

Item 6 - Report on Planning Applications

Application Ref: NP/13/0025

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

Summary

This planning application is reported to members, as one of the landowners of the application site is a former Member of the National Park Authority.

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 existing building has been sought under application reference NP/13/0026.

Permission was previously sought in 2012 (NP12/0097 – conservation area consent and NP12/0205 – full planning permission), but the applications were withdrawn due to concerns in respect of design, the retention of the adjacent static caravan and potential ground and land contaminations issues.

There is no objection, in principle, 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. Following discussions with officers, the applicant has revised the proposed design to add lean-to pergolas and 'seaside' detailing, which adds personality to an otherwise simple structure. The issues of ground and land contamination have been investigated, and the appropriate survey submitted with the application. The Environment Agency Wales has no objection to the proposal, and, at the time of writing this report, the comments of the Land Contamination Officer at Pembrokeshire County Council are awaited. In respect of the static caravan, this falls outside of the site edged red, and does not form part of this application.

No adverse comments have been received to the proposal, and it is considered that the simple lightweight building would be a visual improvement within the important conservation area and coastal landscape setting. Officers would, therefore, recommend approval of the application, subject to conditions relating to time, accordance with plans, details of colours and finishes and lighting, a detailed landscaping plan and conditions recommended by statutory consultees.

Item 6 - Report on Planning Applications

Consultee Response

Countryside Council for Wales: Conditional Consent

Environment Agency Wales: Conditional Consent

Public Response

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

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokehire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

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 Pembrokehire 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

PPW5 Chapter 03 - Making and Enforcing Planning Decisions

PPW5 Chapter 04 - Planning for Sustainability

PPW5 Chapter 10 - Planning for Retailing and Town Centres

SPG05 - Sustainable Design

SPG17 - Conservation Area Proposals

TAN 12 - Design

Officer's Appraisal

Background and site description.

The former 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.

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

Item 6 - Report on Planning Applications

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.

Planning permission was granted on a temporary basis for the use of twin mobile units as a café in 1990 (NP/208/90). Permission was previously sought in 2012 (NP12/0097 – conservation area consent and NP12/0205 – full planning permission), but the applications were withdrawn due to concerns in respect of design, the retention of the adjacent static caravan and issues of potential ground and land contamination.

Current proposal.

The existing café is to be demolished and a new timber clad, masonry structure constructed on the same footprint. The structure will have a low pitched coloured corrugated sheeting roof, and timber framed 'picture' windows. The new structure will measure 12.2 metres in width, 9.9 metres in depth (13.8 metres including the pergolas) and 3.7 metres in height to the apex of the roof's ridge. As part of this application, there will be lean-to pergolas to the front north and rear south elevations, additional paved areas created for level access to the picnic area and bin storage area, a dwarf wall windbreak to the main entrance, and a new 2 metre high fence to the adjacent land.

Key Issues.

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

Policy.

Policy 8 – Special Qualities states in criterion d that the historic environment should be protected and where possible enhanced.

Policy 15 – Protection of the Pembrokeshire Coast National Park states in criterion c that development should not introduce or intensify a use which is incompatible with its location.

Policy 29 – Sustainable Design states that all proposals for development will be expected to demonstrate an integrated approach to design and construction, and will be required to be well designed in terms of (amongst

Item 6 - Report on Planning Applications

other issues) place and local distinctiveness, environment and biodiversity, energy use and materials and resources.

Policy 30 – Amenity states (amongst other criteria) that development would not be permitted if the development is for a use inappropriate for where people live or visit and/or is visually intrusive.

Policy 48 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..

Planning Policy Wales Edition 5, paragraph 4.11.9, states that the *visual appearance of proposed development , its scale and relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions.*

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, and introduces a character that was formerly lacking through the addition of detailing that would benefit its use and coastal setting within a historic landscape. The proposed use as a replacement café would be both compatible and appropriate to existing use of the application site, and would not be of a scale or design that would be visually intrusive to the wider landscape setting.

In determining planning applications, the National Park Authority has the objective of preserving or enhancing the character and appearance of a conservation area or its setting. In respect of the Conservation Area setting, Wavecrest Café lies to the western outskirts of the conservation area, as identified for Angle, and the Angle Conservation Area Proposals Supplementary Planning Guidance identifies this site as having an opportunity for the enhancement of the building/area. The site is outside of the built-up setting of the village, and sits overlooking the man made car park and surrounding West Angle Bay. The proposal would be a simple, honest structure which would be a visual improvement and would continue to provide a community facility within this part of the conservation area.

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 is therefore acceptable in this location. It is considered, therefore, that the proposal would meet the policy requirements detailed above.

Item 6 - Report on Planning Applications

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 building is of modest scale and form, and lightweight in appearance, with the addition of pergolas incorporating steel wave and fish 'seaside' sculptures to add visual interest. The new café also incorporates new landscaping and picnic areas, which would improve the access and use of the building and would enhance the setting of the structure. The external finishes are predominantly timber, with timber framed picture windows, and a coloured corrugated steel low pitched roof. Whilst the overall scale and mass is appropriate to the setting, the overall effect of the structure and pattern of fenestration has a horizontal emphasis, which could be relieved by the introduction of vertical glazing bars. Full details of the fenestration could be sought by condition, should Members be minded to approve the application.

The proposal lies close to the Coast Path and to a public Right of Way. No objections have been received from the Coast Path Officer and Access Manager, provided the paths are kept free from obstruction.

The submitted plans show that external lighting is proposed to the front north elevation, and above the main entrance doors. There is no objection to the 'fisherman pendant' above the main entrance, but it is not considered that the floodlight would be appropriate to the setting, and, should permission be granted, a condition would be attached requiring the omission of this element, and specification of the angle and brightness of the light above the main door.

Amenity and privacy.

The café is located some distance from residential properties, and replaces an existing café use, therefore would not raise any concerns regarding amenity or privacy. In respect of visual amenity, the proposal would be an improvement to the existing structure, and would relate well to the coastal location within which it sits.

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 improved by the proposal.

Landscaping.

There are no trees or hedges to the application site. As part of the redevelopment of the café, level paved picnic areas will be created surrounding the café to improve access to and from the site, and to improve access to the adjacent bin stores. The bin store will be screened by a new

Item 6 - Report on Planning Applications

timber fence, which is a lightweight boundary treatment, in keeping with the proposed timber exterior of the new café. The existing hedgebank to the front of the site is to be retained.

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 (CCW) have been consulted, and has no objection to the proposal, provided that the activity associated with the development is kept within the footprint of the existing site, which would include the storage of construction materials and temporary storage of material relating to the demolition within a designated area; and the recommendations of the ecological survey, submitted with the application, being incorporated into any planning permission that may be granted.

Land Contamination.

Wavecrest café was built on land within the confines of a former brickworks, and whilst not within the area of the brickworks buildings, it is in the vicinity of associated structure and possible fill material. A Land Contamination Survey was undertaken and submitted, and the Environment Agency Wales has recommended conditional consent. The comments of the Contaminated Land Officer at Pembrokeshire County Council were awaited at the time of writing this report, and a further verbal report will be made on any comments subsequently received.

Flooding.

The site partially falls within a C2 Flood Zone, and the applicant has addressed flood prevention measures in the submission. The Environment Agency Wales have recommended that it has 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.

Conclusion.

The existing Wavecrest Café structure is in poor repair and in need of replacement. The new café building would be placed on the same footprint, and whilst simple in form, has some quirky design detailing which reflects the coastal location and adds visual interest to the conservation area setting. At the time of writing this report, no adverse comments have been received, and the proposal does not raise any privacy or amenity issues. The access to and from the structure is improved by paved areas surrounding the café, which is in keeping with the existing use.

Item 6 - Report on Planning Applications

Recommendation

Provided that there is no objection from the Land Contamination Officer, that the application be approved, subject to conditions relating to time, accordance with plans, details of colours, materials and lighting, a detailed landscaping scheme and conditions recommended by statutory consultees.