

**Application Ref: NP/15/0283/S73**

<b>Case Officer</b>	Andrew Richards		
<b>Applicant</b>	Mr M Evans		
<b>Agent</b>	Mr D Morgan, David Morgan Architect		
<b>Proposal</b>	Variation of Condition no. 2 of NP/14/0194 for change in design necessitated by site conditions and discoveries of original openings have led to changes to approved design drawings		
<b>Site Location</b>	The Buccaneer Inn, St Julians Street, Tenby, Pembrokeshire, SA70 7AS		
<b>Grid Ref</b>	SN13570041		
<b>Date Valid</b>	21-May-2015	<b>Target Date</b>	15-Jul-2015

**Summary**

This application is reported to the Development Management Committee as the applicant is a member of the National Park Authority.

The application site comprises a building currently under construction for change of use into a mixed use development of micro-brewery and storage areas in association with the Buccaneer Inn. The proposed employment use and visitor centre which would act as a visitor attraction was considered to be acceptable and was granted consent recently by the Authority. However upon works commencing several original features have been exposed that have necessitated design changes. In addition changes required by building regulations have required design changes. Planning approval is sought for the variation of condition 2 of NP/14/0194 to provide changes to fenestration provision, dormer access, roof heights and form, new fire exit, vent extract and roof lights. The proposed variation of condition 2 will provide acceptable alterations to the previous NP/14/0194 planning consent. The proposal will also maintain the special qualities of the National Park when viewed from the immediate and wider landscape. As such, the application can be supported subject to appropriate conditions.

**Consultee Response**

**Natural Resources Wales:** No objection subject to informant added to any consent granted.

**PCNPA - Buildings Conservation Officer:** Conditional Consent

**Tenby Town Council:** Supporting

**PCC - Head of Public Protection:** No adverse comments

**Public Response**

A site notice was posted and letters forwarded to the adjoining occupiers in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

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**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>

Circular 61/96 - Conservation Areas  
LDP Policy 01 - National Park Purposes and Duty  
LDP Policy 02 - Tenby Local Service and Tourism Centre  
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 Pembrokeshire Coast National Park  
LDP Policy 29 - Sustainable Design  
LDP Policy 30 - Amenity  
LDP Policy 32 - Surface Water Drainage  
LDP Policy 35 - Visitor Economy  
LDP Policy 42 - Employment Sites and Live/Work Units  
LDP Policy 50 - Town and District Shopping Centres  
LDP Policy 52 - Sustainable Transport  
LDP Policy 53 - Impacts on traffic  
PPW7 Chapter 03 - Making and Enforcing Planning Decisions  
PPW7 Chapter 04 - Planning for Sustainability  
PPW7 Chapter 05 - Conserving and Improving Natural Heritage and the Coast  
PPW7 Chapter 06 - Conserving the Historic Environment  
PPW7 Chapter 07 - Economic Development  
PPW7 Chapter 08 - Transport  
PPW7 Chapter 10 - Planning for Retailing and Town Centres  
PPW7 Chapter 12 - Infrastructure and Services  
PPW7 Chapter 13 - Minimising and Managing Environmental Risks and Pollution  
SPG05 - Sustainable Design  
SPG06 - Landscape  
SPG17 - Conservation Area Proposals  
TAN 04 - Retailing and Town Centres  
TAN 05 - Nature Conservation and Planning  
TAN 11 - Noise  
TAN 12 - Design  
TAN 13 - Tourism  
TAN 15 - Development and Flood Risk

TAN 18 - Transport

TAN 23 - Economic Development

### **Constraints**

Special Area of Conservation - within 500m

Site of Special Scientific Interest - within 50m

LDP Allocation

LDP Designation

Biodiversity Issue

LDP Centre:60pc aff housing;30 units/ha

Recreation Character Areas

### **Officer's Appraisal**

#### **Background and History**

The application site comprises a building currently under construction for change of use into a missed use development of micro-brewery and storage areas in association with the Buccaneer Inn. The proposed employment use and visitor centre which would act as a visitor attraction was considered to be acceptable and was granted consent recently by the Authority. However upon works commencing several original features have been exposed that have necessitated design changes. In addition, building regulations have resulted in design changes.

- NP/14/0194 - Alterations & provide 2 storey extension to existing storage building together with change of use of existing storage building into a microbrewery & associated works which include raising of 2 roof levels & provision of new roof lights – Approved - June 2014
- NP/15/0044 – Discharge of condition 7 of NP/14/0194 in relation to Archaeology – Approved – March 2015
- NP/15/0270 – Non Material Amendment to NP14/0194 – Cancelled – May 2015

#### **Constraints**

Special Area of Conservation – within 500m

Site of Special Scientific Interest – within 50m

LDP Allocation

LDP Designation

Biodiversity Issue

Recreational character Areas

Listed Building – within 10m

Conservation Area

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## Current Proposal

Planning approval is sought for the variation of condition 2 of NP/114/0194 to provide changes to fenestration provision, dormer access, roof heights and form, new fire exit, vent extract and roof lights.

The proposed variations include overall changes to fenestration provision to revert back to original openings found during construction works and also the addition of glazing bars to add a vertical emphasis to the main feature glazing. Creation of new dormer access into the first floor store area as a result of the lowering of the main roof over the stores together with the addition of a new fire exit with flat roofs with integrated roof lights and flue extract all concealed by a new parapet wall and existing pitched roofs.

## Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Neighbouring Amenity and Privacy
- Other Material Considerations

### *Policy and Principle of Development:*

The site and building lies within the Local Service and Tourism Centre of Tenby as designated in the Local Development Plan ('LDP'). The principle of the development has already been considered under NP/14/0194 and is therefore acceptable. The proposed variations are not considered to have an overall adverse impact on the proposed scheme and meet the policies of the LDP.

### *Visual Amenity and Special Qualities of the National Park:*

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria 'd' and 'e' resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park, and/or fail to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

The conservation officer has requested a minor change to remove the proposed fenestration above the new dormer access and amended drawings have now been received which omit the glass and change this area to timber boarding.

The proposed scheme is not considered to have an adverse impact on the visual amenities of the area as a whole and also the special qualities of this area of the National Park. The site also lies within Tenby Conservation Area and, as such consideration needs to be given to the impact of the proposed changes upon the character and appearance of the Conservation Area. The changes are minimal and are not considered to have a harmful impact upon the wider street scene or the adjacent Conservation Area. The qualities of the Conservation Area would therefore be conserved.

In summary it is considered that the development would have no harm upon visual amenity, the character and appearance of the existing building or wider amenities and complies with the aims of policies 8, 15 and 30 of the Local Development Plan.

*Neighbouring Amenity and Privacy:*

Policies 29 and 30 of the Local Development Plan seek to protect community cohesion and health and to avoid incompatible development that would lead to a significant adverse impact upon amenity. The supporting text at paragraph 4.136 explains that the policy aims “to protect the amenity enjoyed in people in their residences, workspaces and recreational areas. Amenity is defined as those elements in the appearance and layout of town and countryside which makes for pleasant life rather than mere existence. Anything ugly, dirty, noisy, crowded, intrusive or uncomfortable is likely to adversely affect amenity”.

Policy 30 is a criteria based policy setting out that development will not be permitted where it has an unacceptable impact on amenity particularly where, a) the development is for a use inappropriate for where people live or visit and/or; b) the development is of a scale incompatible with its surroundings; and/or; c) the development leads to an increase in traffic or noise or odour or light which has a significant adverse impact; and/or; d) the development is visually intrusive.

No objection have been raised as part of the consultation process and the proposed changes are considered to improve the neighbours amenity through the lowering of the roof over the stores building and therefore the current proposal is considered to be acceptable in this instance and can be supported.

*Other Material Considerations:*

The proposed variations also include the provision of a new extract flue within the store building roof area and Pembrokeshire County Council Pollution Control have been consulted and do not object to this aspect. The proposed

flue will also be well screened from the street scene by existing roof structures and therefore is considered to be acceptable.

### **Conclusion**

The proposed variation of condition 2 will provide acceptable alterations to the previous NP/14/0194 planning consent. The proposal will also maintain the special qualities of the National Park when viewed from the immediate and wider landscape. As such, the application can be supported subject to appropriate conditions.

### **Recommendation**

Approve subject to the following conditions:-

### **Conditions**

1. Condition 2 of NP/14/0194 is hereby amended to read: The development hereby permitted shall be carried out and thereafter maintained strictly in accordance with drawing refs:  
BUC/PLNG/04/B (received 21 May 2015)  
BUC/PLNG/05/E (received 10 June 2015)  
BUC/PLNG/06/B (received 21 May 2015)  
BUC/PLNG/07/D (received 28 May 2015)  
**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Local development Plan, Policy 1 – National Park Purposes and Duty (Strategy Policy), Policy 8 – Special Qualities (Strategy Policy), Policy 15 – Conservation of the Pembrokeshire Coast National Park, Policy 29 – Sustainable Design and Policy 30 – Amenity.
2. The microbrewery and visitor centre use hereby permitted shall not be open to customers outside the following times 10:00 to 21:00 Monday to Sunday.  
**Reason:** To preserve the amenity of neighbouring properties. Local Development Plan - Policy 30 - Amenity.
3. Delivery hours to be between 07:00 and 19:00 Monday to Saturday only and not on Sundays, Bank or Public Holidays.  
**Reason:** To preserve the amenity of neighbouring properties. Local Development Plan - Policy 30 - Amenity.
4. Before works are commenced an Operational Travel Plan, shall be submitted to the National Park Authority for approval and shall be fully implemented in accordance with the approved details unless a variation is agreed in writing.  
**Reason:** In the interests of road safety. Local Development Plan, Policy 53 - Impacts of Traffic.

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5. The site shall be for a mixed use of a microbrewery, visitor centre and storage unit only and for no other purpose (including any other purposes in Class B2 and B8 of the schedule in the Town and Country Planning (Use Classes) Order 1987) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) without the prior written approval of the Local Planning Authority.

**Reason:** To define the precise nature of the use as a microbrewery, visitor centre and storage unit only in order to protect the amenities of local residential properties. Local Development Plan - Policies 1 - National Park Purposes and Duty and 30 - Amenity.

6. The works shall be carried out strictly in accordance with the Bat Method Statement received 13th May 2014 unless a variation is agreed in writing with the National Park Authority.

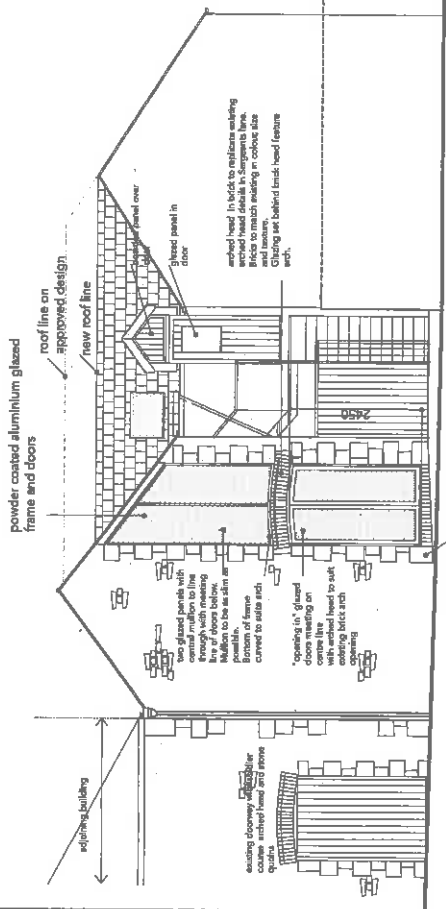
**Reason:** To ensure that animal and plant species which within the terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan – Policy 11 - Protection of Biodiversity.

**Informant:**

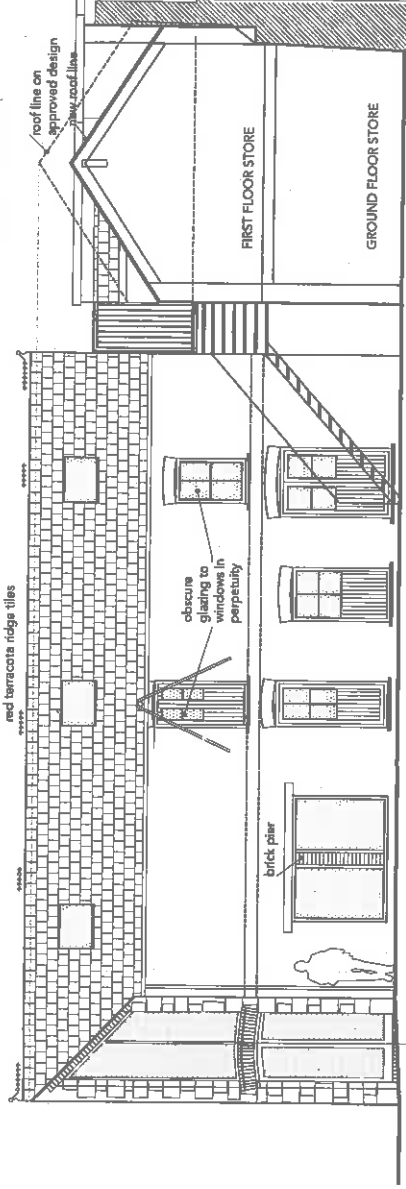
Natural Resources Wales consultation response.

REVISIONS

- A screen in original opening gr ft north elevation revised APR '14
- B Obscure glazing on north elevation and valux omitted north elevation storage building JUNE '14
- C Front gable window amended JUNE '14
- D Various amendments under Section 73 Application MAY 2015
- E Dormer over door east elevation amended June 2015

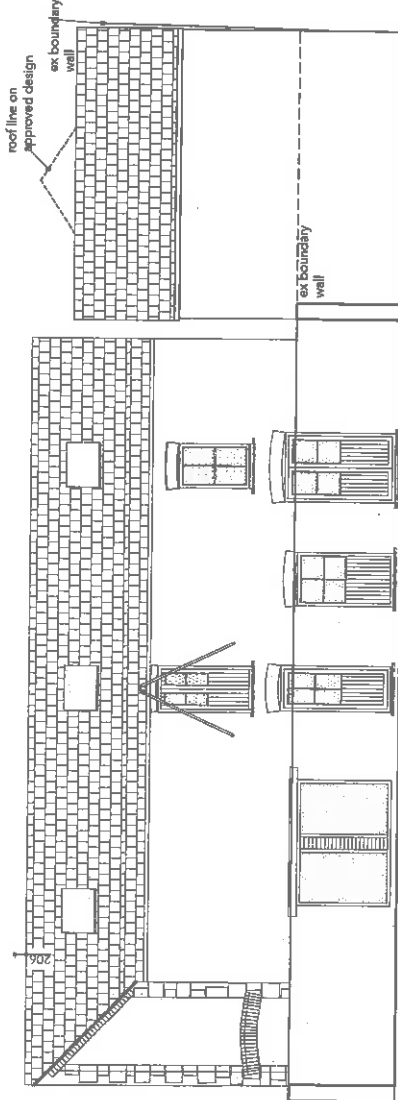
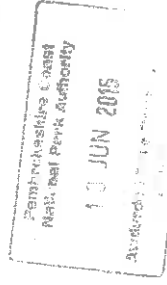


EAST ELEVATION



NORTH ELEVATION

15 2 83



NORTH ELEVATION (STORAGE BUILDING)

proposed elevations east and north

PROPOSED CONVERSION OF EXISTING STORAGE BUILDINGS TO FORM NEW MICRO-BREWERY FACILITIES.

Date: JAN 2014  
Scale: 1:100@A3

dwrg No: BUC/PLNG/05 (E)

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, email david@highseasgallery.com

1:100@A3  
David J P Morgan BSc BArch RIBA  
Office 5, County Chambers, Warren St, TENBY, SA7 0TJ  
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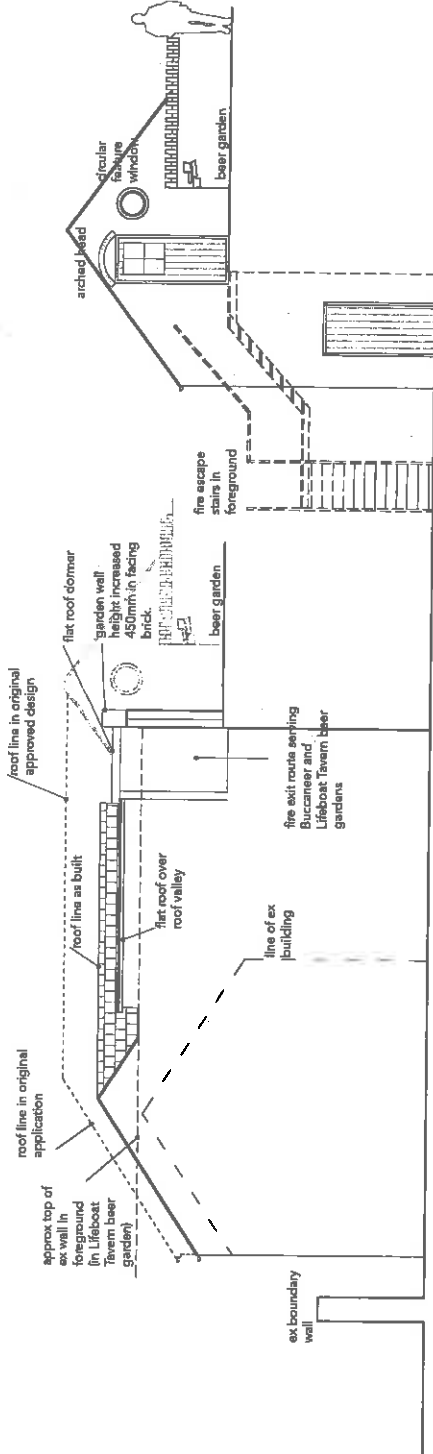




REVISIONS

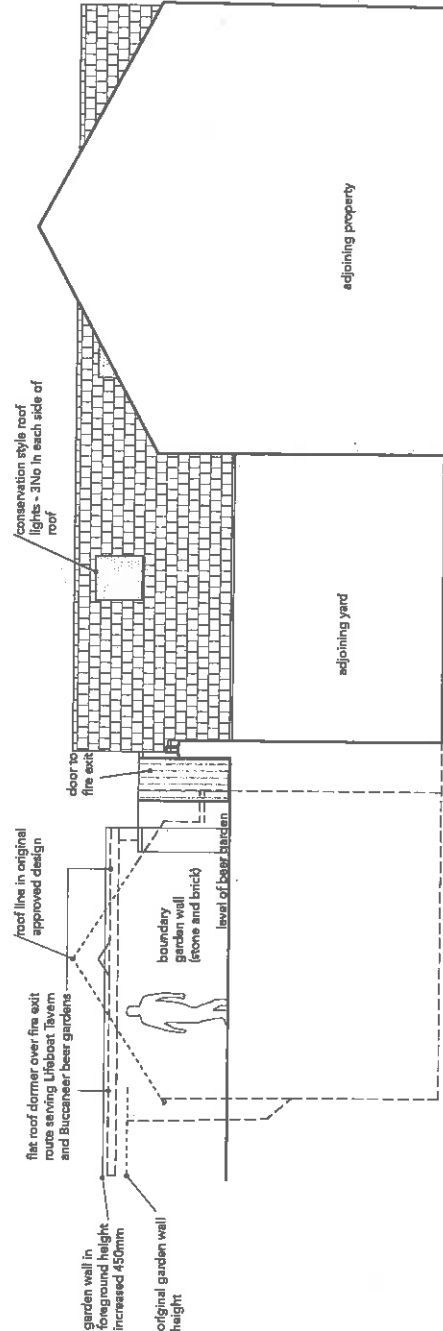
- A ridge and eaves heights reduced APR '14
- B Various amendments under Section 73 Application MAY 2015

NP 15 2 83



WEST ELEVATION (STORAGE BUILDING)

WEST ELEVATION (BREWERY BUILDING)



SOUTH ELEVATION

Planning & Design  
 21 MAY 2015  
 21 MAY 2015

Item 5d)

proposed elevations  
west and south

PROPOSED CONVERSION OF EXISTING  
STORAGE BUILDINGS TO FORM NEW  
MICRO-BREWERY FACILITIES.

dwg No  
BUC/PLNG/06 (B)

Date  
JAN2014  
scale  
1:100@A3

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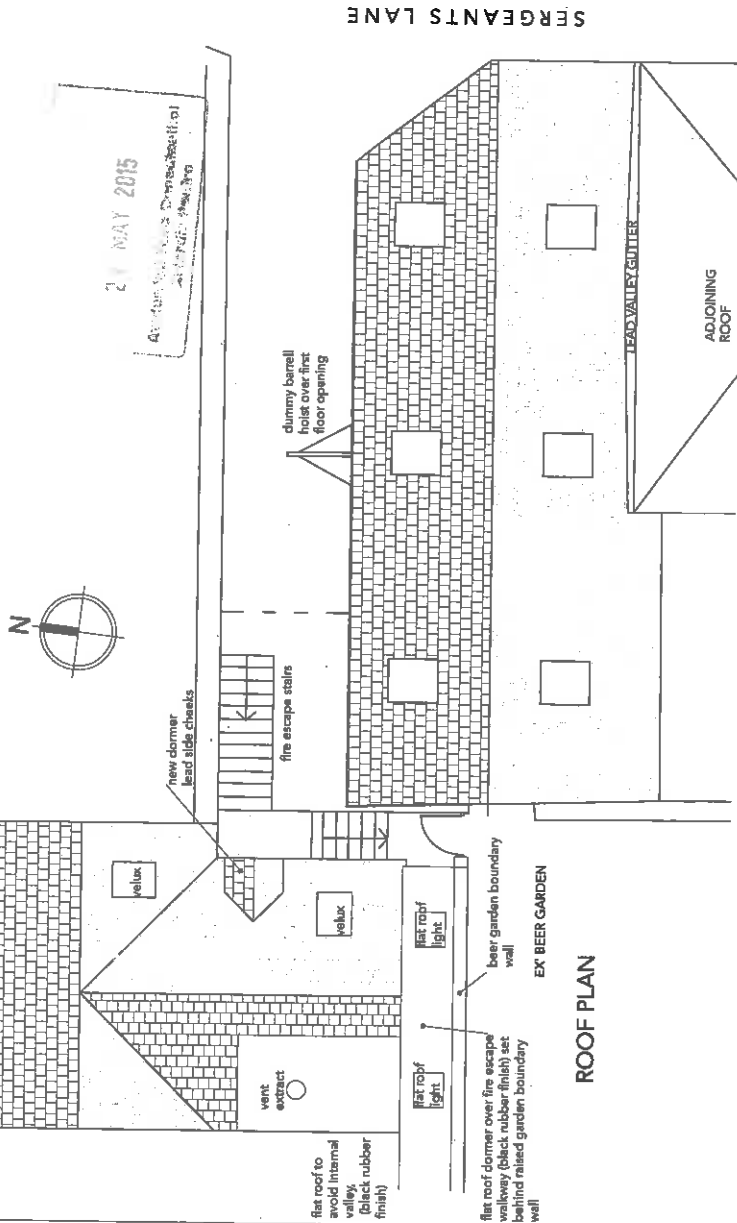
David J P Morgan BSc BArch RIBA  
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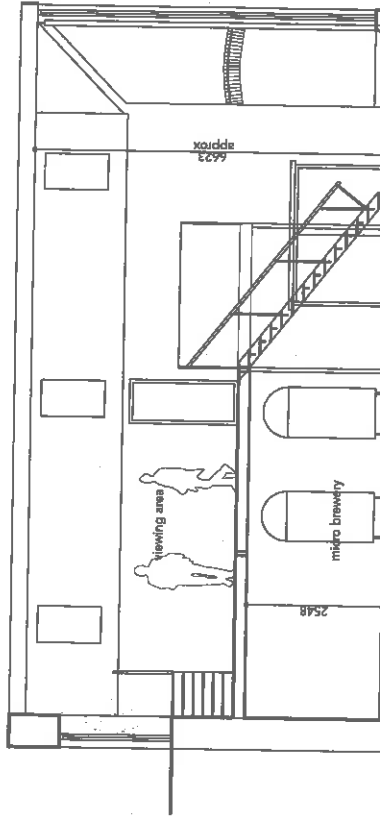
REVISIONS

- A ridge and eaves heights reduced APR '14
- B velux omitted from extreme north roof of storage building JUNE '14
- C Various amendments under Section 73 Application MAY 2015
- D Roof lights and vent extract fin outlet added to roof plan 28 May '15

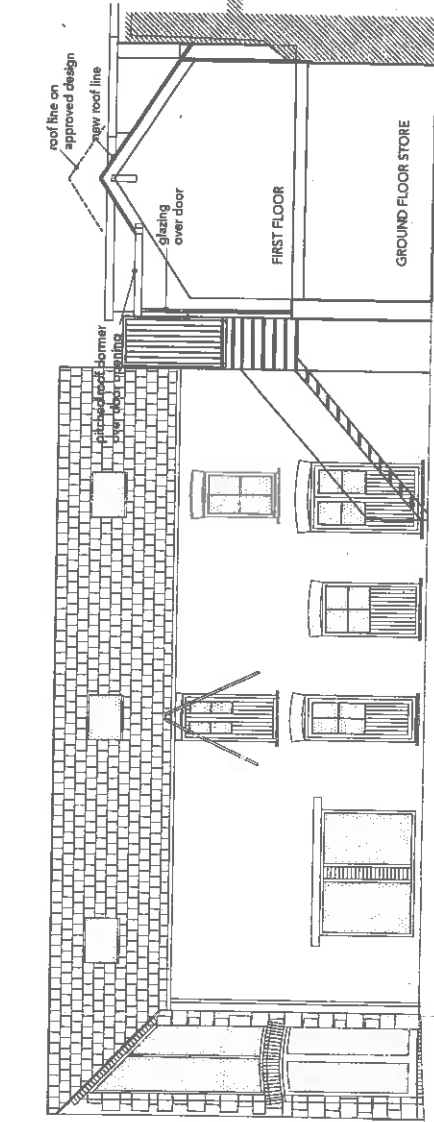
NP 15 2 8 3



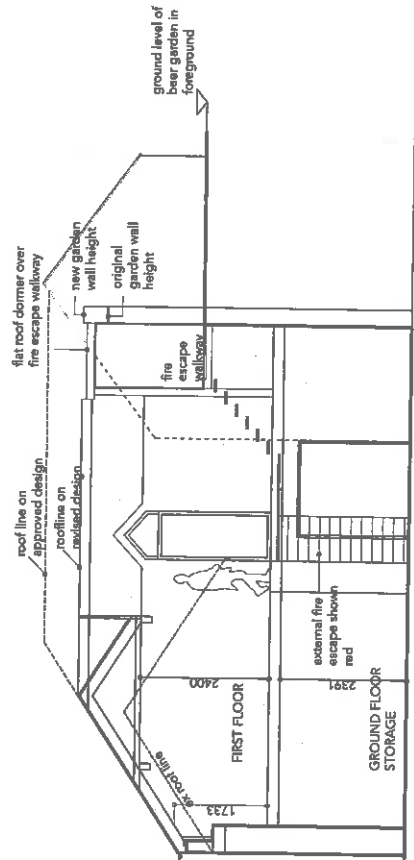
ROOF PLAN



SECTION DD



NORTH ELEVATION



SECTION CC

proposed sections and roof plan

PROPOSED CONVERSION OF EXISTING STORAGE BUILDINGS TO FORM NEW MICRO-BREWERY FACILITIES.

Date JAN 2014  
Scale 1:100@A3

dwg No BUC/PLNG/07(D)

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