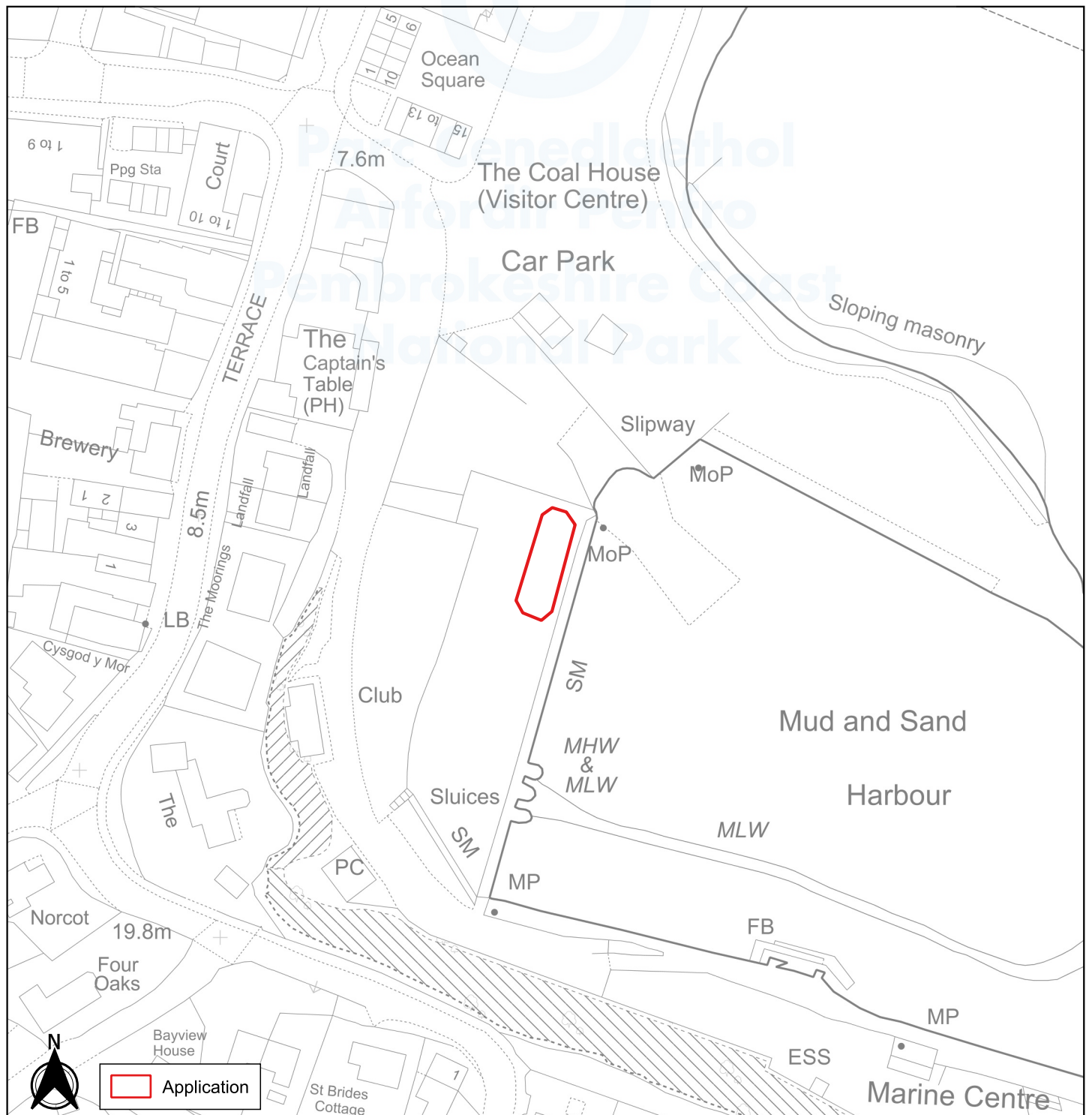
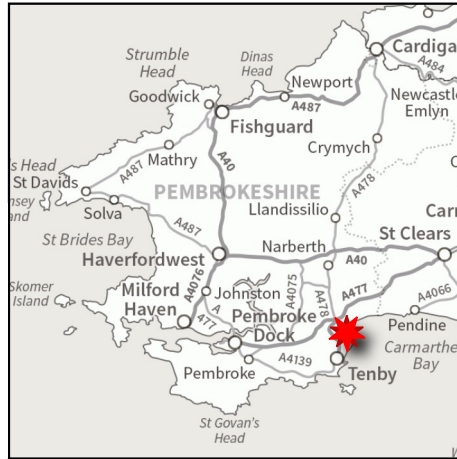


The Coastal Schooner, The Harbour,
Saundersfoot, Pembrokeshire, SA69
9HE



Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:1,250



PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY COMMITTEE REPORT



Ref No: NP/25/0569/FUL
Proposal: Change of use of the ground floor area of the existing Coastal Schooner Interpretation Centre (F1) to a mix of indoor visitor attraction (D2) and Interpretation Centre (F1)
Site Location: The Coastal Schooner, The Harbour, Saundersfoot, Pembrokeshire, SA69 9HE

Recommendation: Approve

The application is being brought to the Development Management Committee in accordance with the scheme of delegation, as the Director responsible for Planning considers that it raises matters of public and/or Member interest.

Summary:

The application site is part of the Coastal Schooner building, which is located on the deck area over the sluice facility within Saundersfoot Harbour. The building is a replica of a traditional coastal schooner vessel, which operated from the harbour during the coal mining era to transport coal from Saundersfoot. The existing structure comprises a side main entrance into the interpretation area within the middle section, an associated small cinema area is located within the bow area, and a café is located to the stern area with a separate access, and all this is accommodated within the hull section of the building.

The current proposal seeks to provide a new use within the interpretation area to accommodate an indoor mini golf tourist attraction, with the existing interpretation information retained. No external alterations, apart from planters, are proposed as part of this application.

The current application for a new mixed D2 and F1 use within the existing Coastal Schooner, which will retain the interpretation centre (F1) aspect and add an indoor mini golf facility (D2), is considered a suitable mixed use for the existing structure located on the events deck at Saundersfoot Harbour.

The proposed works will apart from planters, be fully contained within the existing structure and provide an indoor facility for residents and visitors, which is considered to enhance the Visitor Economy of the area, not just through the tourist season but also outside of the peak season, with the facility being an indoor facility with scope for all year-round operation. As such, and subject to a schedule of suitable conditions to control the development, the development is considered to be acceptable and complies with the requirements of Future Wales and policies 1, 4, 8, 9, 11, 14, 29, 30, 32, 38 and 60 of the Local Development Plan 2.

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.

The application documents can be viewed via the following link: [Citizen Portal Planning - application details](#)

Consultee Response

- Saundersfoot Community Council: No objection
- PCNPA Buildings Conservation Officer: No adverse comments raised
- PCNPA Ecologist: Conditional consent
- PCC Transportation and Environment: No adverse comments raised
- PCC Drainage Engineers: No response to date
- Natural Resources Wales: No response to date
- Cadw: No response to date

Public Response

A site notice and neighbour notification letters were posted in accordance with the requirements of the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012*.

No responses have been received from members of the public on the current application.

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)

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

- Policy 01 National Park Purposes and Duty
- Policy 04 Saundersfoot Local Centre (Tier 2) (Strategy Policy)
- Policy 08 Special Qualities
- Policy 11 Nationally Protected Sites and Species
- Policy 14 Conservation of the Pembrokeshire Coast National Park
- Policy 18 Porthgain, Saundersfoot, Solva and Tenby Harbours
- Policy 29 Sustainable Design (Strategy Policy)
- Policy 30 Amenity
- Policy 34 Flooding and Coastal Inundation (Strategy Policy)
- Policy 35 Development in the Coastal Change Management Area
- Policy 38 Visitor Economy (Strategy Policy)
- Policy 43 Employment Sites and Live/Work Units (Strategy Policy)
- Policy 54 Community Facilities (Strategy Policy)
- Policy 56 Retail in the National Park (Strategy Policy)
- Policy 57 Town and District Shopping Centres
- Policy 59 Sustainable Transport (Strategy Policy)
- Policy 60 Impacts of traffic

These policies can be viewed on the Policies page of the 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 4 – Retailing and Commercial Development
- TAN 5 - Nature Conservation and Planning
- TAN 6 – Planning for Sustainable Rural Communities
- TAN 11 – Noise
- TAN 12 – Design
- TAN 13 – Tourism
- TAN 14 – Coastal Planning
- TAN 15 – Development and Flood Risk
- TAN 18 – Transport
- TAN 23 – Economic Development
- TAN 24 – The Historic Environment

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: [Supplementary Planning Guidance \(LDP2\) - Pembrokeshire Coast National Park](#)

- Archaeology
- Biodiversity
- Coal Works
- Conservation Areas
- Parking Standards
- Sustainable Design and Development
- Seascapes
- Landscape

Constraints

- Conservation Area Saundersfoot
- Harbour Area - Saundersfoot
- LDP Coastal Risk Area
- Technical Advice Note 15 – Zone 3
- Special Area of Conservation - within 500m
- Special Protection Area - within 500m
- Biodiversity Issue
- Ancient Monument - within 500m
- Potential for surface water flooding

- Recreation Character Areas
- Low Coal Risk
- Surface Coal
- Affordable Housing Submarkets
- Seascape Character Areas
- Landscape Character Area

Officer's Appraisal

The application site is part of the Coastal Schooner building which is located on the deck area over the sluice facility within Saundersfoot Harbour. The building is a replica of a traditional coastal schooner vessel which operated from the harbour during the coal mining era to transport coal from Saundersfoot.

The existing structure comprises a side main entrance into the interpretation area within the middle section, an associated small cinema area is located within the bow area, and a café is located to the stern area with a separate access, and all this is accommodated within the hull section of the building.

Access is then provided via an internal lift or via external stairs to the deck area above which comprises a further entertainment area for re-enactments and a high ropes facility within the mast rigging area.

1. Site and Proposed Development

The current proposal seeks to provide a new use within the interpretation area to accommodate an indoor mini golf tourist attraction, with the existing interpretation information retained. No external alterations are proposed as part of this application.

2. Relevant Planning 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 09/12/2014
- NP/15/0043/DOC – Discharge of condition no. 5 of NP/14/0445 – Discharged 10/02/2015
- NP/15/0072/DOC – Discharge condition no. 7 of NP/14/0445 – Discharged 03/03/2015
- NP/15/0250/DOC – Discharge of Condition no's 9 & 10 of NP/14/0445 – Partial discharge 12/06/2015
- NP/15/0302/DOC – Discharge of Condition 6 and 12 of NP/14/0445 – Discharged – 14/07/2015
- NP/18/0210/NMA – Non-material amendment to NP/14/0445 – Approved 14/09/2018
- NP/18/0687/FUL – Proposed Coastal Schooner Centre (mixed use for education, exhibition space/heritage interpretation, meetings and refreshments facility, use classes D1 and A3) - Approved 01/05/2019
- NP/21/0415/DOC – Discharge/Removal of Condition No. 3 of NP/18/0687/FUL - Disabled Parking Plan – Discharged 16/09/2021

- NP/21/0803/FUL – Rationalisation of existing car park. Improve traffic flow and pedestrian areas, remove concrete apron trip hazard adjacent to promenade and replace with new access ramps from car park to promenade level. Re-site existing benches onto promenade level - Approved 21/09/2022
- NP/25/0089/FUL - Change of use to A3 – Cancelled 25/02/2025
- NP/25/0137/FUL - Change of use from interpretation centre to mixed use interpretation centre with Rum themed bar (A3) – Refused 09/07/2025

3. Key Issues

The application raises the following planning matters:

- 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 Biodiversity, Protected Sites, Green Infrastructure & Landscaping
- 3.5 Access and Parking
- 3.6 Impact on Conservation Area and Scheduled Monuments
- 3.7 Other Matters

3.1. Policy and Principle of Development:

- 186 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).
- 187 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) of FW states that Strategic and Local Development Plans must identify their rural communities, assess their needs, and set out policies to support them.
- 188 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...*'.
- 189 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.
- 190 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.
- 191 Policy 4 of LDP2 (Saundersfoot Local Centre) seeks to permit proposals for small-scale employment opportunities to meet the needs of the local areas, as well as to prioritise

the protection and enhancement of the district shopping centre and community facilities to meet the needs of the local area and visitors.

- 192 Policy 18 of LDP2 (Porthgain, Saundersfoot, Solva and Tenby Harbours) permits developments within harbour areas which sustain harbour activities and conserve or enhance the existing character of the harbour. Supporting Para. 4.104 indicates the Saundersfoot Regeneration Strategy as a community place-based strategy for the existing waterfront area.
- 193 Policy 38 of LDP2 (Visitor Economy) seeks to attract visitors outside the peak season while ensuring that the National Park environment is conserved and enhanced as a landscape of National and International importance by permitting visitor attractions and recreational and leisure activities in or adjacent to Centres. Proposals in the countryside will need to demonstrate why a 'Countryside' location is essential. Countryside proposals should make use of existing buildings whenever possible.
- 194 Proposals for new uses would not, individually or cumulatively, cause an unacceptable adverse effect on amenity or on the Centre's role in meeting the needs of local communities and visitors.
- 195 Policy 38 supports visitor attractions and recreational and leisure activities in or adjacent to the Saundersfoot Local Centre. Therefore, the principle for the current proposal to utilise part of the ground-floor area as a mix of F1 (Interpretation) and D2 (Mini Golf) is considered acceptable in this instance.
- 196 This proposal is intended to provide an additional use for an existing interpretation/educational facility, with a family-focused approach to ensure the facility remains viable and can be retained in the long term.
- 197 Policy 43 (Employment Sites and Live/Work Units) permits small-scale proposals in or adjacent to the Local Development Plan's identified Centres. This proposal is considered to accord with that policy requirement.
- 198 As set out within the planning statement, the proposal will allow for the Schooner to be maintained and be open to the public, thus protecting and enhancing the community facilities to meet the needs of local people and visitors alike. The proposal would also sustain the future of the Schooner's interpretation, which in turn will protect and enhance the harbour, a key attraction in Pembrokeshire.
- 199 As such, the proposed use of the new indoor mini golf facility (D2) within this building, whilst retaining the existing interpretation (F1), is considered acceptable in principle and accords with policies 4, 18, 38 and 43 of LDP2.

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

- 200 Policy 08 (Special Qualities) of 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. These qualities are characteristics and features which individually or in combination contribute to making the National Park unique.

- 201 Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.
- 202 Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness.
- 203 Given the level and internal nature of the proposed works, officers consider that the current proposal would not adversely affect the Special Qualities of this area of the National Park, given its small scale and location within an existing structure and therefore accords with Policy 8 of LDP2.
- 204 When considering the proposal against Policy 14, no concerns are raised on the current application as the proposal is not considered to cause visual intrusion, and/or; introduce or intensify a use which is incompatible with its location, and/or; failing to harmonise with, or enhance the landform, landscape, and seascape character of the National Park, and/or; losing or failing to incorporate important traditional features.
- 205 Policy 29 (criterion c) seeks to ensure that all proposals demonstrate an integrated approach to design with respect to community cohesion and health, and this is linked to Policy 30 (Amenity). The current proposal will not alter any external aspect of the existing building. It will be limited to the internal fit-out of the existing interpretation centre to accommodate the new mini golf area within the floor zone. No other alterations are proposed in association with the current application.
- 206 The proposed mini golf facility will also be fully removable and non-fixed, allowing the existing structure to be returned to its original condition. The mini golf will be integrated and themed around the harbour's history of coal mining and shipping, with additional maritime elements, so that the existing facility retains its interpretation and educational (F1) aspects in combination with the new indoor mini golf visitor attraction (D2).
- 207 Based on the above the proposal is considered to be appropriate in terms of Policies 8, 14 and 29 of LDP2.

3.3 Amenity and Privacy:

- 208 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, noise, odour, or light which has a significant adverse effect; and/or
 - d) the development is visually intrusive.
- Policy 30 (Amenity) supports Policy 14 (Conservation of the Pembrokeshire Coast National Park) in not allowing development that creates a visual intrusion.
- 209 Whilst the proposed new use at the site may attract more visitors, the new indoor mini golf facility will be contained within the existing building, thereby retaining any additional

noise within the existing structure and limiting its impact on neighbouring dwellings. The applicants have clearly indicated that the new facility will have zero tolerance for alcohol, as they consider it strictly a family and community facility. There will be zero purchase or consumption of alcohol on the premises. They have also indicated that they will maintain a strict policy banning stag and hen parties.

- 210 A trained staff member will be on-site at the facility to supervise patrons at all times. The entrance door will be kept shut to ensure any potential noise pollution remains limited, and to ensure good neighbourly behaviour in the harbour area is maintained. Officers consider that the proposal will comply with Policy 30 of LDP2.

3.4 Biodiversity, Protected Sites, Green Infrastructure & Landscaping

- 211 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.
- 212 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.
- 213 Chapter 6 of Planning Policy Wales 12 states that green infrastructure plays a fundamental role in shaping places and our sense of well-being, and is intrinsic to the quality of the spaces we live, work and play in.
- 214 It also states that a green infrastructure statement should be submitted with all planning applications and that the green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes, which are appropriate to the site in question, and must be used for demonstrating how the stepwise approach has been applied.
- 215 A green infrastructure statement has been submitted in support of the application, following a stepwise approach and is considered appropriate and proportional. The proposal will include native planting positioned in planters adjacent to the main entrance of the Schooner building. The planting will incorporate pollinators and will have native species. In addition, lighting will be minimised to reduce light pollution to nearby residential gardens and other areas of soft landscaping, such as trees and hedges. Officers consider that these aspects shall be installed and thereafter maintained for the duration of the development and this will be secured via a condition.
- 216 The Authority's Ecologist has indicated that the proposal as set out above and subject to planning conditions complies with PPW12 and the Environment (Wales) Act 2016.

3.5 Access and Parking

- 217 Policy 59 (Sustainable Transport) of LDP2 is a strategic policy that ensures opportunities to improve and promote sustainable travel choices and reduce the need to travel by car by permitting proposals that support improved traffic and parking management.

- 218 Additionally, Policy 60 (Impacts of traffic) of LDP2 permits development where appropriate access can be achieved.
- 219 The highway officers at Pembrokeshire County Council have considered the current application and do not raise any adverse comments in respect of access or highway safety as part of the current proposal. The proposal is located within Saundersfoot which as a Local Centre has good access connections. As such, the proposal accords with Policies 59 and 60 of LDP2.

3.6 Impact on Conservation Area and Scheduled Monuments

- 220 The Authority's Buildings and Conservation officer has indicated that 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 Saundersfoot Conservation Area. In terms of use and appearance, the impact is considered negligible. As such, no adverse comments are raised in this instance.
- 221 Cadw has been consulted on the application, but no response has been received to date. The potential for impact on the nearby Scheduled Ancient Monuments located at Rhode Wood Shaft Mounds (PE458) and Tramroad Incline at Saundersfoot (PE479) has been considered. Both monuments are located more than 400 metres from the site and do not have direct intervisibility with it, due to topographic changes and intervening structures and landscaping.
- 222 Officers consider that the proposed development will have no impact on either monument, as, apart from planters, no external alterations are proposed.

3.7 Other Matters

- 223 Saundersfoot Community Council (SCC) do not object to the proposal and makes the following comment. The planning proposal is strongly supported by SCC, particularly regarding the provision of an indoor family attraction; this was a unanimous decision.
- 224 Both Natural Resources Wales and Pembrokeshire County Council Drainage Engineers have been consulted as part of the application process, and no response has been received to date. The application site falls within the LDP Coastal Risk Area and Technical Advice Note 15 – Zone 3. Given the nature of the proposal and that no accommodation is proposed as part of the application, it is not a highly vulnerable use, provides a source of economic benefit to the local retail centre, and is therefore compliant with Section 10 of TAN 15. As such, there are no concerns regarding Coastal erosion and flooding with the current proposal at this time.

4 Conclusion

- 225 The current application for a new mixed D2 and F1 use within the existing Coastal Schooner, which will retain the interpretation centre (F1) aspect and add an indoor mini golf facility (D2), is considered a suitable mixed use for the existing structure located on the events deck at Saundersfoot Harbour.

- 226 The proposed works will, apart from proposed planters, be fully contained within the existing structure and provide an indoor facility for residents and visitors, which is considered to enhance the Visitor Economy of the area, not just through the tourist season but also outside of the peak season, with the facility being an indoor facility with scope for all year-round operation. As such, and subject to a schedule of suitable conditions to control the development, the development is considered to be acceptable and complies with the requirements of Future Wales and policies 1, 4, 8, 9, 11, 14, 29, 30, 32, 38, 43 and 60 of the Local Development Plan 2.
- 227 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

Approve, subject to the following conditions:

1. The development shall begin no 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: Location Plan (Received 31/10/2025)
 - Drawing Reference: Golf Course Example Layout (Received 17/11/2025)
 - Green Infrastructure Statement (Received 07/01/2026)**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. The biodiversity enhancement features detailed within the Green Infrastructure Statement (Received 07.01.2026) shall be undertaken and installed prior to the first beneficial use of the indoor mini-golf facility, in accordance with the approved details. The features shall thereafter be maintained as such.
Reason: In the interests of biodiversity. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
4. The use hereby approved shall not be carried out outside the hours of Monday to Sunday, 11:00 to 19:00.
Reason: To protect the amenities of the occupiers of nearby dwelling houses. Policy: Local Development Plan 2 – Policy 30 (Amenity).
5. In the first available planting and seeding seasons following commencement of development hereby approved, planting must be implemented according to the Green Infrastructure Statement. Any existing plants retained or translocated; or new plants planted or seeded in accordance with the approved scheme which, within a period of 5

years after implementation of the approved development are removed, die, become diseased or damaged to such extent that, in the opinion of the Local Planning Authority, the function in relation to this planning approval is no longer delivered, shall be replaced with plants of similar size and specification.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 are adequately protected, and 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), 10 (sites and species of European importance), 11 (Nationally protected sites and species) and 14 (Conservation of the Pembrokeshire Coast National Park) and Section 6 of PPW edition 12.