

## Item 5 - Report on Planning Applications

**Application Ref: NP/14/0584**

<b>Application Type</b>	Conservation Area
<b>Grid Ref:</b>	SN13790456
<b>Applicant</b>	Mr M Davies, Saundersfoot Harbour Commissioners
<b>Agent</b>	Mr D Morgan, David Morgan Architect
<b>Proposal</b>	Demolition of existing buildings, linked to development proposals in planning application ref: NP/14/0445
<b>Site Location</b>	Jones & Teague, The Harbour, Saundersfoot, Pembrokeshire, SA69 9HE
<b>Case Officer</b>	Rob Scourfield

**Summary**

This is an application for conservation area consent for the demolition of the vacant chandlery and boat shed at the former Jones & Teague Boatyard, Saundersfoot Harbour.

The demolition is required to allow the first phase of the redevelopment of the site that is being considered under NP/14/0445, this seeking to renew previous outline consents for similar development. Since the demolition of the buildings and the redevelopment of the site has previously been deemed acceptable by the Authority, and the existing buildings are of little notable architectural, aesthetic or historic merit, it is considered that the proposed demolition would preserve and enhance the character and the appearance of the conservation area, subject to the proposed development under NP/14/0445 going ahead. Consent for the proposed demolition is therefore recommended, subject to a conditional requirement that NP/14/0445 is commenced alongside this permission.

**Consultee Response**

**Saundersfoot Community Council:** No response received at the time of this report

**Coal Authority:** Consent subject to inclusion of Coal Authority's standing advice within the decision notice as an informative.

**Natural Resources Wales:** No comments received at the time of this report.

**PCNPA Ecologist:** No adverse comments.

**PCC Public Protection:** No objection subject to condition requiring submission of an asbestos survey and a mitigation plan to reduce risks.

**Public Response**

The application has been appropriately advertised, and no responses have been received at the time of this report.

## Item 5 - Report on Planning Applications

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### **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>

Circular 61/96 - Conservation Areas  
PPW7 Chapter 06 - Conserving the Historic Environment

### **Officer's Appraisal**

#### **Background & Description**

The boatyard lies at the eastern end of the Harbour, and is accessed from the public car park and harbour road. The vacant buildings on the site were used for boat storage and repair, along with an associated chandlery and retail unit. They are constructed of a variety of materials: the shop is block-work/stone/render under a concrete-tiled roof, whilst the repair shed is mostly of corrugated metal/asbestos. All date from the mid-to-later C20. Between them and the cliffs that bound the site to the west is a concreted yard. To the east of the buildings is the pedestrian footpath to the beach, whilst to the north of the buildings is an area of hardstanding and car parking, with the harbour road beyond.

#### **Constraints**

The site lies within Saundersfoot's Centre Boundary and its conservation area. It also lies over a Coal Standing Advice Area. The coastal area is a SAC, SPA and SSSI, whilst the cliffs bounding the site are a Regionally Important Geological Site

#### **History**

- NP/14/0445 - Saundersfoot Harbour, Saundersfoot - Construction of new slipway from harbour area to beach, installation of two/three tier dry racking system for boat storage on harbour, installation of inner harbour landing pontoon and access bridge, installation of decking over sluice, Demolition of Jones and Teague Buildings - Under consideration
- NP/11/450 - Jones & Teague, The Harbour, Saundersfoot - Demolition of existing single storey chandlery & boat repair shed for re-development of site for mixed development (Outline) – Approved – 1 March 2013
- NP/11/502 - Jones & Teague Boatyard, The Harbour, Saundersfoot - Outline application with consideration of means of access for residential development (12 units), and retail and general industrial (B2) units. All other matters reserved – Approved – 1 March 2013

## Item 5 - Report on Planning Applications

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- NP/06/537 - Jones & Teague Boatyard, The Harbour, Saundersfoot - Construct new slipway, watersports centre, harbour storage & ancillary accommodation (including residential) (Outline) (ROC) – Approved – 8 January 2000
- NP/06/362 - Jones & Teague Boatyard, The Harbour, Saundersfoot - Construct new slipway, watersports centre, harbour storage and ancillary accommodation (Outline) – Approved - 31 October 2003
- NP/00/346 - Jones & Teague Boatyard, The Harbour, Saundersfoot - Construct new slipway, watersports centre, harbour storage & ancillary accommodation (Outline) – Approved – 22 September 2000

### **Current Proposal**

The proposal seeks the demolition of buildings within the conservation area. All the buildings on the site would be removed to allow its redevelopment, which is under consideration with NP/14/0445. The application has been supported with the following information:-

- a Conservation Area Statement
- a Protected Species Survey

### **Key Issues**

The application raises the following planning matters:-

- Legislative/policy requirements
- Impact of the demolition on the conservation area
- Control of demolition; and
- Protected Areas

### *Legislative/Policy Requirements*

Circular 61/96 (Historic Buildings and Conservation Areas) states that applications for consent to demolish buildings within a conservation area should be assessed with a general presumption in favour of retaining buildings which make a positive contribution to the character and appearance of the conservation area. In cases where a building makes little or no such contribution, it is advised that a Planning 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. The merits of any proposed development are material considerations in deciding whether consent should be given for the demolition of an unlisted building in a conservation area.

## Item 5 - Report on Planning Applications

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### *Impact of the development on the conservation area*

The demolition of the buildings were given conservation area consent for demolition in 2013 under NP/11/450, thereby establishing the acceptability of the proposal.

### *Control of demolition*

It is a policy requirement that demolition should not take place until a contract for carrying out redevelopment work has been made and planning permission granted. As a result, a condition has been suggested that restricts demolition until a proposal for redevelopment has been approved and contracted.

A pre-commencement condition requiring a construction method statement will address issues including access, loading, plant, security, pollution and the disposal of waste, including hazardous products such as asbestos.

### *Protected Areas and Ecology*

The site lies in proximity to the Saundersfoot Harbour SSSI and Carmarthen Bay and Estuaries SAC and so consideration to impacts of the loss of the buildings on the SSSI and SAC has been given. In this instance, due to the fact that the actual buildings are located outside of these designations it is considered that Demolition of the buildings is not likely to impact upon the SSSI or SAC and so no further control or screening under habitat regulations is required.

In relation to protected species a survey was carried out in August 2014 which identified that there was no evidence of protected species, specifically bats, in the buildings and no use of the buildings was recorded during the emergence survey. As such no further control or submission are required in relation to biodiversity.

### **Conclusion**

The demolition is required to allow the development of the site for a mixed use scheme that is being considered under planning application NP/14/0445 There has been a history of permissions for the redevelopment of the site in recent years, including the demolition of the buildings subject to this application, where it was concluded that their proposed demolition would not harm either the character or appearance of the conservation area, subject to standard conditioning (NP/11/450)

### **Recommendation**

The application be approved subject to approval of planning application NP/14/0445, and conditions to require the following:

- Time limit of 5 years to implement
- In accordance with drawings

## Item 5 - Report on Planning Applications

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- Works not to commence until a contract for carrying out the works approved under NP/14/0445 has been made
- Construction Method Statement to include an asbestos survey and mitigation plan

NP 14 5 84

Saundersfoot

JONES AND TEAGUE BUILDING  
(CONSERVATION AREA CONSENT APPLICATION  
FOR DEMOLITION)



RED LINE SHOWING BOUNDARY  
OF SITE IN CURRENT  
APPLICATION NP14/0445

DRY PACKING

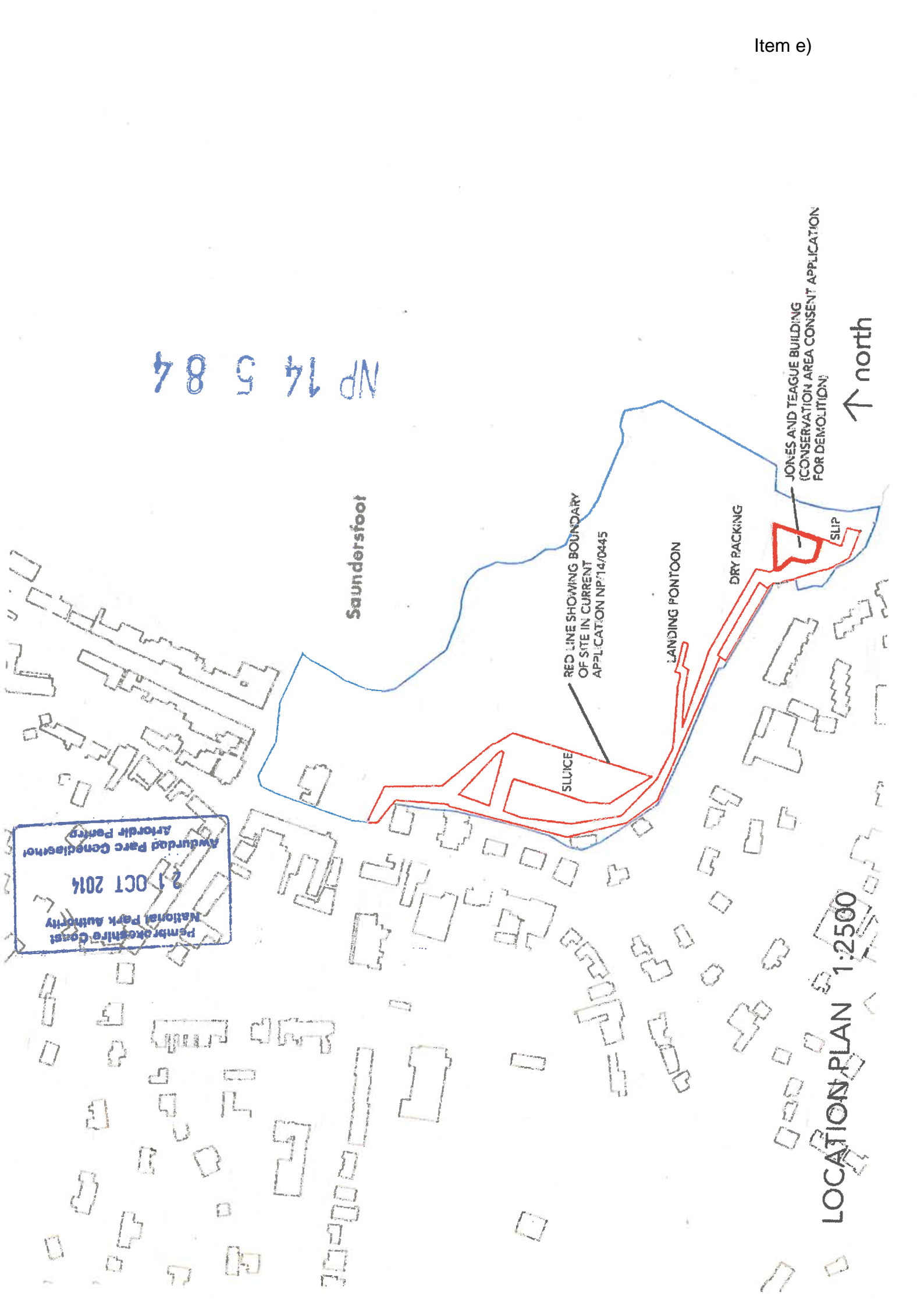
LANDING PONTOON

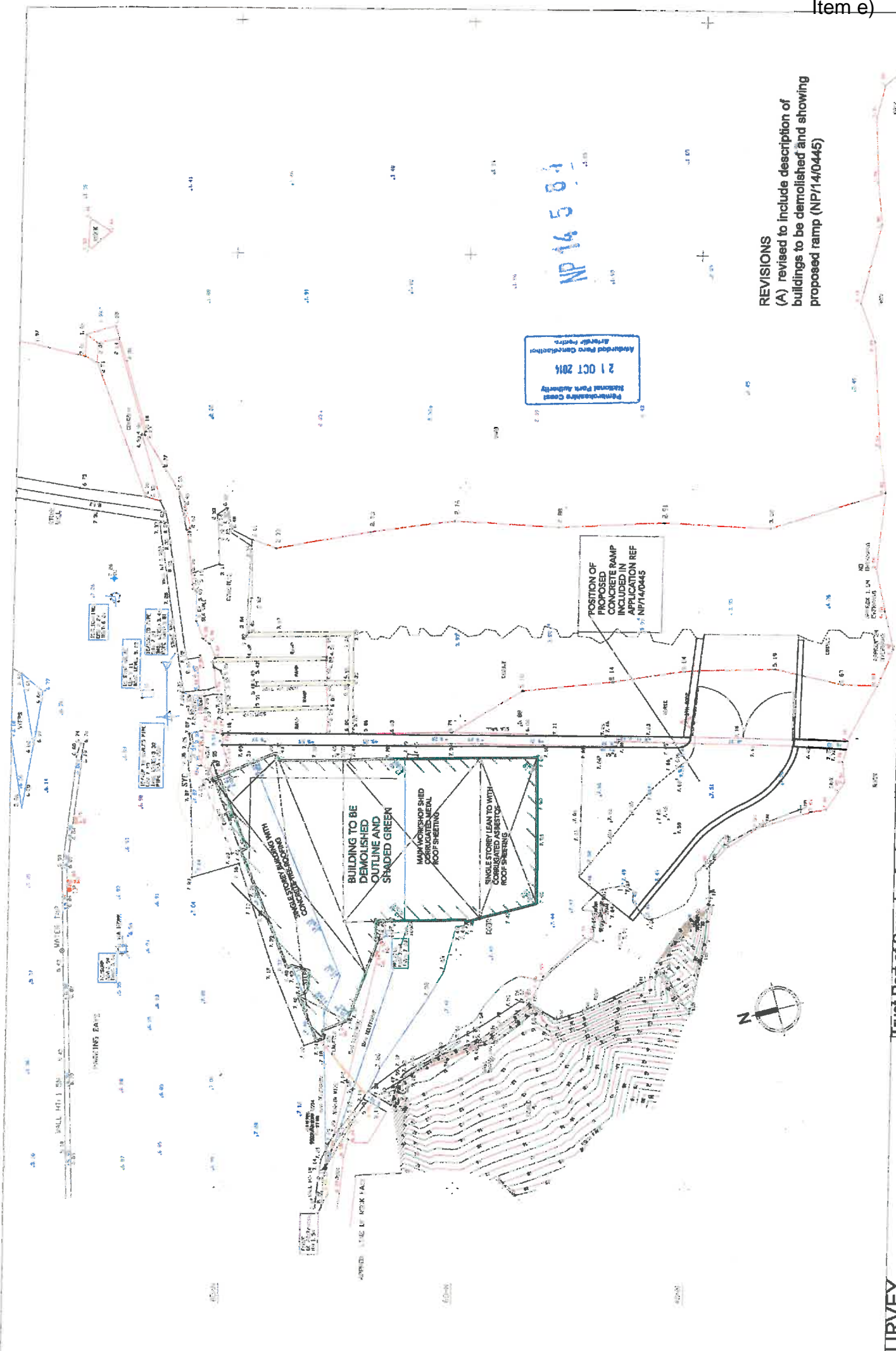
SLIP

SLUICE

Pembrokeshire Coast  
National Park Authority  
21 OCT 2014  
Awdurdod Parc Genedlaethol  
Arfordir Penfro

LOCATION PLAN 1:2500





**REVISIONS**  
 (A) revised to include description of buildings to be demolished and showing proposed ramp (NP14/0445)


21 OCT 2014  
 Perthshire Council  
 National Park Authority  
 Approved Part Certificate  
 Approved Plans

POSITION OF PROPOSED CONCRETE RAMP INCLUDED IN APPLICATION REF NP14/0445

BUILDING TO BE DEMOLISHED OUTLINE AND SHADED GREEN

MAIN WORKSHOP SHED CORRUGATED-METAL ROOF-SHEETING

SINGLE STOREY LEAN TO WITH CORRUGATED-ASBESTOS ROOF-SHEETING

<b>SURVEY</b> Jones and Teague site	Trust Port of Saundersfoot Demolition of Jones and Teague Building	date sep2014 scale 1:200@A2	prwg No 1414/PLNG/01(A)	Copyright exists on this drawing. Drawing to be read in conjunction with Specification Architect to be notified of any discrepancies between drawings and Specification. Planning Authority only to scale from these drawings.	 David J P Morgan BSc BArch RIBA Offices, County Chambers, Warren St, TENBY, SA707JY Tel 01834 218271 (m) 07875298905 email david@highseegallery.com
	NP 14 5 04				