

Application Ref: NP/13/0071

Application Type	Full
Grid Ref:	SN13860036
Applicant	Mr P Prosser
Agent	
Proposal	Change of use of fort to visitor attraction with gift, food & drink retail. Change of use of generator house to ticket & retail facility; restore/replace railings; install two cranes; install two boat landings; construction of private/security residence; construct toilet & pumping facilities; install cliff nature walk; install signage; install path lighting; install operational lighting; replace fort entrance bridge; install services; repair stairs and install new; install CCTV.
Site Location	St Catherine's Island & Fort, Castle Beach, Tenby, Pembrokeshire, SA70 7BP
Case Officer	Julia Evans

Purpose of Report

To request Members to inspect the Island from the mainland and watch a ten minute video prepared by the applicant, prior to the application being considered at a future meeting of the Development Management Committee.

Background

St Catherine's Island lies to the south east of Castle Sands, Tenby, and is linked to the mainland at low tide. The Island takes its name from a small chapel which existed on it in medieval times. Most of the island is grass land, with a number of buildings on it reflecting its former military uses. A Victorian fort lies to the eastern half of the Island, constructed in 1867 – 70 as part of the fortification of England and Wales against the Napoleonic threat. It is a moated stone flat-roofed building, with a basement, ground and first floor. The fort was decommissioned in 1906 and was used as a dwelling in 1914, but regained its military uses during the Second World War. Its last use was as a zoo from 1968 to 1979. Since that time it has been vacant and is in a deteriorating condition. The fort was listed as a Grade II* building in 1953, and was scheduled as an Ancient Monument in 1991.

In addition to the fort there is a further building on the Island, to its western end. This building housed the generators, and is also listed. It is a stone-built single story building, with concrete flat roof, and blocked in windows. A series of pathways links the two buildings and accesses the beach entrance (to the southern end of the Island), and boat landing platforms (to the northern side of the Island).

Constraints

The fort is a Scheduled Ancient Monument and a Grade II* Listed Building. The generator house is also a Grade II* listed building. The Island is within the Tenby Conservation Area, in policy terms, in the open countryside. The Carmarthen Bay and Estuary Special Area of Conservation (SAC) surrounds the Island, along with Tenby Cliffs and St Catherine's Island Site of Special Scientific Interest (SSSI). The coast line is also susceptible to flooding as denoted in Technical Advice Note 15 – Flooding.

Current Proposal

The current application seeks full planning permission for a number of works on the Island to allow it to be used as a visitor attraction, providing gift, food, and retail provision. The development proposed is as follows:

- The change of use of the vacant fort from its former use as a zoo to exhibition space, storage space, food and drink, and retail uses. A new toilet building would be constructed in the moat, whilst on the roof, two new buildings would be constructed to provide food and drink outlets;
- Access to the western tip of the Island at a gated entrance from the beach, with a pathway leading to the generator building. This would be converted into a ticket, refreshments, and welcome area,
- To the north of the generator building would be a new dwelling, to provide residential accommodation for security staff, plus a first aid/ office /CCTV room. The proposed dwelling would be a constructed of timber walls under a sloped simulated lead roof. The dwelling would also have a balcony looking at to sea at its eastern end. It would measure approximately 4.8m x 15.2m x 4.2m at its maximum extent;
- There would be two boat landing platforms and associated hard standing created on the northern side of the Island, along with two cranes; and
- A flag pole by the welcome area, new signage around the island, and a high level nature walk, along with illuminated pathways. There would also be a number of off-shore mooring buoys and cameras for nature watching.

The development would be drained using the mains sewer for foul drainage. Services would be provided to the Island from the mainland from the slipway onto Castle Sands. The applicant considers that 6 full-time jobs would be created, along with 32 part-time ones. The facilities on the Island would be open daily between 08.00 and 24.00.

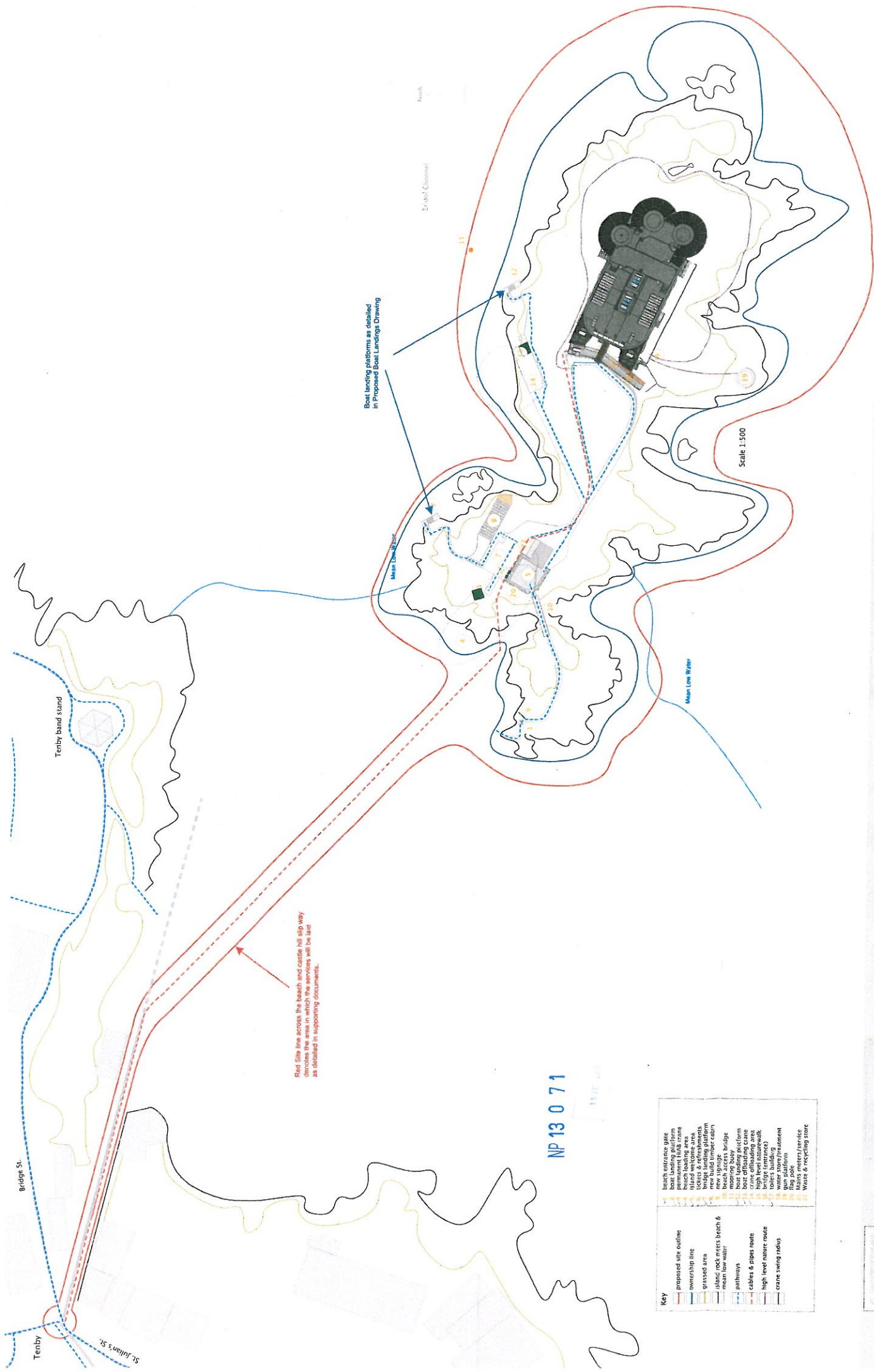
This application does not include a bridge linking the island to the mainland.

Considerations

This is an important application involving a highly protected island and buildings in one of the most prominent and iconic locations within the National Park. As reported last month it has not been possible to arrange access for members to the island due to Health and Safety considerations and the logistics of accessing the island. However it is considered that the proposal should be fully presented via a video and with a site visit from within the vicinity to give members a full picture of the application prior to its formal consideration. This should take a similar format to a normal member site visit.

Recommendation

That Members of the Development Management Committee take an opportunity to inspect the site and watch the applicant's video before consideration of the application at a future meeting.



Key	
—	proposed site outline
—	ownership line
—	grassed area
—	island rock meets beach & mean low water
—	paths
—	cables & pipe route
—	high level nature route
—	crane swing radius
1	beach entrance gate
2	permanent flag cone
3	beach loading area
4	tickets & refreshments
5	new signposting
6	new signposting
7	new signposting
8	new signposting
9	new signposting
10	new signposting
11	new signposting
12	new signposting
13	new signposting
14	new signposting
15	new signposting
16	new signposting
17	new signposting
18	new signposting
19	new signposting
20	new signposting
21	new signposting
22	new signposting
23	new signposting
24	new signposting
25	new signposting
26	new signposting
27	new signposting
28	new signposting
29	new signposting
30	new signposting
31	new signposting
32	new signposting
33	new signposting
34	new signposting
35	new signposting
36	new signposting
37	new signposting
38	new signposting
39	new signposting
40	new signposting
41	new signposting
42	new signposting
43	new signposting
44	new signposting
45	new signposting
46	new signposting
47	new signposting
48	new signposting
49	new signposting
50	new signposting

FORTRESS

Proposed Site Plan

Project Ref: SCF-PA1-01/12
 Drawing no: SCF-PA-PS-01A
 Date: 20/04/12

Client's details:
 coman@comanred.co.uk
 www.comanred.co.uk
 Planning Page Ref: 2

Site plan to scale 1:500