Application Ref: NP/12/0054

Application Type: Full
Grid Ref: SN13600484
Applicant: DAW Saundersfoot LLP
Agent: Mr C Waterworth, CWArchitects
Proposal: Change of use, extension and partial demolition of former Cambrian Hotel to 4 x 2 bed flats and 2 retail/restaurant units (A1/A3), erection of 4 retail units (A1) and 9 x 2 bed, a 4 x 1 bed flats, 8 new dwellings and flats above garages (1 x 2 bed and 2 x 1 bed), plus associated car parking, landscaping and engineering works
Site Location: Cambrian Hotel, Cambrian Terrace, Saundersfoot, Pembrokeshire, SA69 9ER
Case Officer: Liam Jones

Summary

This is a full application proposing redevelopment of the Cambrian Hotel and land to the rear of the building. The planning application and Listed Building Consent application have been brought before the Committee as the planning application is a major scheme of development.

The proposal involves a mix of residential, A1, A2 and A3 uses on the land which is allocated in the Local Development Plan for such uses. Development consists of a change of use of the Grade II Listed Cambrian Hotel into two ground floor retail/restaurant units and four upper floor flats, the erection of a block to front Milford Street to contain four ground floor retail units and thirteen upper floor flats, the erection of eight new dwellings fronting Milford Terrace as well as the erection of a two storey building to provide additional three residential units and garaging. Car parking, landscaping and engineering works are proposed within the site to serve the development.

This scheme would make improvements to the Listed Building and provide new uses in order to improve the vitality and viability of Saundersfoot. The new development contained in the former car park will improve the visual appearance of the site and its surroundings within the Conservation Area and provide a good contribution to affordable housing.

The application is recommended to be delegated for determination by the Chief Executive / Direction or Park and Direction / Head of Development Management for permission subject to the satisfactory completion of a Section 106 Legal Agreement.

Consultee Response

Coal Authority: Concern - The site falls within the defined Coal Mining Development Referral Area.
Saundersfoot Community Council: Supporting
Countryside Council for Wales: No objection
Environment Agency Wales: Conditional Consent
Dwr Cymru Welsh Water: Conditional Consent
PCC - Head of Public Protection: Conditional Consent
PCC - Transportation & Environment: Conditional Consent
Dyfed Archaeological Trust: Conditional Consent

**Public Response**

The application has been advertised and 2 No. letters of representation have been received on the scheme. These letters do not outline a specific objection to the development but raise the following concerns/comments on the application;

- Insufficient parking for number of dwellings proposed
- Concern over alleyway linking the development to Milford Street
- Unable to gauge height of town houses above road level
- Plans show a 2m wall surrounding the development, surely this would be excessive, and presumably mean the destruction of the wonderful stone wall presently in place
- No provision for deliveries to the commercial units on Milford Street

**Policies considered**

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 04 - Saundersfoot Local Centre
LDP Policy 08 - Special Qualities
LDP Policy 09 - Light Pollution
LDP Policy 11 - Protection of Biodiversity
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 31 - Minimising Waste
LDP Policy 32 - Surface Water Drainage
LDP Policy 34 - Flooding and Coastal Inundation
LDP Policy 35 - Visitor Economy
LDP Policy 36 - Loss of Hotels and Guest Houses
LDP Policy 44 - Housing
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
Officer’s Appraisal

Background

The former Cambrian hotel is part of a prominent later C19 terrace, central to the Saundersfoot Conservation Area. It replaced a smaller inn/farm, the rear field of which remained undeveloped, becoming a rough car park in recent years. When the village expanded in the 1840’s after the opening of collieries, housing was planned on the western part of what is now the car park. In the event, only Milford Terrace was built, set beyond the western boundary.

The hotel itself was much altered in the later C20, including the addition of flat roofed rear wings, and the remodelling of the interior. It was listed Grade II prior to extensive damage caused by a gas explosion in 1984, which demolished the adjacent property. The ensuring repairs were unsympathetic, resulting in the loss of two chimney stacks, and the insertion of upvc windows.

In more recent years the site has been subject to a series of planning applications resulting in approved schemes of redevelopment. The most recent planning permission, granted in 2007, approved the development of the former Cambrian Hotel and its rear car park to provide for the erection of 33 flats, 4 maisonettes and 5 shops (NP/06/389). The development approved resulted in the blocks of flats following the street frontage of Milford Street and retail units at ground floor adjacent to existing retail premises. An additional block was positioned behind the Cambrian Hotel facing onto the site entrance off Milford Street. Semi-underground parking and a mixture of two and a half, three and four storey buildings were approved. The application was approved subject to a Section 106 agreement to provide for 7 Affordable Housing Units at the site. This permission is extant and could be implemented at the site.

Relevant Planning History

- NP/12/0035 – Cambrian Hotel, Saundersfoot – Change of use, extension and part demolition of the former Cambrian Hotel to 4 x 2-bed Flats and 2 retail/restaurant units (A1/A3), erection of 4 retail units (A1) and 9 x 2-bed and 4 x 1-bed flats, 8 new dwellings and flats above garages (1x 2-bed and 2 x 1-bed), plus associated car parking, landscaping and engineering works (Listed Building Application) – Under Consideration

- NP/06/389 – Land adjoining The Cambrian Hotel, Saundersfoot - Mixed commercial residential development 33 flats, 4 masionettes & 5 shops – Approved – 12 December 2007

- NP/06/166 – The Cambrian Hotel, Cambrian Place, Saundersfoot – Amendment to consent NP/05/476 to create 2 mews cottages in lieu of one – Approved – 4 December 2006

- NP/05/508 - Land adjoining The Cambrian Hotel, Saundersfoot - Mixed commercial/residential development (5 shops, 4 maisonneettes & 39
Flats) – Refused – 24 July 2006

- NP/05/477 – The Cambrian Hotel, Saundersfoot – Change of use to mixed residential/commercial (Listed Building Application) – Approved - 30 January 2006

- NP/05/476 – The Cambrian Hotel, Saundersfoot – Change of use to mixed residential/commercial – Approved - 30 January 2006

- NP/04/402 – The Cambrian Hotel, Saundersfoot – Change of use to 16 apartments – Approved – 10 December 2004

Current Proposal

The application proposes redevelopment of the Cambrian Hotel and its rear car parking area into a mixed use comprising of retail, restaurant and residential uses (A1, A3 and C3).

Broken down into parts the scheme proposes:

- Change of use, extension and demolition of the former Cambrian hotel into 4 x 2 bed flats as well as 2 x retail/restaurant units (A1/A3)
- Erection of 4 x retail units (mix of A1, A2, A3) and 13 flats above
- Erection of 8 x new dwellings
- Erection of garage block with 3 flats above
- Associated car parking, landscaping and engineering works

28 units of residential accommodation are proposed in total and of these 6 are proposed to be affordable housing units.

The application has been supported with the following submissions:

- Design and Access Statement
- Code for Sustainable Homes Planning Statement
- Conservation Area Effect Statement
- Demolition Method Statement
- Flood Risk Assessment
- Visual Structural Survey
- Building Ecology Report
- Tree Survey
- Retail Statement
- Loss of Hotels and Guesthouses Statement
- Coal Mining Risk Assessment

Key Issues

The principle of a mixed use development is considered to be acceptable in view of the planning history and previous permissions for development of the
site as well as its inclusion with the Local Development Plan as a site allocated for a mixed residential, retail and A3 uses.

The key issues to therefore consider relate to the following planning considerations as part of this new scheme:

- Layout, Scale & Design
- Amenity & Privacy
- Highway Safety, Access & Parking
- Affordable Housing & Planning Obligations
- Impact upon Conservation Area
- Impact upon Listed Building
- Trees & Landscaping
- Biodiversity
- Archaeology
- Sustainability
- Land Stability
- Land Drainage
- Loss of Hotel use

**Layout, Scale & Design**

The scheme involves development of the former car park which served the Cambrian Hotel to provide two new street frontages as well as a central courtyard with a single two storey block of development. The topography and position of the site has inflicted the choice of design and the applicant has sought to improve the general character and appearance of the Conservation Area through this redevelopment.

Eight town houses are proposed to front Milford Street along the west boundary of the site and due to the climbing gradient of the street these are slightly staggered in appearance. These houses appear as two storey dwellings and measure between 8.8m and 9.8m dependant on their ground level along the street. The main portion of the site is at a much lower than Milford Street and as a result the dwellings appear larger on their rear elevation and measure between 11.4m and 12.8m.

The dwellings are set back from the street by 3.4m to 4m which results in a small courtyard to the front of each dwelling with underneath storage and a light well. Raised garden areas are provided to the rear of each dwelling which face onto a central courtyard behind the Cambrian Hotel which includes a new two storey block of flats and ground floor garaging.

A large block of development is proposed on the south facing side of the site to include four ground floor units and upper floor flats. Plans submitted show the units would comprise of A1, A2 and A3 uses. The built development takes the form of two main blocks with an annex forming to the rear and adjoining the site access. Traditional shopfronts are proposed along the ground floor with a number of first and second floor windows above and dormer roof
windows. Chimneys are used along the building to help break up the visual massing of the building and linear aspect of the roof.

A block of garages with flats above is proposed within the site and adjoining the courtyard contained within a traditionally themed two storey building. The building would run alongside the rear bank of the site forming a pleasing vista from the Milford Street entrance into the site. Traditional materials are used throughout the building reflective of the other built development proposed.

The works to the Cambrian Hotel involve a large block rear extension which results in the removal of the unsightly 1970’s additions to the building. This allows for a new paved courtyard to be formed in between it and the adjacent property boundary. This block will be behind the existing retail premises fronting Milford Street and would contain a large space for an A3/leisure use in connection with a proposed A3 use within the ground and basement floors of the Cambrian Hotel.

In terms of form, layout and scale the development is considered to be of an appropriate scale which is reflective of the site parameters resulting in an acceptable form of built development which will fit in with the character of the surrounding area. Other related matters in respect of the impact of the development upon the conservation area and listed building as well as usual planning considerations in terms of impact upon amenity and highway safety are considered below.

Amenity and Privacy

The scheme has been well designed in respect of amenity and there will be no unacceptable impact upon the amenity of existing residents or new residents as a result of the development. Each of the townhouses along Milford Terrace will have access to a private rear garden in a raised position above the central courtyard. Boundary walls are provided between the gardens and a clear distinction between public and private spaces.

The block of flats and garaging to the rear of the site is positioned close to the boundary although due to the low lying nature of the site in respect of its adjoining land there will be no adverse impact upon residents to the north along High Street.

In response to comments regarding the scale of the townhouses along Milford Terrace officers sought additional plans in an attempt to gauge scale in connection with existing properties. Plans show plots 7 and 8 would be set lower than the eaves height of the opposite Gower Hotel. Plots 5 and 6 would be approximately 2m lower than the opposite Lanterns Guest House. The eaves level of Plots 1 and 2 would be in line with that of No. 7 Milford Terrace with the remaining roof space spanning approximately 2m above the ridge height of that property. The staggered appearance of the townhouses will fit well in the street scene and due to the new dwellings forming a frontage and their relative distance from existing properties there will be no adverse impact upon existing levels of amenity.
The scheme is considered to be an appropriate development for this town centre location that will be of a scale compatible with its surroundings. Whilst there will no doubt be an increase in traffic and movement into and out of the site this will not have a significant adverse impact in this centre location. As a result the development meets the aims of Policy 30 – Amenity of the Local Development Plan.

**Highway Safety, Access & Parking**

Vehicular access into the site is proposed via a new crossover onto Milford Street which is proposed to connect to an on-site access road which terminates in a turning arrangement. This is aimed at serving the rear of the Cambrian Hotel and its service area to the east and the new housing and shops area.

The new highway offers notional footpaths with a shared surface to access the interior of the development. A pedestrian footpath is provided along the west boundary of the site providing access through the development site and up along Milford Street. This will provide good linkage between the rear of the Cambrian Hotel and the wider area.

In terms of parking provision the site provides 26 spaces to serve the occupiers of the residential units throughout the site. 2 spaces are located adjoining the townhouses and accessed off Milford Terrace, 10 spaces are contained to the rear of the townhouses, 6 to the front of the new block of garaging and flats and 8 within the building. The scheme provides allocated cycle storage areas between the townhouses and new retail units and also within the garage spaces. A parking space has been provided to serve the Argosy as well as provision for plant and refuse storage on-site. It is accepted that any staff and customers bringing cars to the proposed commercial units will have to park at existing nearby public and private car parks.

The Highway Authority has been consulted and offers no objection to the scheme subject to conditions. The Highway Authority also request a reduced financial contribution is secured for each of the new residential units by Section 106 Agreement in order to part finance for a safe footpath, footway or shared use path linking from the Saundersfoot Railway Station to Saundersfoot in view of existing poor links. The consideration for planning obligations is set out below.

In terms of the overall parking provision whilst there would be 26 spaces to serve a total of 28 residential units the scheme is considered to offer sufficient parking to serve the occupiers of the market house and affordable housing. This is considered to be in line with the aims of Welsh Government at providing lower levels of parking provision in order to promote the use of sustainable forms of transport. Planning Policy Wales (Edition 4, 2012) states “car parking provision is a major influence on the choice of means of transport and the pattern of development. Local authorities should ensure that new developments provide lower levels of parking than have generally been
achieved in the past. Minimum parking standards are no longer appropriate”.
The provision of a number of usable spaces about the site as well as
dedicated cycle storage areas meet the aims of local and national planning
policies which aim at reducing reliance on private motor vehicles.

Affordable Housing & Planning Obligations

Affordable housing can be defined as housing available to people in housing
need for sale or rent below market rates. This will usually be a combination of
affordable housing for rent or low cost home ownership. The Authority has
Adopted Supplementary Planning Guidance (SPG) ‘Affordable Housing’ which
supports Policy 45 of the LDP which aims at delivering affordable units
through housing provision.

The proposal consists of the erection of 28 residential units in total, of which 6
flats are proposed to be affordable (21%). The previous planning permission
for the site which is still implementable (NP/06/389) proposed a total of 37
units, of which 7 were to be affordable (18.9%).

LDP policy 45(a) seeks to ensure that 60% of housing on residential
proposals in Saundersfoot is affordable housing. This is caveated that where
it can be proven that a proposal is unable to deliver affordable housing and
community infrastructure (i.e. the proposal would not be financially viable)
affordable housing will be the priority.

The starting point on this application must be the existing and ‘live’ planning
permission for the site which provides for 7 affordable units. Officers are of the
view that the net reduction of one affordable unit but the increase in overall
percentage of units is acceptable. The provision of a mix of one and two bed
affordable flats on this development is acceptable and will make a significant
contribution to the provision of affordable dwellings in a sustainable location.

Planning Obligations can be provided for in new developments to seek
financial contribution for any necessary community infrastructure in
connection with a new development proposal. The Authority has Adopted
SPG ‘Planning Obligations’ to guide developers on the likely contributions to
be sought in new schemes. The SPG sets out the following obligations in
connection with infrastructure:

<table>
<thead>
<tr>
<th>Public Open Space:</th>
<th>£948.46 (per dwelling)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education:</td>
<td>£3064 (per two bedroom or more dwelling)</td>
</tr>
<tr>
<td>Library:</td>
<td>£187 (per dwelling)</td>
</tr>
<tr>
<td>Recycling &amp; Waste:</td>
<td>£90 (per dwelling)</td>
</tr>
<tr>
<td>Transportation:</td>
<td>£2500 (per dwelling)</td>
</tr>
</tbody>
</table>

However, in this case, there is a net reduction of 9 residential units when
considered against the existing implementable permission. A material
consideration is that the previous permission did not require any community
infrastructure contributions. This proposal will have less of an impact on the
community infrastructure as there are less units and therefore less strain on new residents on the existing provision. In these circumstances, it would be considered unreasonable for officers to negotiate off-site contributions regardless of the impact that this particular development would have on these facilities. The request for financial contribution in terms of highway provision as set out by the Highway Authority is noted although for the above given reason officers consider this would not be a reasonable requirement in this instance.

Members should note that the above scenario is only relevant where there is an existing and implementable planning permission at the subject site. Where planning permissions have lapsed, the current and up to date planning policy and requirements are over-riding considerations and these would be material factors in any negotiations with the applicant.

*Impact upon Conservation Area*

The site at present is in a poor condition which is considered to have an adverse effect on the character and appearance of the Saundersfoot Conservation Area. In terms of the impact of the proposals on the Conservation Area it is considered that the scheme can be broken down into two key parts; the Milford Street frontage and the Milford Terrace Frontage.

Along Milford Street a three storey plus attic range is proposed with a gap between this and the existing frontage to provide for a vehicular access into the site. Except for the bakery and the rear premises of Heywoods Butchers, the character of this street is essentially modern, especially the amusement arcade opposite. The Argosy is also a modern building, but neo-Victorian in design, with traditional shopfronts and sash/bay windows. The proposed building appropriately picks up the theme of the Argosy in the use of traditional shopfronts and windows, and a traditional vocabulary of painted render and slate.

In terms of scale and massing the proposed building is large, however, it provides a strong and pleasing corner accent which is given variety through the broken ridgeline and chimneys. The building is of intrinsic character.

The proposed terrace of cottages on the Milford Terrace frontage is considered to be sympathetic to the character of the mid C19 cottages opposite (the upper terrace of which is listed). The overall detail of render, slate, and timber windows is appropriate. Some details of the historic cottages are picked up including some round-arched doorways and a railed forecourt. Otherwise, the use of varied window/porch designs avoids the danger of pastiche or replication and provides its own intrinsic character. As a result of this approach the scheme is considered to meet with the aims of policies 4, 8 and 15 of the Local Development Plan.
Impact upon Listed Building

This scheme is subject to a separate application for Listed Building Consent although the impact of the works on the character and appearance of the Listed Building form a material consideration of this planning application and due consideration needs to be given to this aspect.

The prominent front elevation is to have sash windows reinstated in a painted timber, to the original late Georgian pattern. The decorative details are to be repaired/reinstated, and all of the modern doors replaced in traditional joinery. The roof is to be recovered in natural slate, and the rainwater goods replaced in cast iron/aluminium. The residential entrance is to be infilled with minimalist glazed doors and this respects what was presumably the former carriageway to the rear. The proposals can be viewed as sympathetic, and largely return the front elevation to its former appearance.

The rear elevation has been much altered through the submission. The demolition of modern additions is a welcome improvement alone. The proposed new rear wing is of a lesser scale than the existing and is simply detailed and appropriate. The reinstatement of the sash windows to the rear is also a welcome proposal. The small staircase wing appears to be a later addition, and its loss does not affect the character of the building.

In terms of internal alterations these have little impact on the character of the building given that so much detail has been lost through its long period of hotel use.

Trees & Landscaping

The site previously contained a band of protected trees along its west facing boundary facing onto Milford Terrace. These trees have been felled as part of commencement of planning permission NP/06/389. In terms of landscaping this will be predominantly hard paved to suit the town centre surroundings. The scheme shows that small forecourt gardens will be established to emulate their neighbours across the road with an urban landscape edge of stone walls, railings and hedges. Some tree planting is shown in the courtyard area to help add variety to this part of the site. The principal of the landscaping shown is considered to be acceptable subject to a detailed landscaping proposal for the site with exact species and settings shown which could be required by condition.

Biodiversity

An ecology report was submitted which concluded that the existing site supports no protected or priority species and habitats. CCW have been consulted and raise no objection to the scheme put forward and as a result it can be concluded that this development will not have a significant effect on important habitats or protected species and complies with the aims of Policy 11.
Archeology

Dyfed Archaeological Trust have advised through consultation that the site includes a 19th century grade II listed hotel although do not believe that the proposed development will have a significant impact upon buried archaeological resource. Notwithstanding this they request a condition be attached to require an appropriate photography survey of the existing buildings be carried out in line with Welsh Office Circular 61/96 ‘Planning and the Historic Environment: Historic Buildings and Conservation Areas’. This is considered to be a reasonable condition to impose in view of the nature of the development involved in this scheme.

Sustainability

There is a strong emphasis placed by the National Government and locally through the Local Development Plan on Sustainable Development. Policy 29 reflects the National Park’s aspirations that all proposals for development will be expected to demonstrate an integrated approach to design and construction. The applicant has submitted a Code for Sustainable Homes Statement which suggests this scheme aims to achieve Code Level 3 and 57.60 points. This is considered to be in line with the aims of National and Local policy which aim at improving the sustainable design of new developments.

Land Stability

The site lies within a defined coal mining development referral area and the coal mining features and hazards are a material consideration in the determination of this application. The Coal Authority raised concern with the lack of initial material provided although during the application process a Geo-Technical and Geo-Environmental Report was submitted. The report indicated that intrusive site investigations have been undertaken to confirm coal mining conditions at the site. It states that these have found no evidence of coal seams or shallow coal mine workings and concludes that the site is therefore not at risk from past shallow mine workings. The Coal Authority is satisfied with the information provided and raise no objection or specific conditions.

Land Drainage

The applicant has undertaken a Flood Risk Assessment as part of the submission which concluded that the residential element of the development is at no risk of flooding and no special resilience or mitigation measures are required. The retail element is prone to flood levels of 7.70m AOD which is the same level that first floor levels will be set. The assessment recommends that floor resilient materials of low permeability are selected where possible.

Welsh Water and the Environment Agency Wales have been consulted as part of the application. Welsh Water advise of standard conditions in respect of foul and surface water discharges. The Environment Agency Wales are satisfied that the assessment shows that the risks and consequences of
flooding could be acceptably managed in accordance with the criteria set out in TAN15. They offer no objection subject to the inclusion of conditions requested to reduce the risk and impact of flooding.

Loss of Hotel use

Given that the scheme involves the loss of the hotel use of the Cambrian Hotel into retail and flats consideration must be given to whether it meets the aims of Policy 36 of the Local Development Plan which aims at protecting the existing stock of hotels and guest houses in the National Park. Of particular relevance is the previous planning permission which has allowed the change of use from hotel into residential use as well as the extant permission which could be implemented.

Planning permission was granted in 2004 (NP/04/402) to allow the conversion of the hotel to residential use and a more recent extant permission (NP/05/476) allowed a mixed use of residential/commercial of the Cambrian Hotel building. The applicant has provided a statement to advise that the hotel has not been in use for several years and that the rooms have effectively been lost. It does not appear that any other hotels or guest houses in the Saundersfoot area have been converted to other uses since the closure of the Cambrian. The hotel is not effectively available and the statistics would not include this building for calculating availability of beds. It is therefore agreed that this application would not impact on the supply of beds.

It can be noted that the business has not traded for several years and it is agreed, as stated by the applicant that it is not possible to provide a viability assessment based on a contemporary trading history, and reflecting the current economic climate. However, to meet the requirements of the policy, it would be necessary to require that a projected appraisal, by suitably qualified persons of the potential of this business to operate is provided. However, the policy structure of Policy 36, is such that the proposal has to meet either the viability assessment or the supply/demand requirement and the impact on the character and appeal of the area or frontage.

As the hotel has not been operating for some time and its condition is seen to be deteriorating it can be concluded that the proposed retail units within the Cambrian Hotel frontage would be a marked improvement on the local character of the area. Material improvements to the frontage including new painted timber sash windows, new slate roof and ridges, new chimneys, metal guttering and other improvements to this historic grade II listed building render that this proposal would bring significant gain to the vitality of the area as well as character of the existing surroundings.

Therefore the proposal meets the requirements of criteria b and c of Policy 36 of the Local Development Plan and no additional viability assessment is required.
Conclusion

Following a consideration of the key planning matters of this proposal the scheme is considered to be an acceptable form of development for this important site within the heart of the Saundersfoot Conservation Area. The development will make a number of improvements to the existing Listed Building and provide a mixture of new uses in order to help improve both the vitality and viability of Saundersfoot town centre.

The new build part of the scheme in the former car park will be of a scale compatible with the existing surroundings and help improve the visual setting of the site to compliment the Conservation Area. The application is considered to be a marked improvement on the previous planning approval granted by the Authority which could still be implemented on site. Provision towards affordable housing has been demonstrated and can be sought through a Section 106 agreement and the scheme is considered to be in line with the aims of the policies contained within the Adopted Local Development Plan.

Subject to suitable planning conditions to control the finishes to the development, highway matters, landscaping, demolition and construction, external lighting, drainage, flood risk, code for sustainable homes, refuse matters and control over the use and hours of operation of the new commercial uses the scheme is considered to be acceptable. As a result the development complies with the aims of policies 1, 4, 8, 9, 11, 14, 29, 30, 31, 32, 34, 35, 36, 44, 45, 48, 49, 50, 52 and 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).

Recommendation

That the application be delegated to the Chief Executive/ Director of Park Direction and Planning / Head of Development Management to grant planning permission for this development subject to:

(i) The relevant person(s) first entering into a Section 106 Legal Agreement to provide for 6 units of affordable housing; and

(ii) Appropriate planning conditions to control the development proposed

The suggested conditions at the time of writing the report are as follows:

- Standard time
- Deposited plans
- Materials (sample submissions)
- Highways conditions
- Cycle storage provision
- Hard and soft landscaping
- Planting schedule
- Demolition & construction method statement
- External lighting
- SUDS
- Code for Sustainable Homes conditions
- Photographic survey
- Refuse arrangements
- Impact on flooding risk conditions
- Control over A1/A2/A3 uses
- Hours of operation of A1/A2/A3 uses
Elevation to Milford Street (Retail)

Materials Key

1. Painted render
2. Light blue/grey natural slate roof
3. Painted timber fascias and soffits
4. Double-glazed timber windows
5. Solid Hardwood Doors
6. Rough cut natural stone
7. Reconstituted stone feature window cills and lintels
8. Natural finish aluminium rainwater goods
9. Buff colour terracotta chimney pots
10. Retail unit shopfronts to match the local vernacular
11. Lead dormer windows
12. Hardwood painted panel doors
13. Stone feature bay window

Pembrokeshire Coa
National Parks Authority

16 MAY 2012

NP 12 0 5 4
Key

1. Remove existing uPVC windows and replace with painted timber sash windows
2. Retain existing letters and re-paint
3. Remove wall vents and render over
4. Completely replace roof with new slate and capped clay blue black ridges
5. Re-render chimneys & repair
6. Fit new pots on existing chimneys
7. Replace gutters with new metal profiles to match adjacent properties
8. Replace render and re-paint including window details
9. Refurbish existing stone cills
10. Re-paint wall stanes
11. Refurbish and re-paint existing timber columns
12. Re-fit ornate head to this window. Repair and re-paint others
13. Remove concrete lintel over scroll head & re-fit lead capping
14. Ground floor ornate window surrounds to be maintained & manned
15. New planar glazed screen with chrome inomony
16. Replace existing aluminium doors with hardwood painted panel door & overlight

Pembrokeshire Coast National Park Authority
16 MAY 2012
Awards Panel Eisteddfod
Art One Painting
Key

1. Riven edge cement fibre blue black roof slates
2. Rendered blockwork
3. Re-render & re-paint Cambrian Hotel
4. Oak boarding to wall face
5. Hardwood clear finished fascias & soffits & natural finish aluminium gutters
6. Dark metal glazed rooflights
7. Rough cast painted render
8. Argory Fish & Chip Shop beyond
9. Adjacent building beyond

Notes:

+a Staircase block to be demolished and new wall to be constructed along with new sash window to match
New wall to be flush with existing original structure of Hotel and to be rendered and painted

NP 12 0 5 4
Key:

1. Completely replace roof with new slate and capped clay blue black ridges
2. 200mm band sawn oak boards with 10mm gaps between, fixed with brass cups & screws
3. Re-render & re-slate Cambrian Hotel
4. New 2.5m high stone wall
5. Hardwood clear finished fascias & soffits & natural finish aluminium gutters
6. Dark metal glazed rooflights
7. Replace gutters with new metal profiles to match adjacent properties
8. Colour coated metal coping
9. Outline of existing extension to Cambrian Hotel (to be demolished)
10. Outline of existing staircase to Cambrian Hotel (to be demolished)
11. Existing windows to Cambrian Hotel beyond
12. Remove existing up-VC windows and replace with painted timber sash windows
13. Refurbish existing stone cills
14. Re-render chimneys & repair
15. Fill new pots on chimneys

Notes:

A. Staircase block to be demolished, and new wall to be constructed along with new sash windows to match. New wall to be flush with existing original structure or most and to be rendered and painted to match. Area of roof and associated guttering, fascias & soffits adjoining the demolished staircase block, to be made good to match proposed.

B. Adjoining existing hotel extension to be demolished. Area of original hotel not affected by proposed extension to be made good by render and paint as rest of hotel.
Key

- Completely replace roof with new slate and capped clay blue black ridges
- 200mm band sawn oak boards with 10mm gaps between, fixed with brass cups & screws
- Re-render & re-paint Cambrian Hotel
- Hardwood clear finished fascias & soffits & natural finish aluminium gutters
- Dark metal glazed rooflights
- Replace gutters with new metal profiles to match adjacent properties
- Colour coated metal coping
- Remove existing uPVC windows and replace with painted timber sash windows
- Refurbish existing stone cills
- Re-render chimneys & repair
- Fit new pots on chimneys
- New 2.4m high rendered brickwork wall to courtyard/backs/brickyarden
- New 2.5m wide timber painted gates
- Rough cast painted render
- Riven edge cement fibre blue black roof slates