

Item 6 - Report on Planning Applications

Application Ref: NP/13/0017

Application Type	Full
Grid Ref:	SM72442516
Applicant	Mr C Refoy, RNLi
Agent	Mr C Moore
Proposal	New lifeboat station, cliff top shelter, access and parking
Site Location	St Davids Lifeboat Station, St Justinians, St Davids, Pembrokeshire, SA62 6PY
Case Officer	Julia Evans

Purpose of Report

To request Members to visit the site for the new lifeboat station, cliff shelter and access and parking at St Justinians, St Davids, before consideration of the planning application at either the April or May 2013 meeting of the Development Management Committee.

Background

The proposed lifeboat station would lie to the south-east of the existing one, in a steeply cliffed coastal inlet at St Justinians. To the west is Ramsey Sound and Ramsey Island. A single track dead-end road runs down to the coast to the north of the site, with two areas of parking located to the south of it. Behind the last area of parking to the south of the road is a gated access into a grass field that is currently used by the RNLi for crew parking. This field is bounded by grass banks, beyond which to the west is the cliff slope and Coast Path. To the east is agricultural land and a static caravan park. The road terminates to the north-east of the existing offshore and inshore lifeboat stations, both of which are accessed by a flight of steps running down the cliff-side. To the south of these buildings is a further building owned by the RSPB. They also own the wooden shed at the top of the access stairs which appears to be used as an information centre.

Constraints

The site lies within the open countryside in a Historic Landscape. It is also within a Special Area of Conservation, a Special Protection Area, and a Site of Special Scientific Interest. The new lifeboat station is also within an area liable to flood as defined in Technical Advice Note 15, and the whole site lies within an Ministry of Defence Safeguarding Area. A number of footpaths, including the Coast Path, go through the site. The existing lifeboat station is a Grade II Listed Building.

Current Proposal

The current application seeks full planning permission for the erection of a new offshore lifeboat station, cliff-top shelter, and car park at St Justinians. The new station is needed because the Tamar lifeboat is too large to be housed in the existing station: consequently a new building needs to be

Item 6 - Report on Planning Applications

constructed to accommodate it. The application does not include the existing station or any proposals for it. The RNLI are replacing their existing fleet of lifeboats (the Tyne) with the Tamar, which is bigger, faster and able to improve search and rescue operations. In addition to housing the Tamar, the new station would also allow the provision of improved and updated crew and search and rescue facilities.

The development proposed is as follows:

- The new lifeboat station would be located in the coastal inlet to the south of the existing buildings. The rectangular shaped building would be constructed of grey cladding under a curved natural copper roof, with hardwood windows and doors. It would be surrounded by a 1.5m wide walkway with galvanised guard rails, along with a launch deck facing out to sea (i.e. the west elevation) measuring approximately 10m x 5.5m. At its maximum extent the building itself would measure 15.3m x 28.8m x 9.5m. The building is two storey to accommodate the Tamar Lifeboat, which would be housed centrally within it, with all supporting facilities, rooms and stores surrounding it. A further smaller lifeboat would also be housed in the building to the rear of the launching apparatus. The “first floor” would also include a public viewing area. Both the building and the slipway would be supported on concrete pile supports. Access to it would be via a funicular way and steps from the cliff-top to the eastern elevation of the building. In addition to the emergency access required for the crew, the station would also be open for public access between 09.30 and 16.00 hours on a daily basis;
- The station’s funicular access would terminate at the cliff-top, and would require the repositioning of the Coast Path. The existing graveled access track into the field used currently by the RNLI for parking would be extended and surfaced with a grassed soil reinforcement system. Six car parking bays including one disabled one would be provided, along with a turning and servicing area. The rest of the field would remain as grassland; and
- A cliff top shelter, located to the north-western corner of the car-park field. This curved building would measure approximately 2.4m x 5.0m x 2.75m at its maximum extent and would be constructed of random rubble stone walling under a sloping concrete roof, covered with sedum. The building would provide a small seating and information area, along with housing for the station’s electricity, waste, fuel and services.

The station and car park would be drained using sustainable drainage and soakaways, with a septic tank or cess pit for the foul drainage.

The planning application has been supported with the following information:-

- a drawing showing the contractors compound and stores, the tower crane, and temporary footpath diversions;
- a drawing showing known land ownership; and
- A Design and Access Statement.

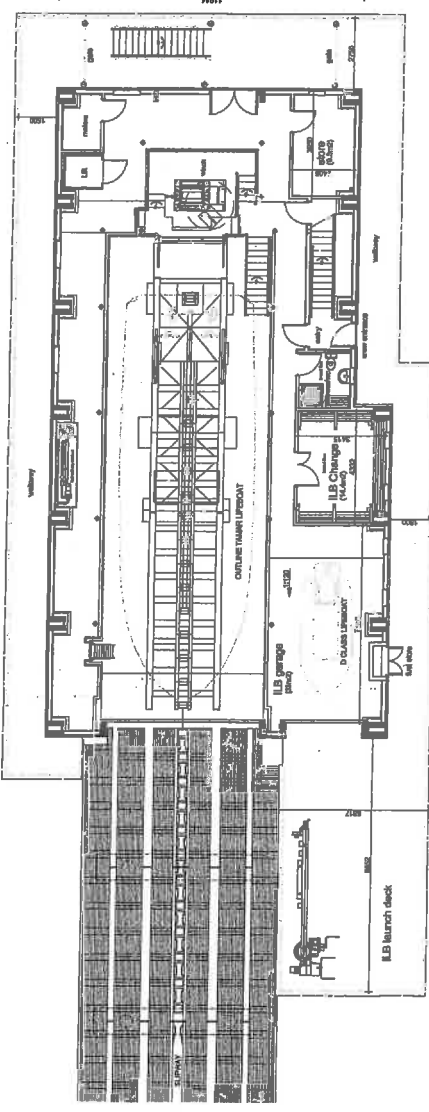
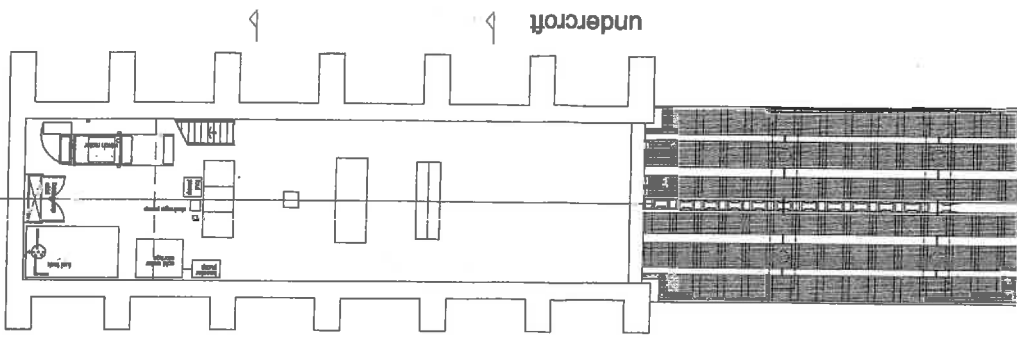
Item 6 - Report on Planning Applications

In accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, an Environmental Statement has been submitted.

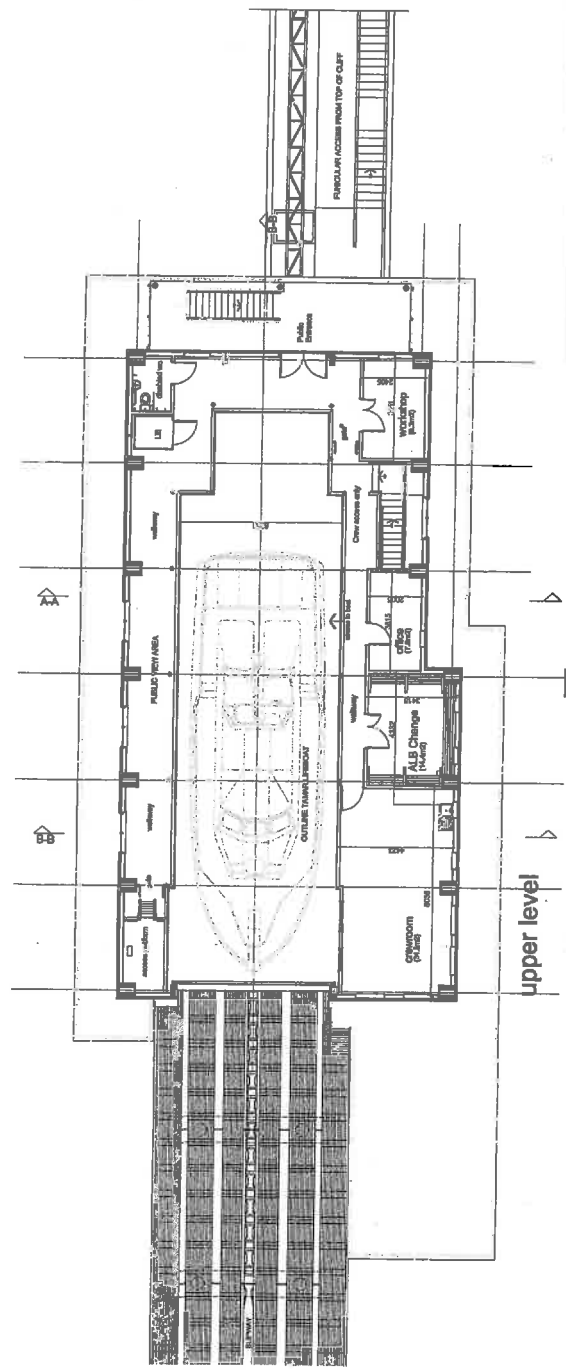
Recommendation

That the Members of the Development Management Committee inspect the site before considering the application and a further report at a future meeting.

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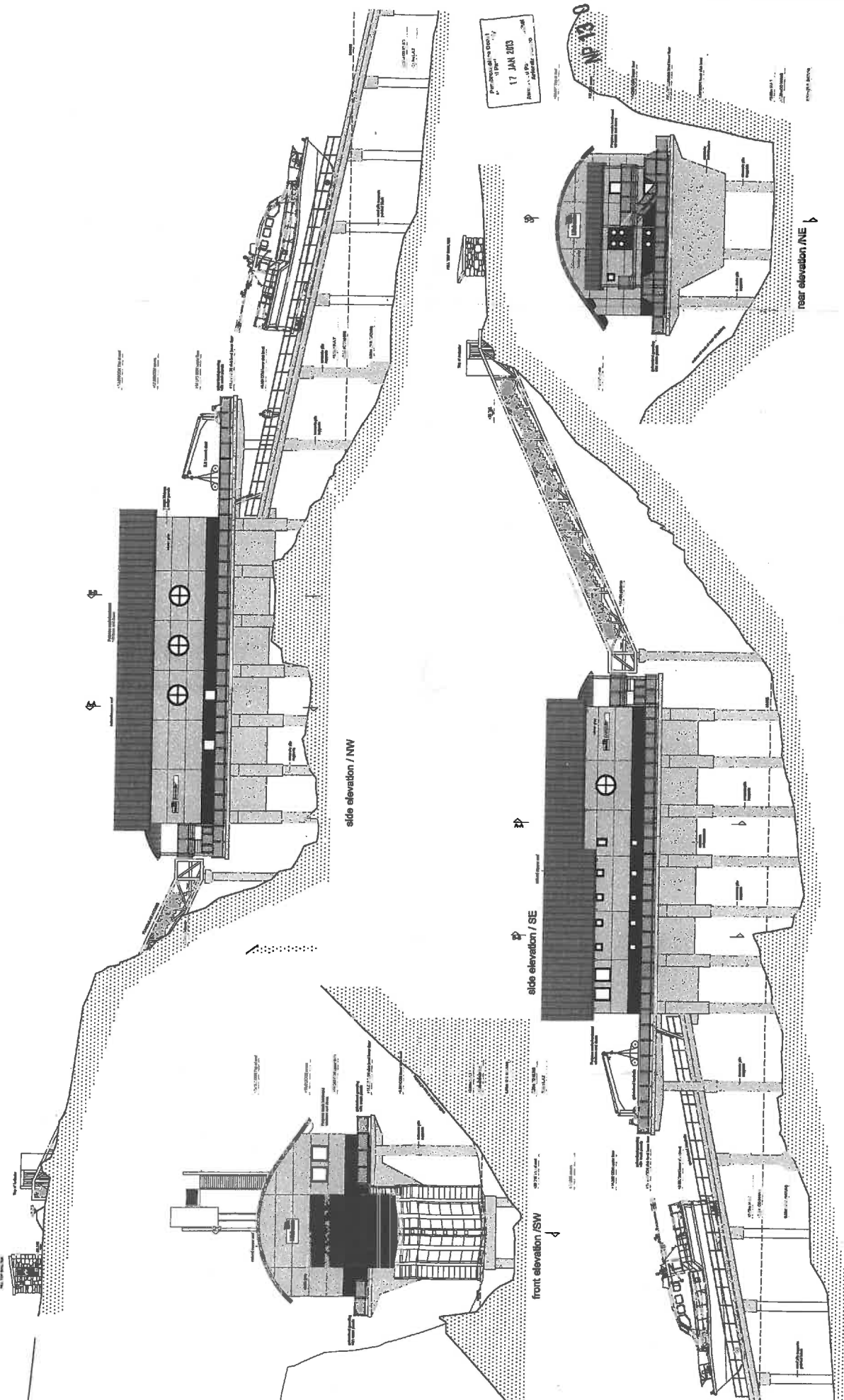
lower level



upper level

<p>Royal National Lifeboats Institution</p> <p>Lifeboats</p>		<p>Client: Royal National Lifeboats Institution</p> <p>Project: New Tangar Lifboat station</p> <p>Location: St David's Dyfed</p> <p>Phase: Revised proposals - PLANNING ISSUE</p> <p>Scale: 1:200</p> <p>Date: 12/09</p>
<p>Architect: Chris Shore Architects</p> <p>Address: 100, St David's Dyfed</p> <p>Phone: 01434 811111</p> <p>Website: www.chrisshore.co.uk</p>	<p>Project No: NP/13/0017</p> <p>Revision: 04</p> <p>Sheet: P1</p>	<p>1:200</p> <p>12/09</p>

17



Client: St Davids, Dyfed	Architect: Royal National Lifeboat Institution	Scale: 1:100	Sheet: 08	Total: 12
Project: Proposed new ferry lifeboat station	Phase: Proposed elevations	Date: 17 JAN 2013	Author: [Name]	Checker: [Name]
		Proposed new ferry lifeboat station St Davids, Dyfed Proposed elevations PLANNING ISSUE		