

Application Ref: NP/18/0748/FUL

Case Officer Andrew Richards
Applicant Mr M Evans
Agent Mr D Morgan, David Morgan Architect
Proposal Conversion of existing vacant building to extended brewery at ground floor & change of use at first floor to A3 use
Site Location The Glass House, Sergeants Lane, Tenby, Pembrokeshire, SA70 7AS
Grid Ref SN13570040
Date Valid 09-Jan-2019 **Target Date** 20-Mar-2019

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

Consultee Response

Tenby Town Council: Approval
PCNPA Planning Ecologist: No comment
PCNPA Park Direction: Approval
PCNPA Buildings Conservation Officer: Support
PCC Transportation and Environment: No objection
PCC Drainage Engineers: No adverse comments
PCC Access Officer: Add informative
PCC Public Protection: No objection
Tenby Civic Society: Support
Dyfed Archaeological Trust: No objection
Coal Authority: No adverse comments

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 responses have been received to date.

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>

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 31 - Minimising Waste
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
PPW10
SPG05 - Sustainable Design
SPG06 - Landscape
SPG17 - Conservation Area Proposals
SPG22 - Seascape Character
SPG23 - Enabling Sustainable Development in Welsh NPAs
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
TAN 24 - The Historic Environment

Constraints

LDP Allocation
LDP Designation
LDP Centre:60pc aff housing;30 units/ha
Recreation Character Areas
Article_4_Directions
Affordable Housing Submarkets
Seascape Character Areas

Officer's Appraisal

Background and History

The application site comprises an existing two storey stone building recently used as a joinery workshop, and the building forms part of a range of historic commercial properties located along Sergeants Lane within Tenby. These buildings have a long

standing connection with the nearby harbour. The adjacent building has been converted into a micro-brewery and visitor centre.

- 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

Current Proposal

Planning approval is sought for the change of use of the building into an extension of the adjacent commercial business with the micro-brewery extending over into the ground floor and at first floor level the visitor experience extending over which includes a Use Class A3 (Food and Drink) use. A new external terrace will be provided at first floor level to the rear with access only provided through a new large bi-fold door off the first floor dining room.

The existing structure will be re-roofed with a new slate roof and conservation roof lights provided within the north and south roof slopes within the hipped roof. Fenestration to the front elevation will be replaced with new traditional painted timber sash windows and the doors will be replaced with glazed doors and fan light to ensure natural daylight is provided into the brewing room but also to provide a viewing aspect for members of public passing through the lane.

To the rear the new external terrace will incorporate a waterproof layer to provide a covered rear extension at ground floor to provide additional storage areas. Internal access between the two buildings will be provided via new openings and historic openings re-opened. The rear boundary wall is to be retained which will provide a suitable barrier between the proposed rear external terrace and the existing adjacent beer garden associated to the Buccaneer Inn.

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
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Drainage and Flooding

Policy and Principle of Development:

The site and building is located in the Centre of Tenby and within the area designated as the Town Shopping Centre. It is also within the adopted Local Development Plan allocation MA710, which is intended for a mixed residential/workshops and retail use.

LDP Policy 50 Town and District Shopping Centres states that:

'Within the town shopping centre of Tenby.....changes of use, redevelopment or development of new buildings will be permitted where:

a) if in a town or district shopping centre the proposal falls within Class A1, A2, A3, B1, C1, D1 or D2 of the use classes order or is a sui generis use normally found in such shopping centres.'

LDP Policy 50 therefore does not support the development of a B2 use at the above site location.

However, whilst a 'brewery' is classed as B2, a micro-brewery is materially different due to its relative scale, output and overall impact upon the surrounding area and as such is classed as *Sui Generis* (that is to say a use not falling within any of the statutory use class). In this view of this the characteristics of the proposed micro-brewery are more akin to the type of light industrial use falling within the B1 (Business) Use Class, that would be acceptable in a residential area.

Given the nature of the surrounding area, which comprises a busy coastal town centre with pubs, restaurants, retail units, finance and professional services and, specifically to Sergeants Lane, storage uses, it is considered that the proposed use would be appropriate. The proposed development would also provide new development and an attraction to an area of the town centre that is in need of regeneration. In this respect the proposal can be regarded as likely to enhance the Conservation Area.

Therefore, it is considered that whilst the proposal conflicts with LDP Policy 50 as it does not strictly comprise retail development in accordance with the LDP allocation, it is nevertheless considered that the other material planning considerations, set out above and specific to this application, outweigh this policy conflict.

As such, the principle of the change of use of the building to a micro-brewery and provision of additional storage together with the extension to A3 use at first floor level is acceptable, subject to a condition restricting the uses to those purposes only.

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 scheme of works include the replacement of roof materials to slate together with various fenestration changes and the provision of a new rear external terrace and ground floor extension under, these features will be located in an enclosed rear yard area. The proposed works are not considered to be harmful to visual amenity or the character of the existing buildings and would be acceptable additions to the existing structures on site. The new rear door opening would be screened from the immediate and wider landscape and would not look out of keeping with the host building. The proposed materials and design is considered to be traditional with the use of timber sliding sash to the window openings and feature glazed doors to the larger openings.

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.

Impact on the Conservation Area:

The current proposed scheme is considered to preserve the character of the existing building and the character and appearance of Tenby Conservation Area. In addition the proposed use appears appropriate in regenerating the lane and allowing the public into this fascinating complex of buildings.

Siting and Sustainable Design:

The current siting, scale, form, design and materials proposed are considered to be acceptable and also incorporate sustainable elements within both its design and construction materials, which in this instance are considered to be appropriate in terms of sustainability. A condition will be imposed to agree the external colours of windows and doors.

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 visual improvements to the existing building which is currently in a poor state of repair.

The Public Protection section has been consulted and do not raise any objections to the current proposal in terms of public protection. However, the planning process should pay regard to the specific impacts on amenity and privacy generated by the proposed development, and which are a material consideration in this case. It is considered that in allowing this particular business use to take place and controlling the impacts on amenity in the area, conditions will need to be imposed on the delivery times. It is considered that conditions should be imposed to prevent deliveries taking place outside the hours of 7:00am and 7:00pm Monday to Saturdays nor at any time on Sundays, Bank or Public Holidays.

Therefore, the current proposal is considered to be acceptable in this instance and can be supported, subject to the imposition of the proposed condition.

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 application proposes utilisation of the existing access known as Sergeants Lane with the Transportation and Environment section advising that the proposal includes no changes that would affect the highway and parking provision is not considered to be applicable in this instance given its location within the centre of Tenby. As such, the Transportation and Environment section do not object to the current proposal.

The Access officer has indicated that some changes need to be implemented to ensure that the development will meet the requirements of the Equality Act 2010 and as this is covered under Building Regulations an informative will be added any consent granted to inform the application of the required changes.

Landscaping:

Given the nature and location of the current proposal no soft landscaping is considered necessary. However, the new external terrace will incorporate a waterproof floor structure and no details have been provided to cover the detail of the hard landscaping aspect within this area. A condition will be imposed to ensure that these details are agreed prior to works commencing on site.

Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat. The authority's ecologist has been consulted on the current application and has raised no comments on the proposal.

Land Drainage and Flooding:

The drainage engineers have considered the current proposed scheme of works and consider that the proposal will not alter the current surface water regime; therefore no adverse comments have been raised.

Conclusion

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 10, December 2018) and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP in that the development is considered to provide a new commercial use within an area that is in need of regeneration whilst sustaining the local character.

As such, the development is acceptable in principle and complies with the requirements of policies 1, 2, 8, 10, 11, 15, 29, 30, 31, 32, 35, 42, 50, 52 and 53 of the adopted Local Development Plan.

Recommendation

Approve subject to the following appropriate conditions:

Conditions/Reasons

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:

Drawing Reference: 1713/PLNG/LOC (Received 21.12.2019)

Drawing Reference: 1713/PLNG/01 (Received 21.12.2019)

Drawing Reference: 1713/PLNG/02 (Received 21.12.2019)

Drawing Reference: 1713/PLNG/03 (Received 21.12.2019)

Drawing Reference: 1713/PLNG/04 (Received 21.12.2019)

Drawing Reference: 1713/PLNG/05 (Received 21.12.2019)

Drawing Reference: 1713/PLNG/06 (Received 21.12.2019)

Drawing Reference: 1713/PLNG/01 (Received 21.12.2019)

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. No development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the external colours and hard landscape. The approved scheme shall include the following details:

- Colours of windows and doors; and
- Hard landscaping details within the external rear terrace.

The scheme shall be implemented as approved.

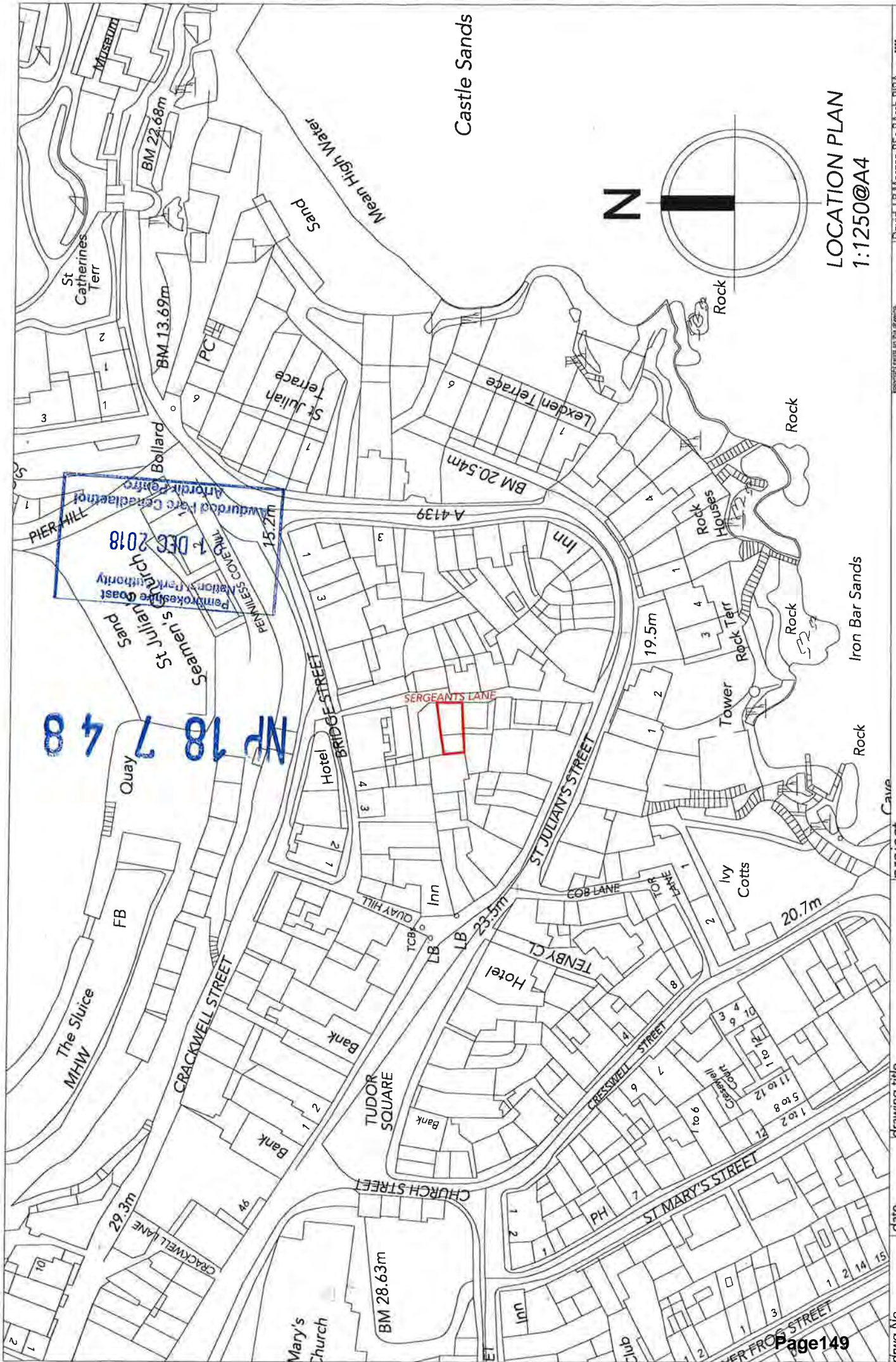
Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

4. 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.

5. This consent does not authorise the sale of hot take-away from from this property.

Reason: To preserve the amenity of neighbouring properties. Local Development Plan - Policy 30 - Amenity.



LOCATION PLAN
1:1250@A4



David J P Morgan BSC BArch RIBA
County Chambers, Warren Street, TENBY SA70 7JS
tel 01824 218271 (m) 07925298905
email: david@bdavidjpmorgan.com

Copyright exists in this drawing
to be read in conjunction with specifications
drawings and specifications
Planning Authority only, to scale from drawing

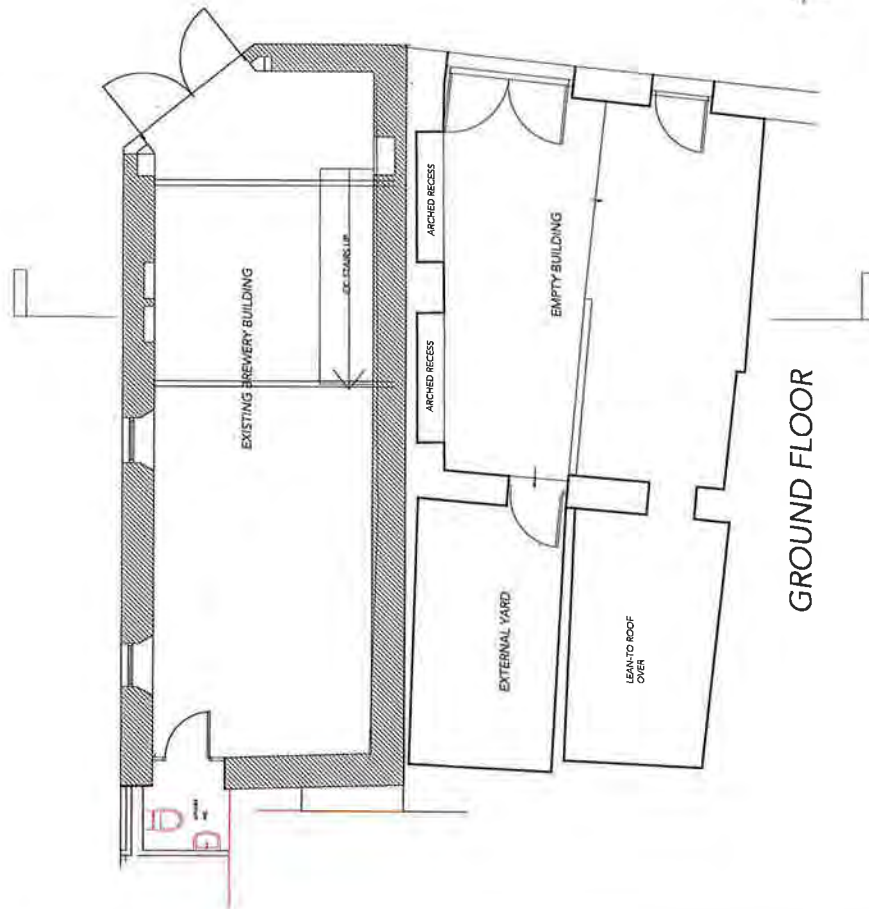
project
THE GLASS HOUSE, SERGEANTS LANE,
TENBY.

drawing title
LOCATION PLAN

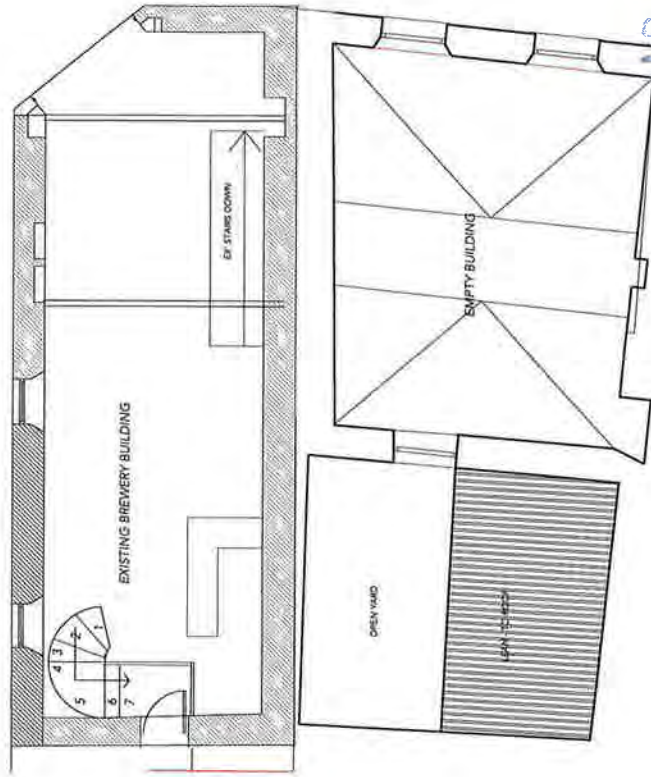
date
dec 2018

scale
1:1250@A4

drwg No
1713/PLNG/LOC



GROUND FLOOR



FIRST FLOOR

18748

Pembrokeshire Coast
National Park Authority
21 DEC 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro

dwg No
1713/ PLNG /01

date
DEC 2018
scale 1:100@A3

drawing title
EXISTING FLOOR PLANS

project
THE GLASS HOUSE, SERGEANTS LANE, TENBY

copyright notes on this drawing
drawing to be read in conjunction with specification
and any discrepancies between
drawings and Specification
Planning Authority only, to scale from drawing

David J P Morgan BSc BArch RIBA
County Chambers, Warren Street, TENBY SA70 7J5
tel 01834 218271 (m) 07875298905
email david@djpmorgan.com



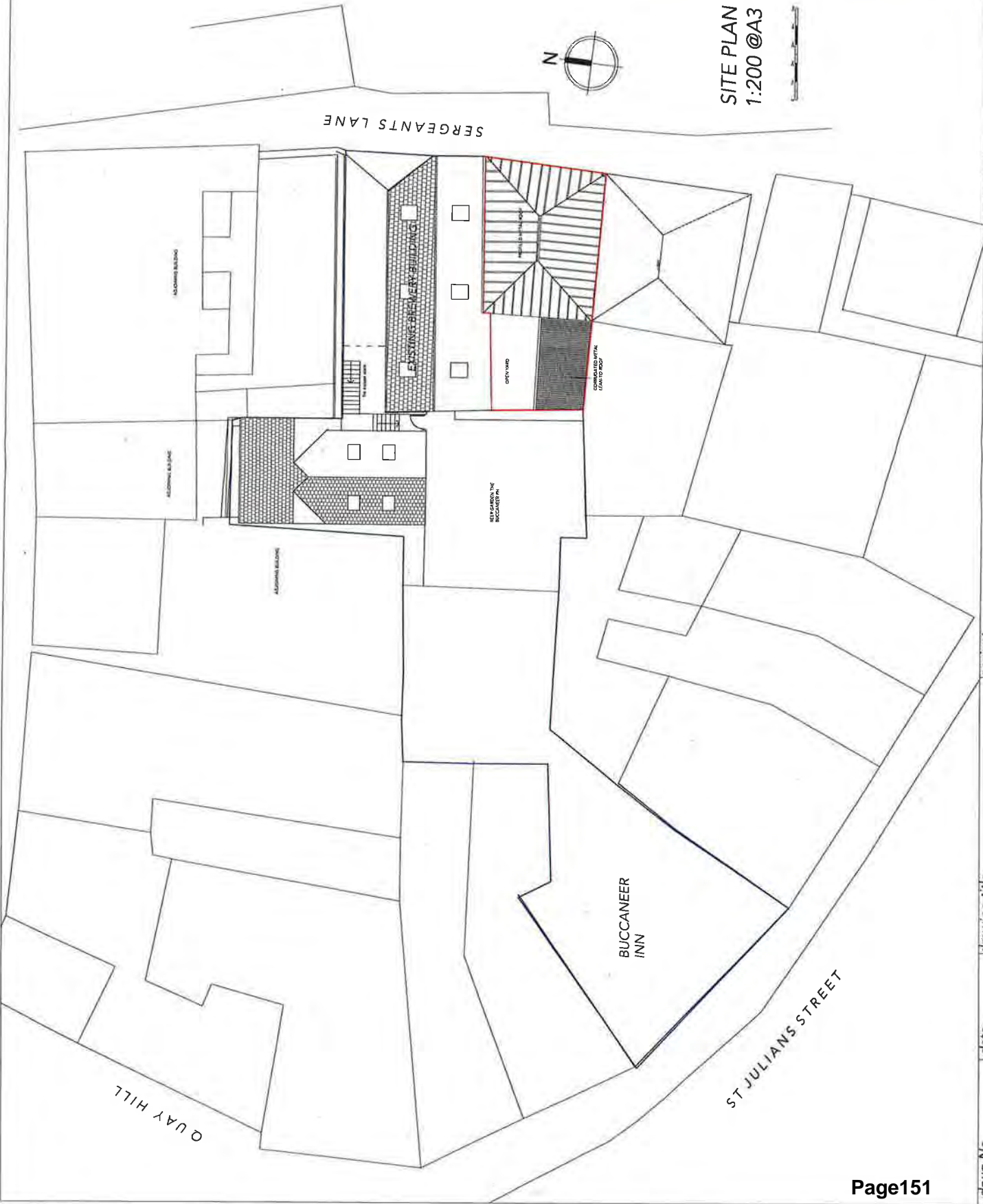


David J P Morgan BSc BA Arch RIBA
 County Chambers, Warren Street, TENBY SA70 7J5
 tel 01834 218271 (m) 07875298905
 email david@djpmorgan.com

Pembrokeshire Coast
 National Park Authority
 - 9 JAN 2019
 Awdurdod Parc Cenedlaethol
 Arfordir Penfro

NP 18 7 4 8

SITE PLAN
 1:200 @A3



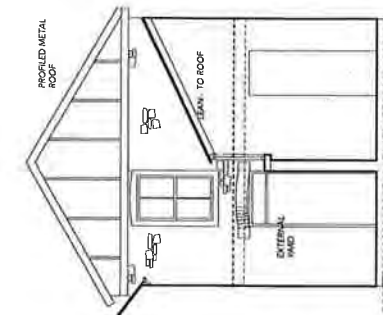
Copyright exists on this drawing
 and it is to be used in accordance with specification
 Architect to be notified of any discrepancies between
 drawings and Specification
 Planning Authority only, to scale from drawing

project
 THE GLASS HOUSE, SERGEANTS LANE, TENBY

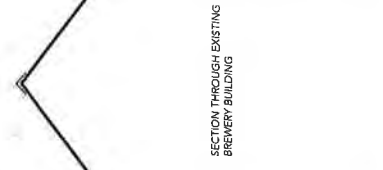
drawing title
 SITE PLAN (EXISTING)

date
 DEC 2018
 scale 1:200@A3

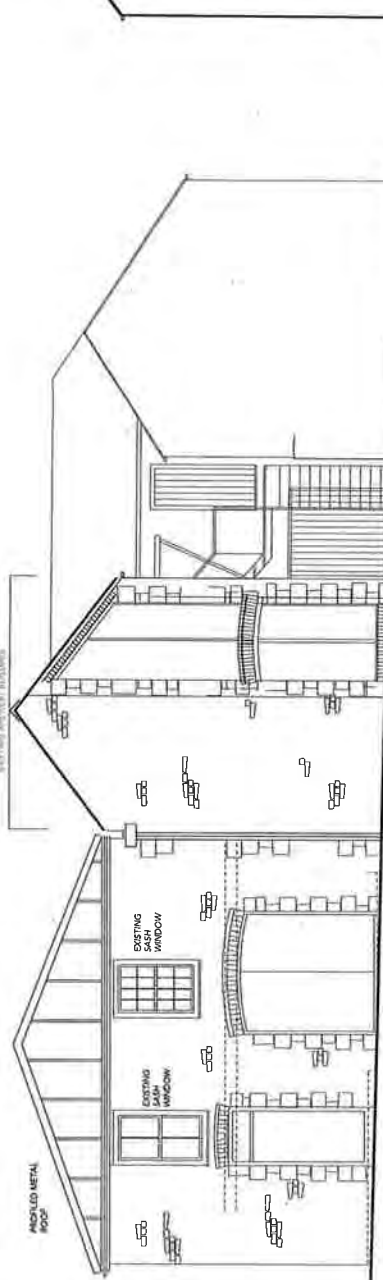
dwg No
 1713/PLNG/06



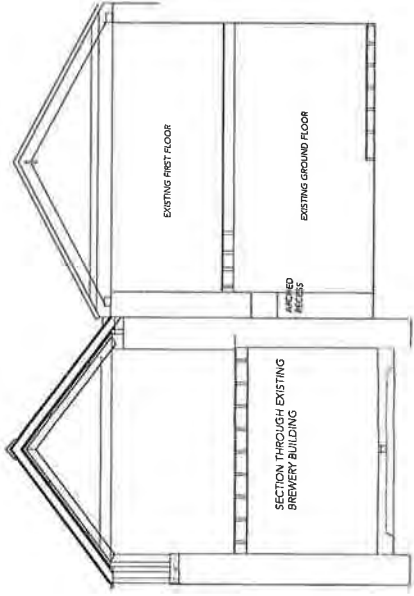
WEST ELEVATION



SECTION THROUGH EXISTING BREWERY BUILDING



EAST ELEVATION

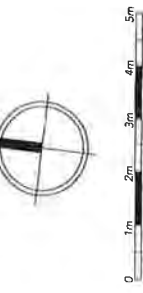
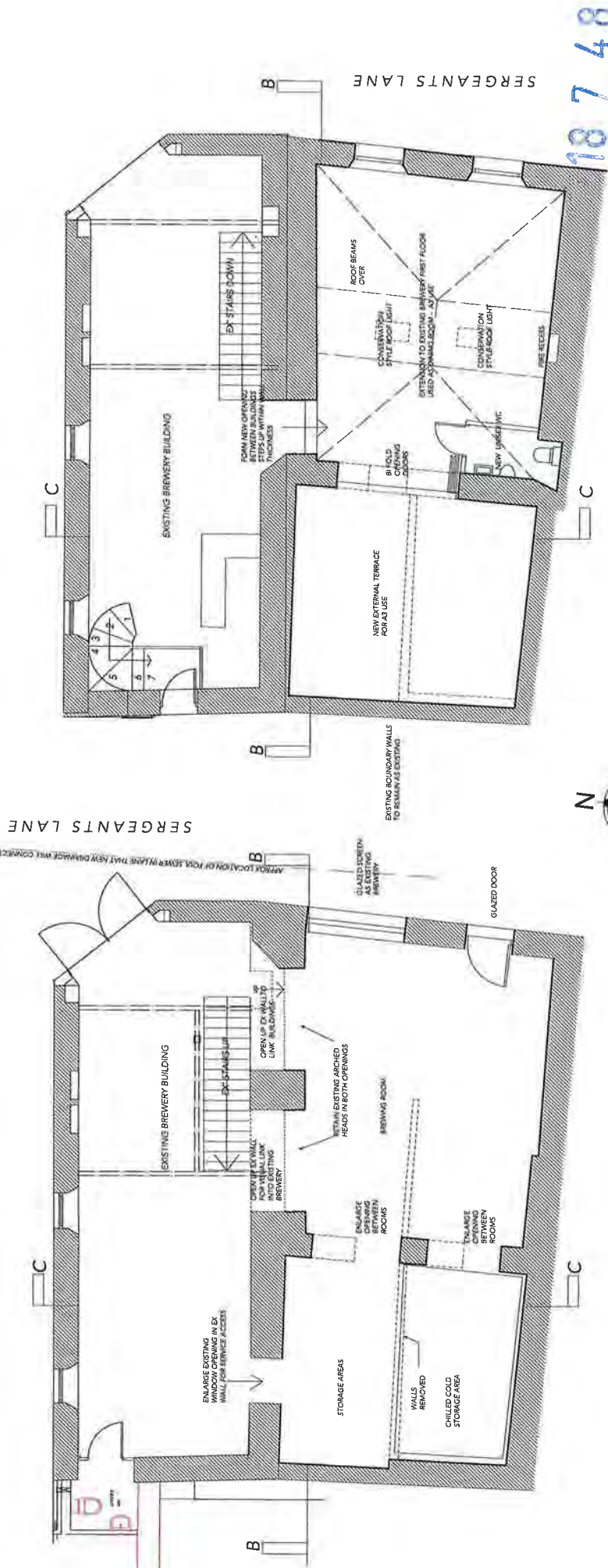


SECTION AA

NP 18 7 48

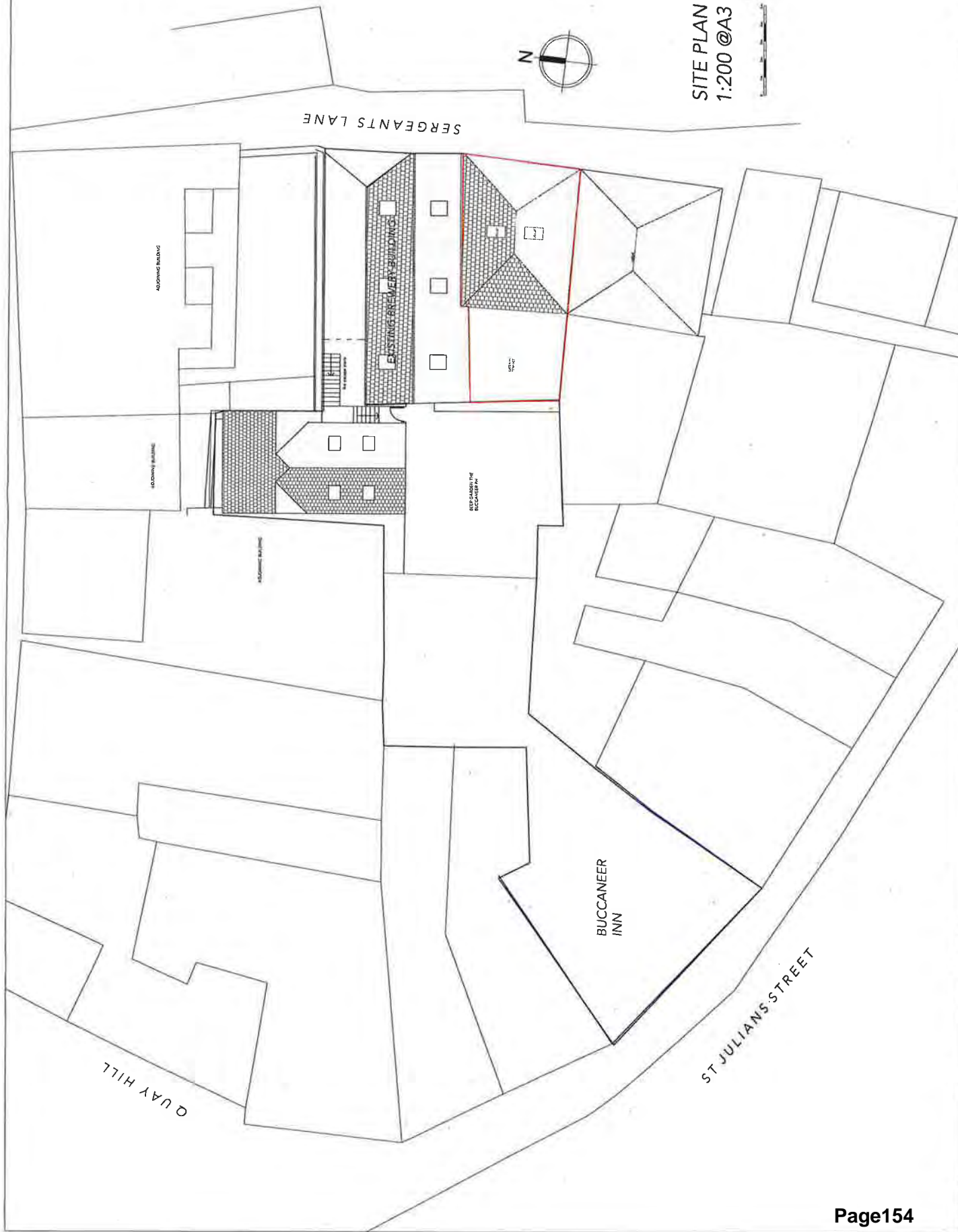
Pembrokeshire Coast National Park Authority
 21 DEC 2018
 Awdwrddwr Penrhodfaethol
 Arfordir Penfro

<p>dwg No 1713/ PLNG /02</p>	<p>date DEC 2018 scale 1:100@A3</p>	<p>drawing title ELEVATIONS AND SECTION EXISTING</p>	<p>project THE GLASS HOUSE, SERGEANTS LANE, TENBY</p>	<p>copyright exists on this drawing nothing to be relied on in conjunction with specification unless it is specifically stated otherwise drawing and Specification Planning Authority only, to scale from drawing</p>	<p>David J P Morgan BSc BArch RIBA County Chambers, Warren Street, TENBY SA70 7JS tel 01834 218271 (m) 07875298905 email david@davidjpmorgan.com</p>
----------------------------------	---	--	---	---	---



18748

Pembrokeshire Coast
 National Park Authority
 21 DEC 2018
 Awdurdod Penfro
 Arfordir Penfro

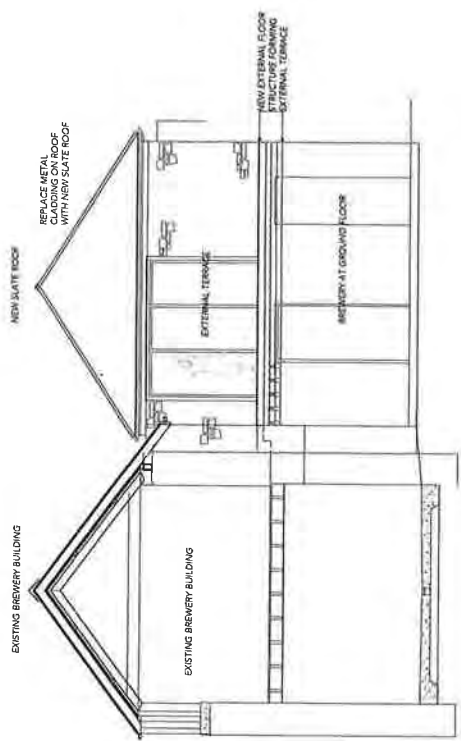


SITE PLAN
1:200 @A3

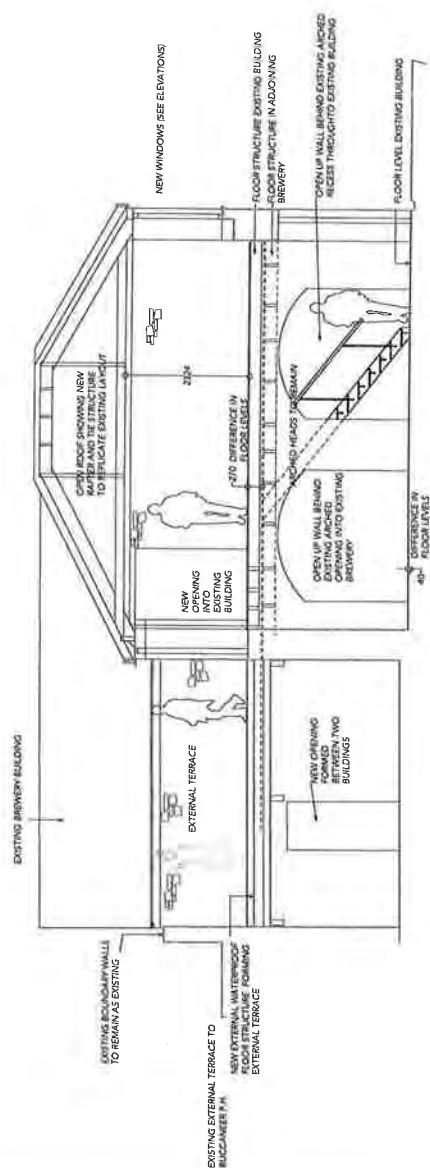
Pembrokeshire Coast
National Park Authority
21 DEC 2018
Awdurdod Parc National Bwrdeistrol
Arfordir Penfro

NP 18 7 48

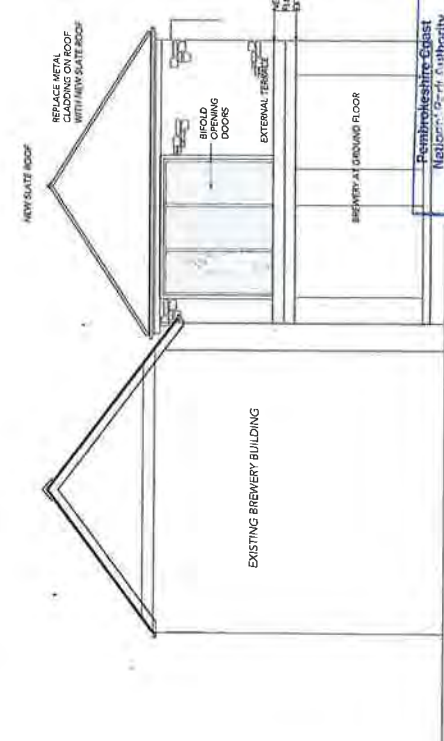
drwg No 1713/ PLNG/05	date DEC 2018 scale 1:200@A3	drawing title SITE PLAN	project THE GLASS HOUSE, SERGEANTS LANE, TENBY	copyright exists on this drawing drawing to be read in conjunction with specification Architect to be notified of any discrepancies between drawings and Specification. Planning Authority only, to scale from drawing	David J P Morgan BSc BArch RIBA County Chambers, Warren Street, TENBY SA70 7J5 tel 01834 218271 (m) 07875298905 email david@davidjpmorgan.com
--------------------------	------------------------------------	----------------------------	---	--	--



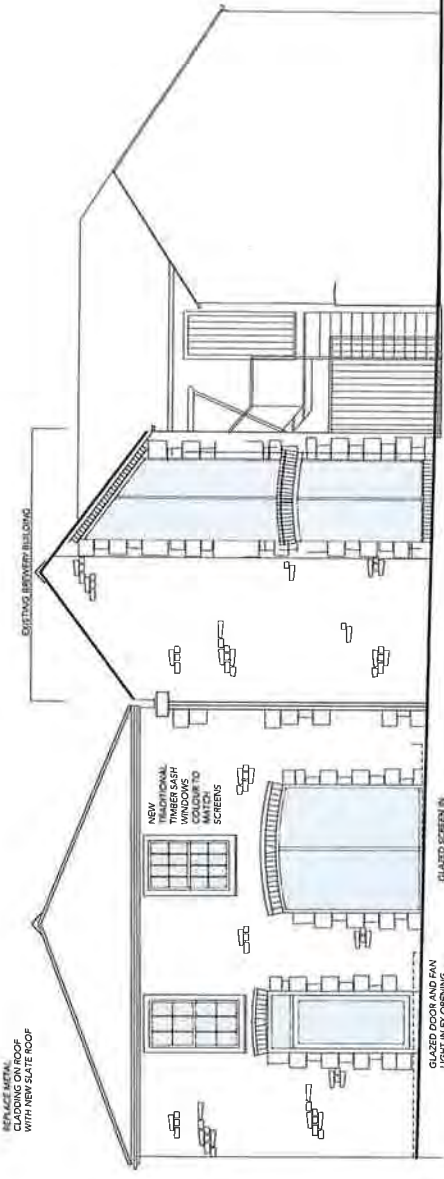
SECTION CC



SECTION BB



WEST ELEVATION 21 DEC 2018



EAST ELEVATION

Rambroshire Coast
 Historic Environment
 Planning Authority
 0 1m 2m
 AW/16/0004/2018/1
 AUTHOR: P. PETITO

NP 18 7 48

dwg No 1713/ PLNG/04	date DEC 2018 scale 1:100@A3	drawing title SECTIONS AND ELEVATIONS - PROPOSED	project THE GLASS HOUSE, SERGEANTS LANE, TENBY	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 drawing	David J P Morgan BSc Arch RIBA County Chambers, Warren Street, TENBY SA70 7JL tel 01834 218271 (m) 07875298905 email david@davidjpmorgan.com
-------------------------	------------------------------------	--	---	--	---