

Item 5 - Report on Planning Applications

Application Ref: NP/15/0509/FUL

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|----------------------|---|--------------------|-------------|
| Case Officer | Caroline Bowen | | |
| Applicant | Mr A Musket | | |
| Agent | | | |
| Proposal | Proposed redevelopment of Carew Castle Walled Garden to provide new cafe/storage, school storage, tented performance and rose arbour structures together with hard and soft landscaping features and interpretation panels. | | |
| Site Location | Carew Castle, Castle Lane, Carew, Tenby, Pembrokeshire, SA70 8SL | | |
| Grid Ref | SN04520375 | | |
| Date Valid | 10-Sep-2015 | Target Date | 31-Dec-2016 |

Summary

This application is reported to the Development Management committee, as the applicant is the Pembrokeshire Coast National Park Authority.

The Authority is currently undertaking a programme of works to Carew Castle, a Grade I listed building and Scheduled Ancient Monument, which includes the proposed re-development of the space within the Walled Garden to provide a dedicated access for the public, and for schools. Planning permission is sought for a café, children's storage building, a tented performance/gathering space, a rose arbour and associated hard and soft landscaping works.

Following the original consultation, concerns had been raised by Cadw, Dyfed Archaeological Trust and Natural Resources Wales in respect of the proposed visual impact of the tented performance space; and at the impact of the proposed works on the archaeological resource. In response to these concerns, the design of the tented space has been revised to reduce the height of the structure, and further information has been provided on the methods of construction of the proposal, so that the impact on archaeology can be further assessed. At the time of writing this report, the revised details are under re-consultation, and officers will provide a further verbal report of the responses received at the meeting.

Officers consider - overall - that the revised proposal supports and enhances the existing visitor facilities, thus would not have an adverse impact on the character and setting of the castle; and would not be considered visually harmful to the special qualities of the National Park landscape. In light of this, the proposal would be considered to accord with the policies of the Pembrokeshire Coast National Park Local Development Plan. In light of this, officers would respectfully request that the application be delegated to the Team Leader/Director of Planning to issue consent, provided no new issues are raised as a result of the re-consultation process.

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Consultee Response

Carew Community Council: Supporting

PCNPA - Buildings Conservation Officer: Supporting

PCC - Access Officer: Suggest issues that should be considered by the person(s) responsible for the management of the facility.

Royal Commission Ancient & Historic Monuments: If the walled garden falls within the scheduled area, scheduled monument consent will need to be obtained.

CADW - Protection & Policy: No objection in principle but request a meeting to discuss how the design could be more sympathetic to the scheduled monument and its setting

Natural Resources Wales: No objection

PCC - Transportation & Environment: No objection. No further comments on amended plans as per no objection response received on the 2nd October 2015

PCNPA - Ecologist: No objection - Can a condition be included so if any lighting is installed later it must be agreed in writing with the Authority.

Dyfed Archaeological Trust: Conditional Consent

Royal Commission Ancient & Historic Monuments: Conditional Consent

Public Response

The proposal has been appropriately advertised - no responses have been received.

Policies considered

Please note that these policies can be viewed on the Policies page of Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 30 - Amenity

TAN 12 - Design

Constraints

NPA Property - within 25m

Special Area of Conservation - within 500m

Site of Special Scientific Interest - within 50m

LDP Mineral Safeguard

Biodiversity Issue

Historic Landscape

Ancient Monument - within 50m

Recreation Character Areas

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Officer's Appraisal

Background and site description

The application site is the Walled Garden, which lies to the east of the medieval castle, and is the main access point for visitors to this popular visitor and educational destination.

The land is level, and currently contains the visitor reception building.

Planning History

- NP/12/0048 - Replacement roof, windows and doors to the Lesser Hall area of Carew Castle.
- NP/12/0049 - Demolition of existing visitor centre, extension and change of use of existing store building to provide visitor reception, shop and toilet and associated landscaping.
- NP/12/0050 - Re-surface car park.
- NP/15/0258/FUL - Redevelopment of Carew Castle walled garden to provide new cafe/storage, school storage, tented performance & rose arbour structures together with hard & soft landscaping features & interpretation panels (withdrawn)
- NP/16/0301/FUL - New flagpole. Approved.

Constraints

NPA Property
 SSSI - within 50m
 LDP Mineral Safeguard
 Biodiversity
 Historic Landscape
 Ancient Monument
 Recreation Character Areas
 Tree Preservation Order - within 10m

Current proposal

Permission is sought for;

- A new café building to the immediate east of the visitor centre.
- A schools access and storage building to the north east corner of the Walled Garden.
- An octagonal rose arbour structure to the west part of the Garden
- A tented performance/gathering space to the northern half of the Garden.
- A raised landscape area running centrally to the Garden, which will separate the general public space from the educational space.
- Associated play spaces and structures, and a schools 'time path'

Key issues

- Principle of development
- Impact on the Grade 1/Scheduled Ancient Monument

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- Landscaping
- Archaeology
- Biodiversity
- Other material considerations

Principle of development

Whilst the Local Development Plan should be read as a whole, the policies of particular reference to the proposal are identified above. In particular, Policy 15 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.

Policy 30 seeks to avoid development that is visually intrusive (criterion'd').

The proposed works will provide dedicated and separate access for the general visitors and for school/educational parties, together with an enhanced educational experience and space. The works would improve the quality of the overall visitor offer, and would be wholly contained within the confines of the existing Garden walls. The original tent design would have protruded above the height of the walls, and was considered to be unsympathetic with the overall historic appearance - this element has since been redesigned to incorporate a lower level 'Bedouin' style tent, which would not extend significantly above the prevailing height of the walls, and which is considered by officers to be more appropriate to the setting.

The new café, children's store and shelter, and rose arbour are of timber construction, and are suitably low key, to match the existing visitor centre. The new café building replicates the visitor centre in height, mass and profile, and sits unobtrusively against the Walls. The children's building is similarly lightweight, and whilst the monopitch roof profile does extend above the top of the northernmost Wall, this element is adequately screened from public viewpoints by the prevailing mature trees, and does not significantly harm the setting of the Walled Garden.

In light of this, the proposal would accord with the policy requirements of the Local Development Plan.

Impact on the Grade 1/Scheduled ancient monument

Both the Authority's Conservation Officer and Cadw have been re-consulted due to the status of the castle as both a listed building and scheduled ancient monument. The Conservation Officer has recommended support, advising that *...given the pre-eminence of the scheduled status, my comment is limited to the setting of the surrounding listed buildings, the effect on which would be minimal, the works also being reversible.'*

At the time of writing this report, Cadw's comments are awaited.

Landscaping

The proposed works are to establish a raised landscape area comprising a mounded grassed bank defined by boulders, trees and hedge planting positioned centrally, with a 'time' path, sunken play structure, adventure play

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area and herb/vegetable planting against the northern wall. The Authority's Tree and Landscape Officer recommended conditional consent, requiring details and a method statement of the proposed works, to the ash trees in proximity to the Walled Garden to be submitted prior to commencement of development.

Archaeology

The Royal Commission have commented that... 'the supporting documentation for this application shows full awareness of the archaeological sensitivity of the site' and that the ... 'scheme for the re-development of visitor reception facilities, as set out in the Design and Access application, is carefully considered'. Their recommendation is of conditional consent.

Dyfed Archaeological Trusts comments on the revising information are awaited at the time of writing this report.

Biodiversity

The application site is within an area where biodiversity is a known constraint (the Castle is home to bat roosts). Natural Resources Wales have advised that as all work would take place within the Walled Garden and no external lighting is proposed, there would be no disruption of bat flight lines, and there is no objection on biodiversity grounds. The Authority's Planning Ecologist has been consulted and has advised that subject to a condition requiring no external lighting to be installed, there is no objection.

Other material considerations

The Highways Authority has no objection on highway grounds.

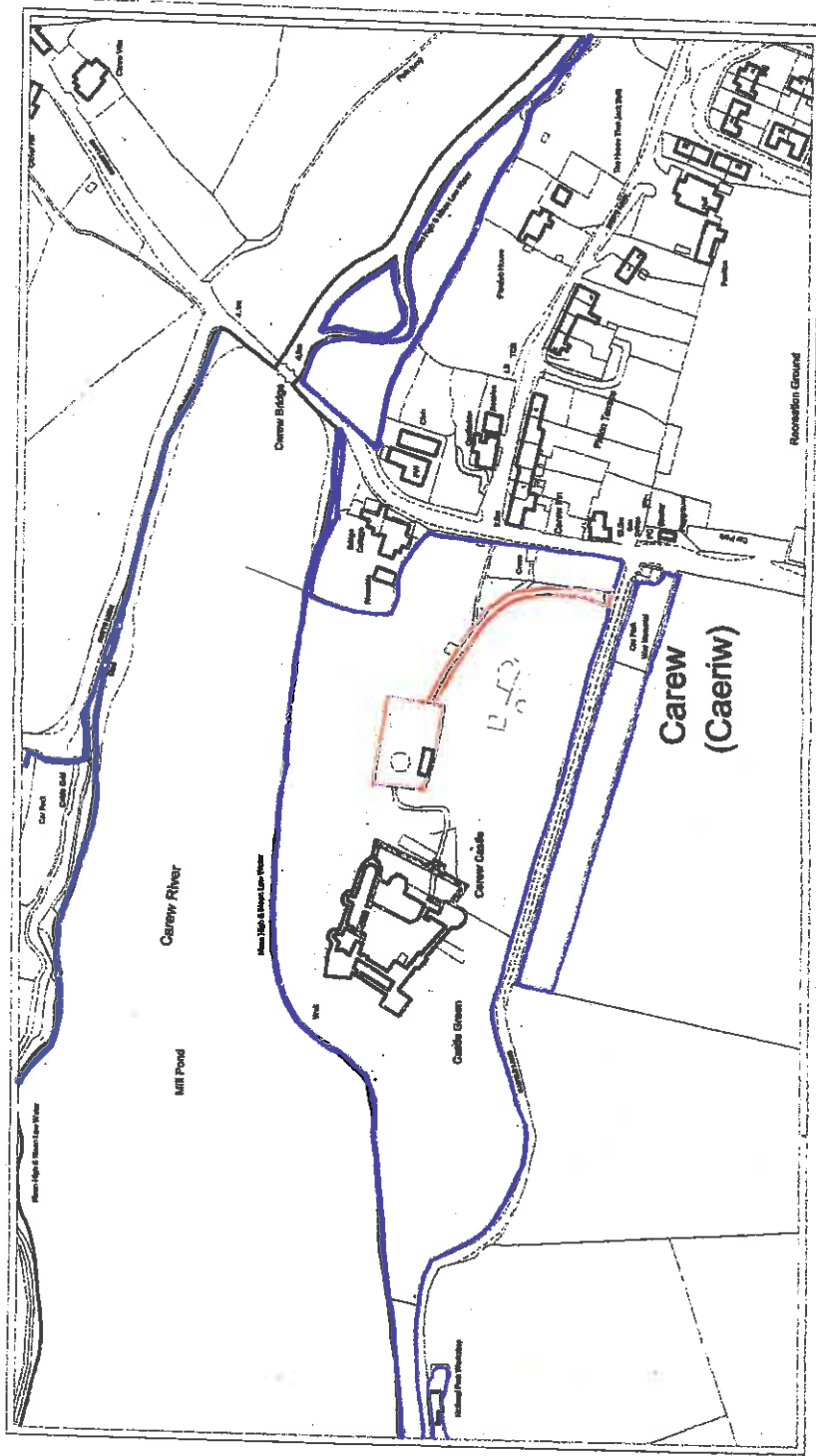
Natural Resources Wales have raised no objections in respect of flood risk, surface water management, foul drainage or the submitted construction environmental management plan for the proposal.

Conclusion

The proposal has been considered against the policies of the current Local Development Plan, and - overall - is considered to be appropriate to the current use of the site and compatible with the historic and cultural landscape setting. However, as the re-consultation period was still underway at the time of writing the report, officers would respectfully ask that Members delegate the application to the Team Leader/ Director of Planning to issue conditional planning permission, subject to no new issues being raised as a result of the re-consultation process.

Recommendation

That the application be delegated to the Team Leader/Director of Planning to issue conditional planning permission, subject to no new issues being raised as a result of the re-consultation of revised plans.



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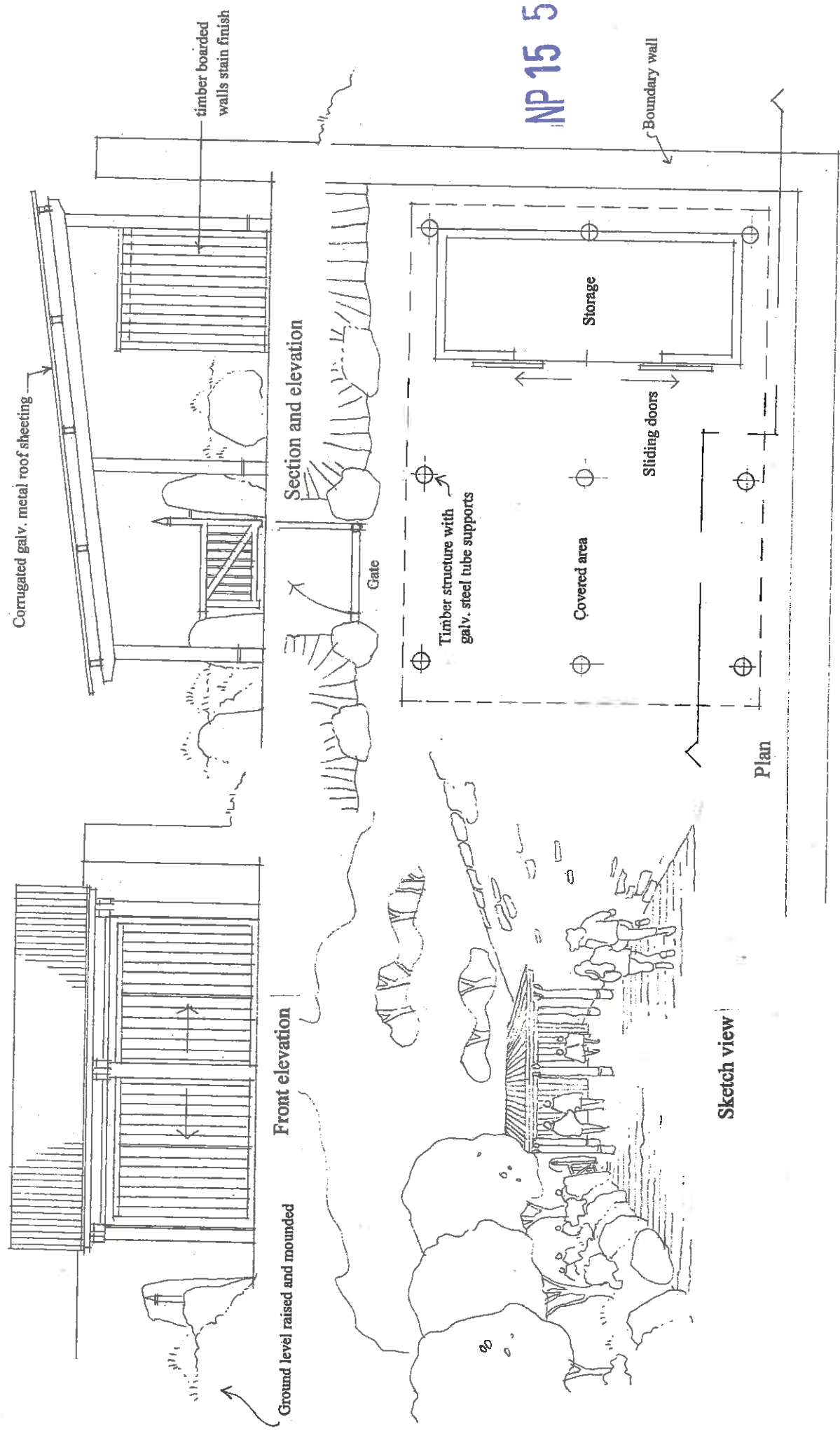
Location Plan scale 1:2500

Item 5a)

Carew Castle Walled Garden Restructuring and Landscape Proposals Dwg. No. P01
 for Pembrokeshire Coast National Park Authority
 Smith Roberts Associates : architects : 2, Old London Road, Wotton-under-Edge, Glos. GL12 7EA tel: 01453 521188
 Email: smithrobertsassociates@gmail.com

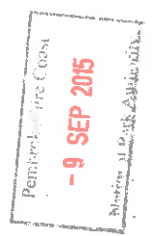
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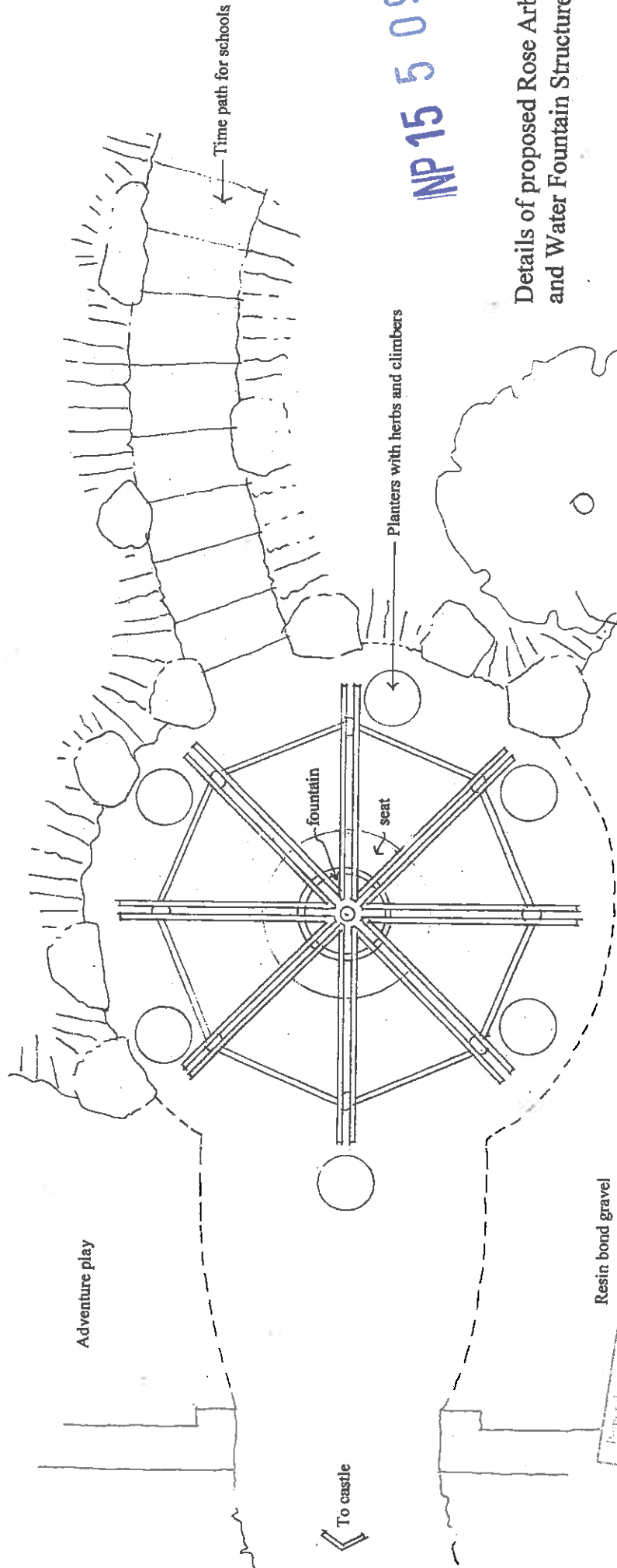
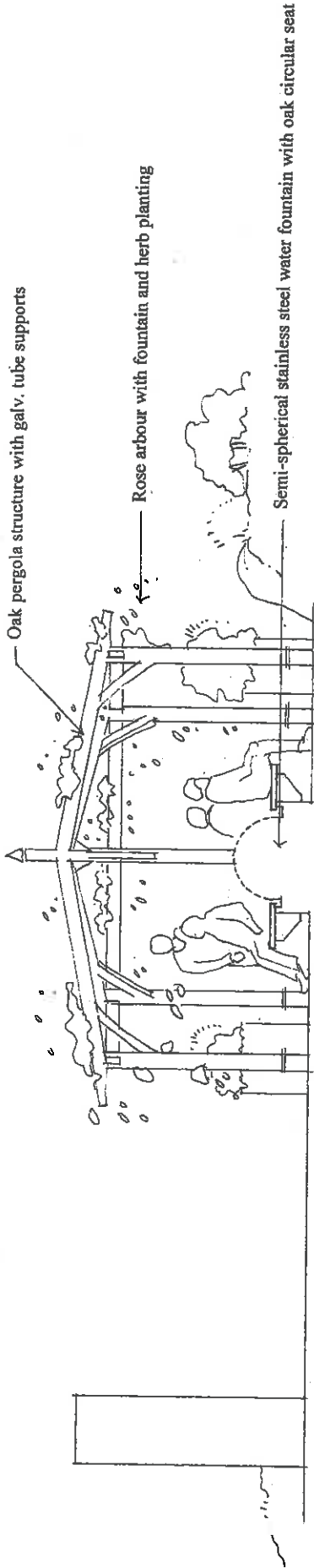
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Details of proposed School Entrance/Storage Structure scale 1:50

Carew Castle Walled Garden Restructuring and Landscape Proposals Dwg. No. P06
 for Pembrokeshire Coast National Park Authority
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Details of proposed Rose Arbour
and Water Fountain Structure scale 1:50
Item 5a)

Carew Castle Walled Garden Restructuring and Landscape Proposals Dwg. No. P08
for Pembrokehire Coast National Park Authority
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Pembrokehire Coast
National Park Authority
- 9 SEP 2015