

Application Ref: NP/19/0207/DOC

Case Officer Andrew Richards
Applicant Mr N Griffiths
Agent Mr R Andrews, Lewis Partnership Ltd
Proposal Discharge of condition 6 of NP/16/0170/FUL
Site Location Jones & Teague, The Harbour, Saundersfoot,
Pembrokeshire, SA69 9HE
Grid Ref SN1379
Date Valid 08-Apr-2019 **Target Date** 02-Jun-2019

This application is being brought to committee as a part of a major application on which members have had great significant involvement.

It is unusual for discharge of conditions applications, even on major permissions such as the case here, to be considered at committee. Normally officer's deal with such matters under the authority of powers to take decisions delegated to them by the Authority and the Committee following the decision to grant permission subject to conditions being made at committee.

Planning condition 6 of planning permission NP/18/0141/S73 reads:

Prior to the construction of the new building hereby approved, samples of the material 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: LDP – Policies 1 (National Park Purposes and Duty), 15 (Conservation of the Pembrokeshire Coast National Park and 29 (Sustainable Design).

In consultation with officers, prior to the submission of a formal discharge of condition application, the applicant has submitted, in draft form various materials proposed in the development.

The draft schedule of materials submitted by the applicant's agent includes:

- External rendered walls – colour RAL 5015 (dark blue)
- Metal cladding
- Stone cladding
- Timber cladding
- Louvres
- Roof
- Windows
- Curtain walling
- External doors
- Roller shutter doors
- Rainwater goods

Railing and hand railings
Rigging/sails
Flue
Landscaping

The planning officer is in discussion with the applicant to clarify certain points, however the question of the external rendered walls is one that there is currently no agreement on. The planning officer has requested that the external render of the building remains blue – but a lighter colour – RAL 5024. It is this disagreement that has caused officers, exceptionally, to bring the matter to committee for a decision.

Consultee and public response: no participation has been sought as this is a decision on a discharge of a condition.

Policies considered:

The condition limits policy consideration to LDP1, LDP15 and LDP 29. With regard specifically to colour the relevant policies are LDP1 and 15.

Applicant's case in support of dark blue: as written by Philip Evans CBE, Chairman of The Trust Port of Saundersfoot in an email to the PCNPA Director of Park Direction.

'I would greatly appreciate the co-operation of Pembrokeshire Coast National Park with reference to the proposed colour scheme of the minority masonry aspects of the Marine Centre of Excellence.

The colour selected was part of a very sophisticated and well researched branding process which was triggered by the Minister's wish for all aspects to be iconic for Wales and identify the ambitions of the scheme. The blue element of our total branding package was planned to be the final finish to some of the smaller elements of the finished building.

The Commissioners have now been informed that it is now the wish of the Planning Officer that we discard this colour and replace it with a conservation compliant colour that has no relevance at all with the branding strategy. The new colour is a passive version of the palette that we have chosen but one that will then conflict completely with the rest of the estate corporate colour.

We do appreciate the control of offensive and inappropriate décor but we feel that the blue that has been chosen and approved by The Commissioners and Wales Government for the scheme is a true reflection of the ocean element of the whole scheme. Consequently, we would be grateful if it could be agreed to accept our choice of colour as we are already committed to its adoption as part of the future of the Wales International Coastal Centre and all the integrated elements.

I understand that our Executive team are awaiting to discharge conditions on the planning for the Marine Centre of Excellence so a positive response to our request would assist us greatly.'

Officer's consideration of the dark blue proposal

Officers have taken a wider strategic view of the colour and materials to ensure that this new prestigious regeneration building will sit well within the historic Conservation Area and its setting, will not jar with the surroundings and will add a positive contribution to the sea and landscape of Saundersfoot.

Brandings come and go - as do colour schemes and in most aspects officers are pragmatic enough to see colourings as being fashionable cosmetic matters on a building which tend to change over time. Similarly to the application of make-up, the whole face of a building can be changed – the use of vibrant colours from a palette of 'wow' colours can make a stunning contribution or alternatively if lacking subtly can result in a jarring picture. The consideration of context, both historic and newly created is extremely important when attempting to come to an overall view of the impact of particular details of design and colour of a new building.

Officers (planning and historic conservation) agree that the smaller elements of the scheme could benefit from being 'picked out' in the darker blue colour. Their suggestion as a suitable solution is that the darker corporate blue branding colour is used on the sail and other smaller details throughout the whole of the regeneration scheme.

However, whilst they agree that the masonry element of the building is a smaller proportion of the building than that given over to stone and wood cladding it is the weight of the heavier proposed colouring towards the top of the building which will be detrimental to its reading within the landscape. The 'solid' part of the building with stone giving way to lighter materials as going up the storeys enables the building to grow its strength from the earth upwards.

Officers have taken the considered view that a darker colouring skyward is inappropriate for the architecture and visually detrimental to the excellent and sympathetic design and other materials of the building.

The 'fly through' proposal on the Saundersfoot Harbour Commission website has the building in a lighter colour so officers have taken comfort that they appear not the only ones with the suggestion of what would be an appropriate shade/tone of a blue. (See: <https://www.saundersfootharbour.co.uk/media/1215/saundersfoot-harbour-marine-centre-of-excellence-and-storm-centre.mp4>)

Recommendation:

That members **REFUSE** the option for the provision of RAL 5015 (darker blue) and express a preference for RAL 5024 (lighter blue) paint application on the rendered elements of the proposed building with regard to the discharge of condition 6 attached to planning permission **NP/18/0141/S73**