services  
TAN 02 - Planning and Affordable Housing  
TAN 04 - Retailing and Town Centres  
TAN 05 - Nature Conservation and Planning  
TAN 11 - Noise  
TAN 12 - Design  
TAN 18 - Transport  
TAN 22 - Planning for Sustainable Buildings

## **Officer's Appraisal**

### **Background**

Planning permission was refused last year for the demolition of the former Delphi Hotel buildings fronting South Parade and Upper Park Road and to the rear of the memorial gardens and their re-development with seventeen apartments and four commercial (A1) retail units on the ground floor. The application was refused on design grounds and as the proposal did not provide affordable housing in line with adopted policies in relation to the mix and tenure of the housing. As such it was not considered that the proposal complied with adopted planning policy. (NP/10/126).

A previous application for the re-development of this site was also withdrawn in December 2009.

### **Current Application**

The current application again seeks permission for the demolition of the former Delphi Hotel buildings fronting South Parade and Upper Park Road and to the rear of the memorial gardens and their re-development with fourteen apartments and five commercial (A1 and taxi office) units on the ground floor. Twelve of the fourteen houses would be provided as affordable homes for rent through a Registered Social Landlord (RSL).

The application was accompanied by a Design and Access Statement, an archaeological appraisal, a bat survey, an affordable housing statement, a tree survey, a structural engineers report in relation to the adjacent buildings, a transport statement and a pre-assessment statement in respect of the Code for Sustainable Homes and BREEAM.

### **Officers Considerations**

The application site is situated in a key location in Tenby opposite the town walls, at the junction of South Parade and Upper Park Road and behind the memorial gardens. Although the site is outside the Conservation Area, its boundary follows the pavement edge to the east of the site. The application site is situated within the settlement limits for Tenby and within the defined town centre as set out in the LDP. 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 the re-development of this key site in Tenby is welcomed and in light of the above cited policies the principle of a mixed use development comprising predominantly A1 retail units on the ground floor and residential flats apartments on the upper floors is acceptable. In the context of the policies set out above, the application raises a number of key issues and these are:

- Affordable Housing

- Infrastructure Payments
- Commercial Units
- Design and Amenity
- Other matters (servicing, access, parking, drainage, tree protection and protection of adjacent buildings)

### ***Affordable Housing and Infrastructure Payments***

The issues raised in the general report in relation to these key development sites in Tenby are relevant to this proposal in respect of affordable housing, infrastructure payments and in relation to the provision of commercial uses. In respect of the former, this proposal represents the total provision of affordable housing for the overall development proposals in Tenby. The development proposed is for a total of fourteen units, twelve of which will be offered as social rented units and comprising the main portion of the scheme situated on the corner of South Parade and Upper Park Road and to the rear of the memorial gardens. The remaining two units will be provided within the portion of the building to the west of Hamilton Court and east of the existing bungalow and fronting Upper Park Road.

As set out in the general report it is considered that this offer in relation to the overall re-development sites is acceptable in both terms of the numbers involved, the mix of unit sizes and in terms of tenure. As such this proposal is considered to be acceptable on these grounds. In addition in considering this application as a "stand alone" proposal, the offer of twelve affordable units in a development of fourteen would exceed the required 60% set out in the adopted policies and as such would also be acceptable.

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.

### ***Commercial Uses***

In relation to the commercial uses proposed, it is considered that the application complies with policy 50 of the LDP in respect of town centre development as it proposes the provision of predominantly A1 units which would replace those to be lost in the scheme. As such this provision is supported in principle although some issues have arisen with the proposal for the taxi office which are discussed below.

### ***Design and Amenity***

With regard to the details of the scheme, the main issues are whether the scale, form and character of the proposal and the siting and design of the buildings are well related to the character of the area, the Conservation Area and neighbouring properties and whether the development can be serviced

adequately. These matters were one of the reasons for refusal on the previous application. The design of the current proposal is the result of numerous meetings, pre-application and post refusal discussions with officers.

The site is located in a key position on the corner of South Parade and Upper Park Road and forms an important backdrop to the memorial gardens. The re-development of the site is further complicated by the presence of an existing "elevated" bungalow fronting Upper Park Road and which is in separate ownership. The design takes two separate blocks; that on the corner of South Parade and Upper Park Road and that to the west of the bungalow. The first block is designed with shop units on the ground floor and three levels of accommodation above. The building has been re-designed since the last refusal to provide a gable end to the rear of the memorial garden with a wing extending to the side of this to break the scale and mass. The roof to the rear will have a double "half pitch" with the plant for the building mounted on the hidden flat roof within this structure.

Whilst this building is taller than the existing when viewed from the memorial gardens it is considered that the proposal is far more acceptable in design terms than that previously considered, and which exists on site at present. It provides a well proportioned solution with more traditional details including locally detailed bay windows and shop fronts. The ground floor retail units will be accessed via a raised walkway behind the existing memorial garden wall but with no right of way cutting through the rear of the gardens. It is your officer's view that this design is acceptable subject to conditions requiring the architectural details, finishes and colours to be agreed.

The second block fronts Upper Park Road at a chamfered angle, resulting in an awkward juxtaposition between the bungalow and the new development. The proposal is to provide a hipped roof to overcome this difficult arrangement and whilst this is not a locally found detail it is considered to be a more acceptable solution than a flat roof. The elevation to Upper Park Road will be three stories with traditionally styled windows and shop front for the ground floor unit, identified as being proposed for a taxi office. Whilst this element of the design is considered to be rather awkwardly designed, with the constraints on the site it is difficult to achieve any better solution that respects the character and existing scale and mass of buildings in this location. On balance and with regard to the existing buildings on this part of the site, it is considered that this approach is acceptable.

The site backs onto a number of residential properties and careful consideration has been given to overlooking and loss of amenity to these dwellings. Your officers are satisfied that with the design that has been put forward, combined with the distance between facing windows and the proposal for obscure glass in the side elevation that no loss of amenity/privacy will occur.

The development has also been designed to be sustainable, with a certificate confirming that Level 3 of the Code for Sustainable Homes and Very Good standard under BREEAM 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.

### ***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. It should also be noted that concerns have been raised regarding the adjacent site and the integrity of the wall; this issue has been addressed in the structural engineers report and will require agreement under the Party Wall Act.

Furthermore, there is a need to ensure that the development protects the mature trees within the memorial gardens. The tree report provided with the applications provides advice on the measures needed to ensure that the development causes no adverse harm and this can be conditioned in any consent. It should however be noted that two trees are considered in the report to be in terminal decline and should be removed or coppiced. Again, these matters can be covered by planning condition, and in particular replacement of those trees to be lost.

In addition, the Pollution Control Officer has expressed some concern at the proposed taxi office in respect of the noise and disturbance that this may cause. He has requested further information regarding hours of operation, car parking and noise management. It is understood that it is not intended to operate cars from this site (the taxi rank is situated directly opposite) but merely as a booking office. Nonetheless further information has been requested and a verbal update will be given at the meeting in this respect.

In view of the constraints of both this site and Tenby generally it is also imperative that the means of construction, hours of working, storage etc are agreed and this should form a condition of any consent.

### ***Conclusion***

In conclusion it is considered that this proposal for a mixed commercial/residential scheme is acceptable and it is recommended for approval subject to the receipt of satisfactory details in respect of the taxi office, 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 details in respect of the taxi office that planning permission be granted subject to appropriate conditions and highlighted in this report.

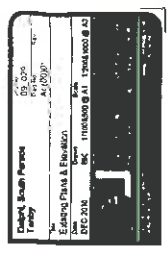


Permitted Fire Coast  
 14 FEB 2011  
 - Negative - + Application -

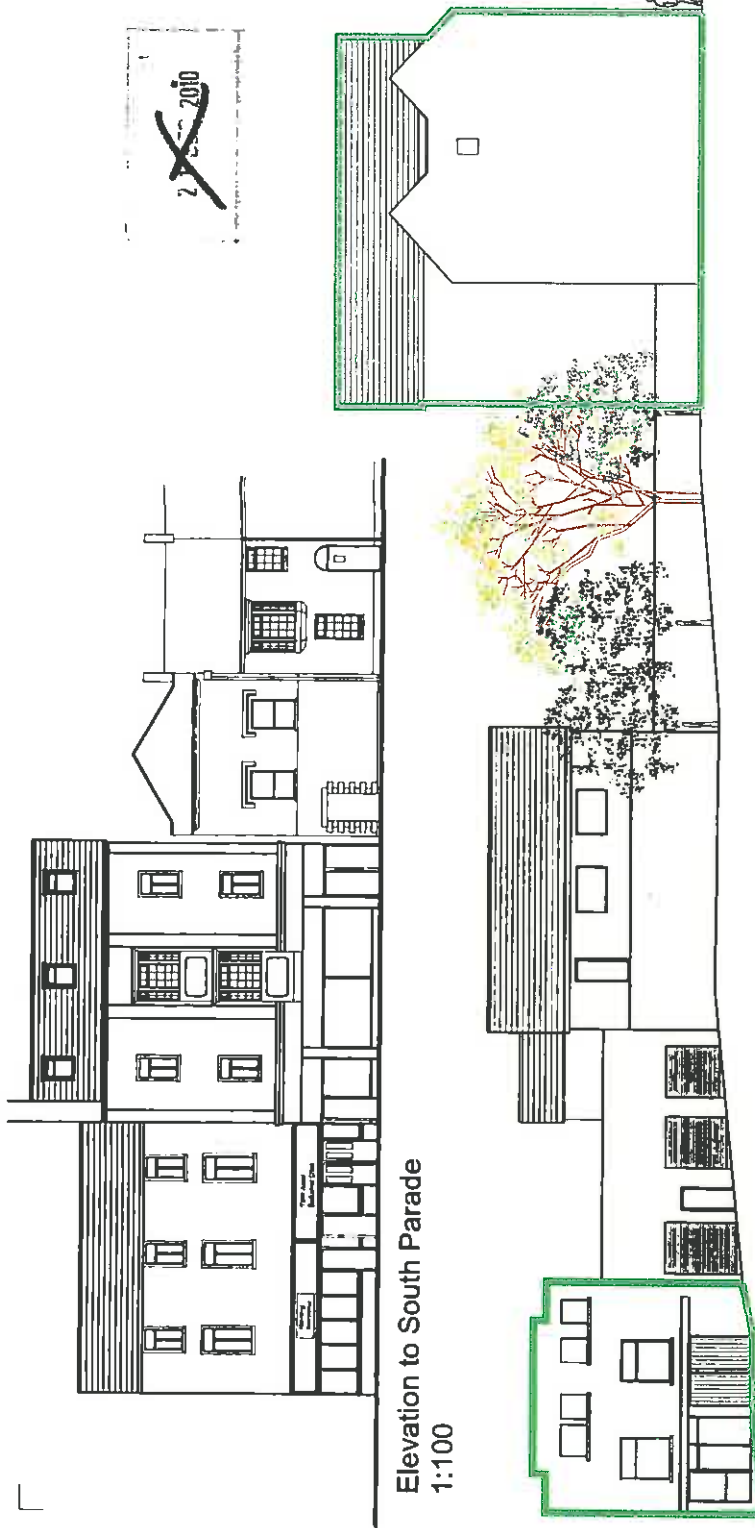
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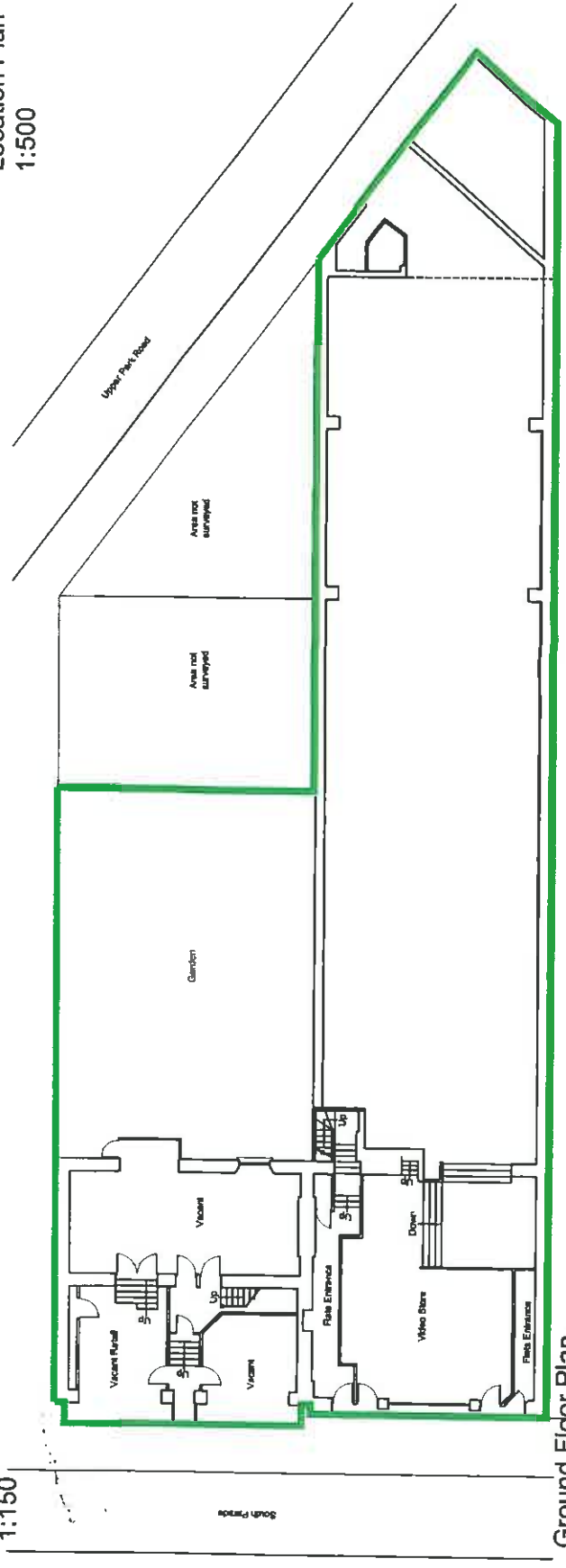
Buildings/structures to be demolished



~~2 FEB 2010~~

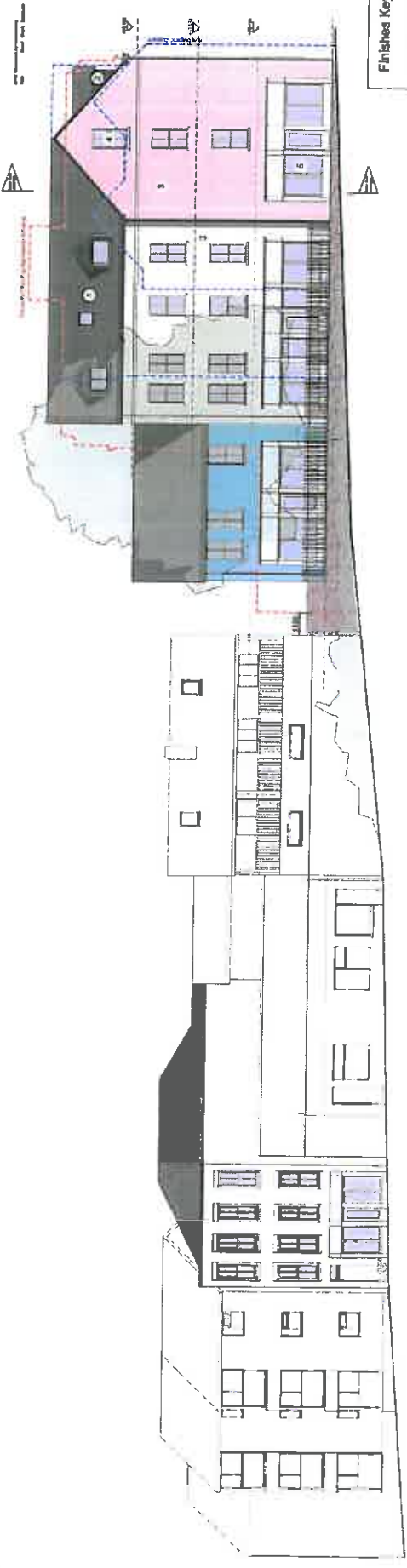


Location Plan  
 1:500



Ground Floor Plan  
 1:100



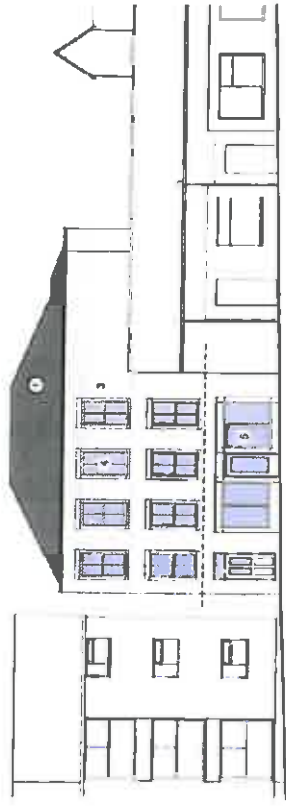


- Finishes Key**
- 1: Slate roof
  - 2: Lead clad dormer
  - 3: Three-coloured render
  - 4: Double glazed timber sash window
  - 5: Double glazed timber window & door to shopfront

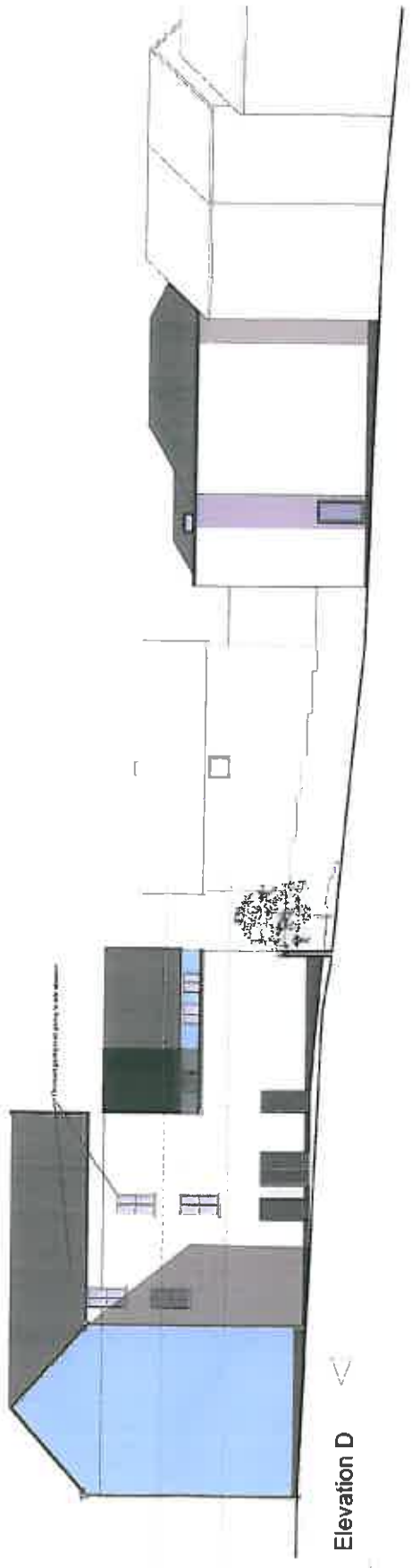
Elevation A



Elevation B



Elevation C



Elevation D



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