

Application Ref: NP/12/0205

Application Type	Full
Grid Ref:	SM85390314
Applicant	Mr Andrew Knowles
Agent	Mr G Williams, GMW Design
Proposal	Demolition of existing cafe building and replacing with new cafe building
Site Location	Wavecrest Cafe, Angle, Pembroke, Pembrokeshire, SA71 5BE
Case Officer	Caroline Phillips

Summary

This planning application is reported to members, as one of the landowners of the application site was a member of the Development Management Committee at the time of the submission of the application.

Planning permission is sought for the demolition and replacement of an existing café building which is in a poor state of repair. The café is located on land south of the car park at West Angle Bay, and is within Angle Conservation Area. The site falls outside of the Centre Boundary for Angle, as defined for the purposes of the Pembrokeshire Coast National Park Local Development Plan.

Conservation Area Consent for the demolition of the building has been sought under application reference NP/12/0097.

In principle, there is no objection to the replacement of the café building, which provides an important community and visitor facility and is well located in terms of access and public transport. However, upon consultation, the application has raised a series of issues in respect of the proposed design, the retention of an existing static caravan on the site, and potential ground and land contamination issues.

The Authority's Conservation Officer has recommended refusal of the proposal, as the proposed design is considered bland and characterless, and officers would hold a similar view that the proposed building is devoid of the detailing and character that would befit the wider conservation area and coastal setting. The existing static caravan would be retained, which is of concern to officers, as the use of such structures other than for holiday purposes within an existing caravan/holiday park, should only be on a temporary basis as opposed to a long term design solution; and this application does not address a more suitable and permanent means of providing the required facilities. In respect of the prevailing ground conditions, consultation responses from the Land Contamination Officer at Pembrokeshire County Council, and the Environment Agency Wales are conditional upon a series of planning conditions requiring full and detailed site investigation, mitigation and monitoring of the site in light of its historic past as land associated with a brickworks. The information supplied with the

application is not clear in how much ground works would be required as a result of the re-development of the café, and, as a result, officers are concerned that this issue of potential land contamination cannot be fully assessed at this stage.

In light of these issues, the application – as submitted – could not be supported by officers, and the recommendation is of refusal.

Consultee Response

Environment Agency Wales: No objection - if recommendations with regard to reducing the impact of flooding and the contaminated land conditions noted are incorporated in any planning permission issued.

Public Protection Division - PCC: Conditional Consent

Angle Community Council: No objection

Countryside Council for Wales: No objection

Public Response

A site notice was posted in accordance with statutory requirements. No third party comments have been received to date.

Policies considered

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 10 - Local Sites of Nature Conservation or Geological Interest

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

LDP Policy 48 - Community Facilities and Infrastructure Requirements

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 06 - Conserving the Historic Environment

PPW4 Chapter 07 - Supporting the Economy

SPG03 - Sustainable Design

SPG07 - Conservation Area Proposals

SPG08 - Validation of Planning Applications

TAN 05 - Nature Conservation and Planning

TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 22 - Planning for Sustainable Buildings

Officer's Appraisal

Background

Wavecrest café is a prefabricated timber structure, currently in poor repair. The building sits within a modest 'curtilage', and in a slightly elevated position on the southern side of the car park at West Angle Bay. There is an existing static caravan to its eastern side, which is used for staff and storage.

The application site falls within or adjacent to a number of designations, these being Angle Conservation Area, Historic Landscape, a Special Area of Conservation, a Site of Special Scientific Interest, a Regionally Important Geological Site, the Coast Path. The site falls partially within the C2 Flood Zone, and is also within a known area for contaminated land being on part of the site of a former brickworks.

Previous planning history.

A planning application was made earlier this year, and cancelled due to the requirement for additional information. Planning permission was granted on a temporary basis for the use of twin mobile units as a café in 1990 (NP/208/90).

Current proposal.

The existing café is to be demolished and a new timber framed and clad structure constructed on the same footprint. The structure will have a low pitched gable box profile sheeting roof, and glazing in either hardwood or upvc. The new structure will measure 11.9 metres in width, 9.6 metres in depth and 3.6 metres in height to the apex of the roof's ridge. As part of this application, there will be additional paved areas created to formalise the picnic area and leading to the bin storage area.

Key Issues.

Policy
Siting and Sustainable Design
Amenity and Privacy
Access and Parking
Landscaping
Biodiversity
Land Contamination
Other Material Considerations (flooding)

Policy

Policy 48 of the Local Development Plan deals with community facilities and supports new facilities where they are well located to meet the community's needs and they are convenient to public transport. The replacement café is close to an existing car park and is served by an existing Coastal Cruiser bus route. The principle of the replacement café use is therefore acceptable in this location.

Planning Policy Wales Edition 4, paragraph 4.10.10, TAN 12 – Design and Policy 8 – Special Qualities, Policy 29 – Sustainable Design and Policy 30 - Amenity can be referred to in respect of the historic environment. The application site falls within a Conservation Area and a Historic Landscape, and its position is very visible within this setting. Whilst the need for a new building is recognised, this has to be balanced with the requirement to ensure that new development enhances the historic landscape and is of imaginative, high quality, sustainable design. The proposed building is simple in form and design, but is very plain in appearance, and has little detailing or character that would benefit its coastal setting within a historic landscape. It is considered, therefore, that the proposal would not meet the policy requirements detailed above.

Siting and sustainable design.

As detailed above, the application site is very open and visible in character, as it is slightly elevated in ground level above the main car park at West Angle Bay. It is considered that on such a prominent site and coastal setting, the design of any new structure would have to be appropriate in both quality and appeal.

The proposed design is lightweight in appearance, being timber clad on a timber frame, and the supporting design and access statement states that the structure has been designed to be thermally efficient and uses passive sun to maximise daylight to the building. However, the resultant design is 'boxy' in proportion, and unrelieved by any detailing that would add some individuality to the proposal. It is also noted that the existing static caravan, located to the east of the café is to be retained for staff and storage use. It is considered that there is an opportunity to design any staff or storage requirements into the new structure, rather than to keep the caravan, as this would be considered to detract from the overall appearance of any new scheme within this setting.

Amenity and privacy.

The café is located some distance from residential properties, and would not be considered to raise any concerns regarding amenity or privacy in that regard. In respect of visual amenity, the existing structure is in need of repair or replacement, however, the concerns in respect of the proposed design would need to be addressed in order for a suitable scheme to be approved.

Access and parking.

The café sits adjacent to a long standing public car park, and the existing pedestrian and vehicular accesses to the site are to be unaffected by the proposal.

Landscaping.

There are no trees or hedges to the application site. As part of the redevelopment of the café, some additional hard landscaping is proposed, to formalise the picnic area and access to bin stores.

Biodiversity.

The application site falls close to a Special Area of Conservation, and within a Site of Special Scientific Interest. The Countryside Council for Wales have been consulted, and have no objection to the proposal, provided that the activity associated with the development is kept within the footprint of the existing site. This would include the storage of construction materials and temporary storage of material relating to the demolition, which should be within a designated area.

A protected species survey was submitted with the application, which concluded that, subject to the same condition as given by CCW above, the development was unlikely to have a detrimental impact on the site designations or biodiversity of the area.

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. Both the Contaminated Land Officer in Pembrokeshire County Council, and the Environment Agency Wales have recommended that if planning permission is granted, this is to be subject to a range of conditions requiring risk assessment, site investigation, remedial measures, long-term monitoring, verification reports and contingency measures. The Environment Agency Wales has stated that '*without these conditions, the proposed development on this site poses an unacceptable risk to the environment*'.

It is not clear from the application, how much ground work would be required as a result of the re-development of the café, hence officers are unable to judge the potential impact of the development on issues of land contamination. As a result of the comments from the Environment Agency in particular, officers are also 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 and be included in the design and layout of

the proposals. 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.

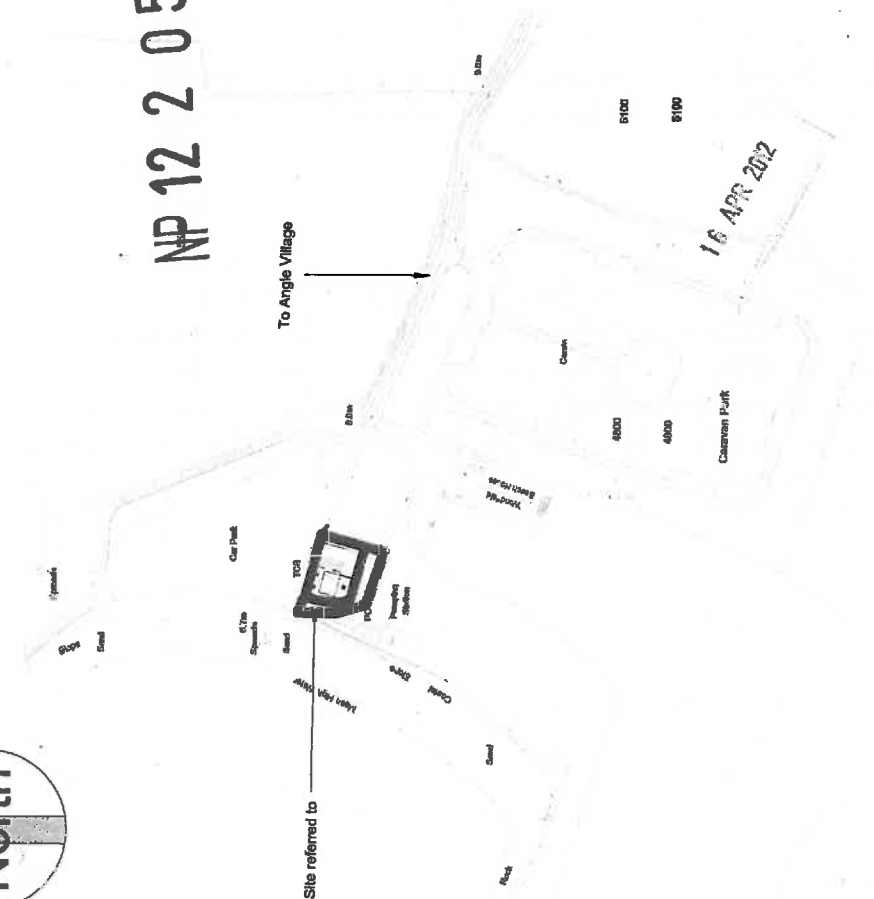
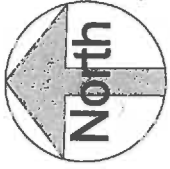
Flooding.

The site partially falls within a C2 Flood Zone, and the applicant has addressed flood prevention measures in the submission. The Environment Agency have recommended that they have no objection, subject to the comment that in addition to the measures suggested by the applicant, a Flood Management Plan be produced for the development, and appropriate signage be used to warn occupiers of the risk.

Recommendation.

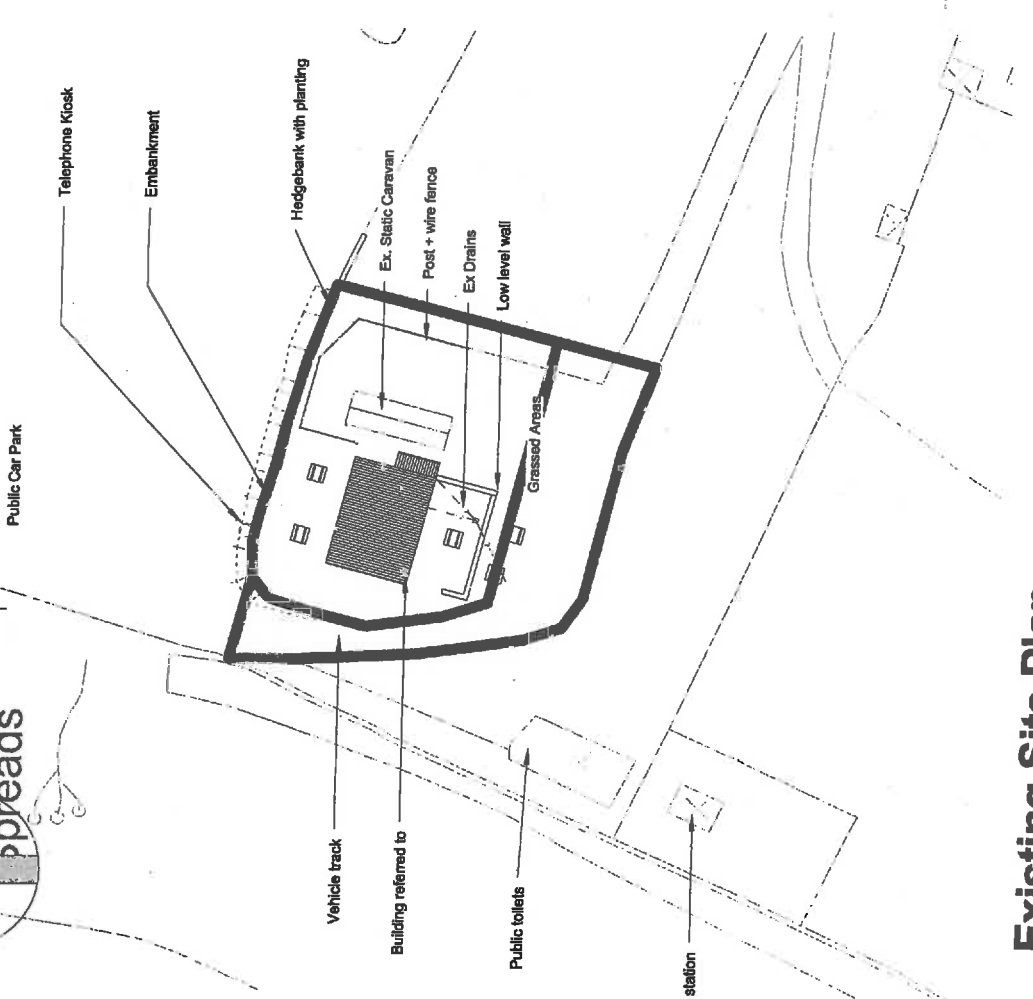
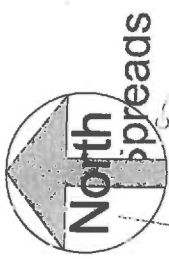
That the application be refused for the following reasons;

1. By virtue of the proposed design and retention of the existing static caravan, the proposal fails to protect or enhance the Angle Conservation Area setting. This will have an adverse visual impact and will detract from the special qualities of the National Park, contrary to the Pembrokeshire Coast National Park Local Development Plan Policies 1 – National Park Purposes and Duty, 8 – Special Qualities (d), 15 – Conservation of the Pembrokeshire Coast National Park (b) and (d), and 29 – Sustainable Design (a). The proposal is also contrary to PPW4 paragraph 4.10.10 and TAN 12 – Design.
2. Insufficient information has been provided in respect of the ground works that would be required as a result of the proposed redevelopment of the site, in order for officers to be able to fully assess the issue of land contamination, and any implications there may be on the siting, design and layout of the proposal.



Location Plan
1 : 2500

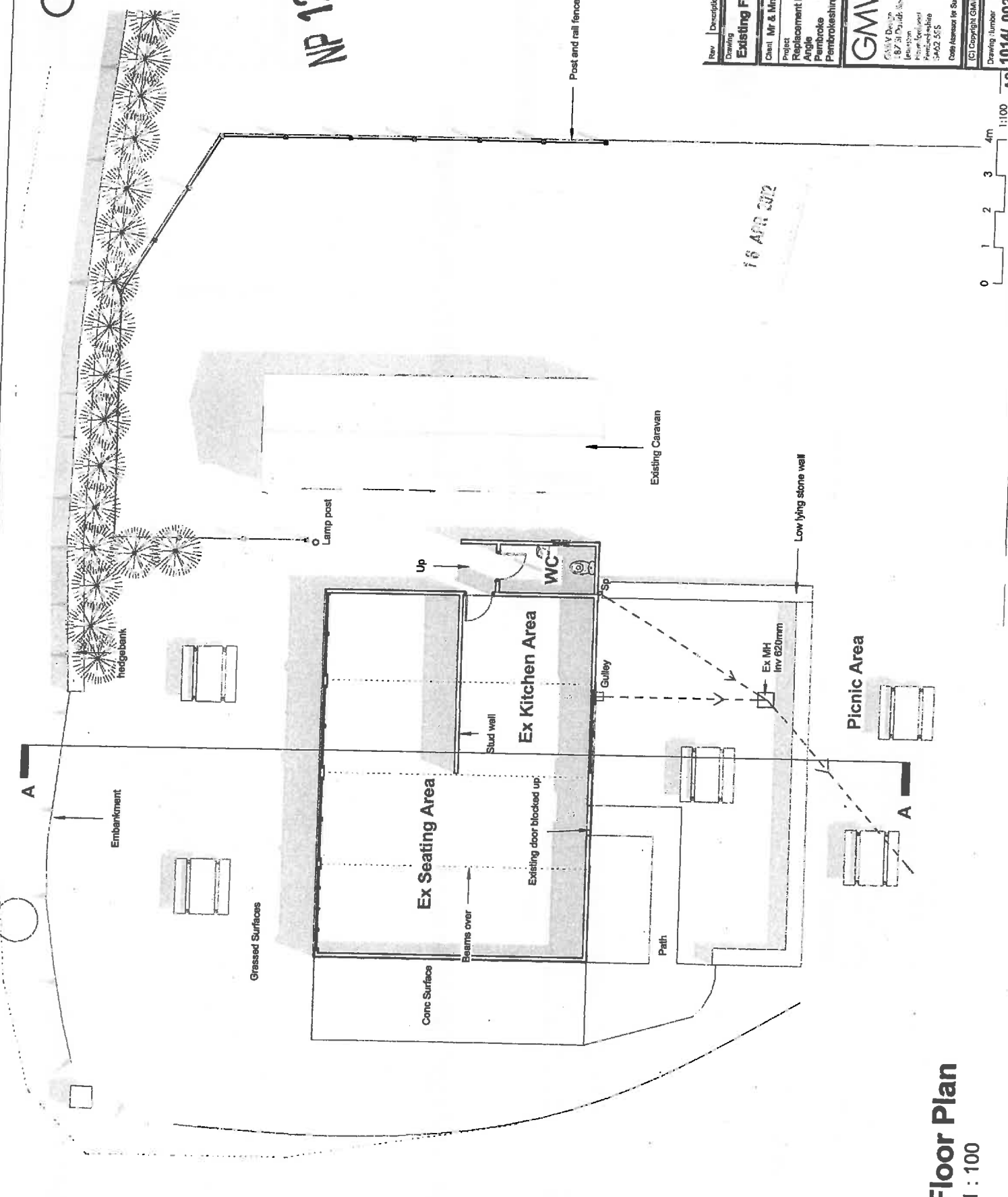
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1	Existing Site + location Plan	
Client: Mr & Mrs Knowles		
Project: Replacement Beach Cafe at Angle Penryn, Penryn, Cornwall		
GMW Design 152 St Leonards Road Plymouth PL6 8JG 01348 841300 078 3 027115 www.gmwdesign.co.uk		
Drawing Number: 1014/ 001		
Scale: 1:2500		
Date: Dec 2011		



Existing Site Plan
1 : 500

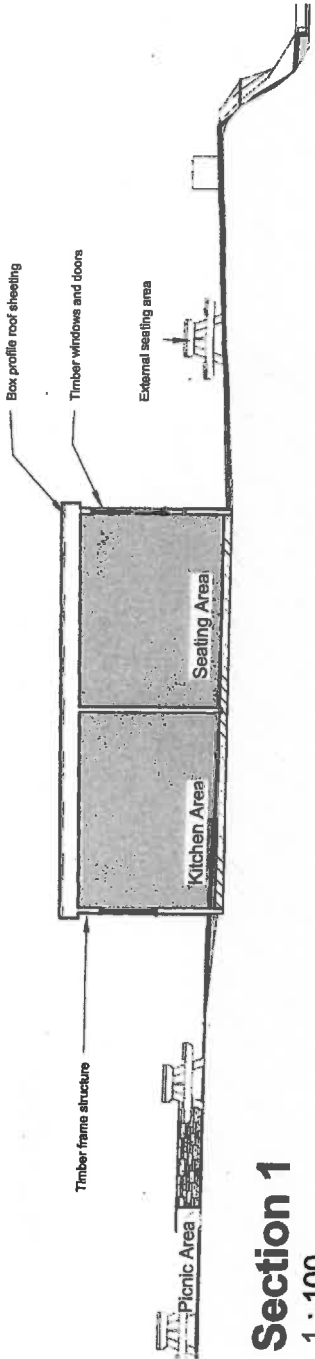
NP 12 2 05

Rev	Description	Date
Drawing		
Existing Floor Plan		
Client Mr & Mrs Knowles		
Project Replacement Beach Cafe at Angle Pembroke Pembrokeshire		
GMW Design		
01248 841300		
16 APR 2012		
www.gmwdesign.co.uk		
Date Approved for Sustainable Homes License Number: B1000-0002		
(C) Copyright GMW Design. All rights reserved.		
Drawing Number	Scale	Date
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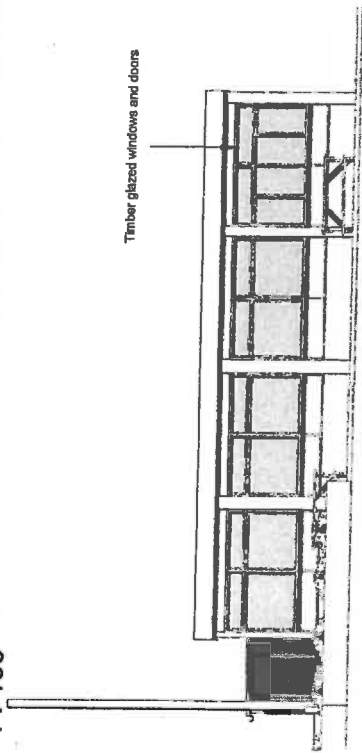
Floor Plan
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NP 12 2 05



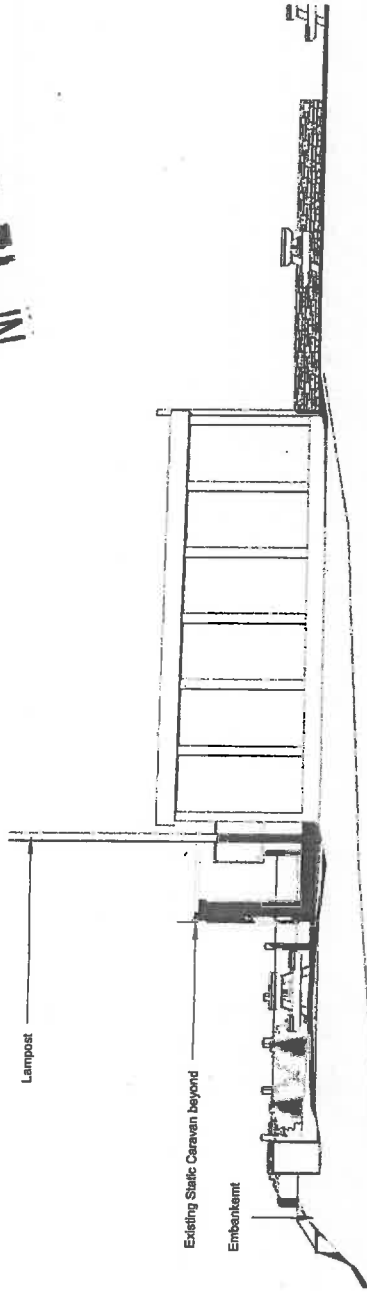
Section 1

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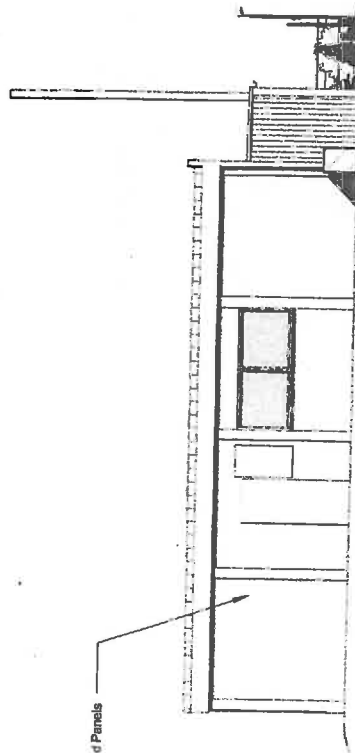
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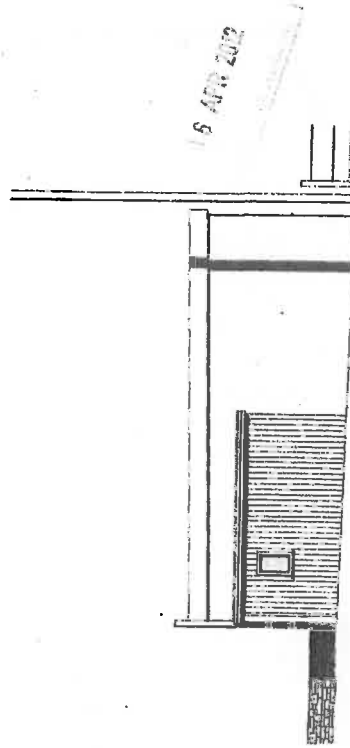
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Ex Rear (S) Elevation

1 : 100



Ex. Left (E) Elevation

1 : 100

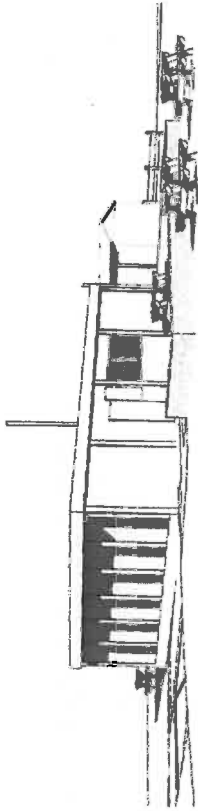
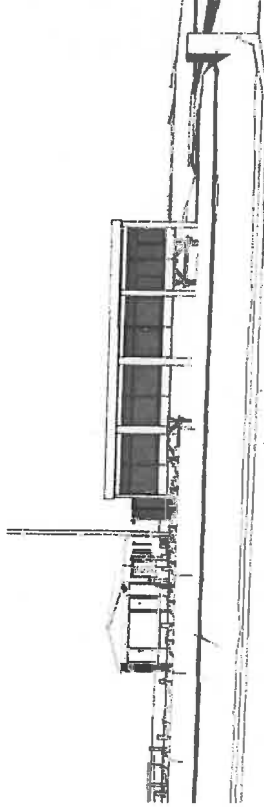
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Existing Section + Elevations		
Client: Mr & Mrs Knowles		
Project: Replacement Beach Cafe at Angle Pembroke, Pembrokeshire		
GMW Design 107 F. David Street Haverfordwest Pembrokeshire SA62 5SE www.gmwdesign.co.uk 01348 841300 078 3102115 Code Register for Sustainable Homes Licence Number: 01010-01023		
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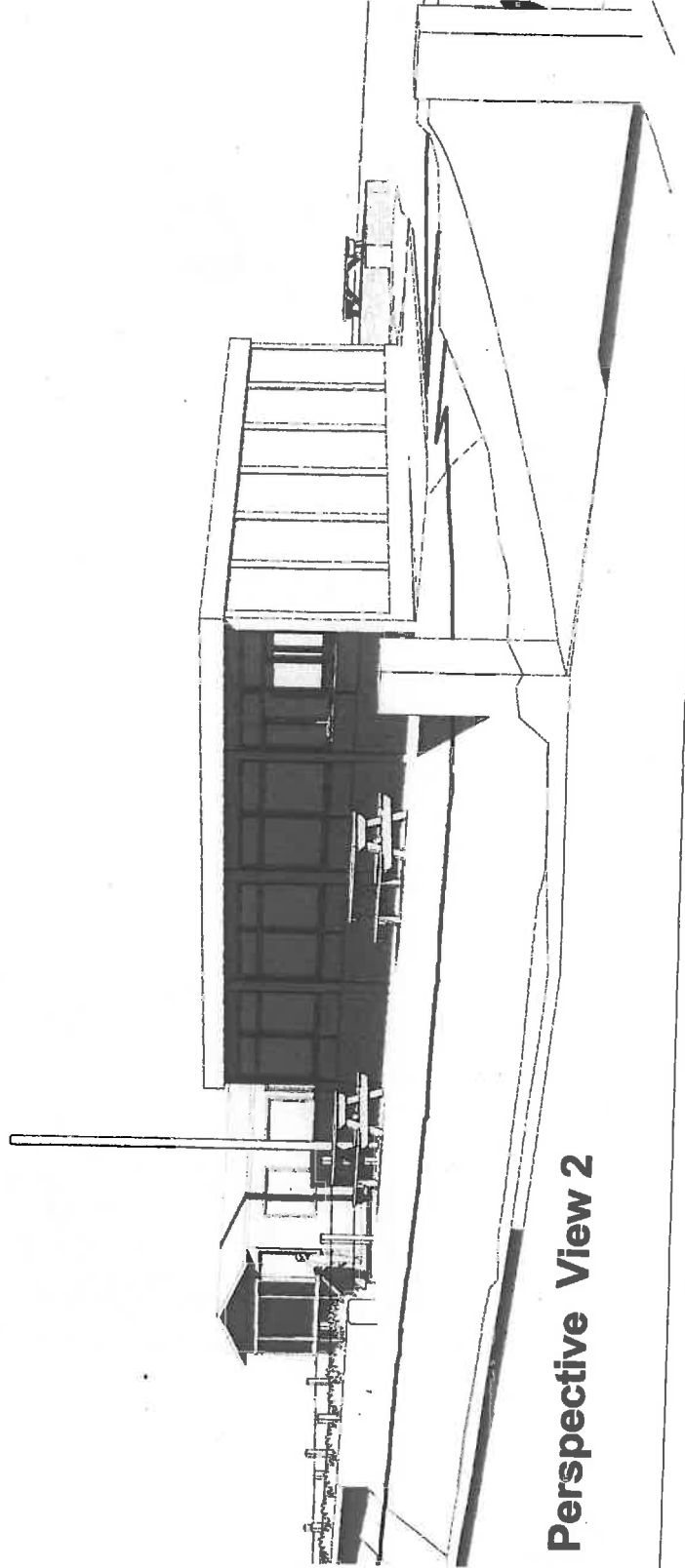


NP 12 2 05


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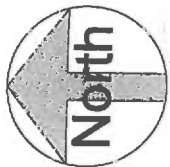
Perspective View 1

Perspective View 3

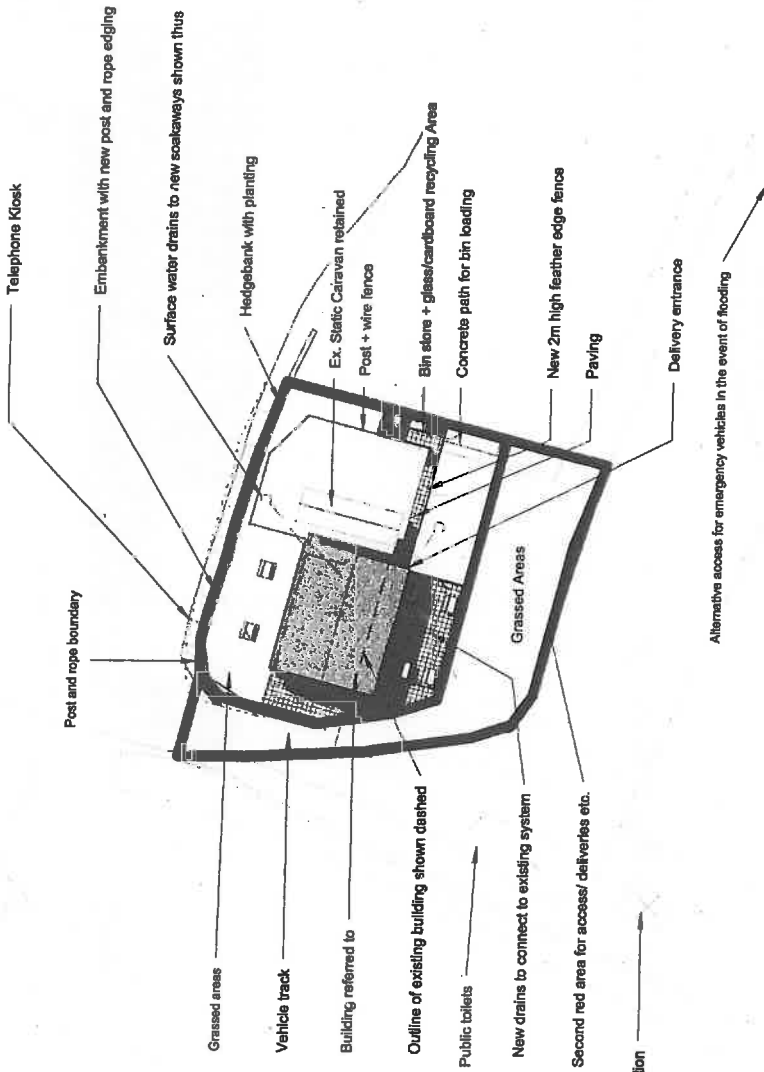


Perspective View 2

Rev.	Description	Date
Drawing		
Existing Perspective Views		
Client Mr & Mrs Knowles		
Project Replacement Beach Cafe at		
Angle Pembroke		
Pembrokeshire		
		
GMW Design 187 St David's Road Tenby, Pembrokeshire SA62 5ES www.gmwdesign.co.uk 01346 841200 07713 427115		
Copyright GMW Design, all rights reserved Drawing Number 1014/ 004 Scale NTS Date Dec 2011		

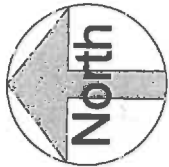


Public Car Park

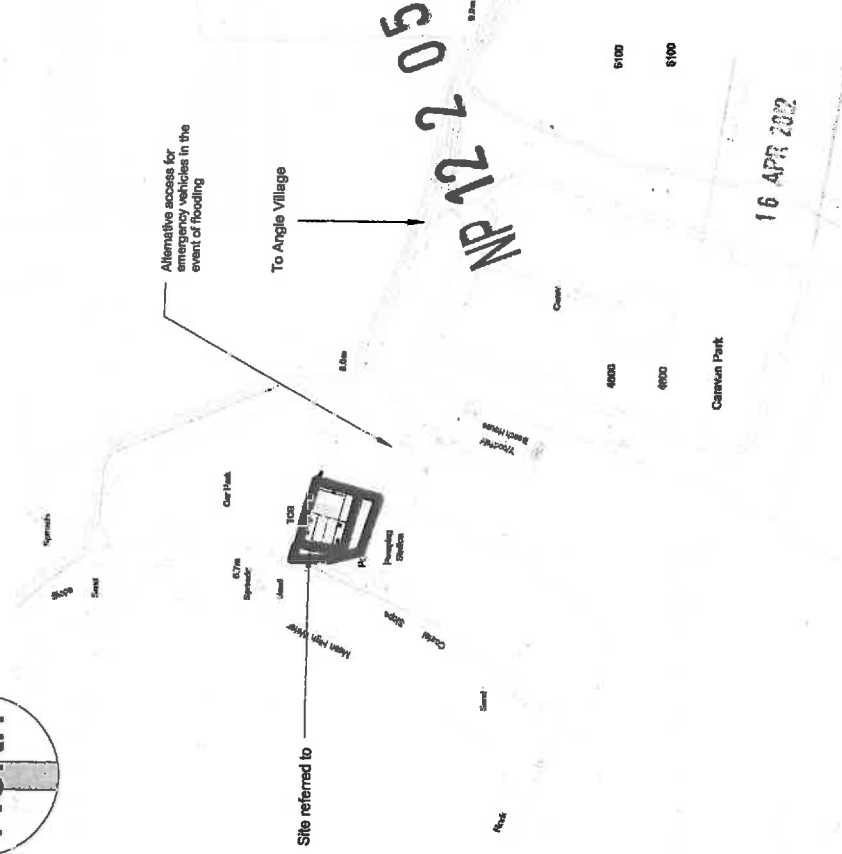


Proposed Site Plan

1 : 500



Site referred to



Location Plan

1 : 2500



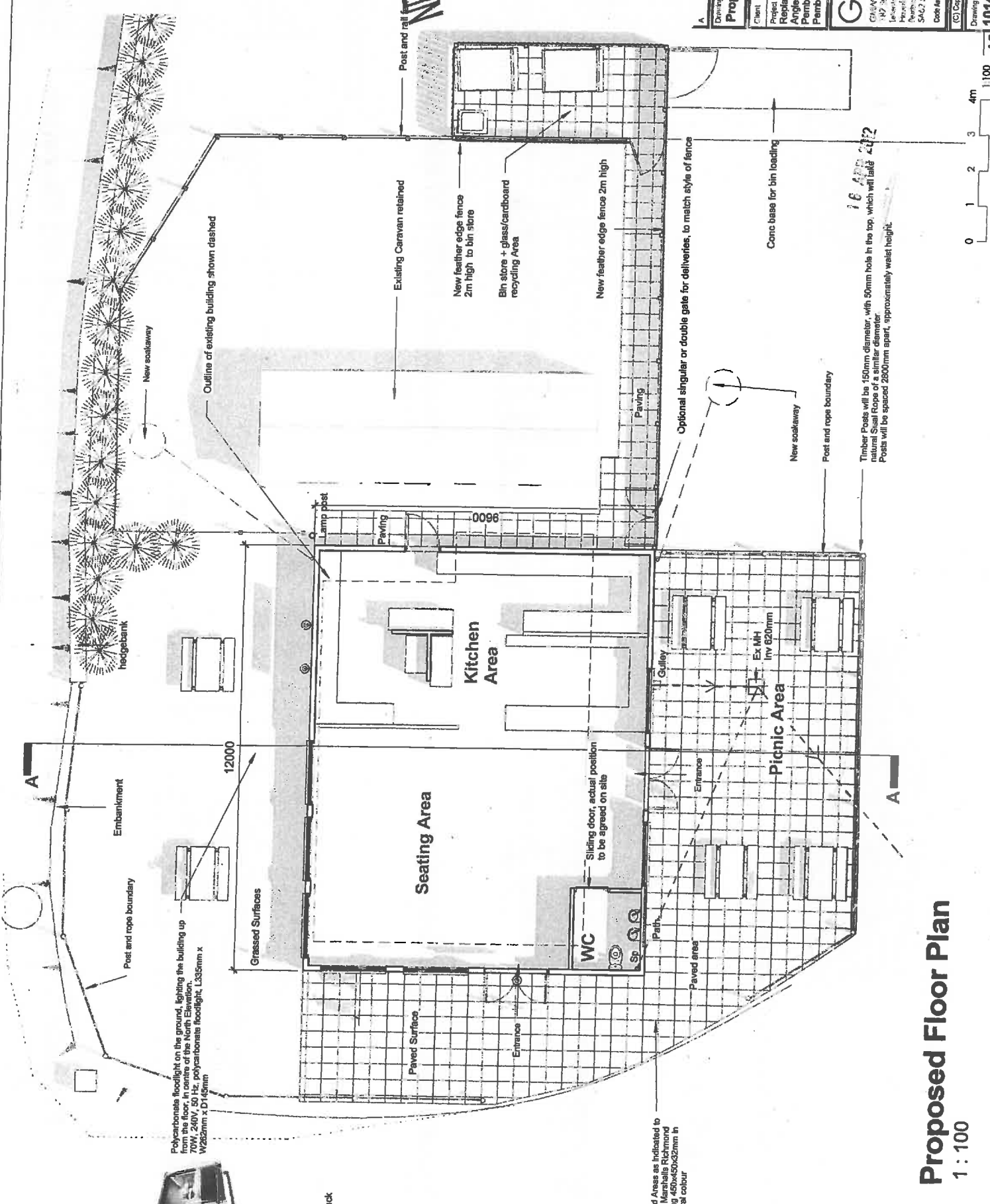
NP 12 2 05

16 APR 2012

A	Planning Amendments	06.04.12
Drawing		
Proposed Site + location Plan		
Client: Mr & Mrs Knowles		
Project: Replacement Beach Cafe at Angle Pembrokeshire		
GMW Design 1 Bryn Ddwyll Road Llanidloes Powys SA42 8JZ Tel: 01348 841300 Fax: 01348 337112 Email: info@gmwdesign.co.uk www.gmwdesign.co.uk Cost Assessor for Sustainable Homes Licence Number 04886-0923		
Drawing Number	Revision	As Shown
A3	1014/ 005	A
Date		Dec 2011



NP 12 2 05



Polycarbonate floodlight on the ground, lighting the building up from the floor, in centre of the North Elevation. 70W, 240V, 50 Hz, polycarbonate floodlight, L335mm x W262mm x D146mm

Track

Used Areas as Indicated to be finished in a similar colour to the existing Richmond paving. 450x300x22mm in natural colour

Timber Posts will be 150mm diameter, with 50mm hole in the top, which will hold a natural rope of a similar diameter. Posts will be spaced 2800mm apart, approximately waist height.

16 APR 2012

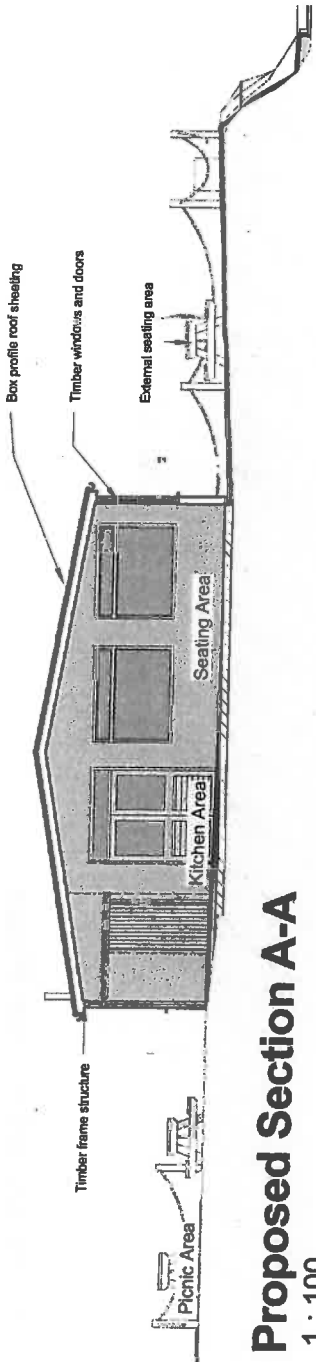
A Planning Amendments		18.04.12
Drawing: Proposed Floor Plan		
Client: Mr & Mrs Knowles		
Project: Replacement Beach Cafe at Angle Penbrooke Pembrokeshire		
GMW Design 102 St David's Road Tenby, Pembrokeshire SA23 5SS www.gmwdesign.co.uk		
Code Member for Sustainable Homes Licence Number: 00000-00000		
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1014/ 006	A	1:100
Date	Date	Date
		Dec 2011

Proposed Floor Plan
1 : 100

A3

Finishing Schedule

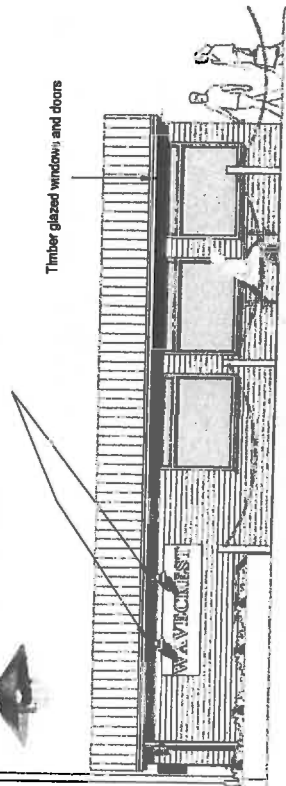
- Roof Covering - Box Profile Roof Sheeting - Colour to be agreed
- Fascias/Bargeboards - White Upvc / decorated timber
- Rainwater goods - White/Black Upvc/Aluminium
- Walls - Timber/plastic cladding
- Windows/Doors - Decorative/Stained Hardwood/software or Upvc
- Cills - Timber/Upvc
- Fence - Feather edge 2m high and decorated



Proposed Section A-A

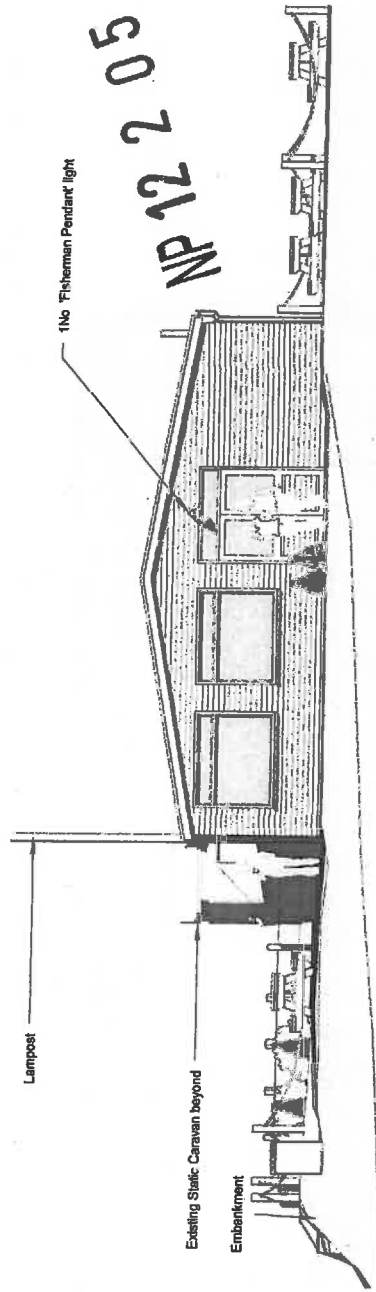
1 : 100

2 No 'Fisherman Pendant' lights to illuminate Waterside Sign
 Size W 300mm x H 300mm x Base Diameter 130mm, shade diameter 280mm
 E27 11W low energy bulb



Proposed Front (N) Elevation

1 : 100



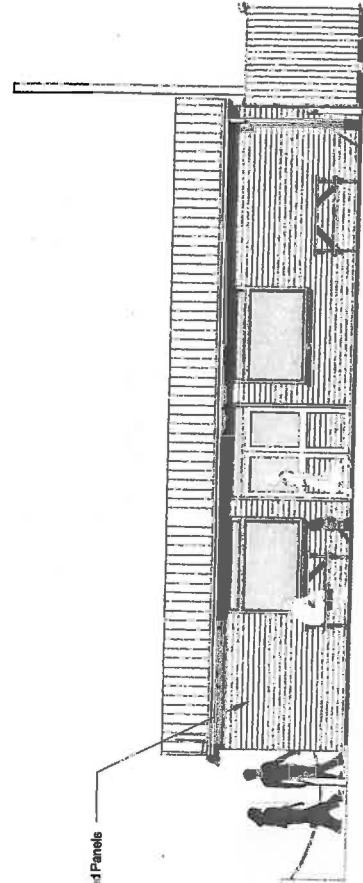
Proposed RHS (W) Elevation

1 : 100

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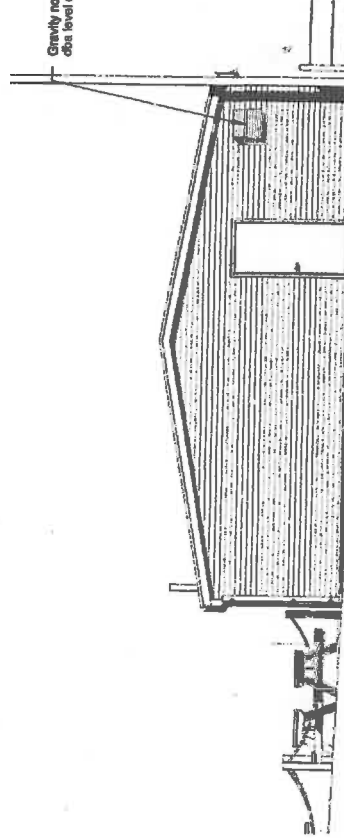
NP 12 2 05

Gravity non-return burner Cooker extraction
 dia level of 67 @ 3m, dims of the are H520mm x W 520mm x D380mm



Proposed Rear (S) Elevation

1 : 100



Proposed Left (E) Elevation

1 : 100

1:100

A Planning Amendments 09.04.12

Proposed Section + Elevations

Client: Mr & Mrs Knowles
 Project: Replacement Beach Cafe at
 Angle
 Pembrokeshire

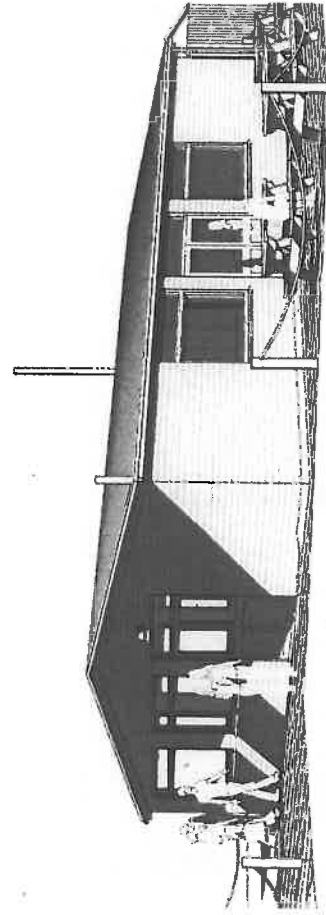


GMWA Design
 277, Dardak Road
 St. Michael's
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 SA62 1SS
 01348 641300
 01348 602115
 www.gmwadesign.co.uk

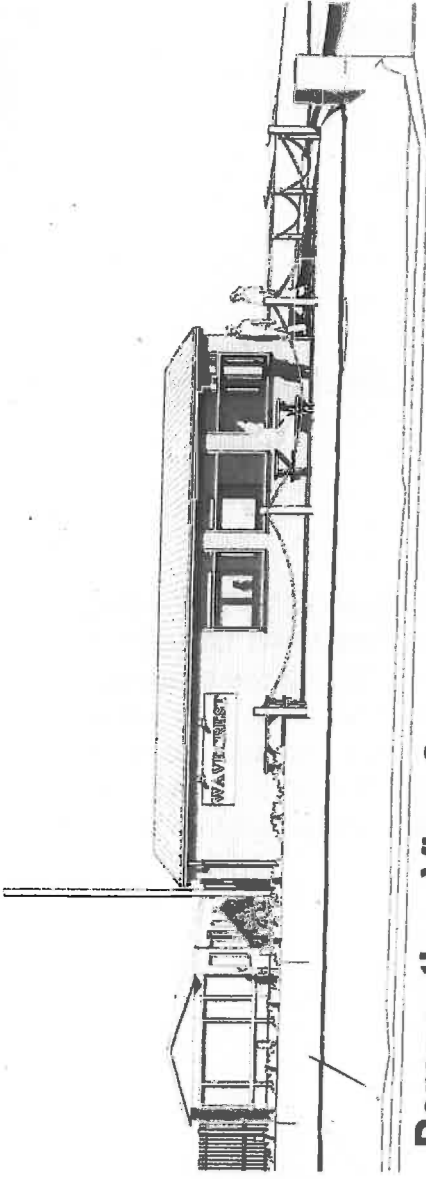
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Revision	Scale	Date
1014/ 007	A	Dec 2011

A3



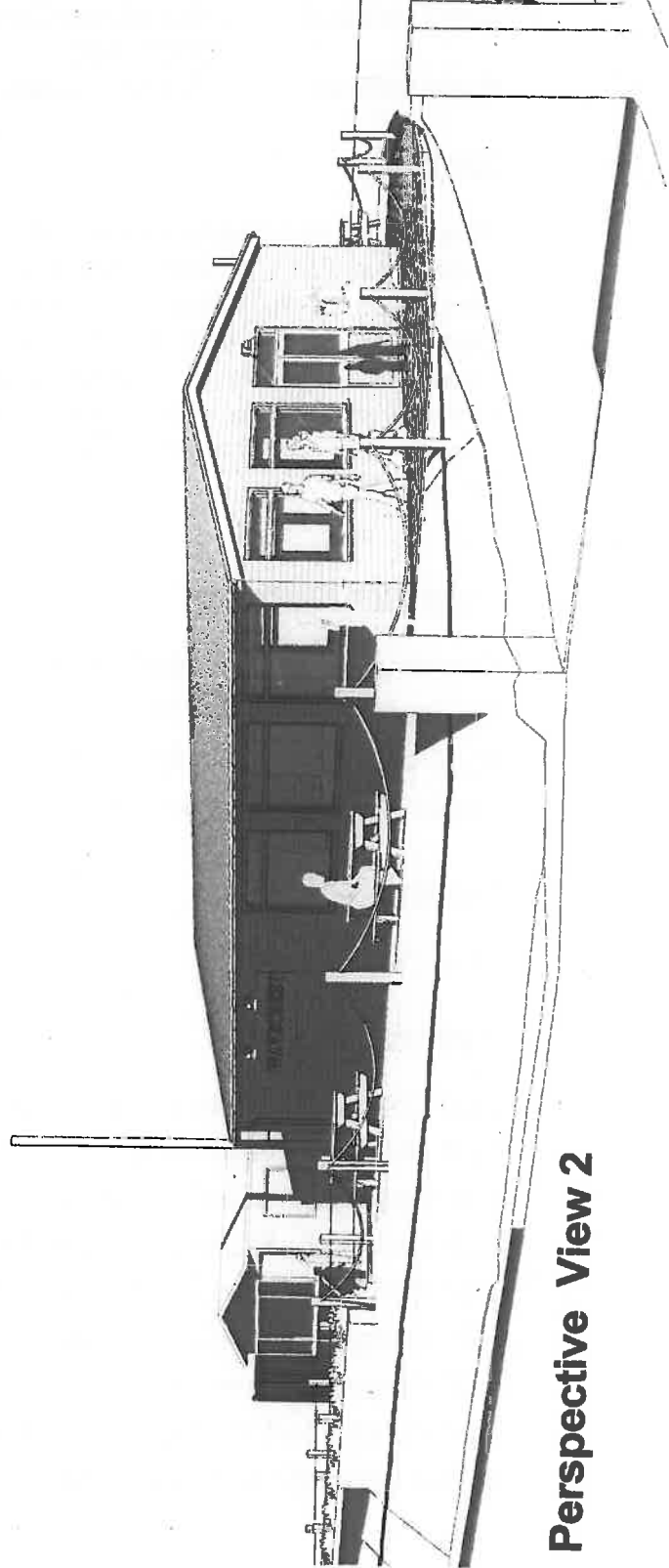
Perspective View 1




Perspective View 3

NP 12 2 05

16 APR 2012



Perspective View 2

Rev.	Description	Date
Drawing		
Proposed Perspective Views		
Client Mr & Mrs Knowles		
Project Replacement Beach Cafe at		
Angle Penbrooke		
Pembrokeshire		
 GMWA Design 01346 841300 16th St Dunville Road Penarth, Cardiff CF64 1EJ info@gmwainfo.com www.gmwainfo.com 2012 2011		
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Drawing Number	Revision	Scale
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		Date
		Dec 2011