Application Ref: NP/12/0097

Application Type: Conservation Area  
Grid Ref: SM85390314  
Applicant: Mr A Knowles  
Agent: Mr G Williams, GMW Design  
Proposal: Demolition of existing cafe  
Site Location: Wavecrest Cafe, Angle, Pembroke, Pembrokeshire, SA71 5BE  
Case Officer: Richard James

Summary

This application seeks Conservation Area Consent to demolish the existing Wavecrest Cafe at West Angle Bay. The application has been brought to committee as a landowner is a member of the Authority. Whilst the proposed demolition of the cafe is considered to enhance the character and visual amenity of the Angle Conservation Area and Historic Landscape, it is considered that insufficient information has been submitted in order to fully assess land contamination issues. The application is therefore recommended for refusal.

Consultee Response

Countryside Council for Wales: No objection  
Environment Agency Wales: No objection  
Public Protection Division - PCC: Conditional Consent  
Angle Community Council: No objection

Public Response

None received.

Policies considered

LDP Policy 01 - National Park Purposes and Duty  
LDP Policy 07 - Countryside  
LDP Policy 08 - Special Qualities  
LDP Policy 11 - Protection of Biodiversity  
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 29 - Sustainable Design  
LDP Policy 30 - Amenity  
LDP Policy 34 - Flooding and Coastal Inundation  
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 13 - Minimising and Managing Environmental Risks and Pollution
SPG03 - Sustainable Design
SPG07 - Conservation Area Proposals
SPG08 - Validation of Planning Applications
TAN 05 - Nature Conservation and Planning
TAN 12 - Design
TAN 14 - Coastal Planning
TAN 15 - Development and Flood Risk

Officer’s Appraisal

Background

The application site fronts onto Angle beach in South West Pembrokeshire and is within the Angle Conservation Area. The building on site has served as a cafe to the public and comprises a simple square, flat roof structure, with substantial glazing around the North and West elevations (looking out to the beach). This building has a pre-fabricated and dated appearance, in need of significant repair. A car park exists to the North, the beach is to the West and a static caravan is located within the site boundary to the East. The land gently slopes up to the South. This site is within the confines of a former brick works site and a designated Historic Landscape. It also forms part of, SSSI, and a TAN15 Flood Zone. The coastal path and an inland right of way run past the West boundary of the site. An SAC also neighbours the site, along the coast to the West.

History

There is no relevant planning history on the site.

Constraints

Conservation Area – Angle
Contaminated Land – Former Brick Works Site
Historic Landscape
Minerals Safeguarding Zone – Limestone
Special Area Conservation
Site of Special Scientific Interest
TAN 15 C2 Flood Zone
Current Proposal

This application seeks Conservation Area Consent for the demolition and removal of the existing cafe.

Key Issues

The application raises the following planning matters:-

- The acceptability of the proposal with regard to the TAN 15 C2 Flood Zone.
- The importance of the cafe in contributing to the character and integrity of the Conservation Area and Historic Landscape.
- The impact upon amenity and the neighbouring PROWs
- The impact upon biodiversity and the surrounding designations
- Land Contamination

The acceptability of the proposal with regard to the TAN 15 C2 Flood Zone

As this application relates to the demolition and removal of an existing building only, on a brown field site, the fact that this site lies within a designated flood zone has no impact on the acceptability of this proposal.

The importance of the cafe in contributing to the character of the Conservation Area and Historic Landscape

As indicated above, the existing cafe holds little architectural or historical value. Its design is unimaginative and the building now appears as an eyesore as a result of its dilapidated condition. Furthermore this site lies in a visually prominent location, particularly when viewed from the coastal path and Angle beach; the cafe’s demolition is not therefore considered to cause any detrimental impact upon the Conservation Area or Historic Landscape. Its removal would clear the way for the site’s redevelopment in an area that is heavily used for recreation by the public.

In respect of the advice contained within Circular 61/96 para 33, where it advises that consent should not be given without acceptable and detailed plans for redevelopment, it is noted that a current application for the redevelopment of the site is also recommended for refusal in this agenda, therefore no acceptable plans are currently available. However, in this instance, due to the dilapidated condition of the existing cafe, this advice is not considered to represent a valid reason for refusal as the removal of the building would enhance the Conservation Area, even if re-development never occurs.

The impact upon amenity and the neighbouring PROWs

The demolition of the cafe is not considered to cause any significant detrimental impact upon the existing amenity levels of the site or surrounding
area. 2 public footpaths run adjacent to the Western boundary of the site and also form the main access into the site. To help ensure that they remain unaffected by the proposal, it is considered necessary to place a note on any approval given to highlight the applicant’s duties to protect them and keep them open for use.

The impact upon biodiversity and the surrounding designations

An Ecological Survey has been carried out on the existing café, which makes a number of recommendations in order to mitigate against potential impacts to bats, reptiles and the neighbouring SSSI and SAC. These include carrying out initial demolition by hand (removing fascias, weather boards etc) and storing all machinery and materials on site. CCW has raised no objections to the proposed demolition provided that the advice of the ecological survey is followed. This can be controlled via a planning condition should approval be given.

The Environment Agency has raised no objections.

Land Contamination

Wavecrest café was built on land within the confines of a brickworks and whilst not within the area of the brickworks buildings, it is in the vicinity of associated structure and possible fill material. The Environmental Health Officer in Pembrokeshire County Council has recommended that if planning permission is granted, this is to be subject to a range of conditions requiring risk assessment, site investigation, remedial measures, verification reports and contingency measures.

It is not clear from the application, how much ground work would be required as part of the demolition works; hence officers are unable to judge the potential impact of the development on issues of land contamination. Officers are concerned at the level and depth of detail that would be required post development in order for the issue of potential land contamination to be fully addressed. It is your officers’ view that in this instance, the information in respect of the above recommendations is necessary as part of the submission of the application to ensure that any issues can be properly assessed. In their absence, it is not possible to fully assess the impact of the proposals on the environment and as such this should form a reason for refusal.

Conclusion

Whilst the proposal raises no other planning concerns, due to the above concerns in relation to land contamination, where insufficient information has been submitted in order to properly assess the environmental impact of the proposal, the application is recommended for refusal.

Recommendation

Refuse.
Reasons

1. Insufficient information has been provided in respect of the ground works that would be required as a result of the proposed demolition, in order for officers to be able to fully assess the issue of land contamination.
Existing Site Plan
1:500

Location Plan
1:2500
Proposed Section A-A
1:100

Proposed Front (N) Elevation
1:100

Proposed RHS (W) Elevation
1:100

Proposed Rear (S) Elevation
1:100

Proposed Left (E) Elevation
1:100

Finishing Schedule
- Roof Covering: Box Profile Roof Sheetings - Colour to be agreed
- Fascias/Barndoorboards: White upvc/decorated primed
- Rainwater goods: White/Black UPVC/Aluminium
- Walls: timber/plastic cladding
- Windows/Doors: Decorated/Plastic Hardwood, softwood or UPVC
- Cladding: Timber cladding
- Fence: Feather edge 2m high and decorated