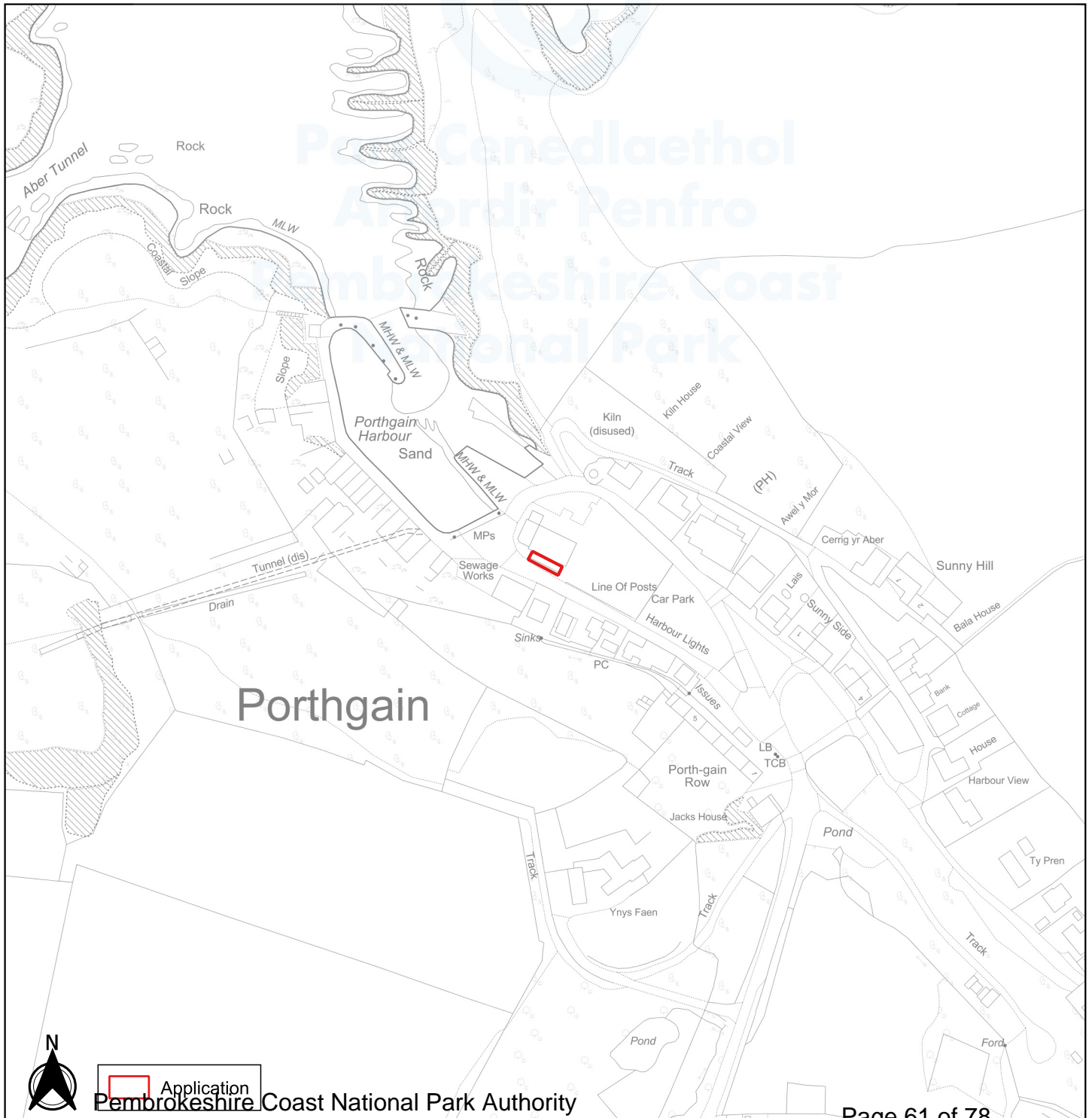


The Shed Tearoom
Porthgain
Haverfordwest
Pembrokeshire
SA62 5BN



Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:2,500



Application
Pembrokeshire Coast National Park Authority

Pembrokeshire Coast National Park Authority

Development Management Committee - 15 July 2026

PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY DELEGATED DECISION REPORT



Ref No: NP/26/0242/FUL
Proposal: Proposed PV Panels to roof over outside seating area
Site Location: The Shed Tea Room, Porthgain, Haverfordwest, Pembrokeshire, SA62 5BN

Recommendation: Approve, subject to conditions

This application is being considered by the Development Management Committee, in accordance with the scheme of delegation because the building is owned by the National Park Authority.

Summary:

The Shed Tea Room forms part of Ty Mawr, a Grade II listed large stone-built former machinery shed. The Shed has been used for retail purposes since 1999, and as a tearoom and restaurant from 2001. The building is prominently situated within Porthgain Conservation Area and lies within the identified centre boundary for Porthgain, which is a Rural Centre identified in Local Development Plan 2.

Planning permission and listed building consent is sought for the addition of PV panels to the roof of the south-western lean-to.

A consideration of works requiring listed building consent is contained within the accompanying planning application (NP/26/0243).

No adverse comments have been raised by consultees, and no third-party representations have been received.

The proposed scheme is considered in keeping with the character of the listed building, and its setting in terms of design and form. The proposal complies with relevant policies contained in National and Local Development Plans. As such, the application can be supported subject to conditions

A recommendation for approval is made, subject to suitably worded conditions.

Documentation for the application may be viewed here: [Citizen Portal Planning - application details](#)

Consultee Response

- Llanrhian Community Council - no adverse comment
- Natural Resources Wales - no adverse comment
- PCNPA Ecologist – suggesting condition
- Cadw – no adverse comment
- PCNPA Access Officer - informative attached

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

National Policy

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

- [Future Wales: The National Plan 2040](#) (FW)
- [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 15 – Development and Flood Risk
- TAN 24 – The Historic Environment

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 06 (Rural Centres)
- 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 33 (Renewable and Low Carbon Energy)

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>

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. This includes:

- SPG - Biodiversity
- SPG - Landscape
- SPG - Seascapes
- SPG - Sustainable Design and Development

- Porthgain Conservation Area SPG

Constraints

- Biodiversity issue
- Ancient Monument – within 500 m
- Landscape Character Area
- Conservation Area – Porthgain
- Setting of listed buildings
- Heritage coast – within 100 m
- Safeguarding zone
- Potential for surface water flooding
- LDP Centre boundary - Porthgain
- Rights of way inland – within 50 metres
- Flood risk

Officer's Appraisal

1. Site and Proposed development

The Shed Tea Room is a lean-to structure at the west end of Ty-mawr, a Grade II listed large stone-built former machinery shed, built c. 1890 to serve Porthgain brickworks. The lean-to itself is built of a mixture of stone and brick, retaining the stump of the brickworks chimney. The Shed has been used for retail purposes since 1999, and as a tea room and restaurant from 2001, after which roof-lights were inserted.

The north-western section of the lean-to was incorporated after 2003, when the present timber windows were inserted. After 2007, a lean-to scullery was added at the north end, alongside the chimney stump, with a small, fenced compound beyond. The south-western lean-to was added in 2024.

The proposal comprises the addition of solar PV panels to the south-western lean-to. The panels – twelve in total – are all-black and frameless. The panels are configured in a single block covering the majority of the roof, surface mounted on corrugated steel sheeting.

The scheme is in keeping with the character of the listed building, and its setting in terms of design and form. As such, the application can be supported subject to conditions

2. Relevant Planning History

- NP/01/273. Additional use as tearoom. Planning permission approved 06/11/01
- NP/03/230. Internal alterations. Listed building consent granted 9/07/2003
- NP/07/302. Alterations and extension to provide additional restaurant and bar space. Planning permission approved 5/12/07
- NP/07/303. Alterations and extension to provide additional restaurant and bar space. Listed building consent granted 05/12/07

- NP/11/228. Extension to provide staff area. Planning permission granted 26/07/11
- NP/11/229. Extension to provide staff area. Listed building consent granted 15/08/11
- NP/16/0394. Addition to existing extension to provide staff area. Planning permission granted 7/09/2016
- NP/16/0395. Addition to existing extension to provide staff area. Listed building consent granted 7/09/2016
- NP/21/0761 - Cladding over brickwork, replacement windows, new light over kitchen and paths. Planning permission granted 17/01/2022
- NP/21/0762 - Cladding over brickwork, replacement windows, new light over kitchen and paths. Listed building consent granted 17/01/2022
- NP/24/0151 - Proposed covered area to outside seating area, upgraded wind break, installation of bird nesting box to south east elevation & installation of extraction fan to chimney on north west elevation. Planning permission granted 05/06/24
- NP/24/0152 - Proposed covered area to outside seating area, upgraded wind break, installation of bird nesting box to south east elevation & installation of extraction fan to chimney on north west elevation. Listed Building Consent granted 05/06/24
- NP/26/0243 - Proposed PV Panels to roof over outside seating area. Listed building application pending

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 Setting of historic assets
- 3.5 Conservation Area
- 3.6 Biodiversity, Protected Sites, Green Infrastructure and Landscaping

3.1 **Policy and Principle of Development**

169. 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)
170. 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.
171. 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...’*

172. 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.
173. The location of the proposed development lies within the Rural Centre boundary for Porthgain. Policy 6 (Rural Centres) of LDP2 identifies land use priorities for rural centres which includes criteria d), e) and f) – this seeks to protect and enhance the Centre’s facilities; ensuring developments permitted contribute to the protection and enhancement of the special qualities of the Centre and ensuring that development is of a scale which is consistent in scale with the size and character of the Centre.
174. In assisting an existing centre facility become more energy efficient the proposal is considered to assist in protecting and enhancing that facility. The scale and nature of the proposal is considered acceptable, subject to detailed design considerations which are assessed below.
175. Policy 33 (Renewable and Low Carbon Energy) of LDP2 supports proposals for renewable and low carbon energy development which would not individually or cumulatively have an unacceptable adverse effect on the visual amenities, landscape character and/or nature conservation value of the local area. Proposals are required to demonstrate that there will be no unacceptable impacts on residential amenity and that measures have been taken to minimise impacts on the landscape and natural environment of the National Park.
176. This application is for the addition of frameless black solar panels to the lean-to extension which is considered acceptable in principle. Detailed matters of siting and design as well as potential impacts on the setting of historic assets are considered in greater detail below.
177. Whilst the proposal is located in an area of surface water flood risk and flood risk, the nature of the proposal is not considered to be of a type which would increase overall flood risk of any type as a low vulnerable use, associated with an existing commercial use.

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

178. 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.
179. 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.

180. Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness.
181. The property is located within the Trefin Landscape Character Area (LCA20), characterised by tall, indented cliffs with sheltered inlets and coves between including the quarrying villages of Porthgain and Abereddy. The proposal is also within 100 metres of Heritage Coast. The nature of the proposal and its small scale on an existing building means that the proposal has been assessed as having a negligible impact on landscape character.

3.3 Amenity and Privacy

182. 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.
183. Policy 30 (Amenity) supports Policy 14 (Conservation of the Pembrokeshire Coast National Park) in not allowing development that creates a visual intrusion. The impact on the amenity of neighbours is considered negligible, and the proposal is not considered to cause visual intrusion.
184. Overall, the proposal is deemed to be in accordance with Policy 30 of the Local Development Plan 2.

3.4 Setting of Historic Assets.

185. Ty Mawr/The Shed lies within the immediate setting of the scheduled Porthgain Quarry and Harbour. Cadw considers that the impact on the setting is acceptable.
186. Section 314A of the 1990 Town and Country Planning Act in considering whether to grant planning permission for development which affects a listed building or its setting, states that the local planning authority must have special regard to the desirability of preserving:
- (a) the listed building,
 - (b) the setting of the building, or
 - (c) any features of special architectural or historic interest the building possesses.
187. A number of listed buildings are close to the site, including Porthgain Row, Porthgain Telephone Box, the lime kiln and the Pilot's House. Due to the modest nature of the proposal and intervening distance/topography, the impact on the setting of the listed buildings is considered negligible.

3.5 Conservation Area

188. The site lies within Porthgain Conservation Area. 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

189. The proposal affects a simple modern extension, the proposed panels of frameless type and coloured black to be recessive in appearance. The context is readily legible and the impact on the appearance of the conservation area considered to be acceptably very low and ensure its preservation.

3.6 Biodiversity, Protected Sites, Green Infrastructure and Landscaping

190. Planning Policy Wales and The Environment Act (Wales) 2016 require all developments to incorporate both green infrastructure (GI) and biodiversity enhancements.
191. A Green Infrastructure Statement has been submitted with the application. The Green Infrastructure Statement shows the information required to suggest a net benefit to the site will be achieved at the completion of the development. Overall, the proposed development is considered acceptable in terms of its impact on biodiversity, as such is considered to comply with policy 11 of the LDP2

4. Conclusion

192. The proposal is appropriate in terms of size, scale and detail and will result in energy efficiency measures being introduced to support an existing facility within a Rural Centre. The proposed development is considered to comply with relevant National and Local Development Plan policies. As such, the application can be supported subject to conditions.
193. 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:
 - 1529-001 - existing site location - received 17/05/26
 - 1529-002 – existing ground floor - received 17/05/26
 - 1529-003 – existing first floor plan - received 17/05/26
 - 1529-004 – existing section A-A - received 17/05/26
 - 1529-005 – existing section - received 17/05/26
 - 1529-006 – existing SW elevation - received 17/05/26
 - 1529-007 – existing SE elevation received 17/05/26-

- 1529-008 – existing NW elevation - received 17/05/26
- 1529-009 – existing perspective - received 17/05/26
- 1529-010 – existing perspective - received 17/05/26
- 1529-011 - proposed site location - received 17/05/26
- 1529-012 – proposed ground floor - received 17/05/26
- 1529-013 – proposed first floor - received 17/05/26
- 1529-014 – proposed section A-A - received 17/05/26
- 1529-015 - proposed section B-B - received 17/05/26
- 1529-016 – proposed SW elevation - received 17/05/26
- 1529-017 – proposed SE elevation - received 17/05/26
- 1529-018 - proposed NW elevation - received 17/05/26
- 1529-019 – proposed perspective - received 17/05/26
- 1529-020 - proposed perspective - received 17/05/26
- Solar PV datasheet - received 17/05/26
- Solar PV Manual - received 17/05/26
- Heritage Impact Statement - received 17/05/26
- Green Infrastructure Statement - received 17/05/26

Reason: As required by Section 90(2) of the Historic Environment (Wales) Act 2023. To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

3. In the first available planting and seeding seasons following the first use, or substantial completion, of the development, planting must be implemented according to the Green Infrastructure Statement. Any new plants planted 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 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park and to accord with 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). Section 6 of PPW edition 12.

6. Informative

The proposed development would abut a public path which forms part of the Pembrokeshire Coast Path National Trail / Wales Coast Path.

- The path must not be obstructed.
- There must be no diminution to the width of the path.
- No damage is to be caused to the surface of the path.
- No additional barriers to be placed on the path, either of a temporary or permanent nature.