

REPORT OF THE HEAD OF DEVELOPMENT MANAGEMENT

SUBJECT: PLANNING APPLICATION NP/12/0303

Demolition of hotel (and associated buildings), and toilet block, and erection of new building providing restaurant and bar, two retail units, activity hire centre, education centre, public toilets, and changing facilities. Resurfacing, rearrangement and landscaping of existing car park and provision of grassed car parking areas, relocation of Sustrans cycle route, and new pumping station

Location: - Parking facility at Coppet Hall, Saundersfoot

Purpose of Report

To request Members to visit the site for the redevelopment of Coppet Hall, Saundersfoot before consideration of the planning application at either the September or October 2012 meeting of the Development Management Committee.

Background

The Coppet Hall Beach Hotel and Car Park are part of the Hean Castle Estate, and lie to the north of Saundersfoot in the open countryside. The existing car park is a graveled and hard surfaced area accessed from the Saundersfoot - Wisemens Bridge road which bounds the site to the west. There is currently a small ticket booth in the centre of the access to the car park, which is ticket controlled in the summer months. The graveled area of the car park runs from the booth to the shore, with parking able to occur across the whole area. North of the graveled area is a grassed area used for overspill parking, and between this area and the maturely wooded cliffs bounding the site to the north is the Sustrans route, which then leads through the Coppet Hall tunnels at the eastern point of the site. None of the parking areas is formally laid out, but the applicant estimates there to be approximately 232 spaces on the graveled area, and a further 118 on the grassed areas.

The shore line and its associated sea buckthorn vegetated bank forms the southern side of the site. In the south-western corner is the existing toilet block, owned by Pembrokeshire County Council. The tunnel to Saundersfoot lies just to the south of this building. Between the toilets and the slipway to the beach is a mobile home used as a seaside shop and café.

Turning now to the hotel that is located in the northern part of the site, this is a much extended building constructed of render and artificial slate within predominantly grassed gardens. The hotel has been closed since 2011 due to its poor condition and unviable

business. Within the hotel were a restaurant, bar and ice cream kiosk, that were open to both residents and the public. To the rear of the hotel are a number of storage buildings, including a mobile home. Beyond the hotel to the north are two detached residential properties. Access to the hotel is separate from the car park, and forms the northernmost boundary of the site.

Constraints

The beach and coastal areas bounding the site are a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). The shore is also an area designated as susceptible to flooding under Technical Advice Note (TAN) 15 – Development and Flood Risk. An area of Ancient and Semi Natural woodland bounds the site to the north, whilst the whole area is covered by a Coal Referral Area. There are also a number of public rights of ways crossing the site, including the Sustrans route. One of the two houses to the north of the hotel is a Grade II Listed Building.

Current Proposal

The current application seeks to redevelop the site by demolishing the hotel and toilet block, removing the existing mobile home used as a shop, and relocating the services provided by these buildings into a new two storey building located in the eastern corner of the site. The building would be constructed of natural coloured render to the ground floor with larch timber boards to the first floor. Doors and windows would be of black metal, with rooves being a mix of sedum and metal. It would be a curved two storey building measuring approximately 31m x 17m x 8.5m. The building would provide the following services within it:-

- Ground floor - A beach sales shop, an ice-cream kiosk; male and female toilets and changing rooms; and an interpretation area;
- On the first floor would be a restaurant providing 56 internal covers, and 48 external covers.

The existing toilet block would be demolished and a new pumping station control room provided over it, constructed of timber boarding under a slate roof. This building has been designed to include bat roost opportunities, and would measure approximately 5.6m x 4.4m x 5.1m.

As regards the existing graveled car park area, this would be formally laid out in rows on a north-east – south-west orientation, with tarmac roads providing and graveled parking bays. Disabled spaces and a pedestrian footpath and cycleway would be aligned along the shore. To the north of the proposed surfaced car parking area there would be a grassed area marked out with timber posts providing further car parking spaces at busy times. Approximately 201 spaces would be provided with the redevelopment of the site. The existing mature trees along the Sustrans route would be retained and the area where the hotel was will be turfed and leveled. The existing access to the hotel will be retained and will provide service access to the new building. The existing ticket booth

would be removed and replaced with ticket operated entrance gates. New landscaping, including hedgebanks, would be provided to screen the car parking areas.

Recommendation

That Members of the Development Management Committee take an opportunity to inspect the site before consideration of the application at a future meeting.