Application Ref: NP/13/0026

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

Summary

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

Conservation Area Consent is sought for the demolition of an existing cafe building, located on land south of the car park at West Angle Bay, and 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. Full planning permission for a new cafe has been sought under application reference NP/13/0025.

No adverse comments have been received to the demolition of the existing structure Officers would, therefore, recommend approval of the application, subject to conditions relating to time, accordance with plans and conditions recommended by statutory consultees.

Consultee Response

Conservation Officer: Supporting - the demolition of the existing structure is welcomed.
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

Please note that these policies can be viewed on the Policies page Pembroke Coast National Park website - http://www.pembrokeshirecoast.org.uk/default.asp?PID=549
Officer’s Appraisal

Policy

Planning Policy Wales Edition 5, paragraph 6.5.16, states that there is no statutory requirement to have regard to the provisions of the development plan, when considering applications for conservation area consent since in these cases the Courts have accepted that Section 54A of the Town and Country Planning Act 1990 (superceded by section 38(6) of the Planning and Compulsory Purchase Act 2004) does not apply.

Background and site description

The existing 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 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 replacement timber clad, masonry structure constructed on the same footprint, as detailed in the planning application NP/13/0025.

Key Issues

- The impact on the preservation and enhancement of the character and appearance of the Angle Conservation Area.

Circular 61/96 states in paragraph 33 that the general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. It goes on to state that where a building makes little or no such contribution, the Authority will normally need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and
detailed plans for redevelopment. It has been held that the decision maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a conservation area.

Conclusion

The demolition of the portacabin building will be a positive enhancement to the Conservation Area.

Recommendation

That conservation area consent be granted for the demolition of the existing building.
Existing Site Plan
1:500