

Item 5 - Report on Planning Applications

Application Ref: NP/16/0170/FUL

Case Officer	Andrew Richards		
Applicant	Harbour Commissioners Trust Port of Saundersfoot		
Agent	Mr D Morgan, David Morgan Architect		
Proposal	Construction of new Marine Centre, including marine workshops, marine/outdoor action retail, cafe & restaurant, offices for harbour administration & Wales Tourism, RYA Academy, Teaching Rooms, Coastal Storm Education Centre, bedrooms & disabled accommodation		
Site Location	Harbour Office, The Harbour, Saundersfoot, Pembrokeshire, SA69 9HE		
Grid Ref	SN0456		
Date Valid	31-Mar-2016	Target Date	25-May-2016

Summary

This application has been reported to the Development Management Committee as the application is classed as major development.

The application proposes the construction of a new mixed use commercial building formed across 4 stories and providing a RYA unit, reception, coffee shop, chandlery, toilet and wash facilities, workshop and marine engineering and external storage yard at ground floor level. Restaurant and associated kitchen and servery and bar, teaching room, toilet facilities, 10 double bedrooms, family room and disabled accommodation at first floor level, Wales coastal tourism space, toilet facilities and coastal storm centre interactive exhibition at second floor level together with staff room, changing facilities, office administration, reception, toilet facilities, harbour masters office and board room to be provided on the third storey.

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 8, January 2016) and having regard to all material considerations it is considered that the development offers an opportunity to improve the quality of the environment at Saundersfoot Harbour. The development will be in keeping with the aims of the LDP in that the development will conserve and enhance the existing character of the harbour and contribute positively to ensuring the long term viability of the harbour. As such, and subject to a schedule of suitable conditions to control the development and finishes, the development is acceptable and complies with the requirements of policies 1, 4, 8, 9, 10, 11, 12, 15, 17, 18, 29, 30, 31, 32, 33, 34, 35, 42, 45, 48, 49, 50, 52 and 53 of the Local Development Plan.

Consultee Response

Saundersfoot Community Council: Support
PCNPA Tree and Landscape Officer: Conditional consent
PCNPA Park Direction: Support in principle

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PCNPA Buildings Conservation Officer: Support
PCC Transportation and Environment: No objection
PCC Public Protection: Conditional consent
PCC Ecologist: Conditional consent
PCC Drainage Engineers: No adverse comments
PCC Access Officer: Support
Natural Resources Wales: Conditional consent
Dyfed Archaeological Trust: No objection

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. No response has 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>

LDP Policy 01 - National Park Purposes and Duty
 LDP Policy 04 - Saundersfoot Local Centre
 LDP Policy 08 - Special Qualities
 LDP Policy 09 - Light Pollution
 LDP Policy 10 - Local Sites of Nature Conservation or Geological Interest
 LDP Policy 11 - Protection of Biodiversity
 LDP Policy 12 - Welsh Language
 LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
 LDP Policy 17 - Shore Based Facilities
 LDP Policy 18 - Porthgain, Saundersfoot and Tenby Harbours
 LDP Policy 29 - Sustainable Design
 LDP Policy 30 - Amenity
 LDP Policy 31 - Minimising Waste
 LDP Policy 32 - Surface Water Drainage
 LDP Policy 33 - Renewable Energy
 LDP Policy 34 - Flooding and Coastal Inundation
 LDP Policy 35 - Visitor Economy
 LDP Policy 42 - Employment Sites and Live/Work Units
 LDP Policy 45 – Affordable housing
 LDP Policy 48 - Community Facilities and Infrastructure Requirements
 LDP Policy 49 - Retail in the National Park
 LDP Policy 50 - Town and District Shopping Centres
 LDP Policy 52 - Sustainable Transport

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LDP Policy 53 - Impacts on traffic
 PPW8 Chapter 03 - Making and Enforcing Planning Decisions
 PPW8 Chapter 04 - Planning for Sustainability
 PPW8 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
 PPW8 Chapter 06 - Conserving the Historic Environment
 PPW8 Chapter 07 - Economic Development
 PPW8 Chapter 08 - Transport
 PPW8 Chapter 10 - Planning for Retailing and Town Centres
 PPW8 Chapter 11 - Tourism, Sport and Recreation
 PPW8 Chapter 12 - Infrastructure and Services
 PPW8 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
 SPG05 - Sustainable Design
 SPG06 - Landscape
 SPG08 - Affordable Housing
 SPG11 - Coal Works - Instability
 SPG12 - Parking
 SPG14 - Renewable Energy plus Addendum on Field Arrays
 SPG17 - Conservation Area Proposals
 SPG21 - Recreational and Leisure Activities
 SPG22 - Seascape Character
 TAN 02 - Planning and Affordable Housing
 TAN 04 - Retailing and Town Centres
 TAN 05 - Nature Conservation and Planning
 TAN 06 - Planning for Sustainable Rural Communities
 TAN 08 - Renewable Energy
 TAN 11 - Noise
 TAN 12 - Design
 TAN 13 - Tourism
 TAN 15 - Development and Flood Risk
 TAN 16 - Sport, Recreation and Open Space
 TAN 18 - Transport
 TAN 23 - Economic Development

Constraints

Special Area of Conservation - within 500m
 Special Protection Area - within 500m
 Site of Special Scientific Interest - within 50m
 Technical Advice Note 15

LDP Designation
 Biodiversity Issue
 Regionally Important Geological Sites
 LDP Centre:60pc aff housing;30 units/ha
 Recreation Character Areas
 Low Coal Risk
 Surface Coal

Officer's Appraisal

Background

This application has been submitted following pre-application discussions in relation to proposed works within Saundersfoot Harbour as a whole and also an initial pre-application consultation on the design of the proposed new marine centre. Officers provided advice to the applicant in July 2015 confirming that the principle of the development was considered to be acceptable but thought should be given to looking at providing a wholly coherent modern or traditional building with quality materials that would complement the harbour area.

The pre-application consultation proposed a new mixed use commercial building comprising RYA unit, teaching rooms and workshop at ground floor, further teaching rooms and workshop at first floor, offices, administration and marine tourism at second floor and harbour masters office and board room at third floor level.

The development did not fall within a category of Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and so it was considered that the proposal would not comprise EIA development requiring an Environmental Statement.

The current application has been assessed and is not considered to fall within a category under Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016. Accordingly, the application does not require to be accompanied by an Environmental Statement.

History

- NP/14/0445 - 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 – Approved – 9 December 2014
- NP/14/0584 – Jones & Teague, The Harbour, Saundersfoot – Demolition of existing buildings – Approved - 9 December 2014

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- 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
- 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 application proposes the construction of a new mixed use commercial building formed across 4 stories and providing a RYA unit, reception, coffee shop, chandlery, toilet and wash facilities, workshop and marine engineering and external storage yard at ground floor level. Restaurant and associated kitchen and servery and bar, teaching room, toilet facilities, 10 double bedrooms, family room and disabled accommodation are to be provided at first floor level. Wales coastal tourism space, toilet facilities and coastal storm centre interactive exhibition are to be provided at second floor level together with staff room, changing facilities, office, administration reception, toilet facilities, harbour masters office and board room to be provided on the third storey.

The application has been supported with the following information:

- Design & Access Statement: Phase 2
- Conservation Area Statement
- Statement in respect of bat conservation
- Preliminary Assessment of Flood Risk
- Clarification on Matters of Floor Risk
- Transport Statement
- BS5837 Trees in relation to construction
- Protected Species Survey for Bats

Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Impact on the Conservation Area
- Affordable Housing
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Land Stability
- Biodiversity
- Land Drainage and Flooding
- Other Material Considerations

Policy and Principle of Development

The site lies within Saundersfoot Harbour and is part of the Saundersfoot Conservation Area and the relevant key policies to consider, in relation to the principle of development, include Policy 4 (Saundersfoot Local Centre), Policy 17 (Shore Based Facilities) and Policy 18 (Porthgain, Saundersfoot, Solva and Tenby Harbours) of the Local Development Plan.

The above mentioned policies provide support for schemes that will 'protect and enhance the harbour' of Saundersfoot whilst 'sustaining working harbour activities'. The policies are aimed at ensuring that a proposal will contribute positively to ensuring the long term viability of the harbour.

Paragraph 4.91 of the LDP advises "when proposals are submitted in these harbour areas the Authority will request evidence with the application which will set out the relationship between the operation of the harbour business and the proposal and how the proposal will contribute positively to ensuring the long term viability of the harbour".

The proposals put forward indicate that this scheme comprises phase 2 of a series of phases to redevelop Saundersfoot harbour. This application includes a mixed use commercial building that will provide facilities geared towards providing improvements for the harbour area. The scheme will result in enhanced harbour management facilities helping to sustain the working harbour activities and providing enhancements to the commercial and leisure activities which will add to the viability of the harbour as a whole.

The proposal is strongly related to maritime and harbour business and therefore generally complies with the first criteria of Policy 18. The current design is considered to be modern and innovative incorporating a functional form that will not be out of keeping with the harbour character and marine theme. The development is considered to comply with the aims of the above

mentioned policies, and as such, the principle of this development is supported.

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 proposed new structure will be positioned approximately on the same site as the former Jones and Teague Boat Yard demolished under planning consent NP/14/0584. The proposed siting will maintain the new slip way access to Glen beach and also provide the long term replacement of the previous unsightly boat yard structures on this site. The new building is large in scale and spread over four storeys within a dominant site with panoramic views across the harbour and also Saundersfoot Bay. With the site enclosed on two sides by the existing high cliff backdrop, it is considered that the siting allows scope for a larger commanding building at this location compared to the eastern side of the harbour site. The current proposal is considered to be well integrated into this site and its immediate surroundings, and will have operational control over all the harbour's commercial and leisure activities from this location.

The building and its primary entrances face the harbour with mixed uses spread over the four storeys and the public friendly uses concentrated to the front of the site, with the engineering uses located to the rear of the building and adjacent to the existing slipway allowing vessels to be launched under management control. This not only hides the working areas from general public view, but also gives easy access to the workshop from the slipway and vice versa.

The design philosophy is to retain the character of the historic harbour and its architectural features and minimise the effect upon these aspects by replicating the stone harbour walls at low level to ensure the building maintains the horizontal appearance of the harbour walls and pier. This allows the modern building to sit on top of the harbour wall without having an immediate contrast of materials, the remaining design and materials seek to embody marine parameters, shapes, profiles and colours.

The height and dominance of the cliff backdrop behind, and to the side of the building deflects its mass. This allows the building to sit in this prominent location with little impact on the skyline from the important views from the north or east of the harbour and village beyond.

As such, the current design is considered to sustain and enhance the local character whilst also promoting modern and innovative design which reflects the overall ambition to develop the harbour into a major focal point on the Welsh coastline. Again the development will comply with the aims of the above mentioned policies and is supported.

Impact on the Conservation Area

The harbour forms an important open space which is recognised in the Supplementary Planning Guidance 'Saundersfoot Conservation Area Proposals'. There is a need to consider whether the proposals contribute to the strategy to conserve and enhance the special architectural, archaeological and historic qualities which contribute to the character of Saundersfoot Conservation Area.

The submitted Conservation Area Statement indicates that; *'the aim of the proposed building is to provide an iconic marine facility for Pembrokeshire and will establish Saundersfoot as a significant maritime base on the Welsh coastline. It will add vibrancy to the harbour, and its users throughout the year.'*

The proposals are part of the overall aim to transform a traditional Welsh commercial harbour into one which encompasses the requirements of the modern leisure, professional and supporting marine sectors. These aims will be achieved without detriment to the existing ambience of the harbour and the special quality of its architectural walls and piers which are so important to its character.'

The Authority's Buildings Conservation officer supports the current scheme and states; *'Whilst this is a large building, it effectively 'reads' with the taller cliff-line against which it is set. That the cliff-top has already been developed makes the proposed building visually less alien than would be otherwise. The proposed materials are all of neutral appearance and good quality, giving the structure an appropriate modernist and nautical theme. In terms of appearance and siting, the impact on the conservation area is low. In terms of character, the proposed use is entirely suitable for a harbour village, and the aspirations to increase its leisure facilities'*

Affordable Housing

The development includes twelve units of guest accommodation associated with the Royal Yachting Association training centre, teaching and educational facilities. It is assumed that the accommodation will be fully serviced, although it appears that the residential guests will be sharing the proposed restaurant,

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and or café facilities with the public. Given the accommodation is linked directly to the training centre and education facilities, it is considered necessary to impose condition(s) to ensure that the accommodation will be limited in its occupation to these uses. Therefore, with the proposed accommodation being limited in its occupation by condition, the proposal will become exempt from affordable housing provision being required in this instance.

Siting and Sustainable Design

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. Criterion 'c' resists development that would introduce or intensify a use which is incompatible with its location. 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').

Several photo images and visualisations have been provided which indicate how the proposed marine centre will be viewed from different locations within the context of existing harbour and also the village beyond.

The application site is currently vacant and is separated from other harbour buildings and located in the south west corner of the harbour. The current siting located away from the main nucleus of harbour buildings is considered to be acceptable, and in this instance will assist in providing the proposed building with an ideal location for such an iconic building, which whilst large will not have an over bearing impact on other buildings within the harbour and village area.

The buildings structure, its components and external finishes are all designed to enable easy alteration or updating in the future. The internal spaces are adaptable and materials sourced will be selected from natural, renewable or recycled sources and where possible from local suppliers. The mix of traditional and modern materials assists in giving the building an overall theme which is considered to be in-keeping with the harbour and marine environment. The mix of materials and design features is also considered to provide the building with a sustainable design and can be supported.

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 adverse comments have been received from the general public or neighbours on the current application and it is noted that the nearest neighbouring property is approximately 40 metres away, and located within Captain Walk which is a residential estate based on top of the adjacent cliff face, which is sited significantly higher than the new building. The nearest buildings based at harbour level are the existing storage units and toilet block which are approximately 50 meters and 220 metres respectively, and therefore it is considered that there will be no adverse impact on privacy or amenity in this instance.

Highway Safety and Access

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development. The scheme proposes no amendments to existing highway layout or parking and the Highway Authority raise no concern in relation to impact from traffic. As such there are no objections raised on highway grounds and the scheme complies with the requirements of policies 52 and 53 of the LDP.

Pembrokeshire County Council Access officer has been consulted on the application regarding the public use of the building and access into and around the building. The development is considered to be inclusive for disabled people and can be supported.

Landscaping

The development does not include soft landscaping given the harbour location but does include a small element of hard landscaping to the external storage area and also to the area outside the main entrance where a new access way and a dropping off facility will be provided. No details of the types of finish or

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materials have been provided with the application to cover these areas and therefore condition(s) will be imposed to control these aspects.

Land Stability

The site is located within an area defined by The Coal Authority as containing potential low hazards arising from coal mining. Based on this the current application is not required to provide a Coal Mining Risk assessment as land instability from former coal workings will be considered under other legislation. In this respect, an informative will be added to any consent issued to inform the applicant of this.

Biodiversity

The proposed development is immediately adjacent to the Carmarthen Bay and Estuaries SAC and Waterwynch Bay to Saundersfoot Harbour SSSI. Natural Resources Wales and the Authorities ecologist has considered the proposed scheme and offer no objection subject to a request for a condition to be included requiring the applicant to submit a Construction Environmental Management Plan (CEMP) prior to the commencement of works. This is considered to address pollution incidences into the marine environment and consider how best to reduce any risks during construction.

Given the location of the building within the harbour against the cliff back drop with existing mature vegetation, the ecologist also considers that a condition requiring a light mitigation strategy should be imposed to control light intensity and light spillage from the new building onto the surrounding area.

Land Drainage and Flooding

The application was supported with a letter from Earth Science Partnership supplied in 2014 which identified that the existing and new sea walls are broadly suitable to resist unacceptable wave overtopping. Natural Resources Wales has identified that the site lies partially within Zone C2, as defined by the development advice map (dam) referred to under Technical Advice Note 15 – Development and Flood Risk (July 2004). Their latest Flood Map information, which is updated quarterly, suggests that the site falls partially within the flood risk area.

The development is of mixed use and comprising of both residential and commercial. In accordance with TAN 15, the development category residential is deemed as highly vulnerable.

Natural Resources Wales indicate that providing the levels that are shown on drawing reference: 146/2/PLNG/01/B are to ordnance datum, then the proposed building set on ground level of 7.35m AOD meets the requirements of Table A1.14 of TAN 15 and allowances for climate change over a 100 year lifetime of the development and also the impact of wave actions in an extreme event.

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It is also noted that surface water will be disposed of to the existing watercourse. Both Pembrokeshire County Council Drainage Engineers and Natural Resources Wales have been consulted on the above issues.

No objections are raised in relation to the current proposal, surface water discharge and potential flood risk perspective. As such the development complies with the requirements of policy 34.

Other Material Considerations

The site is outside of the area identified in the Local Development Plan where the Welsh language needs to be considered under Policy 12. Further to the 2015 Planning Act which requires the Authority to consider matters relating to the use of the Welsh language, the proposal is for mixed uses intended to attract a range of visitors and users using a variety of languages. The proposal is not considered to have an adverse impact on the Welsh language as it will not preclude Welsh speakers working in or visiting the facility.

Pembrokeshire County Council Public Protection section has been consulted on the application regarding the possible impact from the proposed engineering, café and restaurant uses. They support the proposed scheme subject to condition(s) being imposed to ensure the installation of equipment to control the emission of odour, fumes and noise from the premises prior to the use being implemented.

The proposed development extends into the retail centre of Saundersfoot and new retail development should be consistent in scale with the size and character of the centre. Town and district centre boundaries assist in focussing investment in the centre and maintain the townscape and in this instance the harbour character. The retail centre allows for a mix of commercial uses normally found in such smaller centres (A1, A2 and A3 uses) or community facilities and needs to contribute to the character and appearance of the area. The proposed development includes two A3 uses (Café and Restaurant) on the ground and first floor respectively.

The development also includes a proposed chandlery/retail unit (A1 use) associated with the existing harbour and coastal location. As such, the type and scale of such a unit in this location is considered to be important given its context, and the vitality of the range of uses within the building. It is therefore considered that the retail unit should be limited in size to take account of its location within the harbour and to ensure the mix of uses is maintained within the new building. Therefore, a condition will be imposed to control the type and size of the proposed unit.

Conclusion

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 8, January 2016) and having regard to all material

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considerations it is considered that the development offers an opportunity to improve the quality of the environment at Saundersfoot Harbour. The development will be in keeping with the aims of the LDP in that the development will conserve and enhance the existing character of the harbour and contribute positively to ensuring the long term viability of the harbour. As such, and subject to a schedule of suitable conditions to control the development and finishes, the development is acceptable and complies with the requirements of policies 1, 4, 8, 9, 10, 11, 12, 15, 17, 18, 29, 30, 31, 32, 33, 34, 35, 42, 45, 48, 49, 50, 52 and 53 of the Local Development Plan.

Recommendation

To APPROVE the application subject to the following planning 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 submitted plans and documents:

Location Plan (24.03.2016)

146/2/PLNG/01/B (15.04.2016)

146/2/PLNG/02/A (15.04.2016)

146/2/PLNG/03 (24.03.2016)

146/2/PLNG/04/A (18.04.2016)

146/2/PLNG/05/A (18.04.2016)

146/2/PLNG/06/A (18.04.2016)

146/2/PLNG/07(05.04.2016)

146/2/PLNG/08/A (15.04.2016)

146/2/PLNG/09/A (15.04.2016)

Design and Access Statement (24.03.2016)

Conservation Area Statement (24.03.2016)

Preliminary Assessment of Flood Risk (Received 21.04.2016)

Clarification on Matters of Flood Risk (Received 31.03.2016)

BS5837 – Trees in relation to construction (Received 21.04.2016)

Transport Statement (Received 31.03.2016)

Protected Species Report (Received 31.03.2016)

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. Before the use hereby permitted begins, a scheme for the installation of equipment to control the emission of odour, fumes and noise from the premises shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented. Before the use hereby permitted begins the ventilation/fume extraction system(s) serving the kitchen shall be installed, so as to prevent the

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transmission of noise and vibration into any neighbouring premises. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

Reason: To safeguard the amenities of Neighbouring properties. Policy: Local Development Plan - Policy 30 (Amenity).

4. No development shall commence until a Construction Environmental Management Plan detailing works, methods employed to limit impacts, timing of works and pollution prevention measures for the construction stage has been submitted to and approved in writing by the local planning authority. Development shall thereafter take place entirely in accordance with the approved Management Plan and must be efficiently communicated to all contractors and sub-contractors and any deficiencies rectified immediately.
Reason: To ensure construction activities do not result in an adverse impact on designated landscapes and to prevent pollution of controlled waters and the environment. Policy: Local Development Plan – Policy 11 (Protection of Biodiversity).

5. Prior to installation on site, a full lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include full details of all lighting points, type of lighting and level of luminance including light spillage. Development shall thereafter take place entirely in accordance with the approved scheme of lighting.
Reason: In order to prevent unacceptable levels of light spill in the interests of visual amenity and the special qualities of the National Park as well as biodiversity. Policy: Local Development Plan - Policy 9 (Light Pollution).

6. Prior to the construction of the new building hereby approved, samples of the materials to be used in the construction of the external surfaces of the building, and hard landscaping details shall be submitted to, and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

7. The occupation of the 12 bedroom accommodation units shall be limited to person's using the associated teaching and training facilities within the building and not be used for any other purpose.
Reason: In order to ensure that the accommodation is occupied solely for teaching and training purposes only and not for any other residential purpose. Policy: Local Development Plan – Policies 18 – (Porthgain, Saundersfoot, Solva and Tenby Harbours) and 35 – (Visitor Economy).

8. The gross retail floor space hereby permitted in the chandlery/outdoor action equipment and clothing shall not exceed 120 square metres, and

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shall not be used for any other purpose other than those set out in classes A1 and A2 of the schedule for the Town and Country Planning (Use Classes) Order 1987 or any Order revoking, amending or re-enacting that order with or without modification.

Reason: To ensure that inappropriate uses or intensification of the site does not take place. Policy: Local Development Plan – Policies 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity), 49 (Retail in the National Park) and 50 (Town and District Shopping Centres).

9. Prior to the erection of the solar/photovoltaic panels, specification details shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

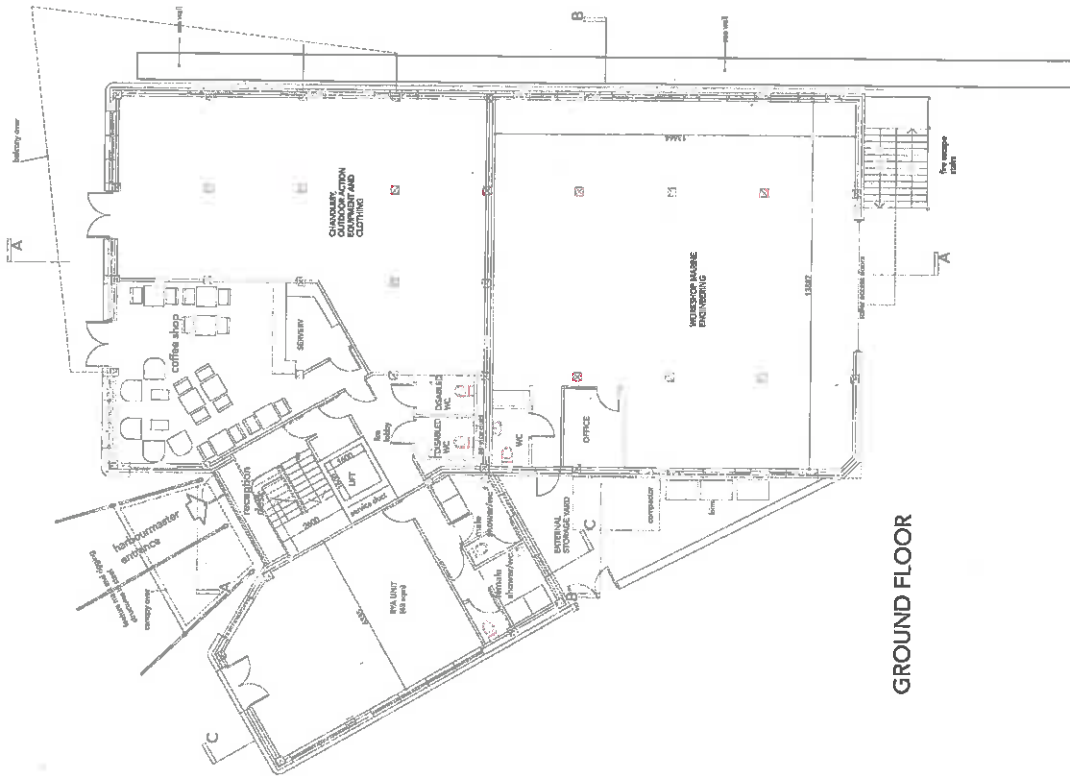
Reason: To protect the character and appearance of the site and its setting and the amenity and appearance of Pembrokeshire Coast National Park. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

10. A sample panel of suitably pointed stonework shall be prepared on site for inspection and approval, in writing, by the local planning authority. The works shall thereafter be carried out and retained in accordance with the approved details.

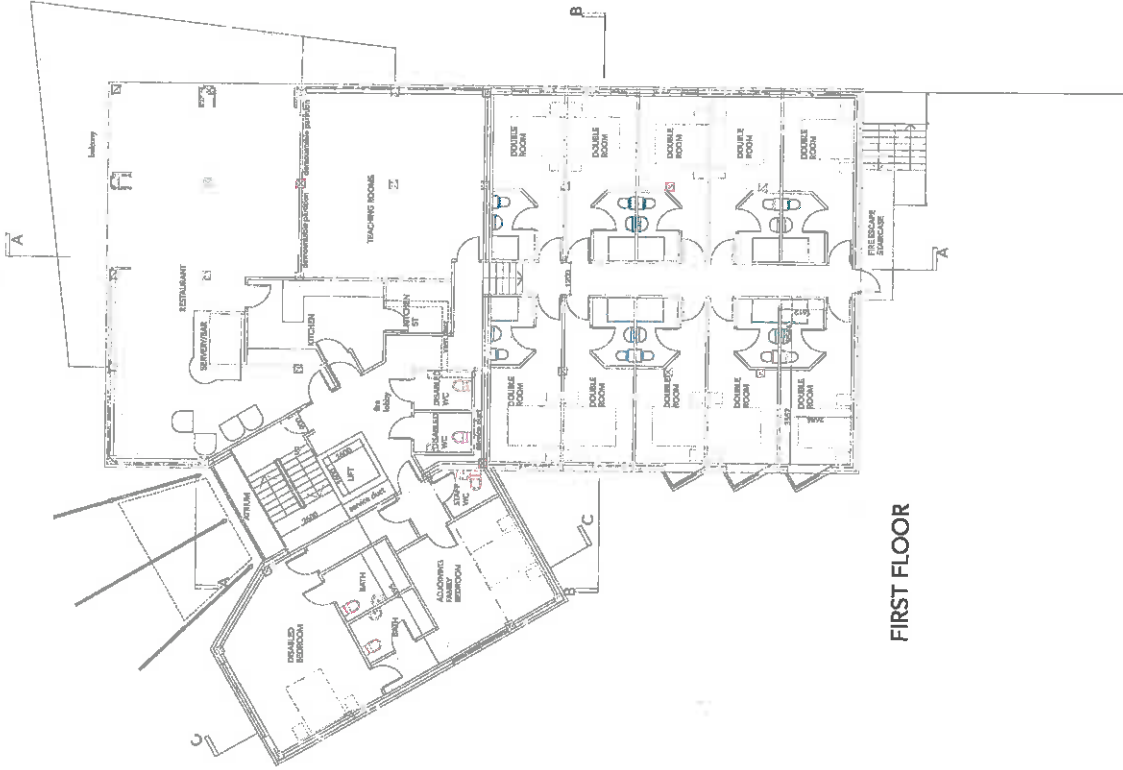
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Policy: Local Development Plan, Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design) and 30 (Amenity).

REVISIONS

(A) re-drawn at 1:100, kitchen added, fenestration updated 13 April 2016



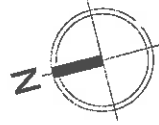
GROUND FLOOR



FIRST FLOOR

1:100 @ A1

13 APR 2016
 Approved for construction
 David J P Morgan

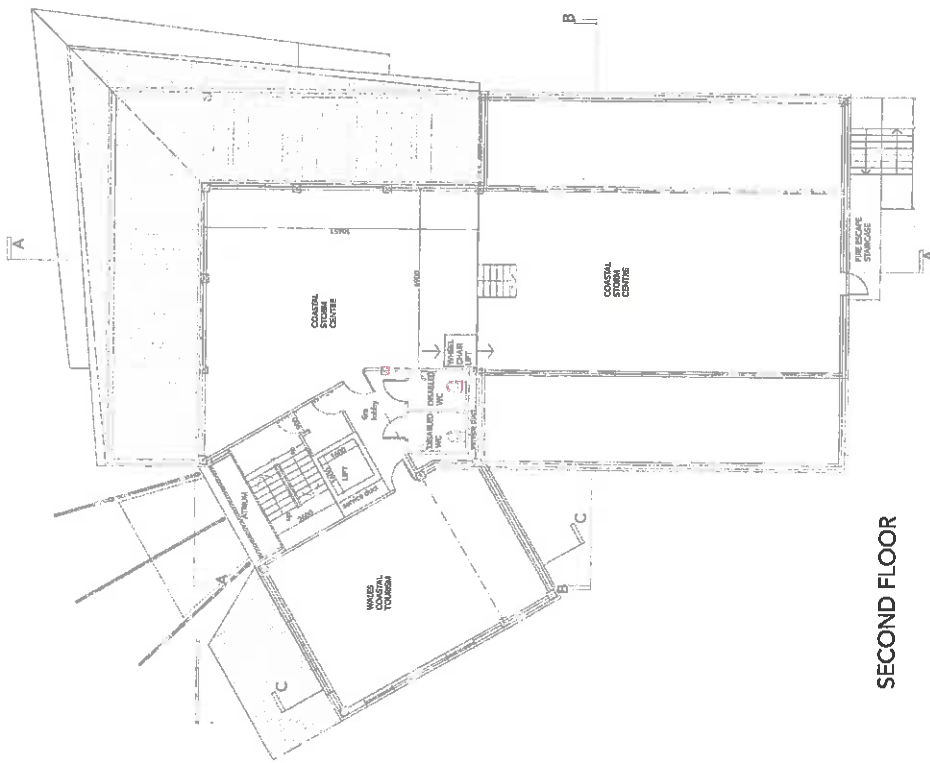


Item 5f)

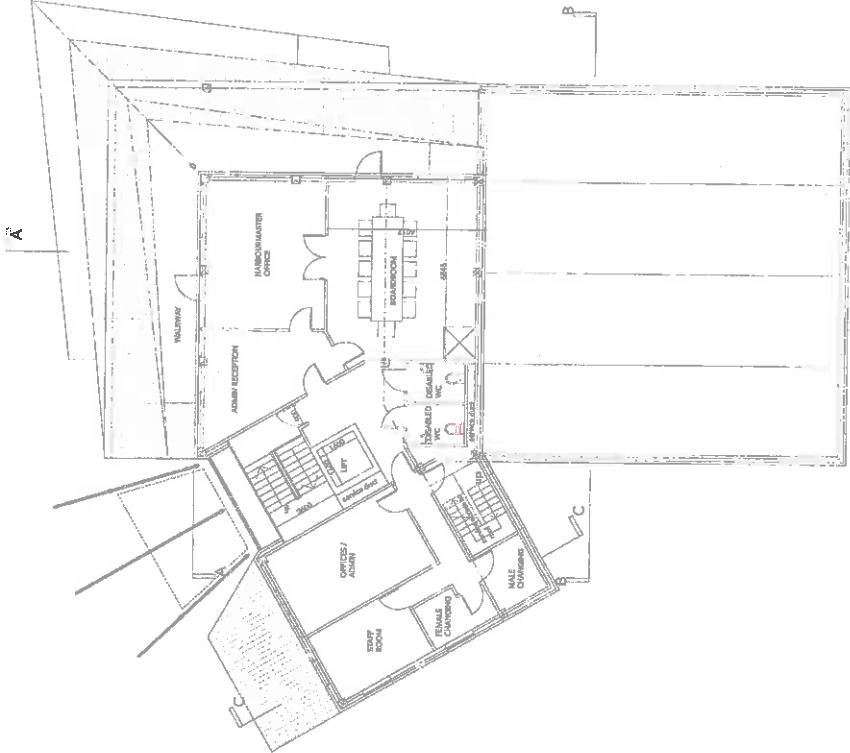
AP 16 1 70

REVISIONS

(A) re-drawn at:1:100, format:revision updated 13 April 2016



SECOND FLOOR



THIRD FLOOR

NP 16 1 7 0

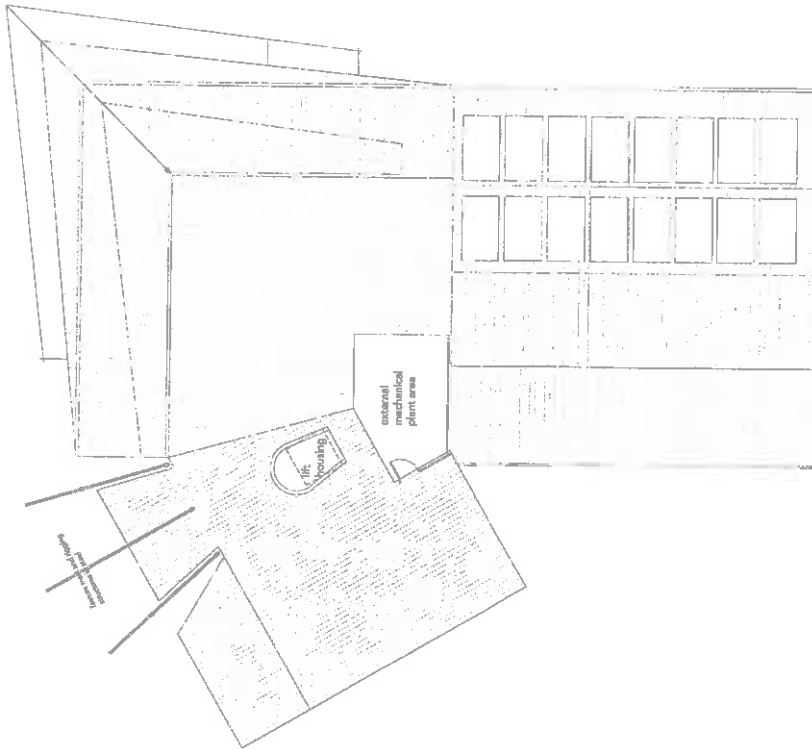


1:100 @ A1

<p>floor plans 2ND AND 3RD FLOOR</p>	<p>project Saundenfoot Harbour PHASE 2 Marine Centre of Excellence</p>	<p>Date Mar 2015 Scale 1:100 @ A1</p>	<p>dwg No 146/2 /PLNG/08(A)</p>	<p>Copyright exists on this drawing. Drawing to be read in conjunction with Specification and Schedule of Materials. Any discrepancies between drawing and Specification, to take from those of drawings. Planning Authority only, to take from those of drawings. David J.P. Morgan BSc, BA, Arch, RIBA Professional Engineer Office: County Centre, Water St, Tenby SA708LE Tel: 01334 218271 (m) 07797520795 email: david@highwaysdesign.com</p>
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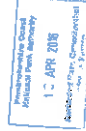
Item 5f)

REVISIONS
 (A) re-drawn at: 100 13 April 2016



ROOF

NP 16 1 70



Item 5f)

1:100 @ A1

ROOF PLAN

project Saundersfoot Harbour PHASE 2
 Marine Centre
 of Excellence

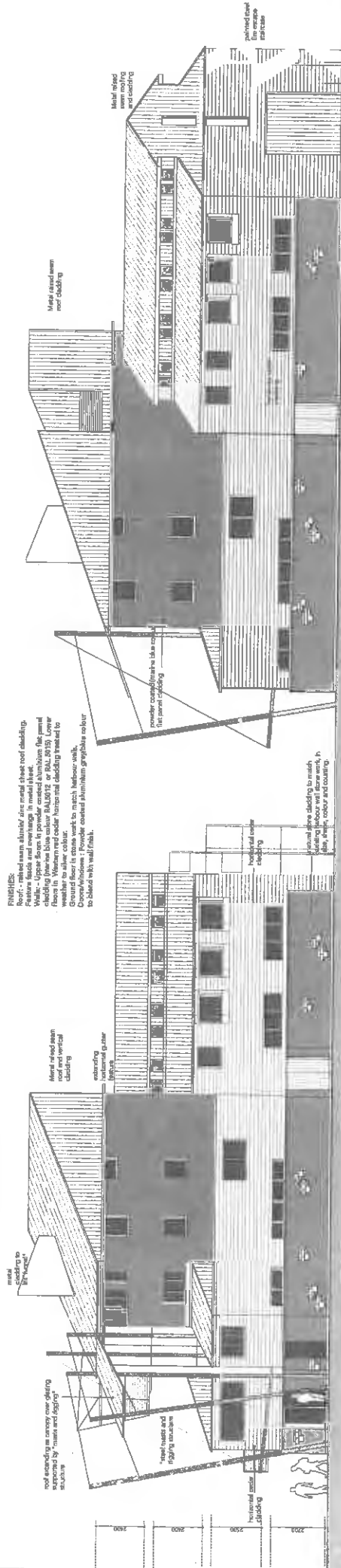
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drwg No
 146/2 /PLNG/09(A)

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David J.P. Morgan RIG RIBA
 Chartered Engineer, Member of the Institution of
 Structural Engineers, No. 00314 238271, No. 00787024882
 Email: david@highwaysolutions.com





NORTH WEST ELEVATION

WEST ELEVATION

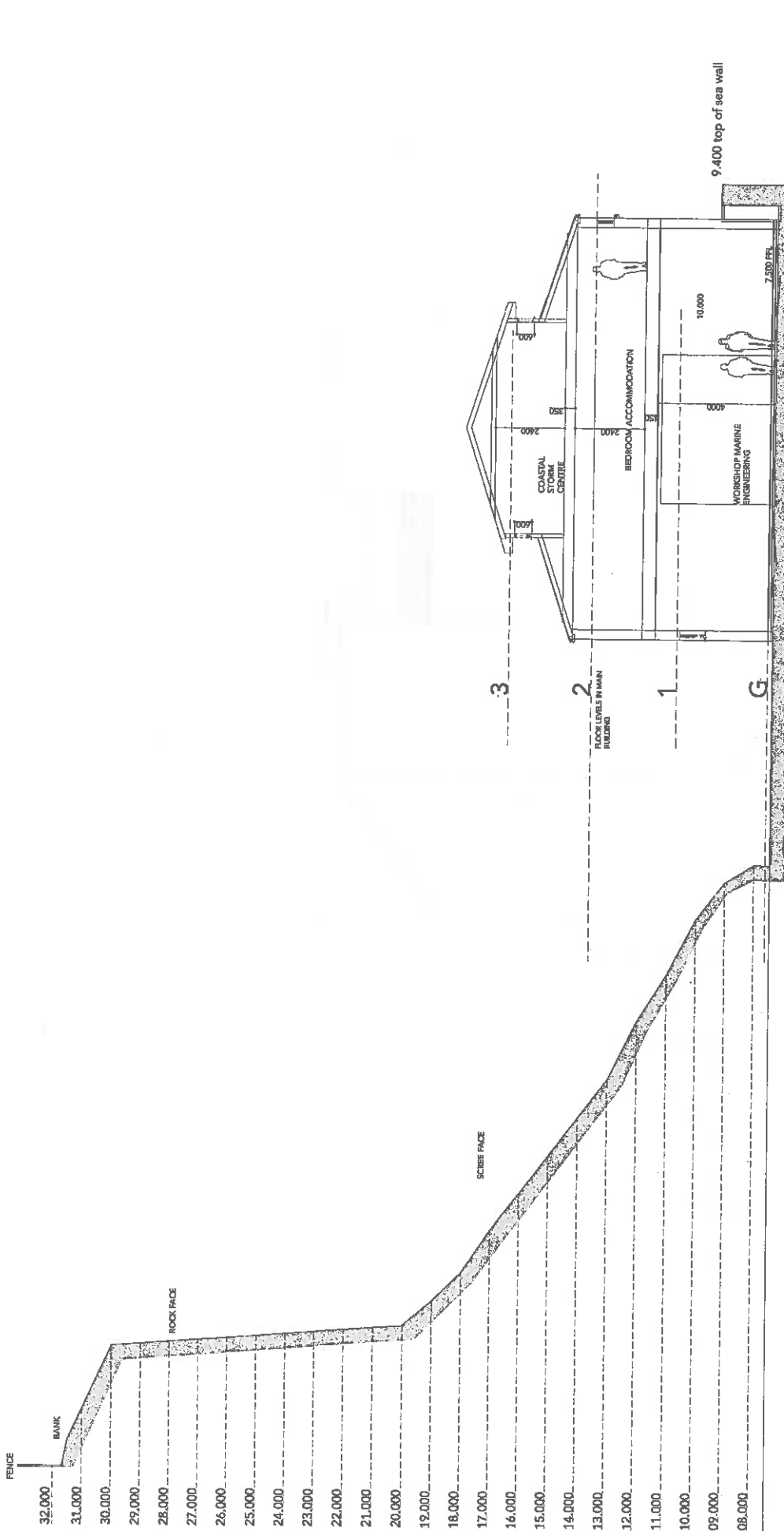
NP 16 1 70

Perambrookshire Coast
18 APR 2016
National Park Australia

1:200@A3

REVISIONS
(A) Fenestration updated 13 April 2016

dwg No 146/2 /PLNG/06(A)	date Mar 2016	scale 1:200@A3	drawing title ELEVATIONS	project Saundersfoot Harbour PHASE 2 Marine Centre of Excellence
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<p>David J P Morgan BSc BArch RIBA County Chambers, Warren Street, TENBY SA70 7JL tel 01834 218271 (m) 07875298905 email david@designinteriors.com</p>				



site section SS 1:100

NP 16 1 70

SITE SECTION

Saundersfoot Harbour PHASE 2
Marine Centre
of Excellence

drwg No
146/2 /PLNG/07

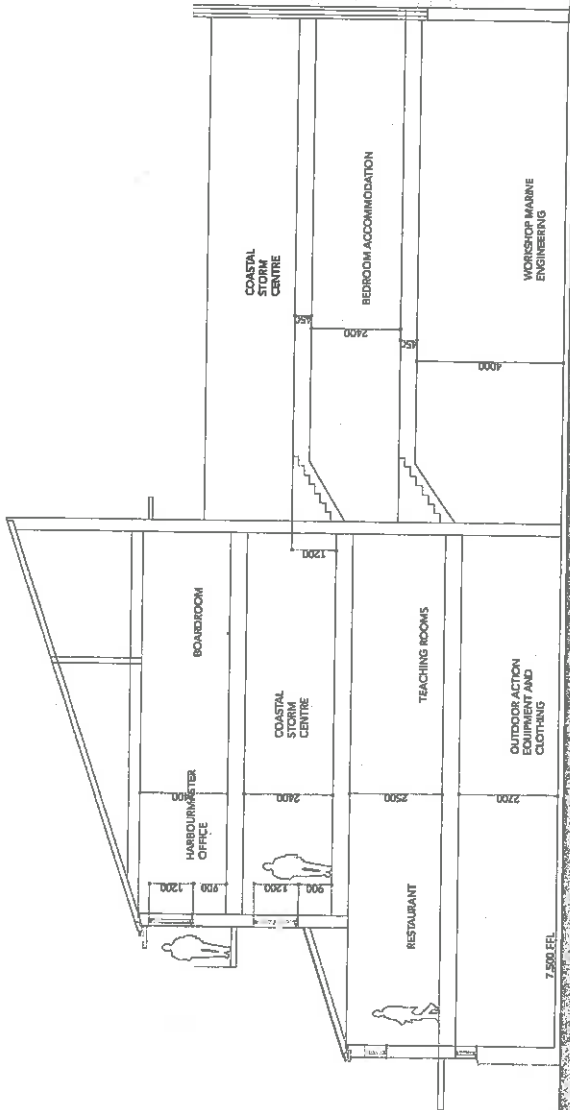
Date
APRIL 2016
Scale
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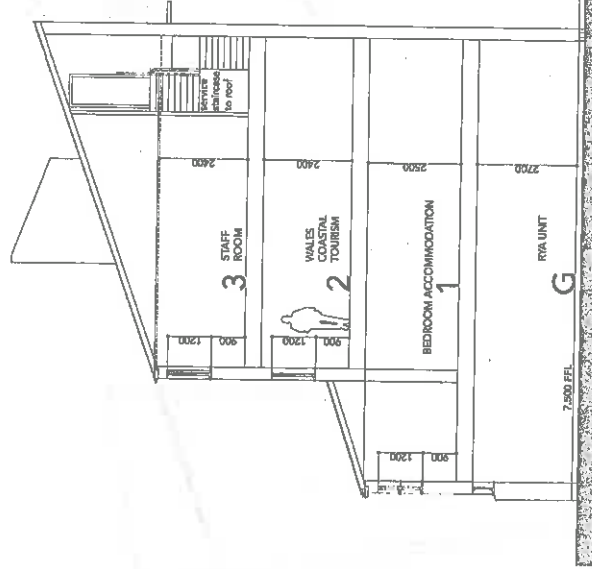
David J P Morgan BSc BArch RIBA
Offices, County Chambers, Warren St, TENBY, SA707J5
Tel 01834 218271 (m) 07875298905
email david@highseasgallery.com



Item 5f)

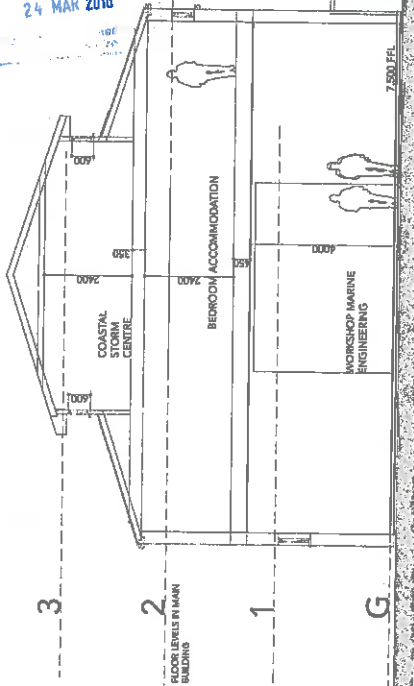


section AA



section CC

Permitted by the Council
 24 MAR 2016



section BB

9.400 top of sea wall

9.400 top of sea wall

dwg No
 146/2 /PLNG/03

date
 Mar 2016
 Scale
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Saundersfoot Harbour PHASE 2
 Marine Centre
 of Excellence

SECTIONS NP 16 7 U

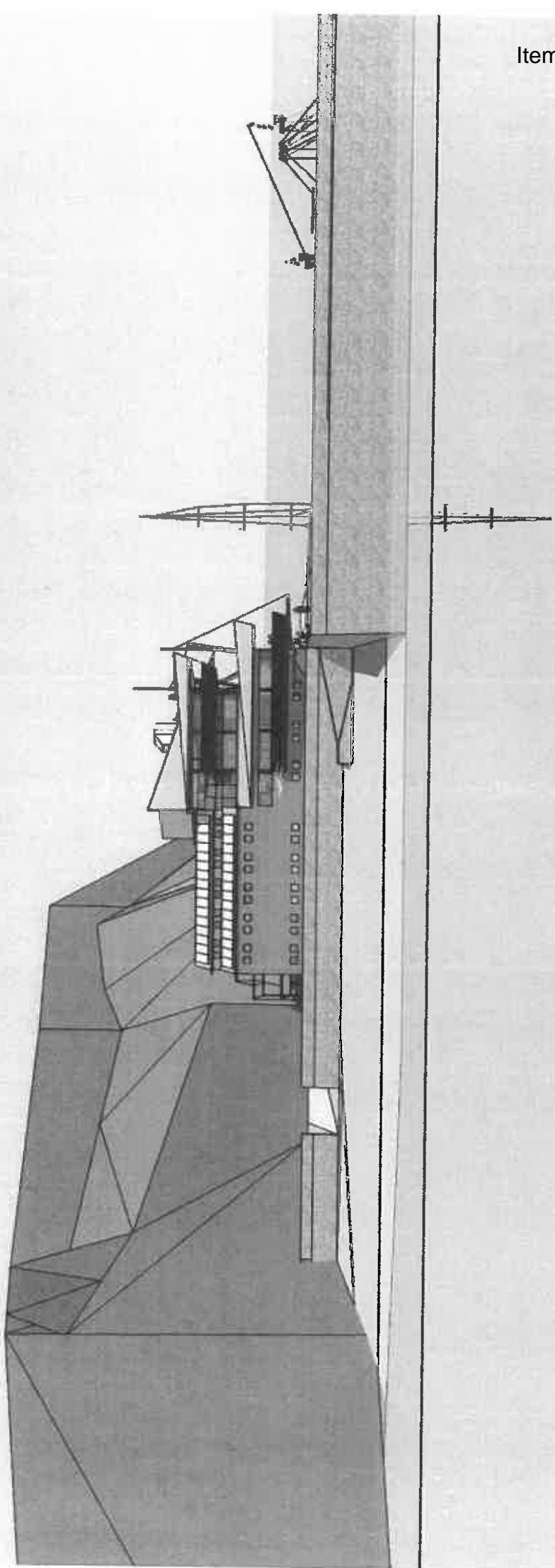
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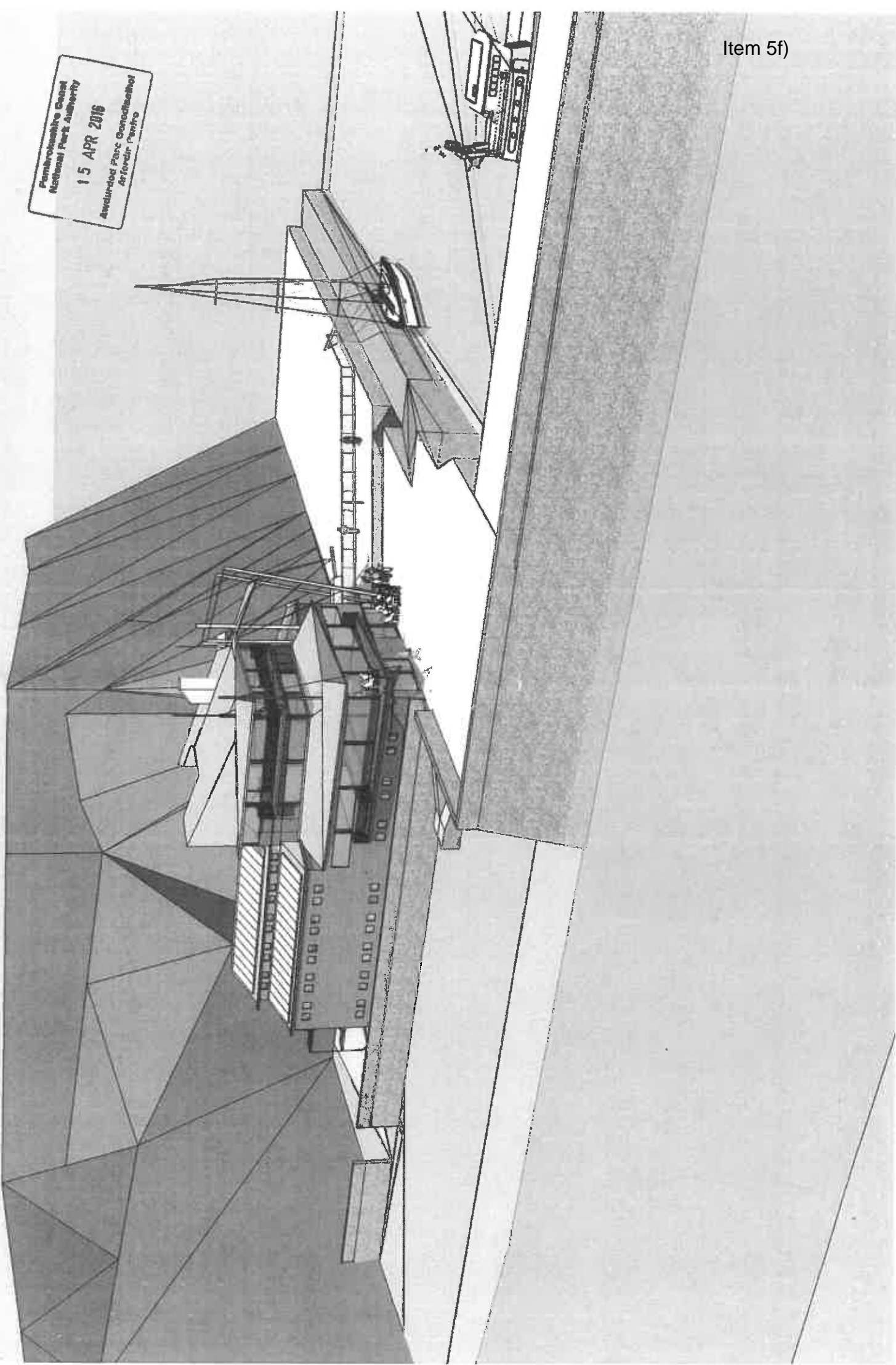
Item 5f)

Pembrokeshire Coast
National Park Authority
15 APR 2016
Aberdovey Pier & Boat Quay
Aberdovey, Gwynedd



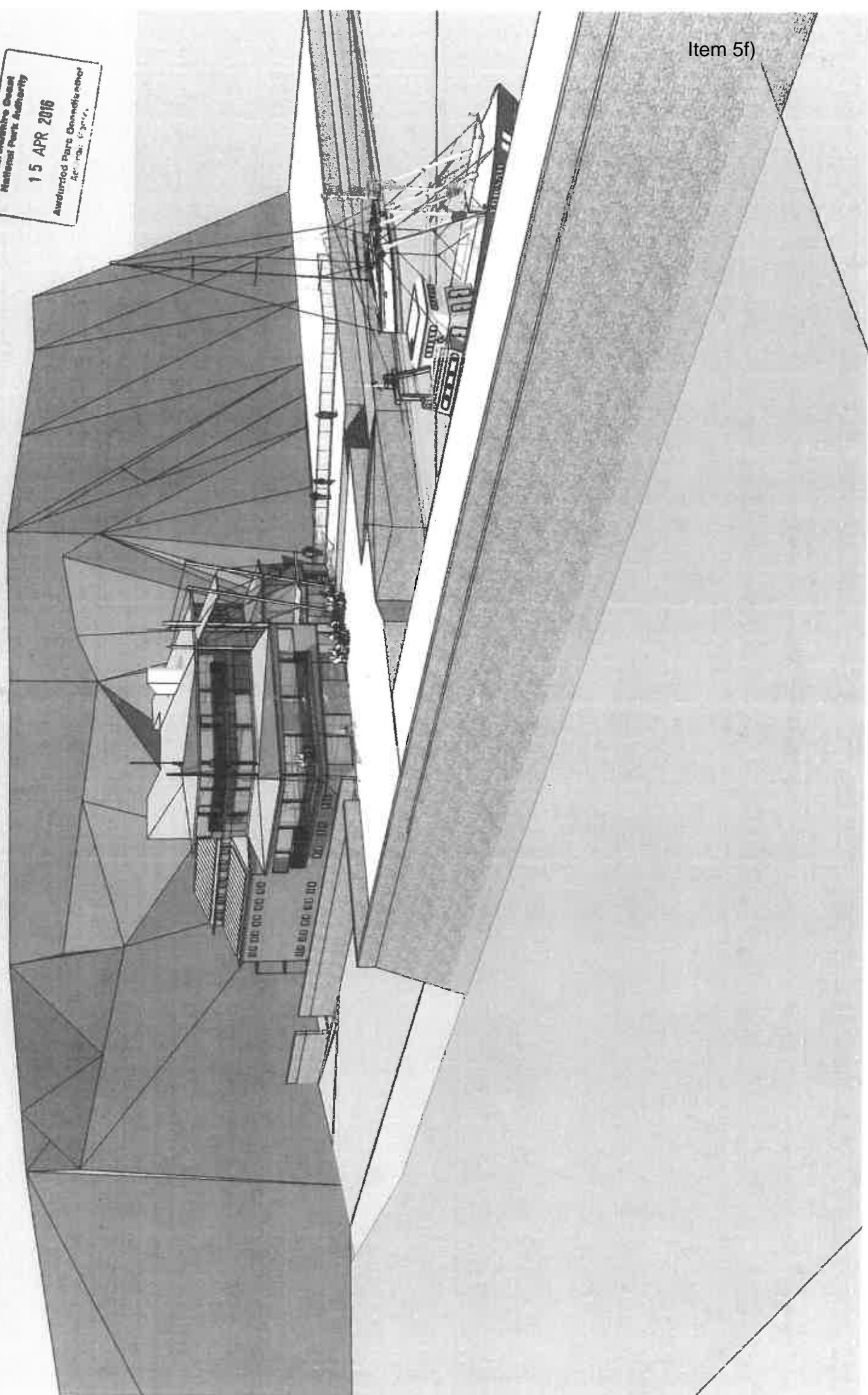
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Parramatta City Council
National Park Authority
15 APR 2016
Awarakong Park Opened/Reopened
Arifweir Park

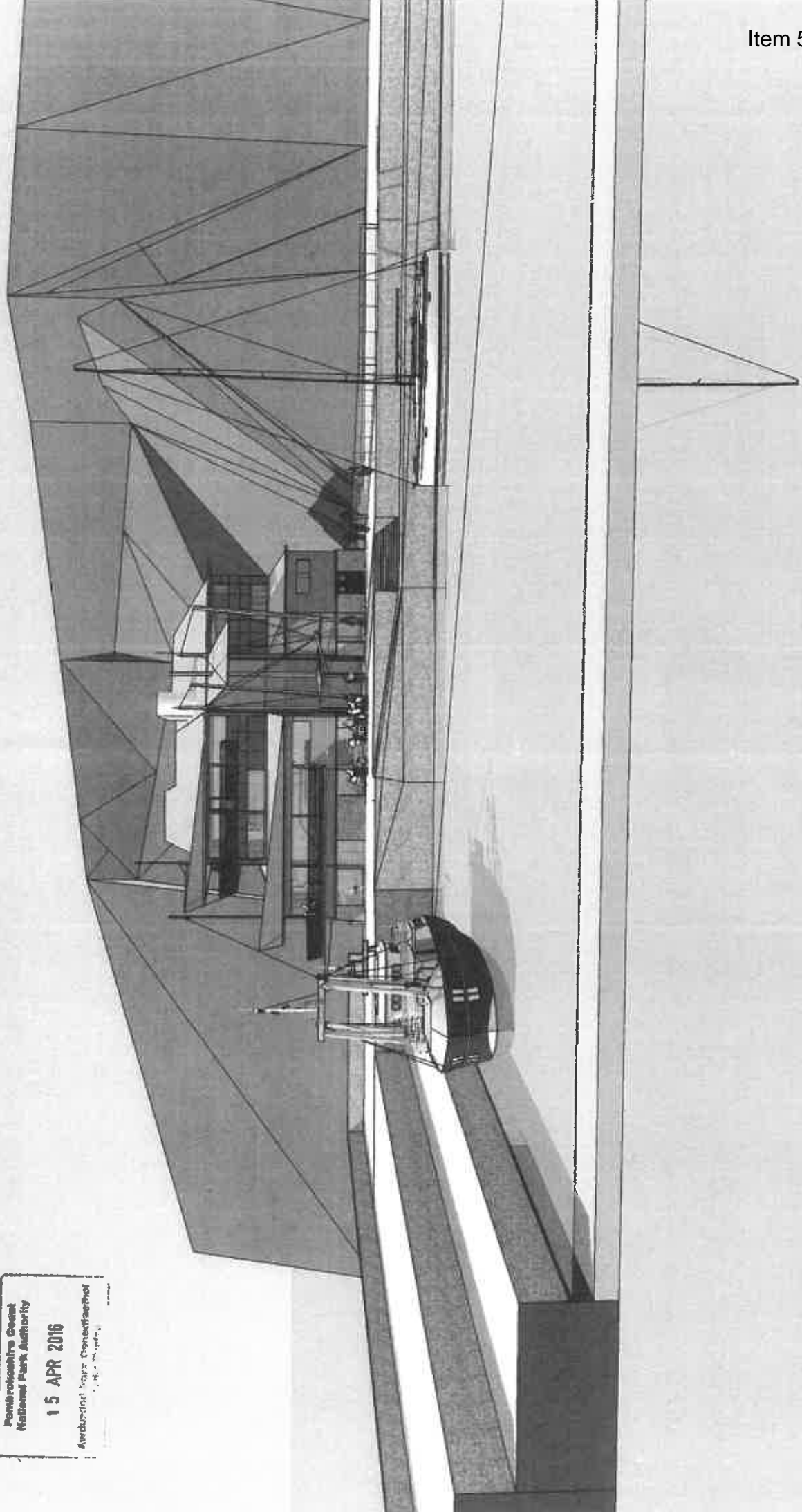


Pennsylvania Coast
National Park Authority
15 APR 2016
Awarded Part Connection
App. No. 13-101

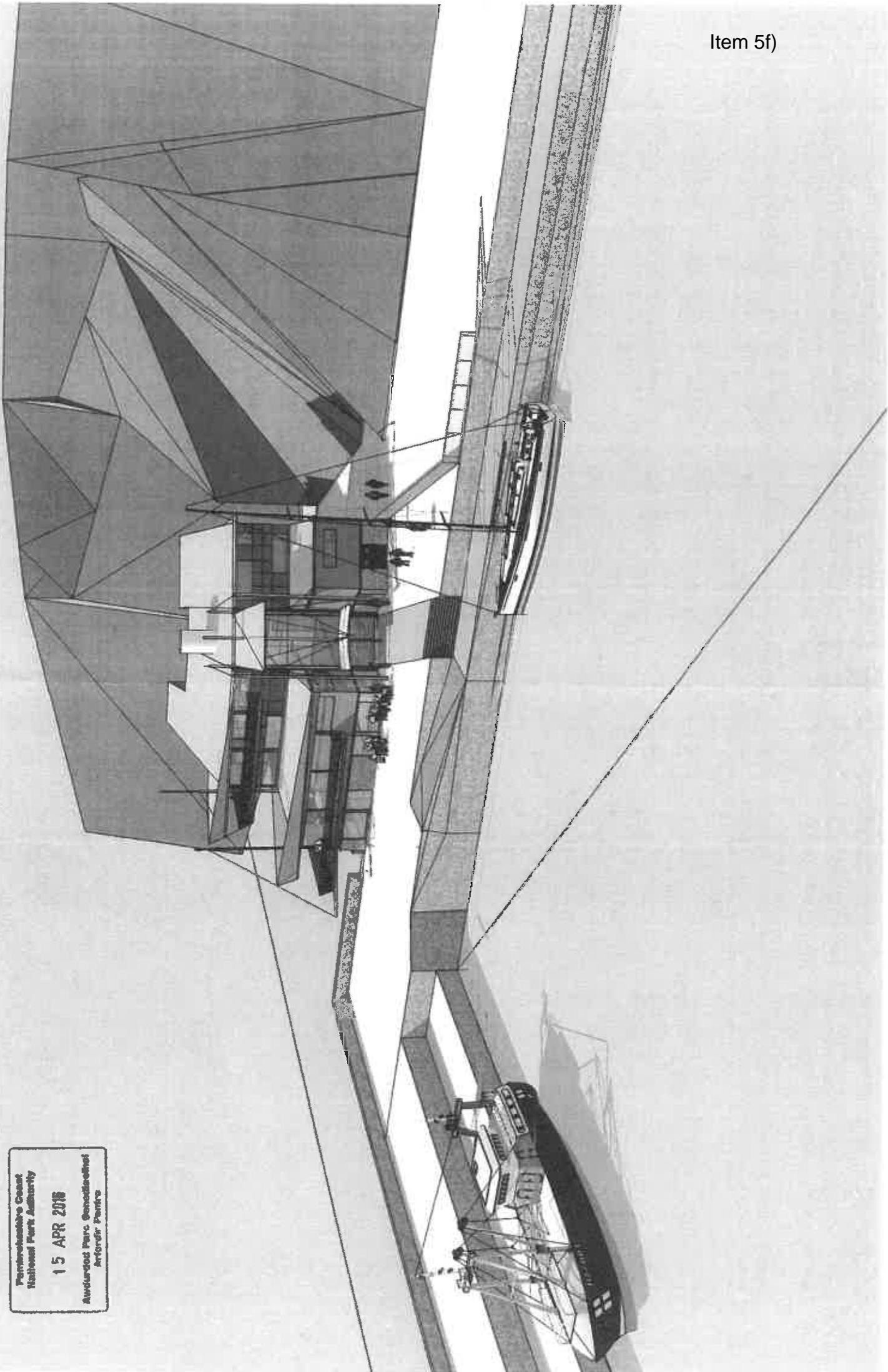
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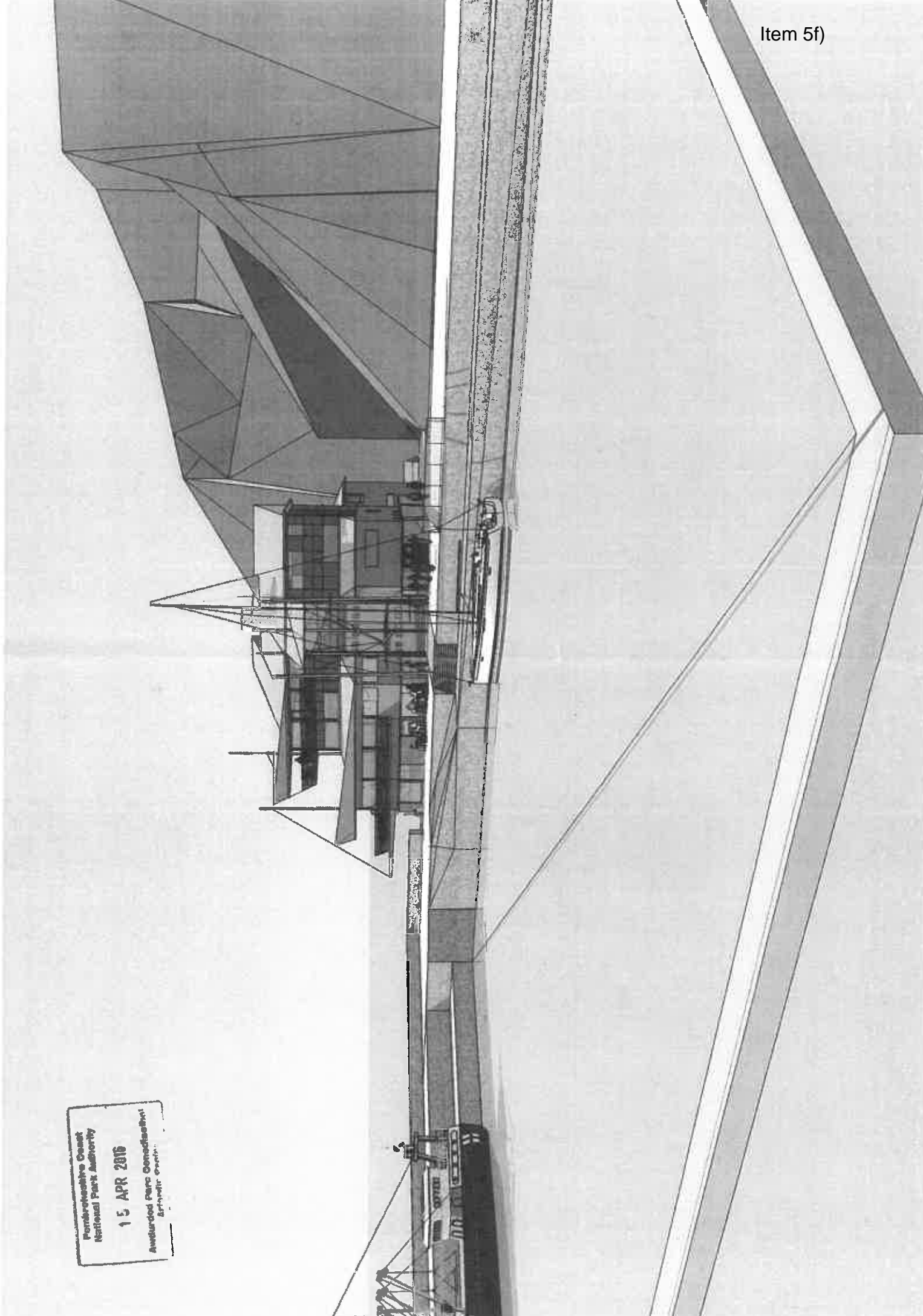
Penninsula Coast
National Park Authority
15 APR 2016
Awdurdod yr Arfordir, Penrhyn, Gwynedd



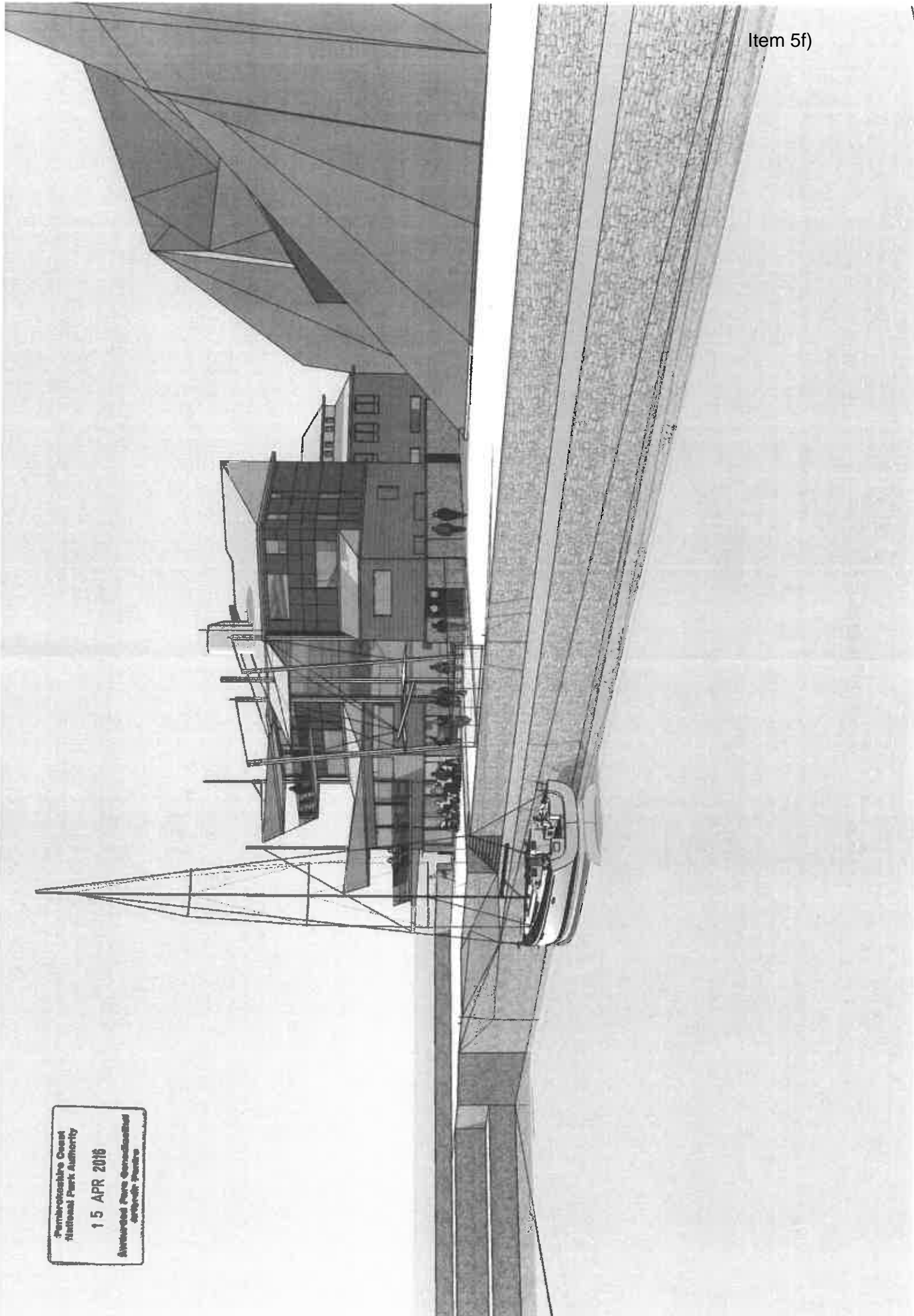
Panzerstraße 6
National Park Authority
15 APR 2018
Aufwandskonto: 00000000000000000000
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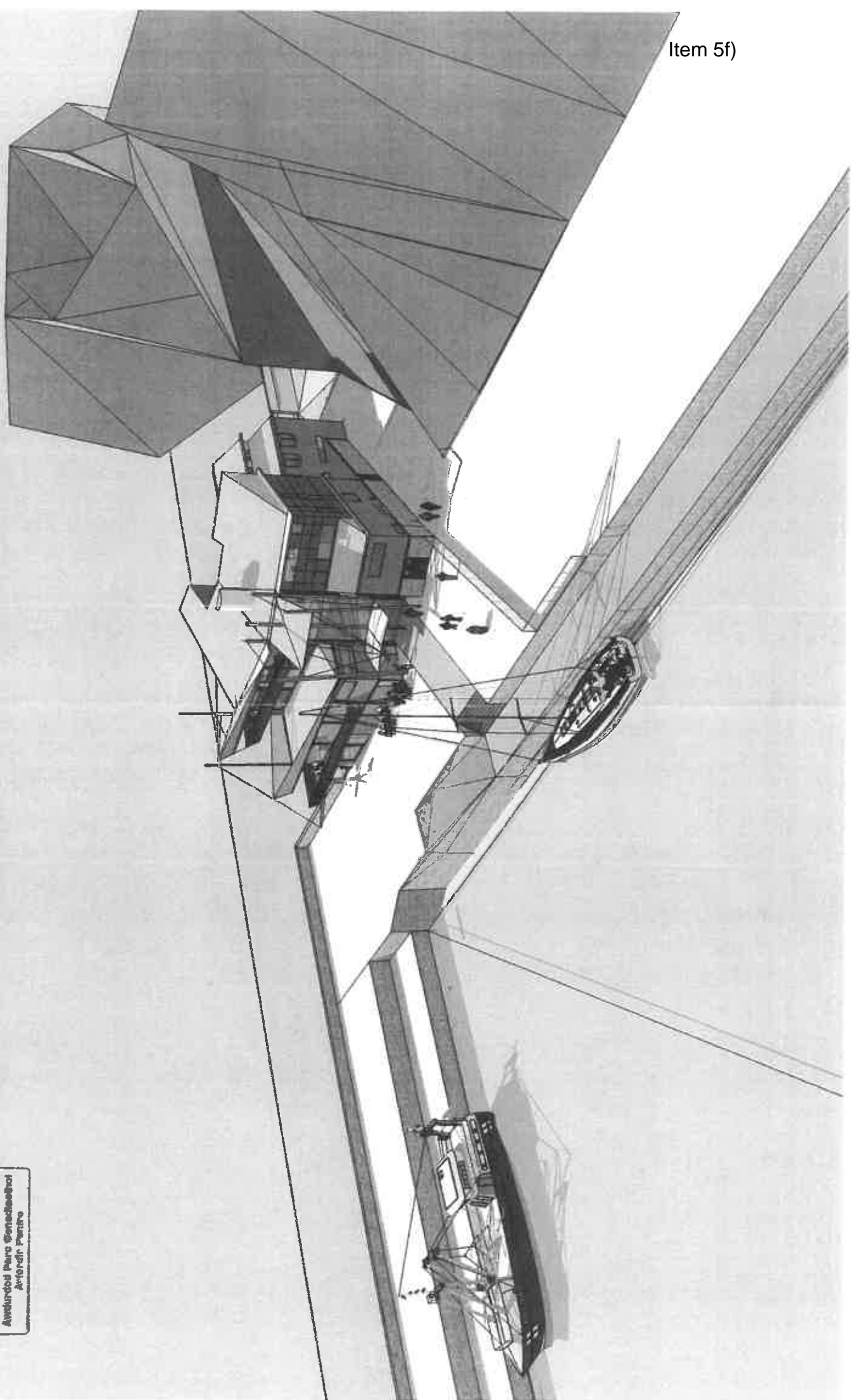


Pendlewick Cove
National Park Authority
15 APR 2016
Awarded Park Constellation
Archival copy...



Pembrokeshire Coast
National Park Authority
15 APR 2016
Approved Para Camerastudio
Arbuckle Studio





Pembertonshire Coast
National Park Authority
15 APR 2016
Awdurdod Parc Gwladfa
Arfordir Penrhyn

