
 Item 5 - Report on Planning Applications

Application Ref: NP/16/0244/FUL

Case Officer	Kate Attrill		
Applicant	Ms V North		
Agent	Mr G Dauncey, Gareth Dauncey Architects		
Proposal	Change of use room used as hairdressers to provide additional internal seating for existing cafe (accessed from existing cafe entrance & hallway); provision of painted timber, external seating enclosures (part retrospective).		
Site Location	Vic North Cafe, Fountain House, Market Street, Newport, Pembrokeshire, SA42 0PH		
Grid Ref	SN05703904		
Date Valid	27-Apr-2016	Target Date	21-Jun-2016

Summary

The application is being brought to Committee due to the Town Council objection being contrary to your officer's recommendation of conditional approval. The Town Council has not objected to the internal change of use to café, but has objected to the appearance of the boundary treatment.

This application has been submitted in retrospect as a boundary treatment was erected and the internal change of use took place and then planning permission was applied for retrospectively. The fence already erected along both frontages consists of 'pallet' style horizontal panels with integral planters.

At pre-application stage, the Conservation Officer was not satisfied that the style of the existing fence adequately addressed the character of the Conservation Area and suggested a boundary treatment to the architect which were then duly submitted as the current application proposes.

The Highways Department had concerns over the immediate boundary to the highway, but revised plans have been submitted to address these concerns and no objection is now being raised by Highways.

No third party objections to the change of use or the fencing have been received (with the exception of the Town Council comments). The application retains the space previously used as a hairdresser as an extension to the café and retains it in an active commercial use, complying with Local Plan Policy for primary frontages. The application is therefore supported subject to appropriate conditions.

Consultee Response

Newport Town Council: The town council have no objections to the internal works proposed but recommend rejection of the external part of the proposal

PCC - Transportation & Environment: No objection

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Public Response

The application was advertised by site notice and neighbour notification letters in accordance with the procedures required by The Town and Country Planning (Development Management Procedure) (Wales) Order 2012. A site notice was placed on the frontage of the site on the 17th May 2016.

No third party comments have been received.

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
 LDP Policy 01 - National Park Purposes and Duty
 LDP Policy 03 - Newport Local Centre
 LDP Policy 08 - Special Qualities
 LDP Policy 12 - Welsh Language
 LDP Policy 15 - Conservation of the Pembrokehire Coast National Park
 LDP Policy 30 - Amenity
 LDP Policy 49 - Retail in the National Park
 LDP Policy 53 - Impacts on traffic

Constraints

LDP Designation
 Biodiversity Issue
 Historic Landscape
 LDP Centre:70pc aff housing;30 units/ha
 Recreation Character Areas

Officer's Appraisal

Site and Context

The Vic North Café lies on the western side of Market Street between the Blas Café and a residential property adjacent to the Lloyds Chemist. The building comprises a dual frontage which used to be split between two commercial properties at ground floor level. It is a Listed Building which lies within the Newport Conservation Area.

Relevant Planning History

NP/05/642 LB Internal alterations & provision of forecourt wall & railing - Approved

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NP/05/668 Internal alterations & provision of forecourt wall & railing
Approved

NP/00/296 Installation of extractor fan – retrospective Refused

NP/01/401 LB Installation of external ducting – Refused

02/090 LB New extractor fan; removal of existing fan & reinstatement of wall
Approved

Description of Proposal

The application is part retrospective, in seeking change of use from an A1 Hairdressers use to a café which is an A3 use class. It also proposes a to dismantle the existing unauthorised boundary fence (for which there are no permitted development rights, due to the property being in commercial use) and replace with a vertically boarded fence.

Key Issues

The application raises the following planning matters:

- Siting, Design and Impact upon the Special Qualities of the National Park
- Access and Parking

Siting, Design and Impact upon the 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 application is not considered to present a significant visual intrusion to the National Park, nor to harm the special qualities of the National Park and is thus considered to comply with Policies 8, 15, 29 and 30..

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Access and Parking:

The frontage of the building has in the past been used for off-road parking, but its use as a front seating area is considered to benefit the character of the Conservation Area.

The County Highways has asked for the fencing to be set-back to improve the safety of pedestrians, bearing in mind that there is no pavement to the frontage. Plans have been revised accordingly. There is therefore no reason to recommend refusal on highway safety grounds.

Conclusion

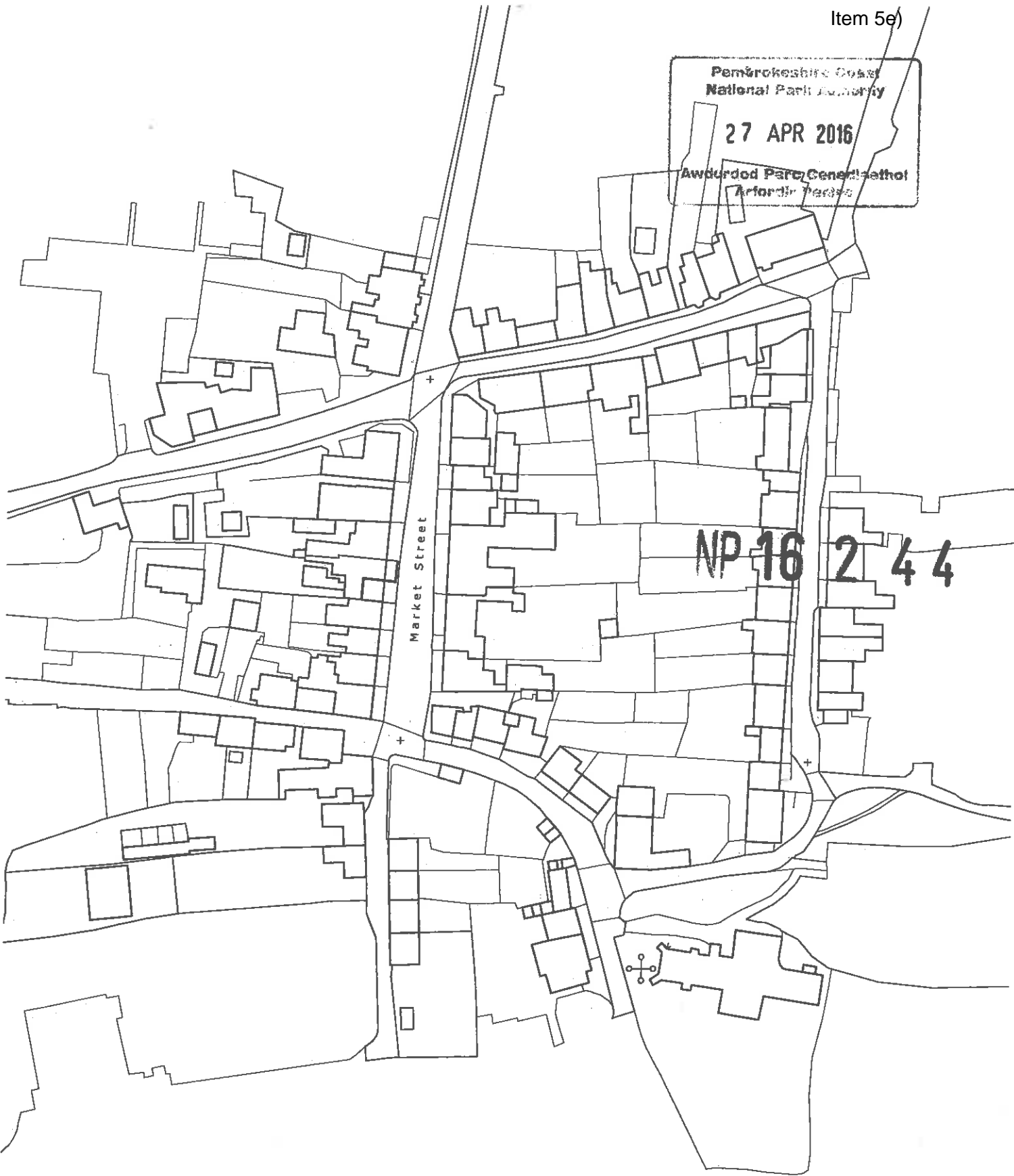
The application is proposing a timber fence, a material which is usually considered to be in keeping with the Conservation Area, and alters the current fencing to a vertical emphasis rather than the horizontal which is there at present. The Conservation Officer supports the revised plans as being in character with the Conservation Area. In terms of this being an application to address a retrospective development, a time limit is suggested to ensure the fencing is replaced in a timely manner, but the application is considered to comply with local and national planning policies.

Recommendation

APPROVE, subject to the following conditions:

1. The development shall begin not later than five years from the date of this decision.
Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan received 27th April 2016
Block plan received 25th May 2016
Existing and proposed elevations received 27th April 2016
Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. The revised boundary treatment hereby approved shall be completed and retained thereafter within three months of the date of this consent.
Reason: In the interests of enhancing the impact on the Conservation Area and removing the current unauthorised fencing in accordance with Local Plan Policy 15 - Conservation.

Pembrokeshire Coast
National Park Authority
27 APR 2016
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Gareth Dauncey Architect

title

VIC NORTH CAFE, Market Street, Newport

**Additional Internal And External Seating Areas
Site Location Plan**

date

26.04.2016

scale

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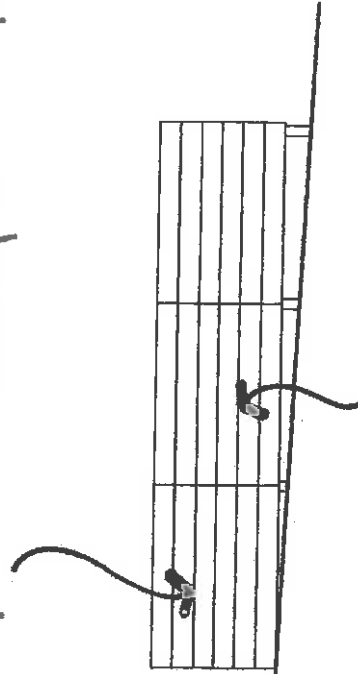
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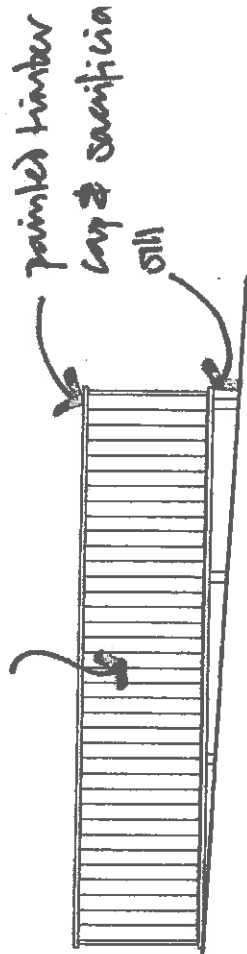
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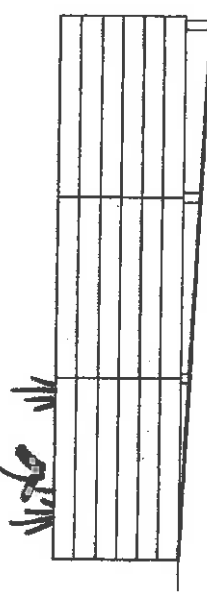
exposed timber boarding with s/s fixings



existing boarding to be overlaid with painted, vertical timber boarding (V type joint between boards, no exposed fixings) as shown

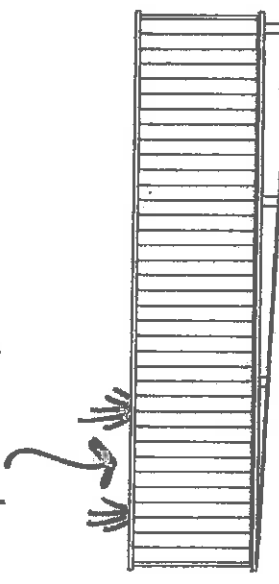


painting not shown



* Existing Elevation seen from road (front & rear of planters as shown).

painting not shown



* Proposed Elevation seen from road

(front, rear & sides of planters to adopt boarded detail as shown)

16 2 4 4

Preparatory Coast National Park Authority
27 APR 2016
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Item 5e)

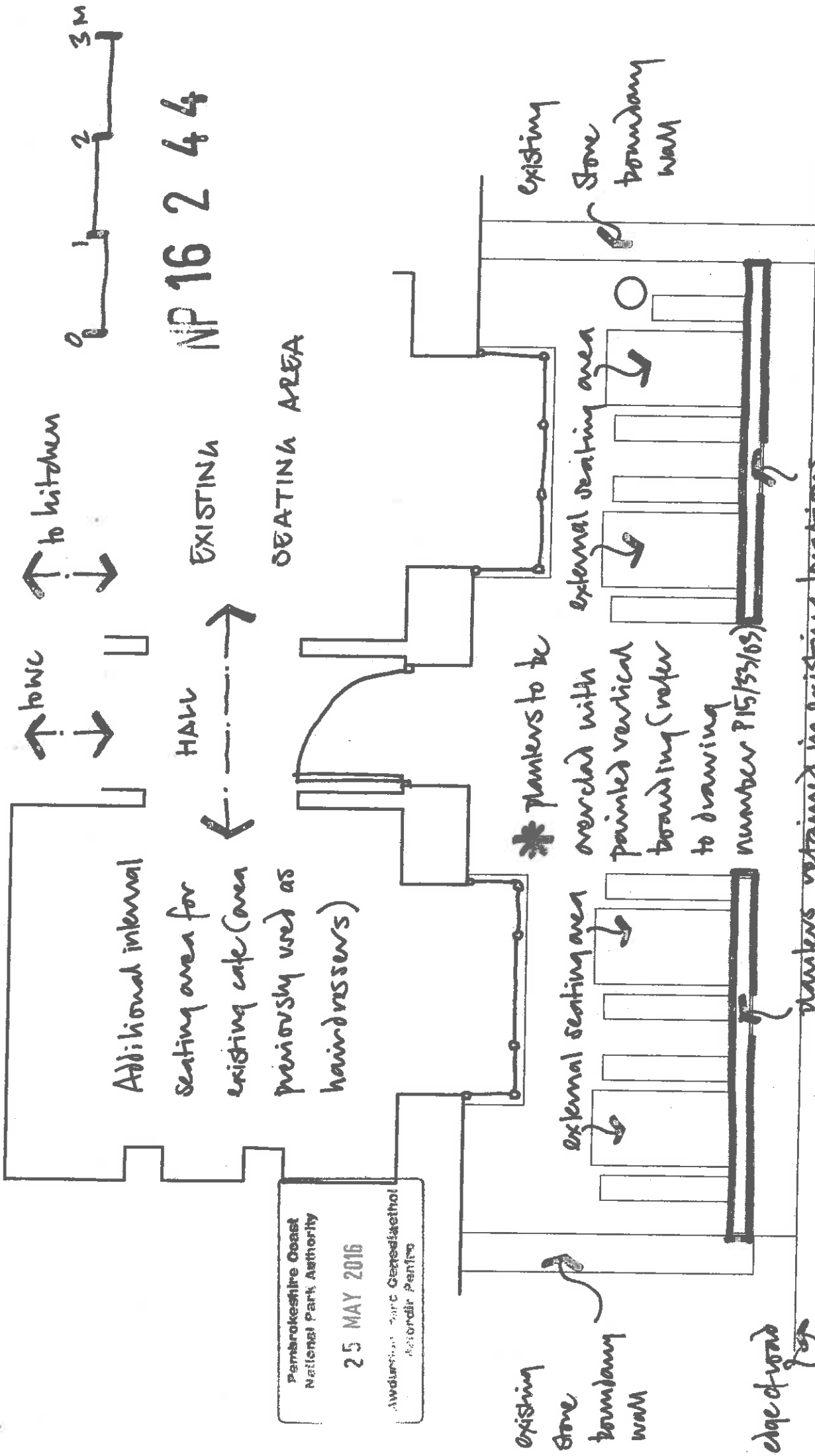
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gdarchitect@btinternet.com			

VIC NORTH CAFE, Market Street, Newport

Additional Internal And External Seating Areas

Elevations of External Seating Enclosure as Existing and Proposed

Geoffrey Dalrymple Architects



Pembrokeshire Coast
National Park Authority
25 MAY 2016
Awdwrddys Parc Cenedlaethol
Autorollwr Penfro

rev A (24 May 2016) planter locations moved back from edge of road to be in same location as existing

VIC NORTH CAFE, Market Street, Newport
Additional Internal And External Seating Areas
Plan as Proposed

Garrett Dauncey Architects

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gdaarchitect@btinternet.com			