

**Application Ref: NP/12/0097**

**Application Type** Conservation Area  
**Grid Ref:** SM85390314  
**Applicant** Mr A Knowles  
**Agent** Mr G Williams, GMW Design  
**Proposal** Demolition of existing cafe  
**Site Location** Wavecrest Cafe, Angle, Pembroke, Pembrokeshire,  
SA71 5BE  
**Case Officer** Richard James

**Summary**

This application seeks Conservation Area Consent to demolish the existing Wavecrest Cafe at West Angle Bay. The application has been brought to committee as a landowner is a member of the Authority. Whilst the proposed demolition of the cafe is considered to enhance the character and visual amenity of the Angle Conservation Area and Historic Landscape, it is considered that insufficient information has been submitted in order to fully assess land contamination issues. The application is therefore recommended for refusal.

**Consultee Response**

**Countryside Council for Wales:** No objection  
**Environment Agency Wales:** No objection  
**Public Protection Division - PCC:** Conditional Consent  
**Angle Community Council:** No objection

**Public Response**

None received.

**Policies considered**

LDP Policy 01 - National Park Purposes and Duty  
LDP Policy 07 - Countryside  
LDP Policy 08 - Special Qualities  
LDP Policy 11 - Protection of Biodiversity  
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 29 - Sustainable Design  
LDP Policy 30 - Amenity  
LDP Policy 34 - Flooding and Coastal Inundation  
PPW4 Chapter 04 - Planning for Sustainability

PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

PPW4 Chapter 06 - Conserving the Historic Environment

PPW4 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

SPG03 - Sustainable Design

SPG07 - Conservation Area Proposals

SPG08 - Validation of Planning Applications

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

TAN 14 - Coastal Planning

TAN 15 - Development and Flood Risk

### **Officer's Appraisal**

#### **Background**

The application site fronts onto Angle beach in South West Pembrokeshire and is within the Angle Conservation Area. The building on site has served as a cafe to the public and comprises a simple square, flat roof structure, with substantial glazing around the North and West elevations (looking out to the beach). This building has a pre-fabricated and dated appearance, in need of significant repair. A car park exists to the North, the beach is to the West and a static caravan is located within the site boundary to the East. The land gently slopes up to the South. This site is within the confines of a former brick works site and a designated Historic Landscape. It also forms part of, SSSI, and a TAN15 Flood Zone. The coastal path and an inland right of way run past the West boundary of the site. An SAC also neighbours the site, along the coast to the West.

#### **History**

There is no relevant planning history on the site.

#### **Constraints**

Conservation Area – Angle

Contaminated Land – Former Brick Works Site

Historic Landscape

Minerals Safeguarding Zone – Limestone

Special Area Conservation

Site of Special Scientific Interest

TAN 15 C2 Flood Zone

## **Current Proposal**

This application seeks Conservation Area Consent for the demolition and removal of the existing cafe.

## **Key Issues**

The application raises the following planning matters:-

- The acceptability of the proposal with regard to the TAN 15 C2 Flood Zone.
- The importance of the cafe in contributing to the character and integrity of the Conservation Area and Historic Landscape.
- The impact upon amenity and the neighbouring PROWs
- The impact upon biodiversity and the surrounding designations
- Land Contamination

### The acceptability of the proposal with regard to the TAN 15 C2 Flood Zone

As this application relates to the demolition and removal of an existing building only, on a brown field site, the fact that this site lies within a designated flood zone has no impact on the acceptability of this proposal.

### The importance of the cafe in contributing to the character of the Conservation Area and Historic Landscape

As indicated above, the existing cafe holds little architectural or historical value. Its design is unimaginative and the building now appears as an eyesore as a result of its dilapidated condition. Furthermore this site lies in a visually prominent location, particularly when viewed from the coastal path and Angle beach; the cafe's demolition is not therefore considered to cause any detrimental impact upon the Conservation Area or Historic Landscape. Its removal would clear the way for the site's redevelopment in an area that is heavily used for recreation by the public.

In respect of the advice contained within Circular 61/96 para 33, where it advises that consent should not be given without acceptable and detailed plans for redevelopment, it is noted that a current application for the redevelopment of the site is also recommended for refusal in this agenda, therefore no acceptable plans are currently available. However, in this instance, due to the dilapidated condition of the existing cafe, this advice is not considered to represent a valid reason for refusal as the removal of the building would enhance the Conservation Area, even if re-development never occurs.

### The impact upon amenity and the neighbouring PROWs

The demolition of the cafe is not considered to cause any significant detrimental impact upon the existing amenity levels of the site or surrounding

area. 2 public footpaths run adjacent to the Western boundary of the site and also form the main access into the site. To help ensure that they remain unaffected by the proposal, it is considered necessary to place a note on any approval given to highlight the applicant's duties to protect them and keep them open for use.

#### The impact upon biodiversity and the surrounding designations

An Ecological Survey has been carried out on the existing cafe, which makes a number of recommendations in order to mitigate against potential impacts to bats, reptiles and the neighbouring SSSI and SAC. These include carrying out initial demolition by hand (removing fascias, weather boards etc) and storing all machinery and materials on site. CCW has raised no objections to the proposed demolition provided that the advice of the ecological survey is followed. This can be controlled via a planning condition should approval be given.

The Environment Agency has raised no objections.

#### Land Contamination

Wavecrest café was built on land within the confines of a brickworks and whilst not within the area of the brickworks buildings, it is in the vicinity of associated structure and possible fill material. The Environmental Health Officer in Pembrokeshire County Council has recommended that if planning permission is granted, this is to be subject to a range of conditions requiring risk assessment, site investigation, remedial measures, verification reports and contingency measures.

It is not clear from the application, how much ground work would be required as part of the demolition works; hence officers are unable to judge the potential impact of the development on issues of land contamination. Officers are concerned at the level and depth of detail that would be required post development in order for the issue of potential land contamination to be fully addressed. It is your officers' view that in this instance, the information in respect of the above recommendations is necessary as part of the submission of the application to ensure that any issues can be properly assessed. In their absence, it is not possible to fully assess the impact of the proposals on the environment and as such this should form a reason for refusal.

#### **Conclusion**

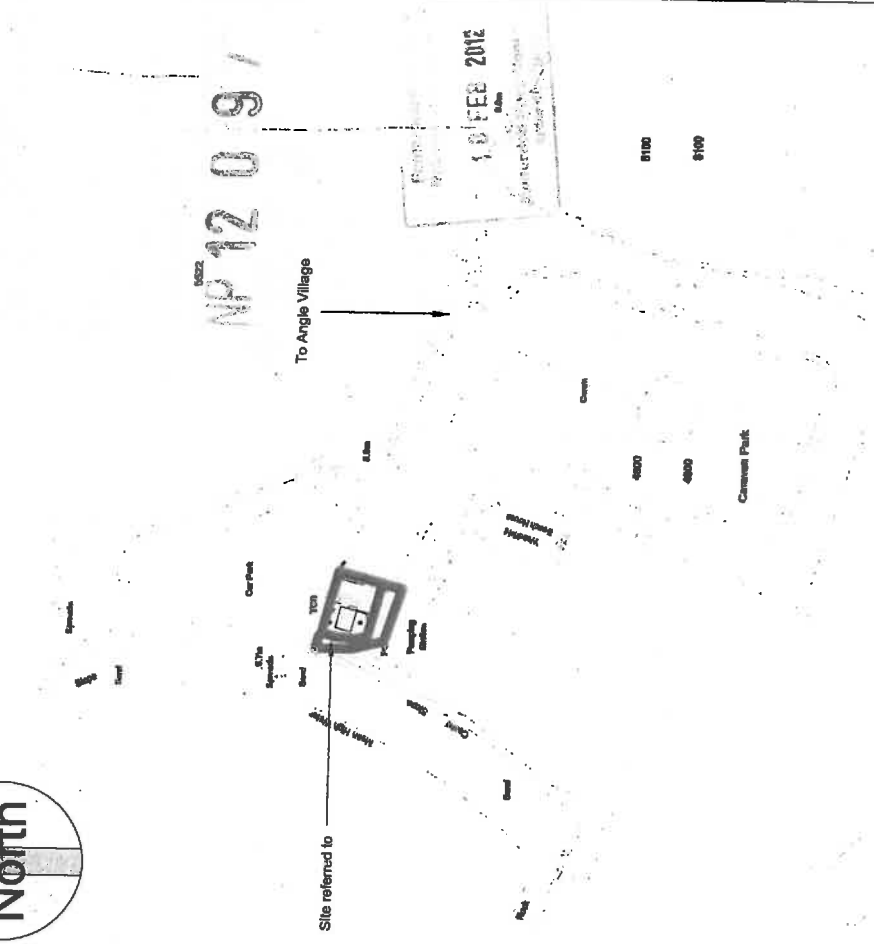
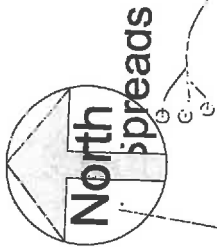
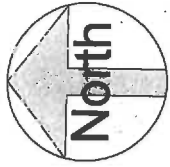
Whilst the proposal raises no other planning concerns, due to the above concerns in relation to land contamination, where insufficient information has been submitted in order to properly assess the environmental impact of the proposal, the application is recommended for refusal.

#### **Recommendation**

Refuse.

**Reasons**

1. Insufficient information has been provided in respect of the ground works that would be required as a result of the proposed demolition, in order for officers to be able to fully assess the issue of land contamination.



Rev	Description	Date
1	Existing Site + location Plan	

Client: Mr & Mrs Knowles

Project: Replacement Beech Cafe at Angle

Location: Penmorne, Pembrokeshire

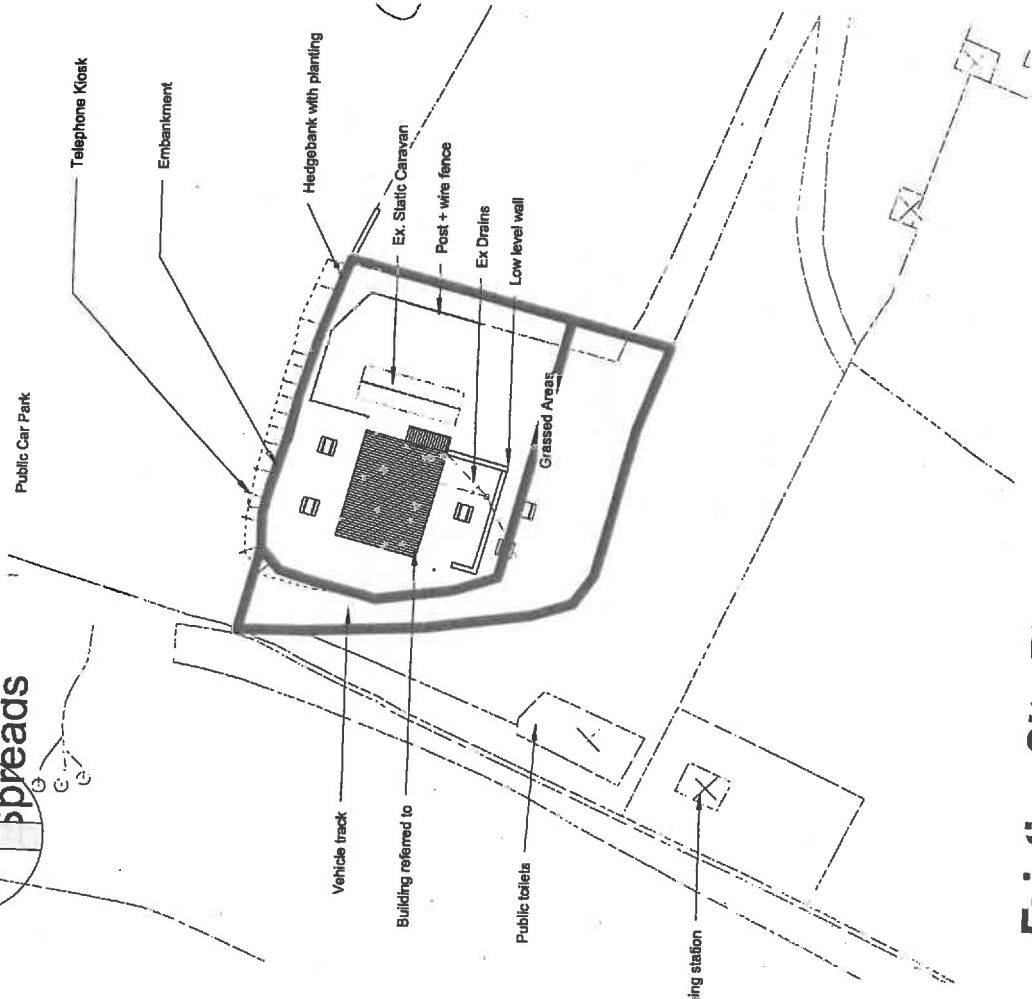
**GMWA**

GMWA Design  
187 S Dwydr Road  
Llanidloes  
Powys, Aberystwyth  
SY23 3SS  
www.gmwadesign.co.uk  
01346 841300  
07813 037115

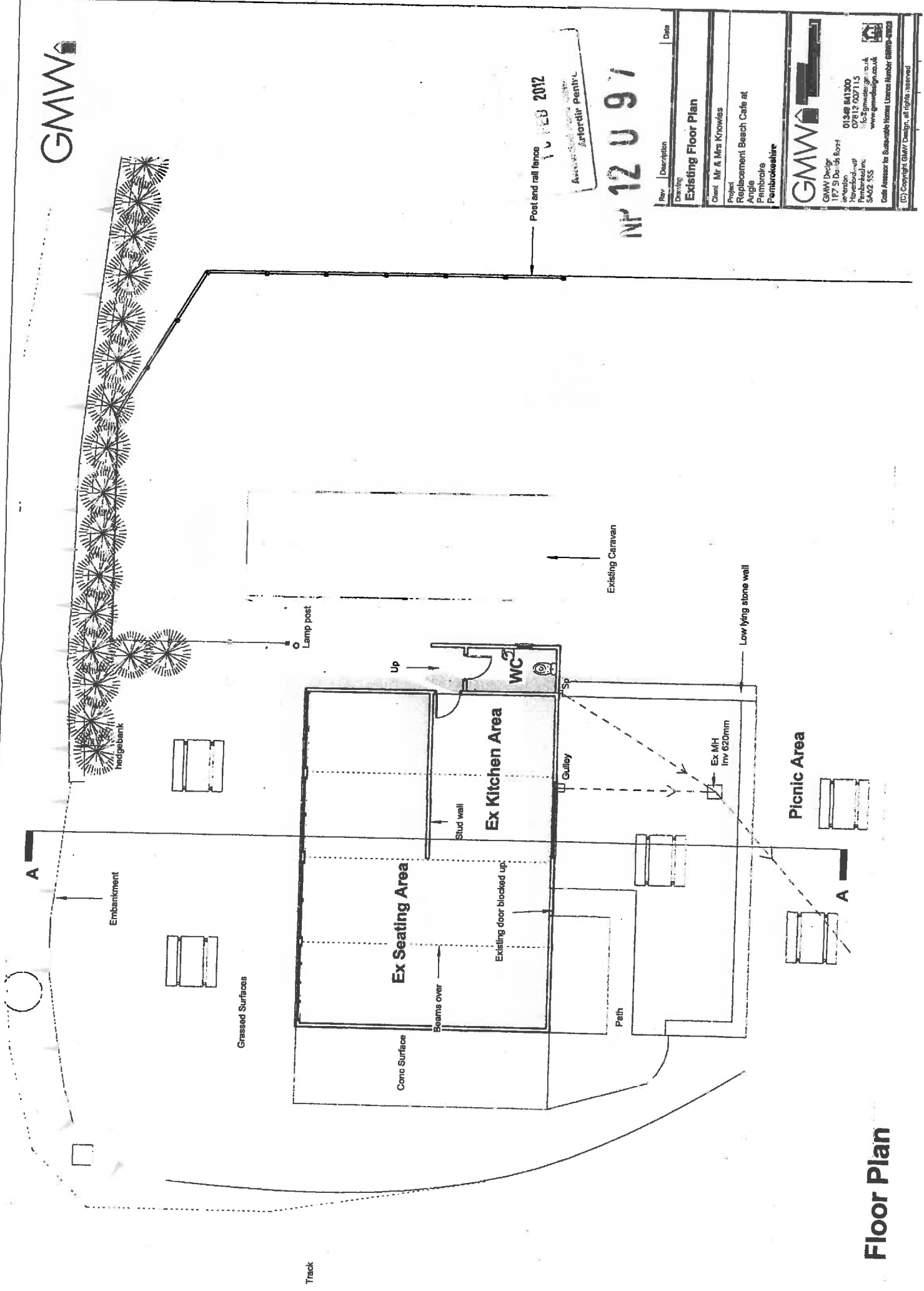
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**Location Plan**  
1 : 2500



**Existing Site Plan**  
1 : 500



Post and rail fence  
 10 FEB 2012  
 Approved for Penrith

NP 12 U 91

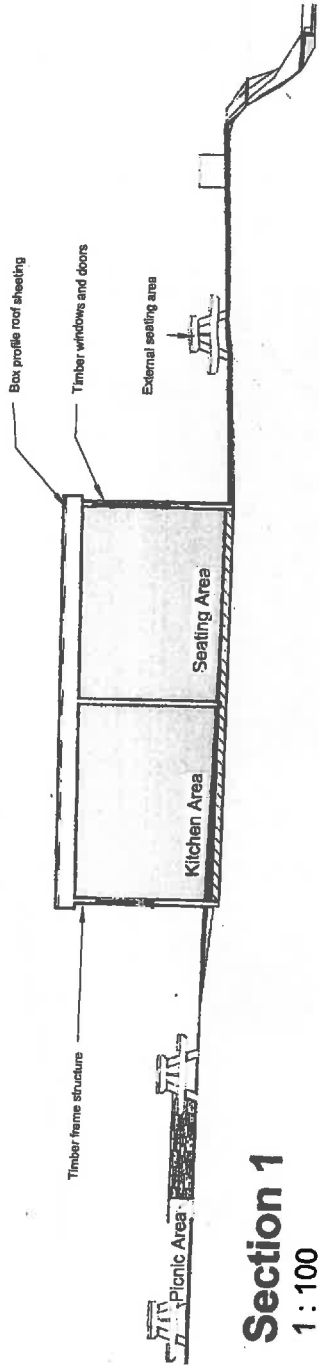
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Client	Mr & Mrs Knowles	
Project	Replacement Beach Cafe at	
Angle	Frimby	
<b>Penritheshire</b>		

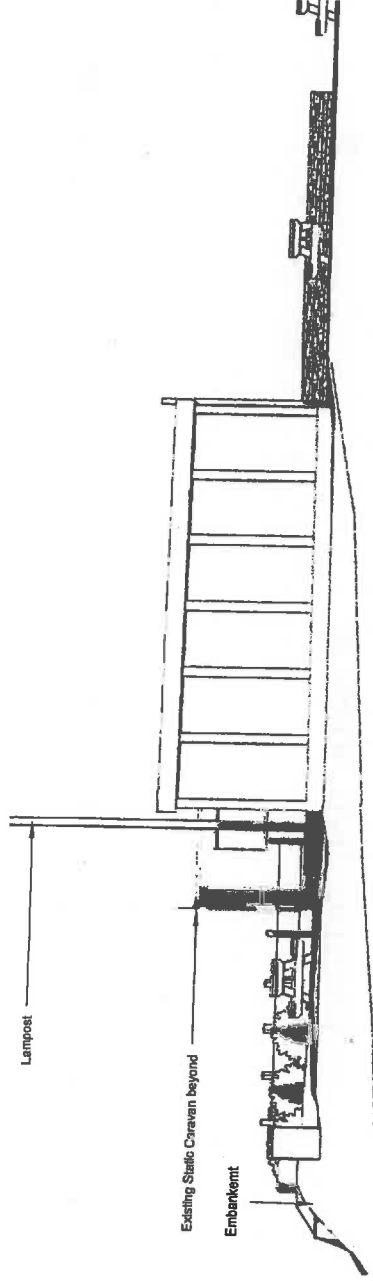
<b>GMW</b>	
GMW Design	01348 841300
1P7 5D Drick Road	07812 007115
Penrith, Cumbria	Penrith, Cumbria
PA42 7SS	www.gmwdesign.co.uk
Date Assessor in Sustainable Homes Licence Number 01816-01823	

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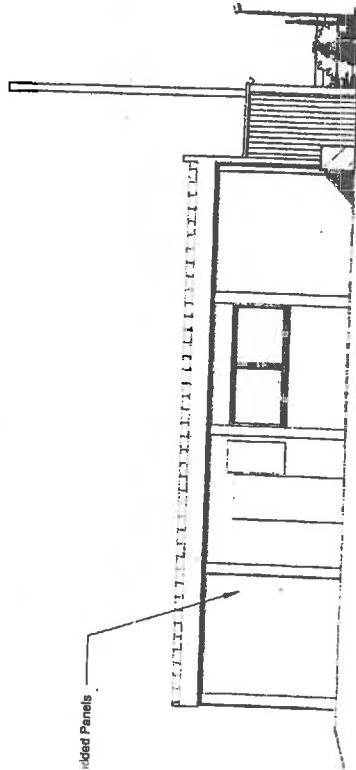
# Floor Plan



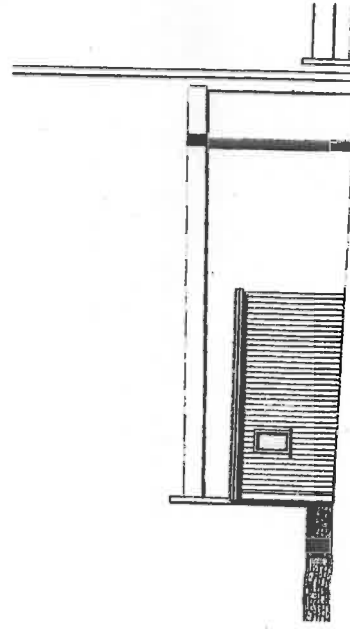
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**Existing RHS (W) Elevation**  
1 : 100



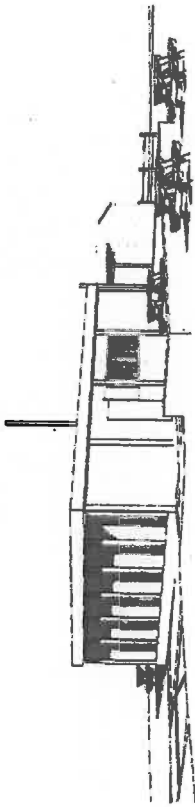
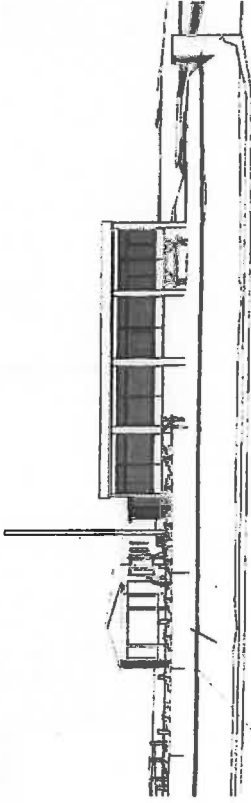
**Ex Rear (S) Elevation**  
1 : 100



**Ex. Left (E) Elevation**

Rev	Description	Date
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<b>Existing Section + Elevations</b>		
Client: Mr & Mrs Knowles		
Project: Replacement Beach Cafe at		
Angle		
Pembroke		
Pembrokeshire		
GMW Design 187 St. David's Road Haverfordwest Pembrokeshire SA62 5SS www.gmwdesign.co.uk		
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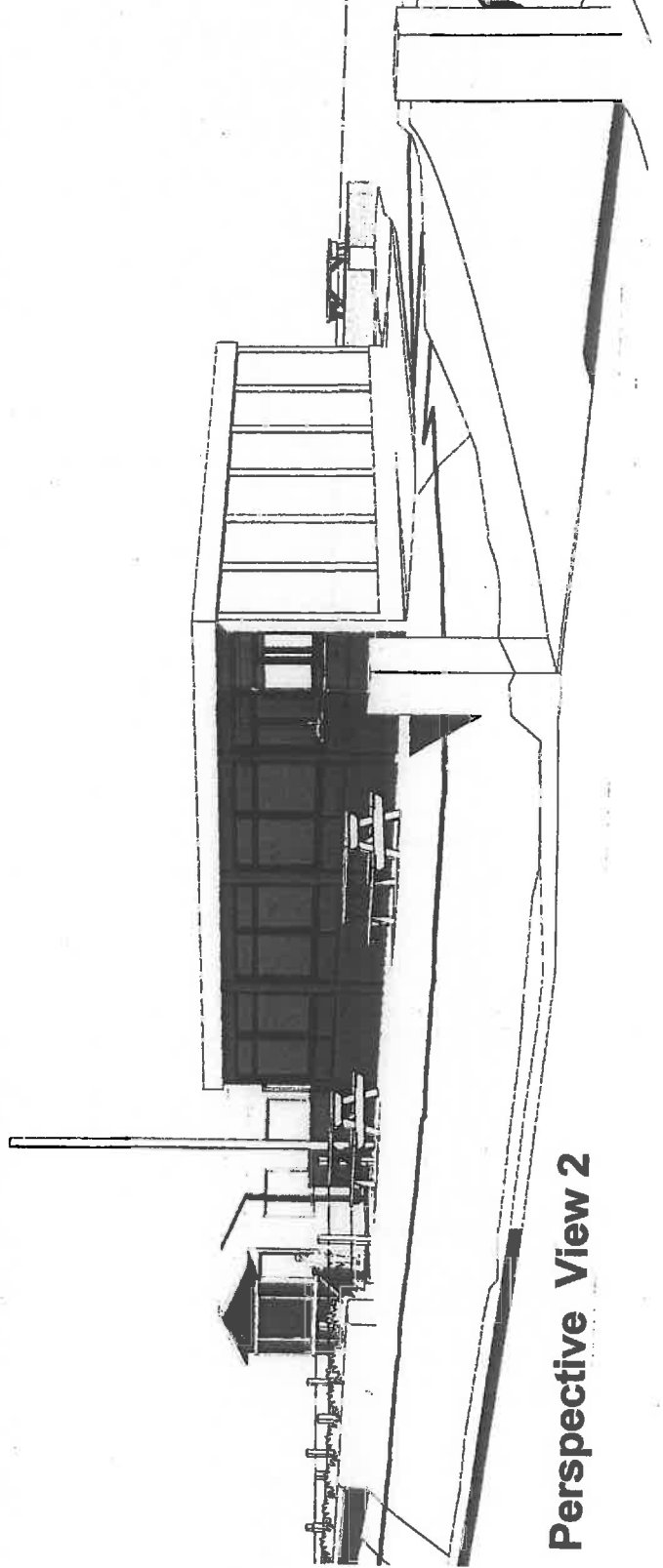


**Perspective View 1**


**Perspective View 3**

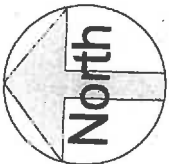
NP 12 U 9

10 FEB 2012

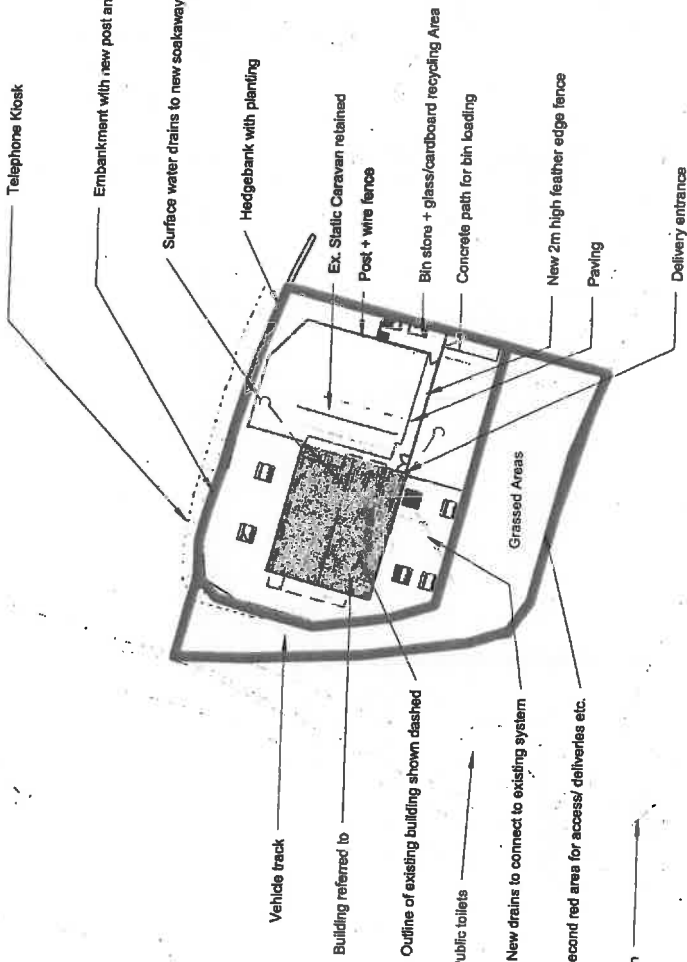


**Perspective View 2**

Rev	Description	Date
<b>Existing Perspective Views</b>		
Client: Mr & Mrs Knowles		
Project: Replacement Beach Cafe at		
Angle		
Pembrokeshire		
		
GMW Design 27 St David's Road Newport NP23 5DQ 01348 841300 07813 007115 info@gmwdesign.co.uk www.gmwdesign.co.uk		
Date Assessor for Sustainable Homes Licence Number: GMW-8923		
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Drawing Number	Revision	Scale
		NTS

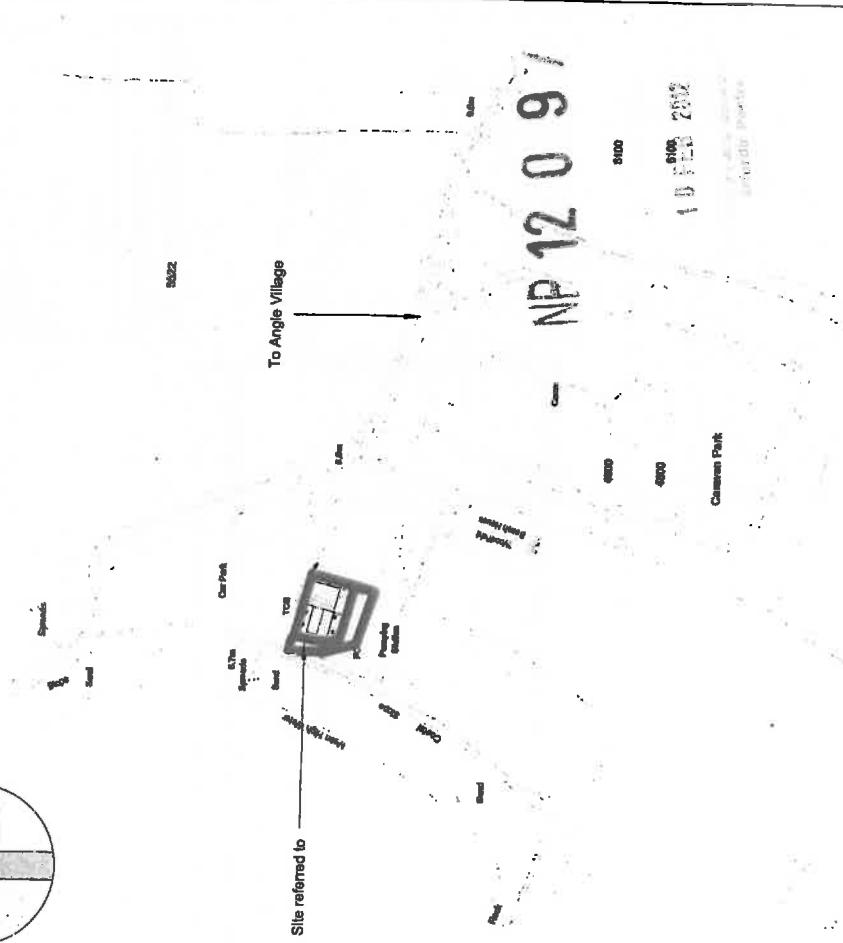
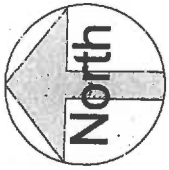


Public Car Park



# Proposed Site Plan

1 : 500




# Location Plan

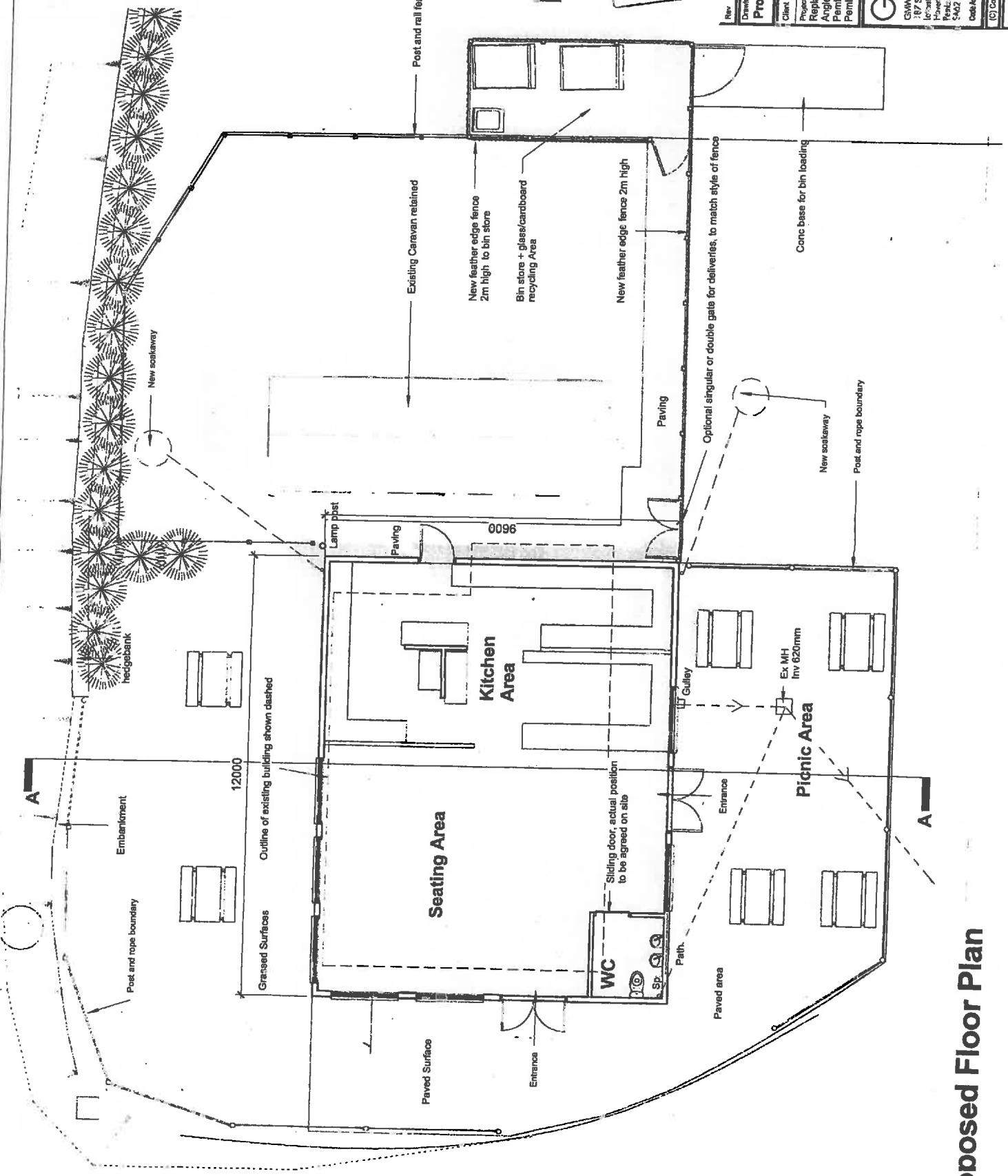
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Rev	Description	Date
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<b>Proposed Site + Location Plan</b>		
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<b>Project:</b> Replacement Beach Cafe at Angle Pembroke Pembroke		
GMW Design 127 St Dun. St. Lond LONDON W1C 2JH Tel: 020 7437 1115 Fax: 020 7437 1116 Email: info@gmw.co.uk Website: www.gmw.co.uk Date Issued for Submission: 12/09/2008 License Number: 010794-010794		
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IN 12091

Pembrokeshire  
National Park  
10 FEB 2012

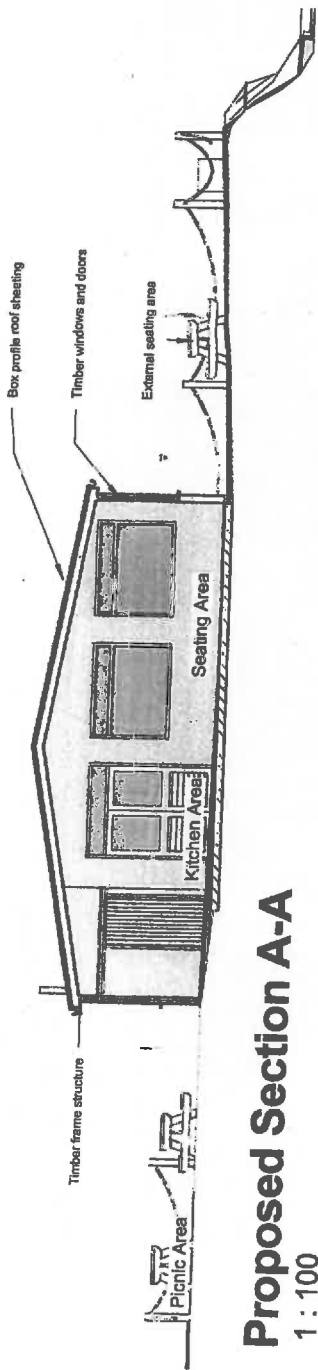
Rev	Description	Date
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Client	Mr & Mrs Knowles	
Project	Replacement Beach Cafe at Angle	
Location	Pembrokeshire	
		
GMW Design 187 St David's Road Pembrokeshire, SA42 5SE 01348 841300 07813 027115 www.gmwdesign.co.uk		
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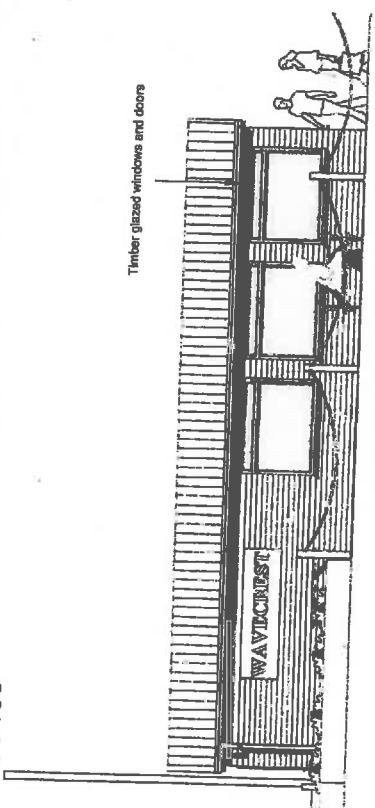
**Proposed Floor Plan**

**Finishing Schedule**  
 Roof Covering - Box Profile Roof Sheeting - Colour to be agreed  
 Fascias/Bargeboards - White Upvc / decorated timber  
 Rainwater goods - White/Black Upvc/Aluminium  
 Walls - timber/plastic cladding  
 Windows/Doors - Decorated/Stained Hardwood/softwood or Upvc  
 Cills - Timber/Upvc  
 Fence - Feather edge 2m high and decorated

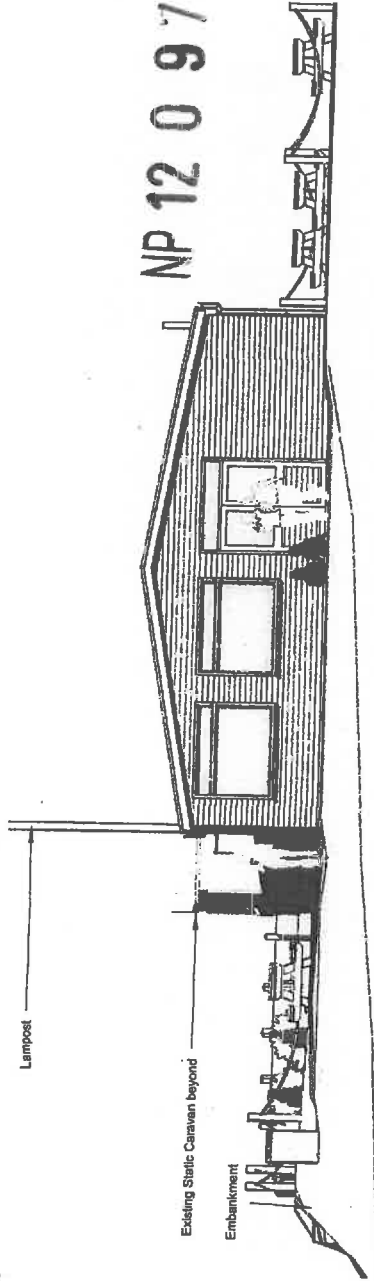
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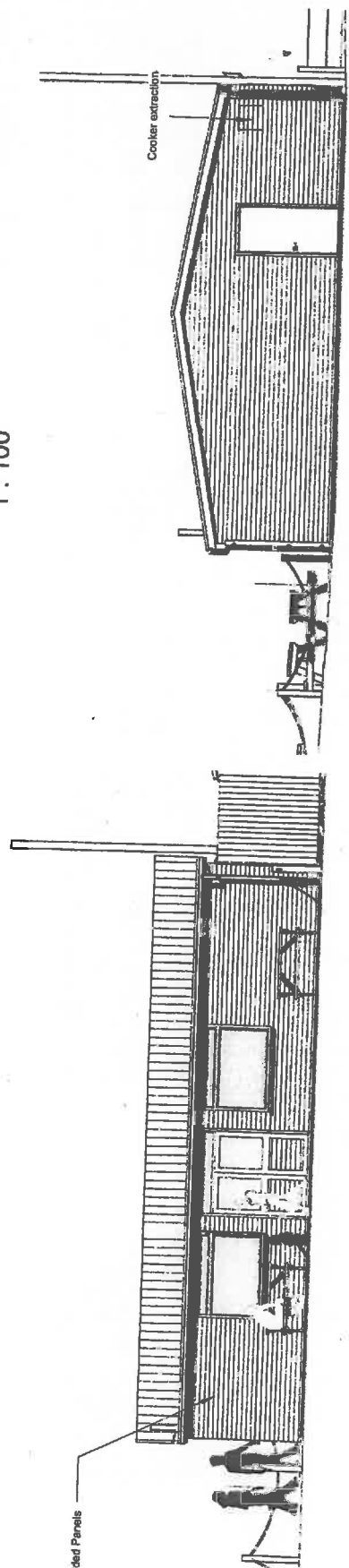
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**Proposed Front (N) Elevation**  
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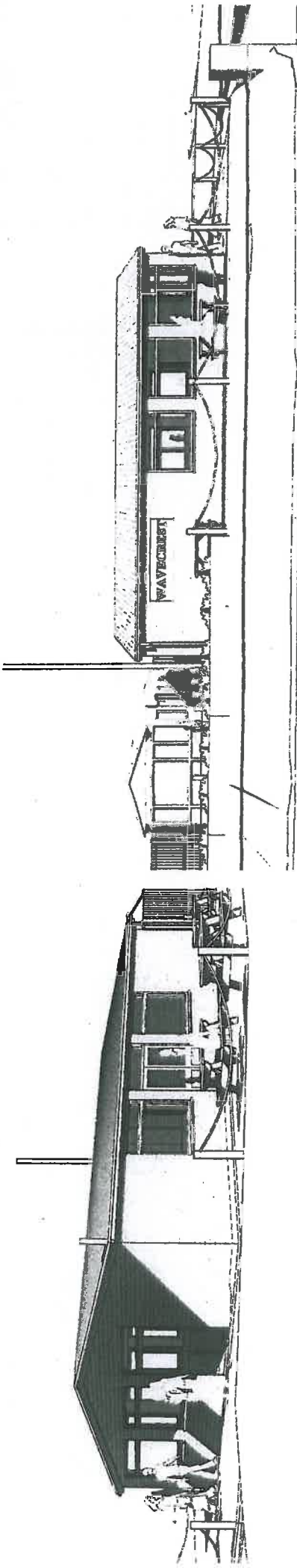
**Proposed RHS (W) Elevation**  
1 : 100



**Proposed Left (E) Elevation**

10 FEB 2012

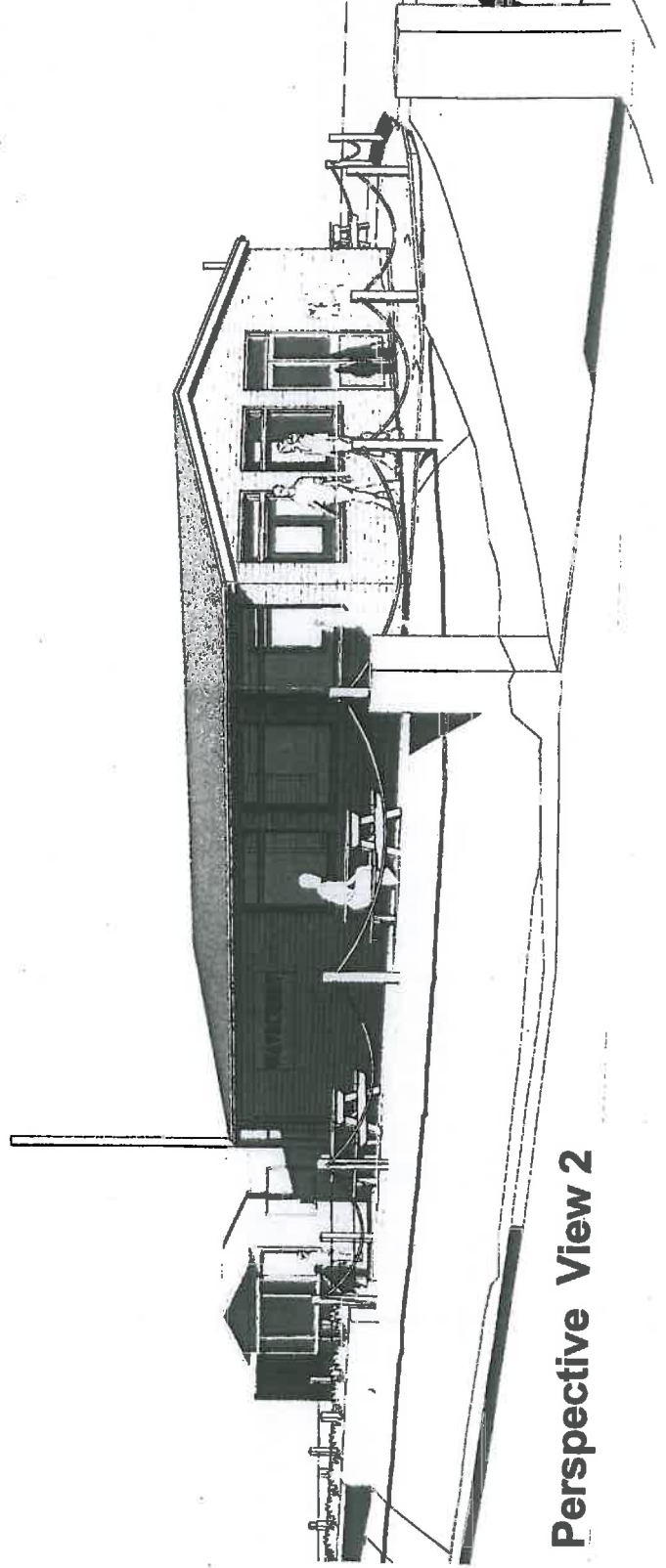
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<b>Proposed Section + Elevations</b>		
Client: Mr & Mrs Knowles		
Project: Replacement Beach Cafe at		
Angle: Pembrokeshire		
Pembrokeshire		
GMW Design		
107 St David's Road		
Haverfordwest		
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Perspective View 1


Perspective View 3

NP 12 0 9 1



Perspective View 2

12/02/2014  
 10:23:01  
 1:20:00

Rev	Description	Date
<b>Drawing</b>		
<b>Proposed Perspective Views</b>		
<b>Client</b> Mr & Mrs Knowles		
<b>Project</b> Replacement Beach Cafe at		
Angle		
Pembroke		
Pembrokeshire		
		
GMWA Design 187 St David's Road Haverfordwest Pembrokeshire SA62 3SS 01248 841300 info@gmwa.co.uk www.gmwa.co.uk		
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Drawing Number	Revision	Scale
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