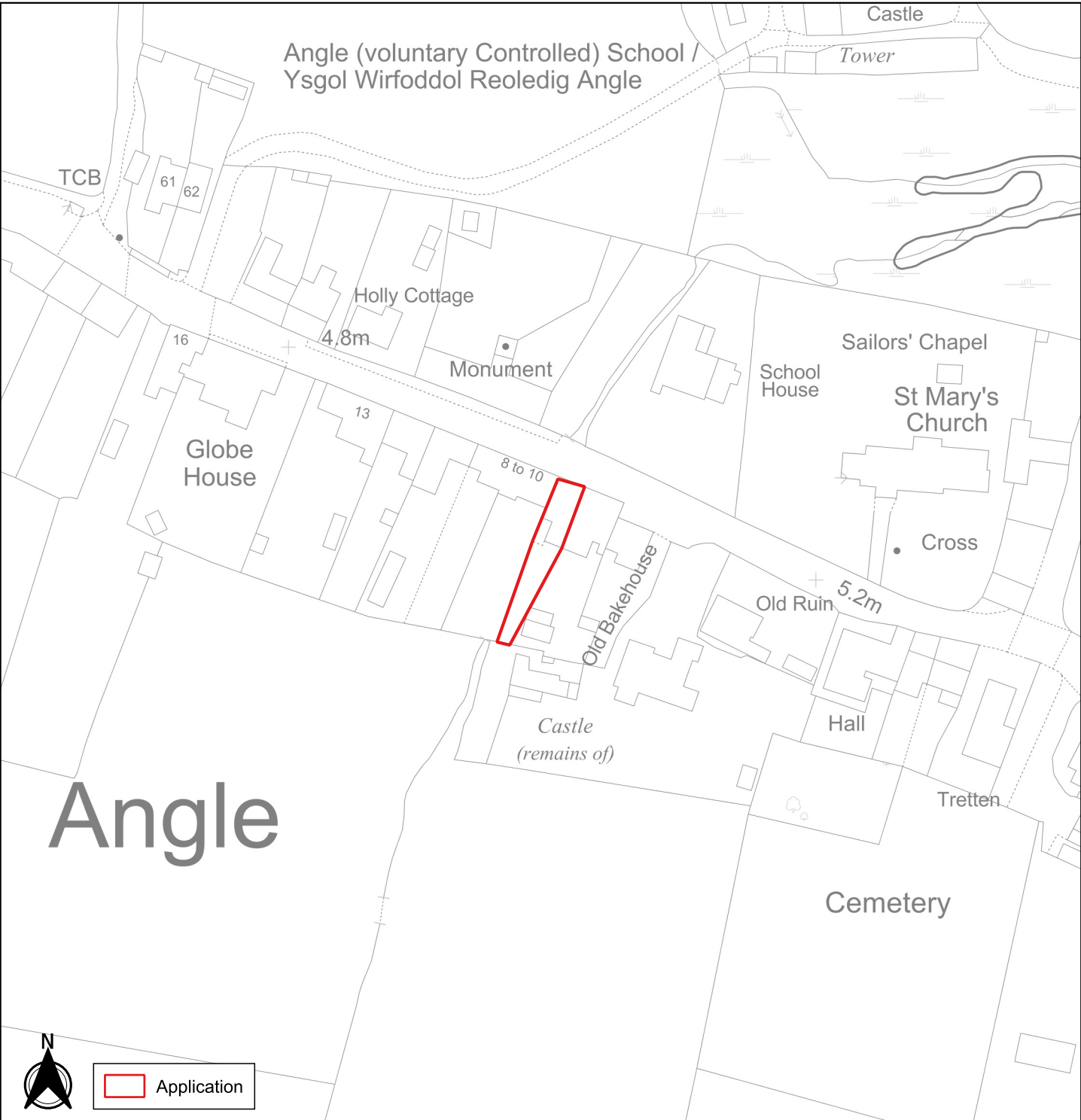


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PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY COMMITTEE REPORT



Ref No: NP/25/0267/S73

Proposal: Variation of condition no. 2 of NP/21/0786/FUL

Site Location: Triangle Village Store, 9, Angle Village, Angle, Pembroke, Pembrokeshire, SA71 5AT

Recommendation: Delegated approval, subject to conditions

This application is being presented to Development Management Committee due to the objection from the Community Council

Summary:

Triangle Store is located on the main street of Angle within the Conservation Area. Planning permission was granted in 2023 under NP/21/0786/FUL for the 'Refurbishment of ground floor store/cafe. Two storey rear extension to replace existing single storey extension. Proposed two bedroom flat to first floor'. The present application is for the addition of solar panels and two roof-lights to the front (north-east) elevation. The original scheme included the complete replacement of the roof structure.

Following commencement of the build, it became apparent that the plans were not being implemented in terms of the roof structure, and a number of rooflights and solar panels have now been applied for which had not originally been consented.

The proposal is considered acceptable and can be supported by Officers, however as the effect of the permission is to grant a new permission, the policy considerations relevant to the original permission have been revisited and updated WG policy on flood risk considered.

The application is partly retrospective and is recommended for approval.

Full copies of the plans and details of the application can be found on-line here: [Citizen Portal Planning - application details](#)

Consultee response

- Angle Community Council 09/06/2025:
 - *The proposed solar panels are on the north facing roof, whereas using the southern facing aspects would provide a much better yield and could be fitted opposite the already planned panels to the rear in between the roof windows.*
 - *The introduction of "rooflights" may offer improved natural lighting during the day but also cause light pollution at night with artificial light being emitted outward and upward. As the proposal sites them directly above the existing front windows, how much additional benefit will they provide?*
 - *With biodiversity in mind the effect on bats and other nocturnal bird activity could be detrimental. If this application is granted, could it also include the need to provide blackout blinds for use at night to reduce impact of roof lights and solar panels)*
- Angle Community Council 15/08/2025:

- *We note that reduction in velux sized windows but our observations remain the same as our original response.*
- PCNPA Buildings Conservation Officer – Further information required (scheme subsequently amended to reduce impact of roof lights and solar panels)
- Cadw: No adverse comment

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 third-party representations have been received.

Policies considered

Development Plans

All planning applications in Wales need to be determined in accordance with the statutory Development Plan:

Future Wales: The National Plan 2040 [Future Wales: The National Plan 2040](#) (FW)

Local Development Plan 2 (Adopted September 2020)

Additionally, within the Pembrokeshire Coast National Park, The Local Development Plan 2 (LDP2) is also the relevant development plan with the following Policies being applicable to this proposal.

- Policy 01 (National Park Purposes and Duty)
- Policy 08 (Special Qualities)
- Policy 11 (Nationally Protected Sites and Species)
- Policy 14 (Conservation of the Pembrokeshire Coast National Park)
- Policy 29 (Sustainable Design)
- Policy 30 (Amenity)
- Policy 32 (Surface Water Drainage)
- Policy 34 (Flooding and Coastal Inundation)
- Policy 35 (Development in the Coastal Change Management Plan)
- Policy 59 (Sustainable Transport)
- Policy 60 (Impacts of traffic)

These policies can be viewed on the policies page of Pembrokeshire Coast National Park website: <https://www.pembrokeshirecoast.wales/wp-content/uploads/2024/01/LDP-Text-for-Adoption-Web.pdf>

Planning Policy Wales (PPW12)

PPW12 sets out the land use planning policies of the Welsh Government.

The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

- [Planning Policy Wales 12](#) (PPW12).

Technical Advice Notes

The Future Wales Plan should be seen and read as a whole, and in conjunction with National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) as

well as considering the following Welsh Government Technical Advice Notes (TAN's) www.gov.wales/technical-advice-notes:

- TAN 5 - Nature Conservation and Planning
- TAN 12 - Design
- TAN 15 - Development and Flood Risk

LDP2 Supplementary Planning Guidance

In addition, the Authority produces Supplementary Planning Guidance (SPG) on various topics, and these may be material considerations in the determination of any future application made. In respect of the proposal the most relevant SPG's are:

- Sustainable Design and Development
- Angle Conservation Area

Constraints

- Amenity and Privacy
- Ancient Monument – within 500m
- Conservation Area
- Flood Zone 3

Officer's Appraisal

The site is currently vacant and under construction, having previously been the village shop and post office at ground floor level for a number of years. The property forms part of the northern street frontage of Angle, part of a terrace of single and two-storeyed cottages.

The application was first approved in March 2023 with a rear extension to create shop & café (A1 and A3 use) at ground floor level, with a 2 bedroom flat at a first-floor level. The flat featured a recessed balcony, with an external stair giving access to rear garden, rooflights, side boundary privacy walls.

1. Site and Proposed development

The amendments to the proposal comprise:

- Insertion of two additional conservation roof-lights (each of 550 x 978mm) within previously consented new roof structure (north-east front elevation)
- Insertion of flush-fitting solar panels (black, edged black) set within front (north-east) roof pitch of previously consented new roof structure

2. Relevant Planning History

- **NP/04/416** - Extension of Post Office & Store and creation of living accommodation at first floor – approved 16/08/2005.
- **NP/21/0786** - Refurbishment of ground floor store/cafe. Two storey rear extension to replace existing single storey extension. Proposed two-bedroom flat to first floor – approved 9/03/2023
- **NP/23/0206/DoC** - Discharge of condition No's 4, 5, 6, 7, 8, 9, 10, 13, 16, 17 & 20 of NP/21/0786/FUL - Construction Environmental Management Plan, Flood Evacuation Plan, Evacuation route plan, Landscape Plan, Archaeological WSI External lighting plan, Sustainable drainage scheme, Biodiversity Scheme, Fire

3. Key Issues

- 3.1 Policy and principle of development
- 3.2 Siting, Design, and Impact upon the Special Qualities of the National Park
- 3.3 Amenity and privacy
- 3.4 Conservation Area
- 3.5 Biodiversity, Protected site & Landscaping
- 3.6 Access for All
- 3.7 Surface Water Drainage

3.1 Policy and Principle of Development

- 111. Section 38 of *The Planning and Compulsory Purchase Act 2004* requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the National Park comprises Future Wales - The National Plan 2040 (FW) and the Local Development Plan 2 (LDP2).
- 112. Future Wales – The National Plan 2040 (FW), was adopted on 24th February 2021 and is the National Development Framework for Wales, and the national tier of the Development Plan. Policy 4 (Supporting Rural Communities) states that Strategic and Local Development Plans must identify their rural communities, assess their needs, and set out policies to support them. On page 104, Future Wales states that: '*National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas...and that Future Wales policies respect the functions of National Parks in terms of their statutory purposes...*'.
- 113. Section 73 of the 1990 Act allow applications to be made for planning permission without complying with conditions previously imposed on an extant planning permission. Where a Section 73 application is granted, its effect is to grant a new planning permission.
- 114. Case law has established that an application under Section 73 of the *Town and Country Planning Act 1990* is an application for planning permission. The local planning authority can grant permission unconditionally or subject to different conditions, or they can refuse the application if they decide the original condition(s) should continue. The original planning permission will continue to subsist whatever the outcome of an application under section 73.
- 115. The inclusion of a condition specifying the plans relevant to a grant of planning permission allows applicants to make minor material amendments to the associated planning permission by using section 73 of the 1990 Act to vary the condition. In this case the applicant is seeking to amend the plans condition (condition 2).
- 116. The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the *Planning (Wales)*

Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

117. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW12 promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.
118. The principle of development has been established under NP/21/0786, the proposed scheme is considered an acceptable amendment, introducing only minor design amendments to the property in comparison with the previously approved scheme.
119. In terms of compliance with Policy, the refurbishment of the village store is considered to be acceptable and in accord with Local and National Development Plan policies.
120. The provision of a flat over a shop as a part of mixed use within Class A1 (shops) and as a single flat is classed as 'Permitted Development' in Part 3, Class F of the Town and Country Planning (General Permitted Development) Order 1995. It also states that in the conditions to the class, that under (c) the single flat shall not be used otherwise than as a dwelling (whether or not as a sole or main residence). Were the shop currently in use, the use of the upstairs as a flat would not require planning permission, but the extension of the first floor would require full planning permission.
121. The very strong fall-back position of the use of the flat above the shop as a part of a mixed A1/C3 use is a significant material consideration when assessing this proposed development, as is the extant planning permission.
122. Policy 54 of LDP2 seeks to protect community facilities, which includes convenience stores. Policy 54 does not allow development which would adversely affect the operation of community facility or results in its loss, except where a suitable replacement or enhanced facility is to be made available or where it can be shown that the facility is no longer required or financially unviable. New community facilities and extensions to community facilities are supported where these are well located to meet the community's needs.
123. Policy 57 states that changes of use, redevelopment or development of new buildings will be permitted in a Rural Centre where the proposal is for retail or commercial uses (A1, A2 or A3 uses). The proposal for the ground floor use of the property as a store / café/ deli complies with Policies 54 and 57 of LDP2 and is acceptable, in principle.

Development within the flood zone:

124. The site lay within a high risk C2 Flood Zone for both tidal and fluvial flood events when it was originally determined, and this is now shown as Zone 3 on the new floodmaps, due in part to the culverted watercourse which runs below, and adjacent to, the property, creates high surface water flood risk.
125. The site also lies within the Coastal Change Management Area. The flood zone extends along the rear access to the property and the street frontage, which would

have an impact on potential means of escape or access for emergency workers in the event of a flood.

126. The ground floor proposal of a shop and café on a similar footprint to the existing building is a less vulnerable use and would comply with TAN 15 guidance and the Authority's LDP 2.
127. The first-floor element of the application however proposes highly vulnerable use (residential within a C3 flood zone and within the Coastal Change Management Area). This element is contrary to the Local Development Plan 2 policy approach and contrary to TAN 15. Following amended plans received during the course of the original application, the proposal was regarded as remaining compatible with the above policies and to be acceptable in terms of design and the conservation of the National Park and given that there is an extant consent which has been implemented, this also forms an important material consideration. The only changes to the original application are the solar panels and the conservation rooflights, which in themselves would not raise any new risks not previously considered.
128. NRW's previous response to NP/21/0786/FUL referred the Authority to Section 6 of TAN 15 and the Chief Planning Officer's letter from Welsh Government, dated 9 January 2014, which affirms that highly vulnerable development and emergency services should not be permitted in Zone C2 (paragraph 6.2 of TAN15). NRW went on to state: *'We have reviewed the application and whilst we note that the proposal will result in a HVD use being introduced into an area of flood risk, this will be elevated above the flood risk and there is no change in the vulnerability use at the ground floor level. We have no objection to this development in terms of flood risk; however, we advise that in coming to your decision, your Authority must be satisfied that the proposal is acceptable in terms of flood risk, particularly with regard to access and egress considerations, and for emergency planning purposes.'*
129. NRW have been re-consulted for their revised response, and their comments will be verbally reported to Committee.
130. Policy 34 of LDP2: Flooding and Coastal Inundation (Strategy Policy) states that development will be directed away from areas which are at risk from flooding now or as predicted for the future by TAN 15 or the Shoreline Management Plan 2, unless there are sound social or economic justifications in accordance with the advice set out in Technical Advice Note 15. Policy 35 of LDP2 states that new dwellings or conversion of existing buildings to residential use will not be permitted in the Coastal Change Management Area.
131. The increasing risk of coastal inundation in many communities in the National Park is recognised in the Shoreline Management Plans. Angle falls within the South Wales Shoreline Management Plan (SMP). The policy for the Angle unit (19.2) in the SMP is one of no active intervention to allow the coast to evolve and retreat naturally with minimal interference. It recognises that public money is unlikely to be available to maintain or upgrade existing defences but allows for privately funded measures to be implemented such as improved flood warning, flood protection measures, flood resilience measures or relocation of assets. As one of the flood risks at the application

site is from the sea, the predicted rise in sea level is likely to increase the frequency and level of flooding experienced by this building.

Permitted Development:

132. However, in this instance, there is also the fall back of a permitted mixed retail and residential use in terms of the permitted development rights for a flat above a shop. Although the shop premises has been vacant for some years, the retail use is not considered to have been lost from the site, as the property still features a retail frontage, including a retail display window and the proposal is to bring the shop back into reuse, albeit as a shop/café/deli.
133. In this previous application, the recommendation was to suggest a condition requiring the applicant to formulate and submit a flood evacuation plan, (which should also be displayed prominently in the flat) and to design-in flood resistance and/or resilience measures to the property which has since been submitted and discharged. The details agreed for the previous consent would need to be carried across to the current application and conditioned to be retained as such.
134. As creation of the proposed self-contained residential unit benefits from a fallback as a result of permitted development rights, there is no mechanism for the unit to be considered under LDP2 policies as an affordable housing unit in the first instance, or to require financial contribution towards affordable housing provision. As such, the development complies with the policies 54 and 57 of LDP2. The proposal does not comply with policy 34 or TAN 15, but these considerations are outweighed by provisions of the Town and Country Planning (General Permitted Development) Order 1995 which is considered to be a significant material consideration.

3.2 Siting, Design and Impact upon the Special Qualities of the National Park

135. Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP2) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.
136. Policy 14 of LDP2 seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape, or that would fail to harmonise with, or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.
137. Policy 29 of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness. The principal elevation of the property, which provides a positive contribution to the character and quality of the Conservation Area to the front of the property, will not be significantly altered by the proposal.
138. The proposed roof lights proposed as the amendment to the previous scheme are modest in scale, conservation style low profile and with a vertical emphasis which is considered acceptable in this setting. The flush PV panels proposed are also modest in scale and the locations proposed are symmetrical and will not result in an overly dominant impact.

139. The rear of the host property is located 14.5m away from the remains of the medieval Angle Castle Scheduled Ancient Monument (SAM). Cadw requested further information in December 2021 and a Heritage Impact Assessment was received in March 2022. Cadw were re-consulted at that point and did not object to the scheme. They have not raised objection to this current revised scheme.
140. The PCNPA Buildings Conservation Officer has also been consulted and is content that the proposal does not have an adverse impact on the character of the Conservation Area.

3.3 Amenity and Privacy

141. Policy 30 (Amenity) of LDP2 seeks to protect the amenity of people living in the National Park and states that development will not be permitted where it has an unacceptable adverse effect on amenity, particularly where:
- a. the development would have a detrimental impact on the quality of the environment currently enjoyed by people living, working or visiting the Park; 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 effect; and/or
 - d. the development is visually intrusive.
142. Policy 30 (Amenity) supports Policy 14 (Conservation of the Pembrokeshire Coast National Park) in not allowing development that creates a visual intrusion.
143. The Community Council have objected to the potential light pollution from the rooflights on the front elevation. Having looked at the hooded streetlights which are opposite the building, a scheme to reduce light pollution could be imposed by condition to ensure that sensor operated black out blinds are fitted which ensure that no light pollution is created.

Rear extension:

144. The development proposes a 2-storey rear perpendicular extension, which extends 10.2 m from the rear elevation of the host property (existing single storey lean-to extends 9.8 m back), which rises to 5.4 m for the entirety of its length (current rear lean-to rises to 2.7 m).
145. The south-eastern elevation of the proposed extension is not considered to cause an unacceptably adverse impact on the adjoining property to the east, as this neighbouring property also features a large single storey rear extension which projects a similar distance as the proposed.
146. The proposed extension will face a blank elevation towards the adjoining property to the west, rising to 5.3 m in height, extending 7.2 m further than the rear elevation of the neighbouring property. This wall will be located on the other side of the culvert, lying 2.2 m away from the shared boundary.

147. To provide screening of the large, glazed opening proposed to be introduced to the western side elevation of the proposed extension, and of the rear seating area, a 2.4 m high (rising to 3 m) boundary wall is proposed to be introduced along the south-western edge of the culvert. It is noted that this side of the culvert is not in the ownership of the applicant, as the culvert is not owned by either neighbouring party - but has historically been collaboratively managed by both parties to reduce flood-risk to both properties. This is considered a civil matter which does not impact on the consideration of this planning application. A lower-level boundary wall is proposed to be built along the south-western edge of the culvert for the full length of the plot. The neighbouring property to the west's boundary with the culvert is currently largely open aspect.

Balcony & Rear Elevation:

148. The development proposes a significant amount of glazing, on the rear elevation of the first floor, with a recessed balcony and external stair. The recessing of the glazing will to some extent, mitigate against the potential for light pollution and a condition to restrict external lighting is suggested to ensure this is controlled in the future.
149. For building regulations, an external platform and stair is required as means of escape for flats over retail premises. The balustrades of the proposed external stair will rise to 1.1m, but the applicant's agent has confirmed that an obscure screen at the closest end of the stair to the dwelling could be achieved by condition. A condition was also required to ensure that the rear flat roof could not be used as an external seating/amenity area, and this would be replicated again on this consent.

Shop/Café/Deli Use:

150. No information has been provided within this application to detail external ventilation systems or extract equipment which may be required to serve the catering or WCs elements of the proposal, or where or how commercial waste associated with commercial activities within the property will be stored or dealt with at the site. Further details on these elements of the proposal should be provided for the consideration of the Authority. A condition to ensure any ventilation/flues required and a condition for the storage and collection of waste was imposed on the previous consent and accordingly would be applied again. The waste condition was discharged under NP/23/0206/DOC in May 2025. A condition to ensure compliance with these conditions would be necessary to tie the current application to those same details.
151. The application states that the retail element of the scheme will function 08:00 to 20:00 Monday - Friday, and 10:00 - 15:00 weekends and Bank Holidays. No information has been provided as to the opening hours of the café/deli element of the scheme and it is assumed that these would be the same.
152. Such opening hours are considered appropriate to the residential context in which the property is located. The application does not detail whether the shop/café/deli will be open all year round or is intended to be open for holiday seasonal use only but either would be acceptable and it is not proposed to condition seasonal controls. A suitably worded condition should be added to any permissions issued to ensure that the stated opening hours are adhered to, and that deliveries and collections associated with the

commercial functioning of the property, including refuse collection, are undertaken at times suitable to the residential context of the site.

- 153. Issues relating to noise and odour potentially omitted by the proposed uses at the site are regulated under legislation separate to any planning permissions issued, as regulated by Public Protection. No third-party representations have been received with regard to the current application.
- 154. Subject to the addition of suitably worded conditions, the privacy and amenity of neighbouring properties to either side of the site can be adequately protected and complies with Policy 30 of LDP2.

3.4 Conservation Area

- 155. Section 160 of the Historic Environment (Wales) Act requires that when considering planning applications, special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area. The site lies in the designated Angle Conservation Area, and the Conservation Officer for the National Park has been consulted, and he supports the current application.
- 156. The current proposal is considered to preserve both the character and appearance of the area through the use of appropriate roof-lights and recessive solar panels.

3.5 Biodiversity Protected Sites & Landscaping:

- 157. PPW12, TAN5 and LDP2 Policy 11 (Nationally Protected Sites and Species) requires biodiversity 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. Details will be sought via condition for the green roof to ensure that the species mix will positively add to the overall biodiversity capabilities of the site.
- 158. To comply with Planning Policy Wales 12 (2024) and the *Environment (Wales) Act 2016*, planning authorities are expected to ensure every development positively contributes to biodiversity.
- 159. The Community Council concerns regarding the potential negative impact on bats has been dealt with above through the imposition of a condition for automated black out blinds to be fitted to the conservation rooflights. The use of automated blinds will ensure that if the flat is being used for holiday letting, it will not need to rely on any one person to ensure that the blinds are drawn.
- 160. The proposed plans include an integrated house sparrow terrace under eaves/fascia and an integrated Schwegler 2FR bat brick. These are considered acceptable biodiversity enhancements. A condition to refer to the previously approved biodiversity scheme has been added as this scheme had already been submitted for discharge under the previous scheme.

3.6 Access for All

- 161. The public sector equality duty section (Section 149) of the Equality Act (2010) should be considered when granting planning permission for any development. In addition,

the Act imposes extra duties on public sector organisations in Wales to improve opportunities for disabled people to access services and facilities.

- 162. The Welsh Government and local authorities have a duty to implement the UN Convention on the Rights of Persons with Disabilities (CRPD) in order to safeguard and promote disabled people's rights.
- 163. The key requirements are Article 9: The duty to ensure disabled people can access facilities on an equal basis with others. Article 19: The equal rights of all disabled people to live in the community, with choices equal to others. In short, public authorities have a duty to: - advance equality of opportunity - eliminate discrimination and harassment - promote positive attitudes - encourage participation by disabled people.
- 164. The Authority promotes accessible and inclusive public environments, in facilities such as the shop and café/deli proposed by this scheme. In this regard, the Authority must meet its statutory duties under the Equality Act 2010 and other obligations contained within current policies and regulations.
- 165. The Access Officer was consulted under the original application with regard to a revised scheme to ensure that the toilet for the café is accessible for all and offered advice as to heights of serving counters. An amended plan demonstrating that the WC would be Part M compliant was submitted prior to the Committee meeting on the 8th of March 2023. As such, the application is considered to adequately address the requirements of the Equality Act.

3.7 Surface Water Drainage:

- 166. Policy 32 (Surface Water Drainage) of LDP2 requires that development will be required to incorporate sustainable drainage systems for the disposal of surface water on site. This is to minimise adverse environmental impacts during construction and upon completion.
- 167. A condition for a surface water drainage scheme was imposed on the original consent and this has since been submitted and discharged through NP/23/0206/DOC, so compliance with the submitted details will need to be conditioned for this current application.

4. Conclusion

- 168. The proposed variation of condition 2 will provide acceptable alterations to the previous NP/21/0786/FUL planning permission and is considered to maintain the special qualities of the National Park and the Conservation Area when viewed from the immediate and wider landscape. The application can be supported subject to appropriate conditions.
- 169. In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the *Well Being of Future Generations (Wales) Act 2015*. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

5. Recommendation:

A request for Delegated Approval is made, subject to no further objections being received from NRW & Dwr Cymru/Welsh Water at the end of the consultation period, and subject to the following conditions:

1. The development shall begin no later than five years from the date of the original decision (NP/21/0786/FUL) i.e. no later than 9th March 2028.

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:

- ANG/003/J – Proposed plans
- ANG/005/G – Proposed elevations
- ANG/012 - Proposed rear garden plan
- Green Infrastructure Statement
- Specifications of solar panels

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 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. Full specification for any ventilation or extraction units required for the café use must first be approved in writing by the Local Planning Authority prior to installation or use and such details, including maintenance as are approved shall be retained thereafter.

Reason: In order to ensure that there are no negative environmental or amenity impacts on the surrounding area in accordance with Policy 30 of the Local Development Plan.

4. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Policy: Local Development Plan 2 - Policy 32 (Surface Water Drainage).

5. No part of the building shall be occupied until surface water drainage works have been fully implemented in accordance with the details approved under NP/23/0206/DOC and these shall be retained as such thereafter.

Reason: In order to ensure that the development accords with Policy 32 of the Pembrokeshire Coast National Park Local Development Plan.

6. The approved Construction Environmental Management Plan EMP, discharged under NP/23/0206/DOC shall be followed until the completion of the development.

Reason: To ensure necessary management measures are agreed prior to commencement of development or phase of development and implemented for the

protection of the environment during construction. Policy: Local Development Page 117 of 153 Item 5 – Report on Planning Applications Pembrokeshire Coast National Park Authority Development Management Committee – 8th March 2023 Page: 57 Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

7. All retained trees, hedgebanks and hedge boundary features and/or any trees whose canopies overhang the site shall be protected by strong fencing in accordance with BS5837: 2012 Trees in relation to design, demolition, and construction – recommendations for the duration of the development, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.
Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation, and enhancement of links between sites and their protection for amenity, landscape, and biodiversity value. Policy: Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).
8. The privacy screen details agreed under NP/23/0206/DOC shall be fully implemented as approved and retained as such thereafter.
Reason: To protect the amenities of the occupiers of nearby dwelling houses. Policy: Local Development Plan 2 - Policy 30 (Amenity).
9. The flood evacuation scheme approved under NP/23/0206/DOC shall be implemented prior to the occupation of the flat above and retained as such thereafter.
Reason: In order to manage the risks of flooding at this site and in accordance with the submitted Flood Consequences assessment. Local Development Plan 2 - Policy 34 (Flooding and Coastal Inundation) and Technical Advice Note (TAN) 15: Development and Flood Risk (2004).
10. The boundary treatments approved under NP/23/0206/DOC shall be implemented prior to the occupation of the flat.
Reason: In order to protect the amenity of neighbouring occupiers and in accord with Policy 30 of the Pembrokeshire Coast National Park Local Development Plan.
11. The café and shop use shall not be carried out outside the hours of 08:00 to 20:00 Monday to Friday and 10.00 to 15.00 on weekends and bank holidays.
Reason: To ensure that the amenity of neighbouring properties is preserved. Policy: Local Development Plan 2 – Policy 30 (Amenity).

12. The garden area shall not be used for café customers without a further application being made to the Local Planning Authority.
Reason: To ensure that the amenity of neighbouring properties is preserved. Policy: Local Development Plan 2 – Policy 30 (Amenity).
13. A scheme for the disposal and storage of waste from the café and shop shall be submitted to the Local Planning Authority and approved, in writing, prior to commencement of the uses hereby approved.
Reason: To ensure that risks from waste are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, and off-site receptors. Policy: Local Development Plan 2 – Policy 30 (Amenity) and Planning Policy Wales - Edition 12.
14. Notwithstanding the details shown on the approved drawings all rooflights should be low-profile conservation style only. The rooflights shall be retained in perpetuity.
Reason: In the interests of protecting the visual amenity of the surrounding Conservation Area. Policy: Local Development Plan 2 – Policy 8 (Special Qualities) and 29 (Sustainable Design).
15. Any external surfaces/patios to be provided at the site shall be laid to permeable or semi-permeable materials only and retained as such in perpetuity.
Reason: In the interests of protecting the visual amenity of the surrounding Conservation Area. Policy: Local Development Plan 2 – Policy 8 (Special Qualities) and 29 (Sustainable Design).
16. Prior to the erection of any external lighting on the site a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats 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. No further lighting shall be installed without the written approval of the Local Planning Authority thereafter.
Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 12 (Local Areas of Nature Conservation or Sites of Geological Interest) and 14 (Conservation of the Pembrokeshire Coast National Park).
17. The biodiversity enhancement scheme previously agreed under NP/23/0206/DOC shall be fully implemented prior to occupation of the flat and operational use of the shop/café.
Reason: In the interests of maintaining the special qualities of the landscape and habitats of the National Park through the protection, creation, and enhancement of links between sites and their protection for amenity, landscape, and biodiversity value. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

18. Notwithstanding the details submitted on the drawings the development shall include the following:
- Natural slate roof finish.
 - Ridge tiles to be butt jointed, orange/red in colour.
 - All windows, doors, and other external joinery to be in timber with a painted finish, colour of the fenestration to be agreed in writing with the local planning authority.

The approved details shall then be implemented within the scheme and maintained in perpetuity.

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 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

19. Prior to occupation of the residential flat, a scheme for provision of black out blinds shall be submitted to and approved by the Local Planning Authority. Such scheme as is approved shall be implemented and retained in working order thereafter.

Reason: In order to protect the character of the Conservation Area and to prevent unnecessary light pollution in accord with Policy 9 of the Pembrokeshire Coast National Park Local Development Plan.

6. Informatives

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water & sewerage connections.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption.

It is recommended that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.