

Item 6 - Report on Planning Applications

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 café 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 Pembrokeshire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

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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area consent since in these cases the Courts have accepted that Section 54A of the Town and Country Planning Act 1990 (superceded by section 38(6) of the Planning and Compulsory Purchase Act 2004) does not apply.*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

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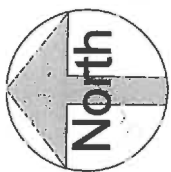
detailed plans for redevelopment. It has been held that the decision maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a conservation area.

Conclusion

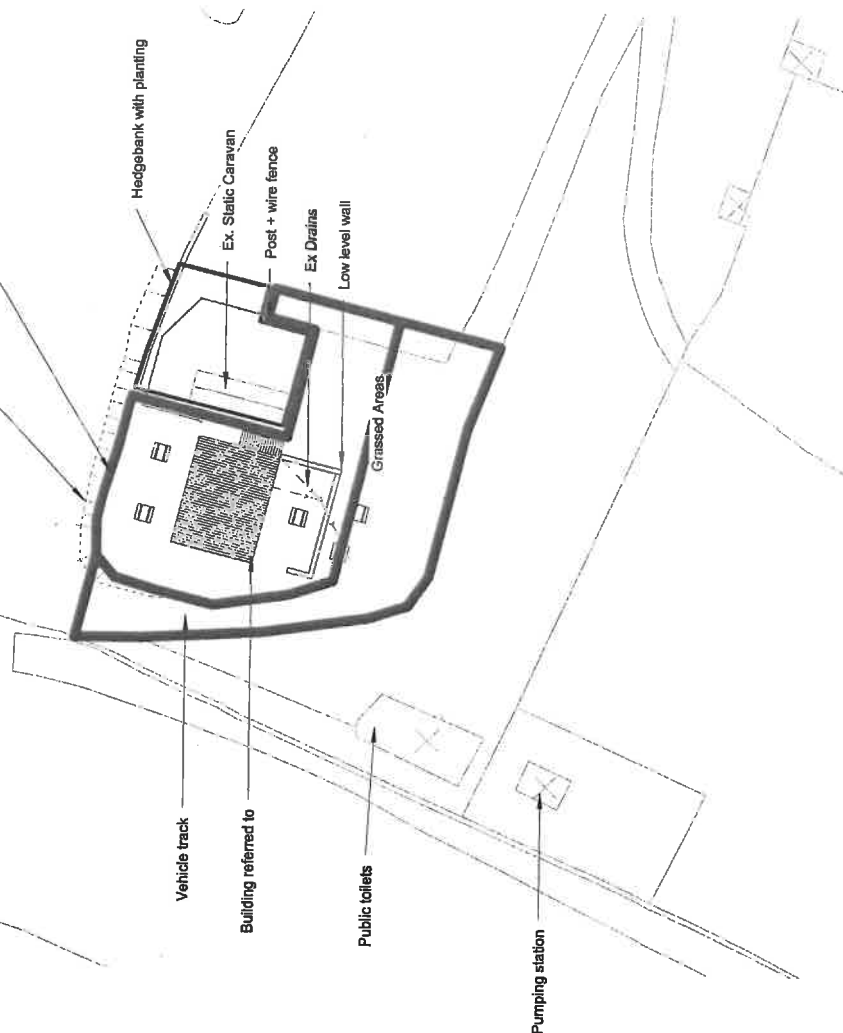
The demolition of the portacabin building will be a positive enhancement to the Conservation Area.

Recommendation

That conservation area consent be granted for the demolition of the existing building.



Public Car Park
Telephone Kiosk
Embankment



Existing Site Plan

1 : 500



Location Plan

1 : 2500

20 JAN 2013
 Approved for Construction
 Approved for Planning
 Approved for Building

B1	Site boundary added	15.01.13
B	Planning Amendments	14.01.13
A	Planning Amendments	08.12.12

Drawing
Existing Site + location Plan

Client: Mr & Mrs Knowles

Project:
 Replacement Beach Cafe at
 Angle
 Pembroke
 Pembrokeshire

GMW

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 147 St David's Road
 Location: 07813 027115
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 www.gmwdesign.co.uk

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 07813 027115
 info@gmwdesign.co.uk
 55622 255

Trade Assistant for Societies; Home Licence Number: 04000-04223

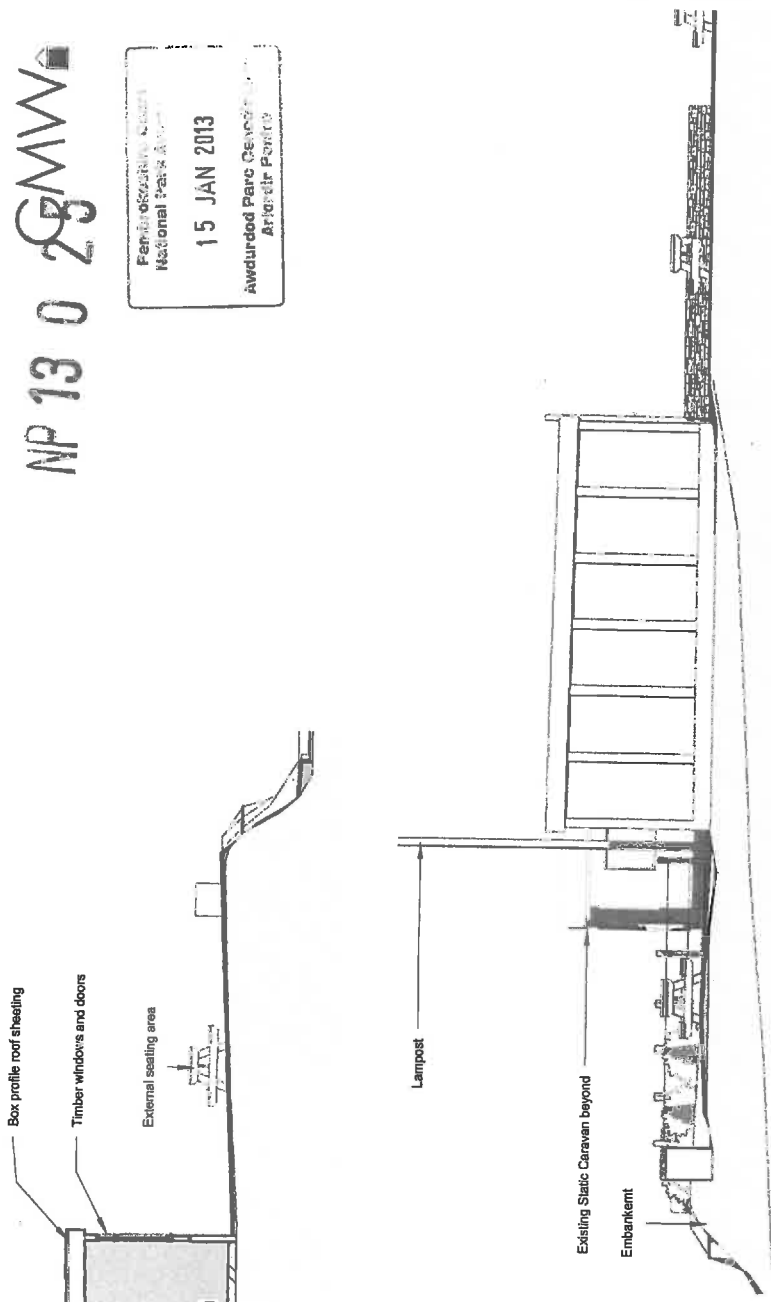
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1014/ 001		B1	Dec 2011

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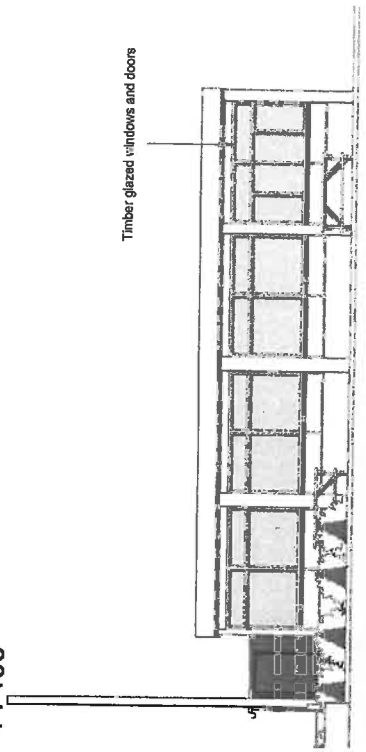
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NP/13/0026

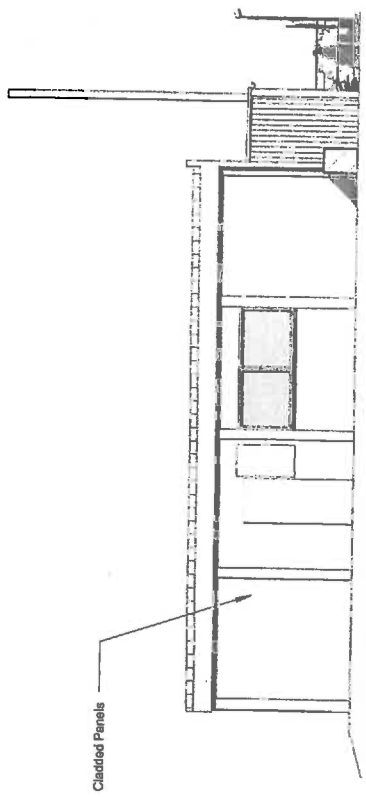
Ferrel OSBORNE ARCHITECTS
National Park Architects
15 JAN 2013
Awdurdod Parc Cenedlaethol
Arfordir Penryn



Section 1
1 : 100

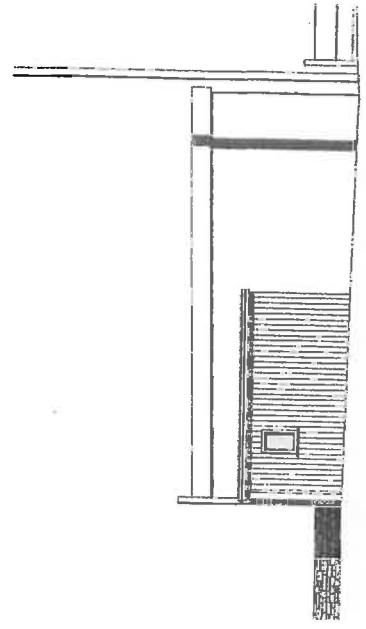


Existing Front (N) Elevation
1 : 100



Ex Rear (S) Elevation
1 : 100

Existing RHS (W) Elevation
1 : 100




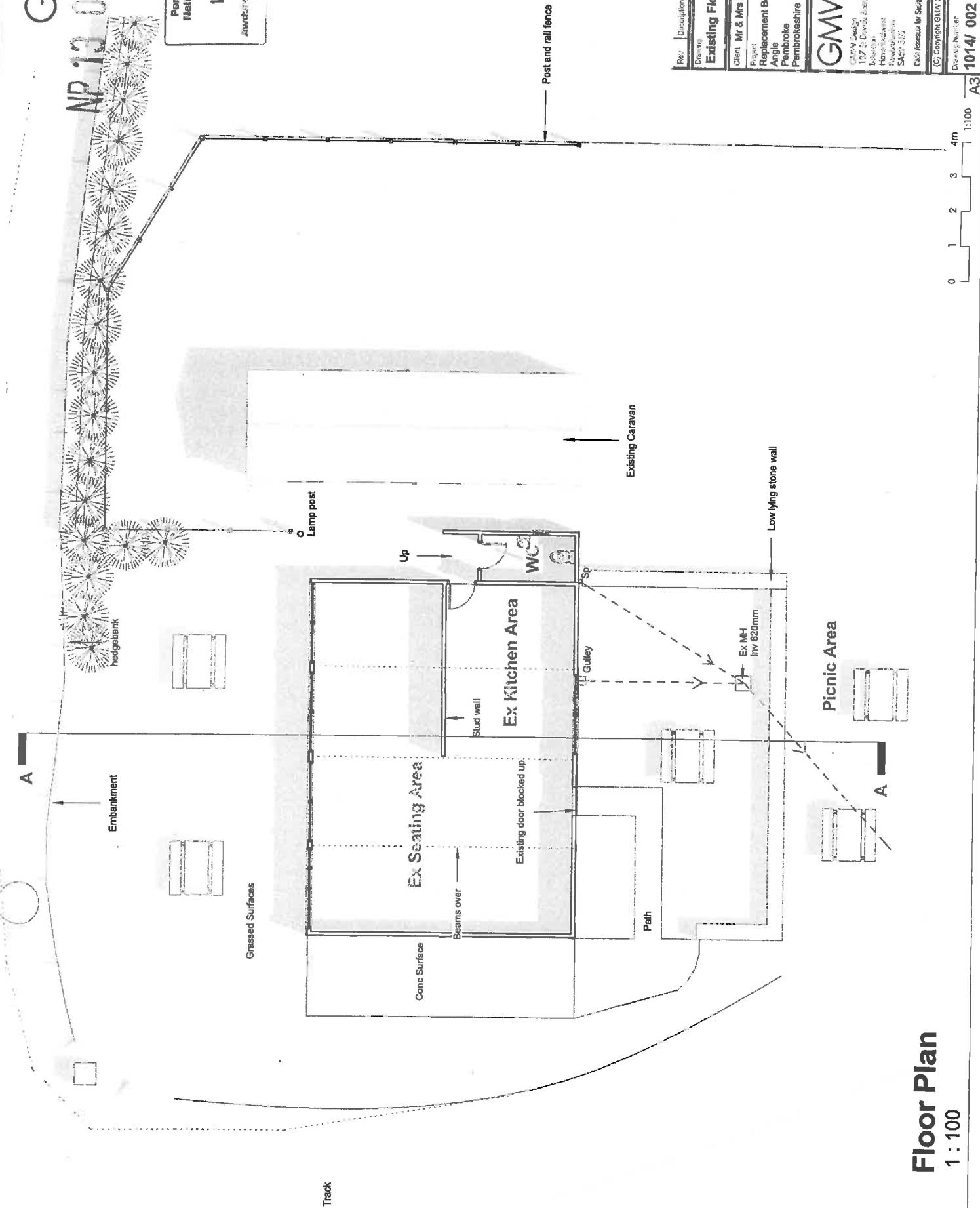
Ex. Left (E) Elevation
1 : 100



Rev	Description	Date
Existing Section + Elevations		
Client: Mr & Mrs Knowles		
Project: Replacement Beach Cafe at Angle, Pembrokeshire		
G.M.W. Design 10 St. Thomas Road Haverfordwest Pembrokeshire SA62 2JG 01348 841300 01812 627115 info@gmwdesign.co.uk www.gmwdesign.co.uk		
Order Reference: NP13/0026 Order Reference Number: NP13-0026		
(C) Copyright G.M.W. Design, all rights reserved		
Drawn: Number	1014/ 003	1:100
Project		1:100
Date		Dec 2011

Pembrokeshire Coast National Park Authority
 15 JAN 2013
 Awarded by the Council on 15/01/13

Rev.	Description	Date
Existing Floor Plan		
Client	Mr & Mrs Knowles	
Project	Replacement Beach Cafe at Angle Pembrokeshire	
 <p>GMW Design 197 St David's Road Haverhill NP23 5JZ 01248 841200 01248 841715 www.gmwdesign.co.uk</p>		
<p>Copyright GMW Design. All rights reserved. Drawing Number: 1014/002 Scale: 1:100 Date: Dec 2011</p>		



Floor Plan
 1 : 100

- Roof Covering - Traditional Corrugated Steel (colour coated)
- Colours to be agreed
- Facias/Bargeboards - Decorated timber
- Rainwater goods - White/Black Upvc/Aluminium
- Walls - Masonry with timber/stone effect
- Windows/Doors - Decorated/Stained Hardwood/softwood
- Cills - Timber
- Fence - Timber fence 2m high and decorated

NP13025

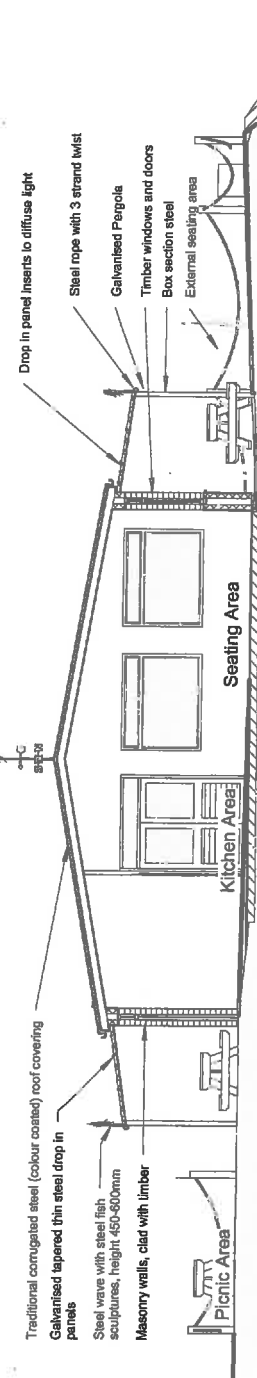
Pembrokeshire Coast
National Park Authority

15 JAN 2013

Awarded Peac Certificate
Award for Peac



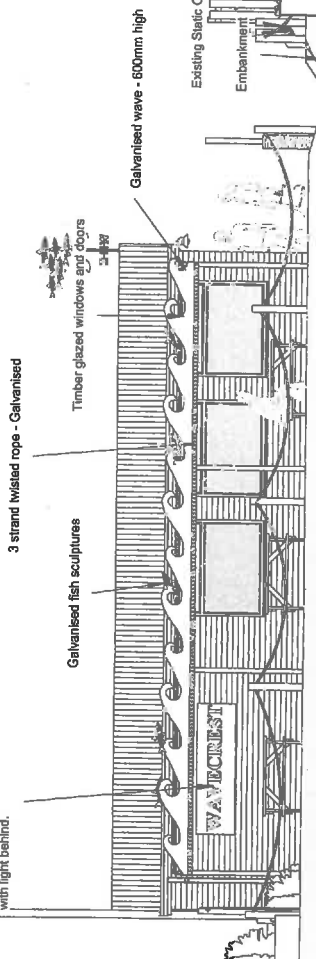
Dwarf wall clad with rustic copper stone to co with the surrounding landscape and environment



Proposed Section A-A

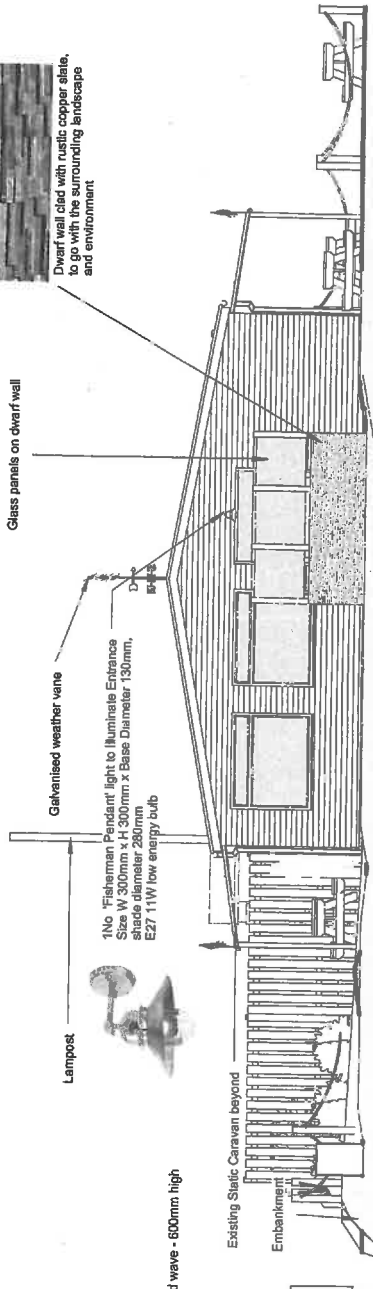
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Wavecrest Sign made from galvanised / steel with "wavecrest" wording removed with light behind.



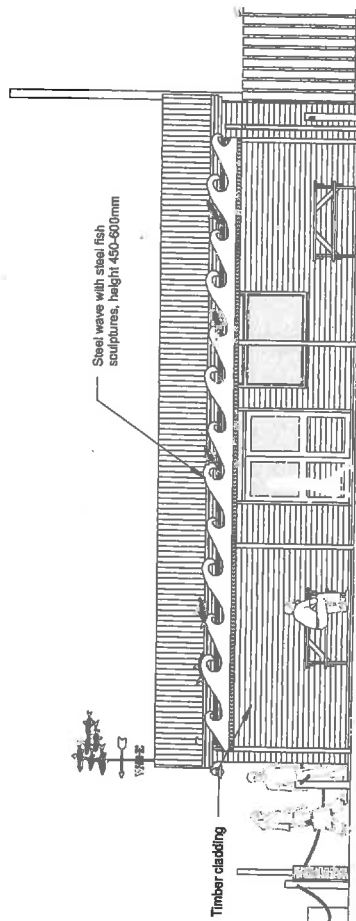
Proposed Front (N) Elevation

1 : 100



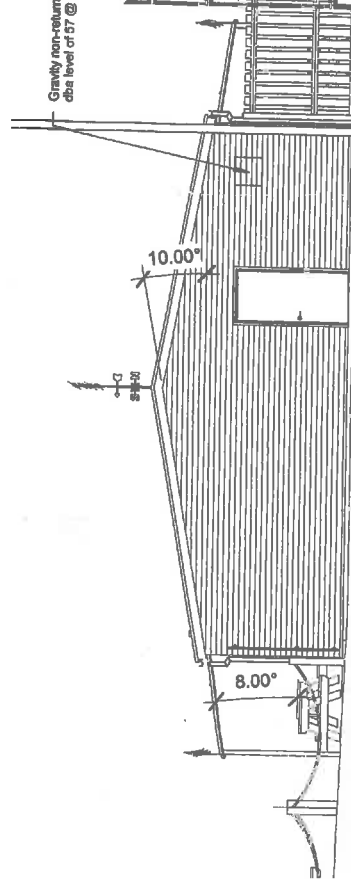
Proposed RHS (W) Elevation

1 : 100



Proposed Rear (S) Elevation

1 : 100



Proposed Left (E) Elevation

1 : 100

Planning Amendments	17.01.13
Planning Amendments	06.12.12

Proposed Section + Elevations	
Client	Mr & Mrs Knowles
Project	Replacement Beach Cafe at Angle Pembrokeshire

GMW

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Costs based on current market prices. Number 01014/007

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Drawing Number	Revision	Scale	Date
1014/007	B	1:100	Dec 2011

A3

