

Application Ref: NP/17/0022/FUL

Case Officer	Andrew Richards		
Applicant	Mr R Jordan, Feel Good Inc Ltd		
Agent	Mr R Collins, RPC Design & Architecture		
Proposal	Change of use from B1 (offices) to A3 (cafe)		
Site Location	1, Warren Street, Tenby, Pembrokeshire, SA70 7JP		
Grid Ref	SN13200057		
Date Valid	11-Jan-2017	Target Date	29-Mar-2017

The application is reported to the Development Management Committee for determination in view of the objection received from the Town Council.

Current Proposal

Planning approval is sought for the change of use of the existing corner unit within the post office structure from a B1 (office) use and to an A3 (café) use. The proposal does not include any external alterations to the existing structure, apart from the proposed signage which will require separate advertisement consent.

Consultee Response

Tenby Town Council: Refuse

PCNPA Tree and Landscape officer: No objection subject to an informative

PCNPA Park Direction: No objection

PCNPA Planning Ecologist: No objection

PCC Transportation and Environment: No objection

PCC Public Protection: Conditional consent

PCC Drainage Engineers: No adverse comments

Natural Resources Wales: No objection

Cadw: No objection

Tenby Civic Society: Object

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 responses have been received.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 02 - Tenby Local Service and Tourism Centre

LDP Policy 08 - Special Qualities

Pembrokeshire Coast National Park Authority

Development Management Committee – 22nd March 2017

LDP Policy 10 - Local Sites of Nature Conservation or Geological Interest
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 35 - Visitor Economy
LDP Policy 50 - Town and District Shopping Centres
LDP Policy 53 - Impacts on traffic
PPW9 Chapter 03 - Making and Enforcing Planning Decisions
PPW9 Chapter 04 - Planning for Sustainability
PPW9 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW9 Chapter 06 - Conserving the Historic Environment
PPW9 Chapter 07 - Economic Development
PPW9 Chapter 08 - Transport
PPW9 Chapter 10 - Planning for Retailing and Town Centres
PPW9 Chapter 11 - Tourism, Sport and Recreation
SPG05 - Sustainable Design
TAN 04 - Retailing and Town Centres
TAN 05 - Nature Conservation and Planning
TAN 07 - Outdoor Advertisement Control
TAN 10 - Tree Preservation Orders
TAN 11 - Noise
TAN 12 - Design
TAN 13 - Tourism
TAN 18 - Transport
TAN 23 - Economic Development

Constraints

Special Area of Conservation - within 500m
LDP Designation
Biodiversity Issue
Ancient Monument - within 50m
LDP Centre:60pc aff housing;30 units/ha
Recreation Character Areas
Landscape Character Assessment
Seascape Character Assessment

Officer's Appraisal

Background and History

The host site forms part of a larger structure which forms a postal office, convenience store and sorting office for Royal Mail and is located within the centre of Tenby and has a main access off Warren Street. The existing unit provides bookkeeping and accountancy services and has two separate frontages to the unit, one on the Warren Street elevation and one on the Deer Park elevation.

- NP/03/007/S – Proposed shop/projecting sign – Approved 28.05.2003

Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Impact on the Adjacent Scheduled Ancient Monument
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Other Material Considerations

Policy and Principle of Development:

The site lies within Tenby and also within the retail centre area as defined by Pembrokeshire Coast National Park Local Development Plan (LDP) but falls outside of the primary retail frontage. The relevant key policies to consider in relation to the principle of development include Policy 2 (Tenby Local Service and Tourism Centre) and Policy 50 (Town and District Shopping Centres). These policies provide support for commercial units within the shopping centre of Tenby including A3 uses.

Tenby Town Council has raised concerns with the loss of the B1 (office) use at this site, and that this type of office space is already in insufficient supply within the local area. Whilst the loss of the office use is unfortunate, there is no policy to prevent the change from the existing use over to other commercial uses supported by criterion a) of Policy 50 in this instance.

Policy 50 is intended to ensure that the viability and diversity of shopping centres is maintained and enhanced. Therefore, the principle of the change of use to A3 is acceptable at this location, and the development will comply with the aims of the above mentioned policies and is supported.

Visual Amenity and Special Qualities of the National Park:

Policy 8 of the LDP is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria 'd' and 'e' resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park, and/or fail to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

The proposal does not include any external changes to the existing structure except for a change in signage which will require separate advertisement consent. As such, the current design is considered to sustain the local character. The development will comply with the aims of the above mentioned policies and is supported.

Impact on the Adjacent Scheduled Ancient Monument:

The application site is located some 35 metres west of the Tenby Town Walls which are a Scheduled Ancient Monument (PE007). Cadw has been consulted and consider that the limited changes will not alter the external fabric of the building and consequently will not have an impact on the setting of the scheduled monument.

Amenity and Privacy:

Policies 29 and 30 of the Local Development Plan seek to protect community cohesion and health and to avoid incompatible development that would lead to a significant adverse impact upon amenity. The supporting text at paragraph 4.136 explains that the policy aims *"to protect the amenity enjoyed by people in their residences, workspaces and recreational areas. Amenity is defined as those elements in the appearance and layout of town and countryside which makes for pleasant life rather than mere existence. Anything ugly, dirty, noisy, crowded, intrusive or uncomfortable is likely to adversely affect amenity"*.

Policy 30 is a criteria based policy setting out that development will not be permitted where it has an unacceptable impact on amenity particularly where, a) the development is for a use inappropriate for where people live or visit 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 impact; and/or; d) the development is visually intrusive.

Proposals for A3 uses should not cause unacceptable disturbance to the occupiers of nearby properties or adversely affect amenity. No adverse comments have been received from the general public or neighbours on the current application and it is noted that the nearest residential property is approximately 18 metres away.

Tenby Town Council has raised concerns on the detrimental impact that this proposal would have on the amenity of two neighbouring places of worship known as St Johns church and Deer Park Baptist Church and these are located some 13 metres and 35 metres respectively from the site.

The café does not propose any external alterations or any outdoor seating so will be limited to the existing internal space. The existing fenestration does not open apart from the main access door so noise and other disturbances from the main area to the adjoining properties and nearby places of worship will be very limited.

No details of any hot food extraction equipment have been submitted but through discussions with the agent the proposal café use will not require this type of equipment. It is noted that any need for such equipment in the future would require a further planning application. With regard to opening hours for the proposed café use, the application does not detail any proposed hours but through consultation with the Pollution Control officer and the agent it is considered necessary to limit the café opening hours to 0800 – 1800 hours to prevent any adverse noise and nuisance impacts to the neighbourhood.

It is also noted that there are already several A3 uses in proximity to the site and the places of worship and given the limited external impact based on the above mentioned controls, it is considered that the current proposal will not have any greater impact on privacy or amenity in this instance.

Highway Safety and Access:

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development. The scheme proposes no amendments to existing highway layout or parking and the Highway Authority raise no concern in relation to impact from traffic. As such there are no objections raised on highway grounds and the scheme complies with the requirements of policies 52 and 53 of the LDP.

Tenby Town Council raise concerns with detrimental effect in relation to potential delivery traffic generated. Pembrokeshire County Council Highways Development Control officer has been consulted and raised no objection in terms of highway safety.

Landscaping:

The proposed scheme does not include any additional hard or soft landscaping, but the site is located immediately adjacent to a tree which is protected with a Tree Preservation Order 88 (T1). Whilst no additional consideration is required on

landscaping an informative will be added to any consent granted to ensure that the applicant is aware of the adjacent Tree Preservation Order.

Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape 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. The PCC Ecologist has commented on the application stating that a protected species survey or habitat survey is not required in this instance. Natural Resources Wales has also confirmed that they have no objection to the current proposal. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

Other Material Considerations:

Tenby Civic Society raises concerns with the proposed signage included within the submitted drawings. Officers share these concerns however it is noted that this particular signage does not benefit from deemed consent and will require separate advertisement consent.

Conclusion

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 9, November 2016) and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP in that the development is considered to sustain the local character. As such, and subject to a schedule of suitable conditions, the development is acceptable and complies with the requirements of policies 1, 2, 8, 10, 11, 15, 29, 30, 35, 50 and 53 of the adopted Local Development Plan.

Recommendation

To APPROVE the application subject to the following planning conditions:

1. The development shall begin not 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 submitted plans and documents:
Site Plans (Received 11.01.2017)
Existing and Proposed Floor Layout (Received 11.01.2017)
Existing Elevations (Received 11.01.2017)
Proposed Elevation and Signage Example (Received 11.01.2017)

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 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. The café use hereby permitted shall not be carried out between the hours of 18:00 to 08:00 Monday to Sunday.

Reason: To protect the amenities of the occupiers of nearby dwelling houses.
Policy: Local Development Plan – Policy 30 (Amenity).

Informatives

PCNPA Tree and Landscape officer's consultation response

Signage – Notwithstanding the signage indicated on the approved plans, a separate advertisement application will be required in this instance.



Site Location Plan
Scale 1:1250



Site Block Plan. Scale 1:500

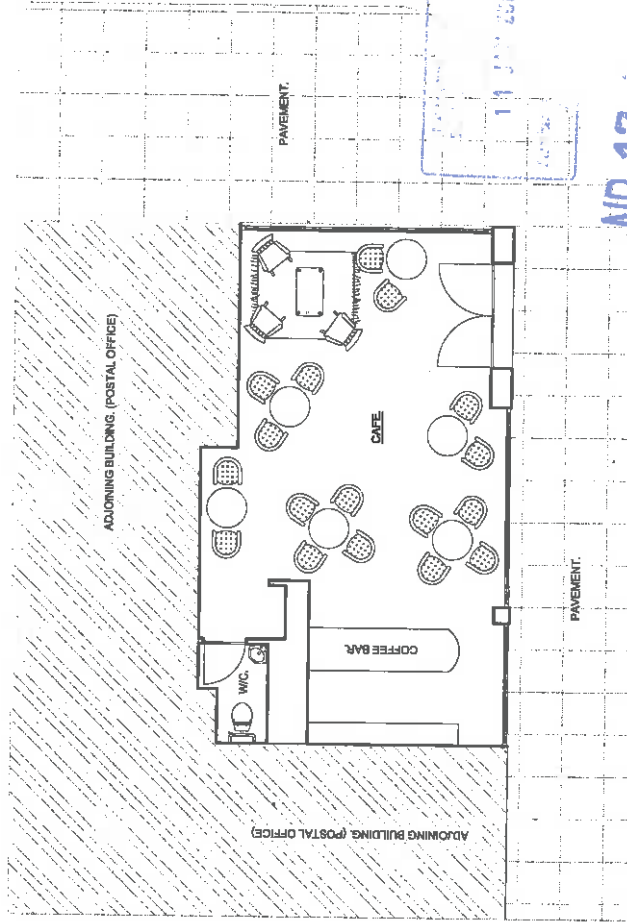
The Old Garage
Kilvelby Park
Kilgerty
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Project: CHANGE OF USE AT 1, WARREN STREET, TENBY.
Drawing title: SITE PLANS.
Drawing No: PLANNING.
Scale: 1:500
Date: 11 JAN 2017
Drawn by: [Name]

A 4139

Item 50



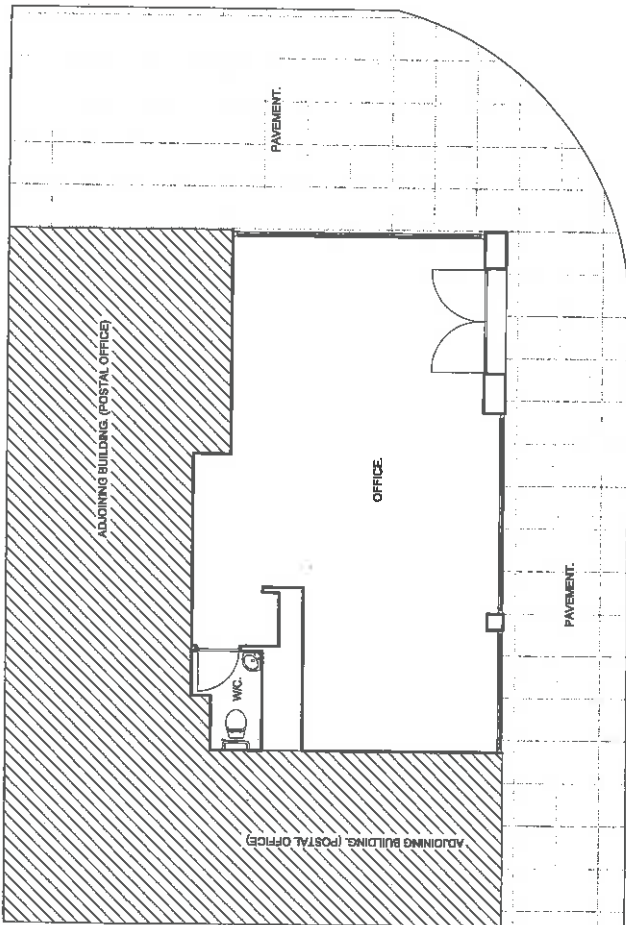
NP 17 U 22

WARREN STREET Proposed Floor Plan (As Cafe)

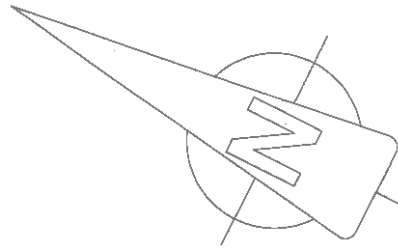
WARREN STREET

Project: CHANGE OF USE AT 1 WARREN STREET, TENBY.
 Drawing title: EXISTING & PROPOSED FLOOR LAYOUT.
 Drawing date: PLANNING.

A 4139

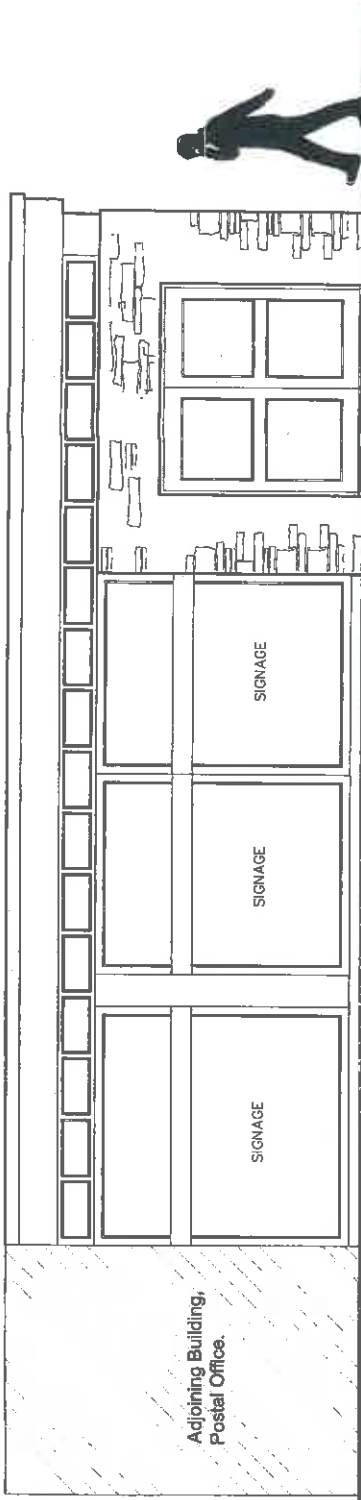


WARREN STREET Existing Floor Plan. (As Office)



The Old Garage
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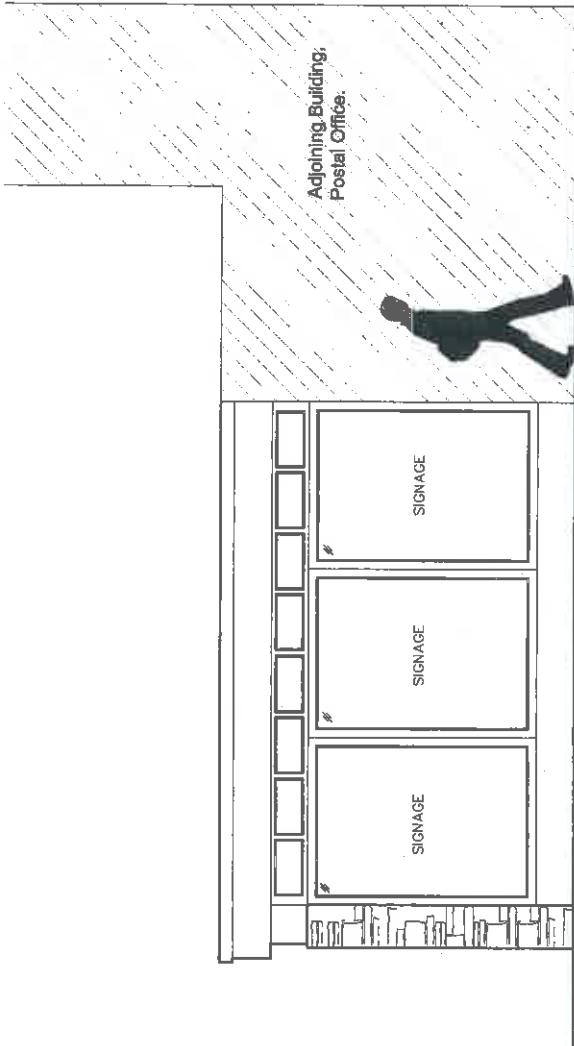




Existing South Elevation.

Entrance.

11 JAN 2017
 ARCHITECTURE & INTERIORS
 11 JAN 2017



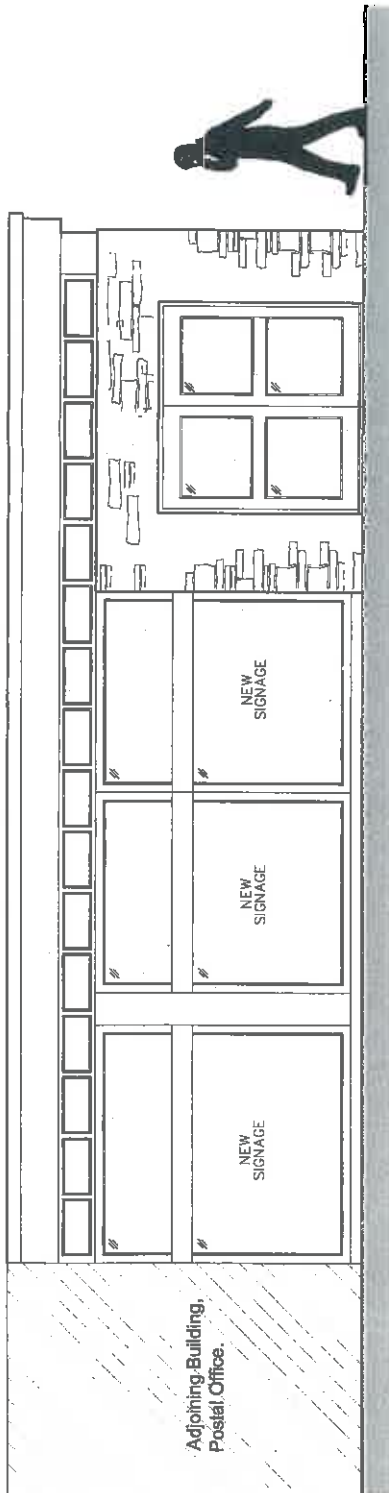
Existing North-East Elevation.



Existing Window Signage.

NP 17 0 22

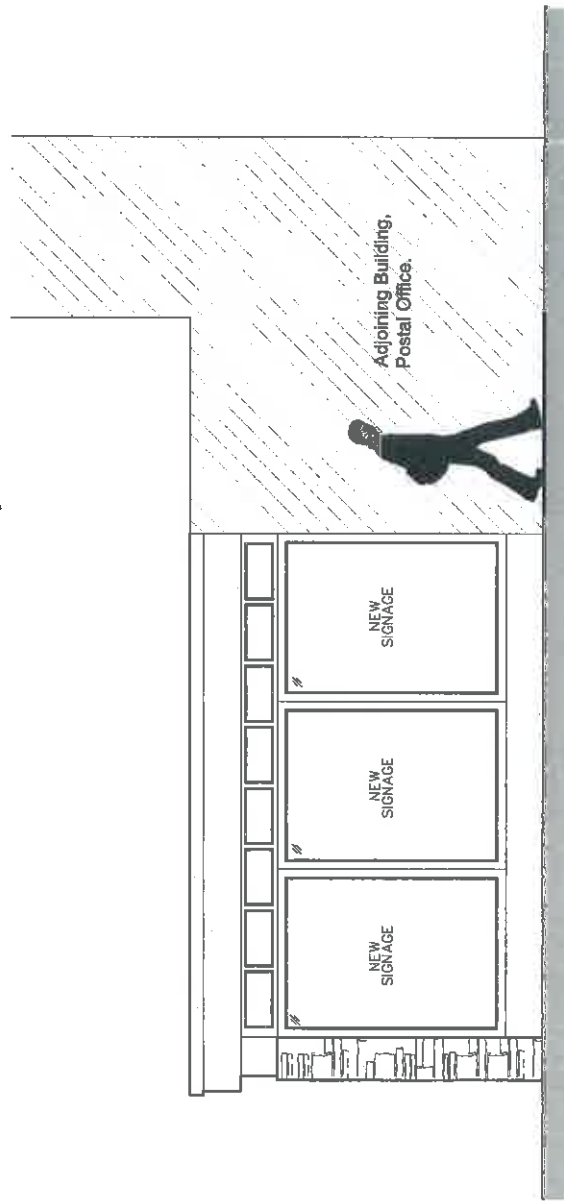
Item 5g)



South Elevation.

Entrance.

NP 17 0 22



North-East Elevation.

External Materials.
No change from existing.



Proposed New Window Signage.



Item 5g)