

Ref No: NP/24/0151/FUL
Proposed Development: Proposed covered area to outside seating area, upgraded wind break, installation of bird nesting box to south east elevation & installation of extraction fan (in retrospect) to chimney on north west elevation
Site Location: The Shed Wine Bar & Bistro, Porthgain, Haverfordwest, Pembrokeshire, SA62 5BN
Applicant: Mrs Jones
Case officer: Rob James

This application is before members as Pembrokeshire Coast National Park owns the property within the red line of this application.

Summary

The building known as Ty Mawr and The Shed is Grade 2 Listed. The proposal is considered to offer appropriately designed enhancements to a well-established facility within a defined rural centre. The proposal is acceptable in terms of preserving the character and appearance of the Listed Building and Conservation Area.

Subject to appropriate conditions to control the extraction fan and lighting, the proposal is considered acceptable in terms of potential impacts on amenity and biodiversity.

The application is therefore recommended for **Approval**.

The plans and accompanying documents can be found on-line at:
[Citizen Portal Planning - application details \(agileapplications.co.uk\)](http://agileapplications.co.uk)

Consultee Response

Llanrhian Community Council:	No Adverse Comments
CADW - Protection & Policy:	No Objection
PCNPA Buildings Conservation Officer:	No Adverse Comments
PCC - Drainage Engineers:	No Adverse Comments
PCC - Transportation & Environment:	Further Information Required
PCC - Public Protection:	Conditional Consent
PCNPA Planning Ecologist:	No Response at the time of writing this report
PCNPA Tree and Landscape Officer:	Further Information Required
PCNPA Access Manager:	No Objection
PCNPA Estates Officer:	No response at the time of writing this report

Public Response

A site notice was posted in accordance with requirements of the Town and County Planning (Development Management Procedure) (Wales) Order 2012.

1 letter of support and 1 letter of objection have been received. The letter of support has

been received from the applicant.

The letter of objection briefly includes objections to the proposed development leading to; increased traffic causing increased parking problems, the lean-to structure will change sight lines making it harder to see pedestrians/other road users. There are also objections to the loss of view to the extension covering windows of Ty Mawr and to the retrospective chimney extraction vent.

Material considerations raised will be addressed under the relevant sections of this report.

Policies Considered

Planning applications need to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise. The development plan comprises two documents, namely:

Future Wales, The National Plan 2040 (Future Wales), published by Welsh Government on 24 February 2021. On page 149, it states that “Policies 4 and 5 will help to ensure that rural areas in the South West grow in an appropriate way, supporting rural economies and services.” 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...”

The Local Development Plan (LDP2)

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

LDP2 Policy 01 - National Park Purposes and Duty
LDP2 Policy 06 - Rural Centres
LDP2 Policy 08 - Special Qualities
LDP2 Policy 09 - Light Pollution
LDP2 Policy 10 - Sites and Species of European Importance
LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park
LDP2 Policy 18 – Porthgain, Saundersfoot, Solva and Tenby Harbours
LDP2 Policy 29 - Sustainable Design
LDP2 Policy 30 - Amenity
LDP2 Policy 38 - Visitor Economy
LDP2 Policy 54 - Community Facilities
LDP2 Policy 59 - Sustainable Transport
LDP2 Policy 60 - Impacts of Traffic
PPW12
SPG Conservation Areas
SPG Sustainable Design & Development
SPG Seascape Character
SPG Biodiversity
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design

TAN 23 - Economic Development
TAN 24 - The Historic Environment

Officer's Appraisal

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 5/12/07

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

Current Proposal

The proposal comprises:-

The addition of an open-lean to shelter to the south-east elevation of Ty Mawr.

The structure measures approximately 9.7 metres long and 3.5 metres deep in plan. In elevation, the lean-to measures circa 2.8 metres to the eaves and 3 metres to the abutment with Ty Mawr.

The structure is to be built off timber-clad steel posts with a low protective skirt of timber sleepers. The roof and its flanks are to be of pre-rusted corrugated steel with inset translucent corrugated sheets. No formal floor finish proposed.

The addition of an upgraded wind break sited close to the south-east elevation of the existing lean-to (The Shed) this halved vertically, the inner side timber boarded, the outer (road) side in glass/perpex. The screen is to be mounted on steel posts.

Installation of bird nesting box to south-east elevation of The Shed

The installation of an extraction fan to chimney on the north-west elevation, contained within a dark-coloured metal cowling as per submitted specification.

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development, and Impact on National Park
- Impact on the Conservation Area
- Siting and Sustainable Design
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Drainage

Policy, Principle of Development, and Impact on National Park

Future Wales – The National Plan 2040 (FW) which was adopted on 24th February 2021 is the National Development Framework for Wales and is 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...”

This is an existing facility within the Rural Centre of Porthgain, which falls within Strategic Policy 6 of the Local Development Plan. This allows for small scale employment developments provided they also protect and enhance the centre's range of facilities and ensure development is consistent in scale with the size and character of the development.

Policy 54 of LDP2 allows for new and extended facilities where they are well located to meet the community's needs and are convenient to public transport, shops and other services where this is required to serve the needs of the user.

This is a well-established facility within a defined rural centre. Limited public transport serves Porthgain via the Coastal Cruiser bus route.

The Coast path, Porthgain Harbour and associated historic Brick/Slate and stone industrial ruins are the main (natural) attractions for people visiting the area rather than the café itself.

The proposal is considered to be in accordance with Policies 6 and 54 and can be supported.

Impact on the Conservation Area

The PCNPA Buildings and Conservation Officer has been consulted as the building is Grade II listed and within a Conservation Area. A Listed Building Consent (LBC) application has been made alongside this application and the Conservation Officers comments are copied below.

The proposal is considered acceptable in terms of preserving the architectural and historic character of the property, under the provisions of Technical Advice Note 24 (The Historic Environment) as well as preserving the character and appearance of the conservation area.

In terms of Cadw's Conservation Principles:-

1. **Evidential value.** Ty Mawr/The Shed has very high evidential value, being among the main surviving elements of the brick industry within the village. Old photos and some structural evidence confirm the existence of a lean-to in the location of that proposed. Details are provided of the leadwork abutment to Ty Mawr, which coincides with a 'lift' in the masonry ensuring that only existing mortar joints will be affected by the introduction of flashings.
2. **Historical Value.** The historical value of the building is retained, the extension work based on historic precedent.
3. **Aesthetic value.** The proposed extension appropriately captures the ancillary style of the demolished structure shown on old photographs, the choice of corrugated steel and timber being acceptable as is the scale and style of the structure. The extract fan is considered acceptable, mounted within the stump and contained within a dark-coloured metal cowling.
4. **Communal value.** Porthgain was an important centre of the slate, brick and stone industries during the nineteenth century, recalled not only by the surviving structures but also oral history, old photographs and various books. The proposal has no negative impact on this.

Siting and Sustainable Design

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan 2 (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.

Policy 14 of the LDP2 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 introducing or intensifying a use which is incompatible with its location. Criteria (c) and (d) resists development 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.

Policy 29 of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

Parts of the Pembrokeshire Coast National Park are still relatively undeveloped with minimal impact of lighting on the night sky. Policy 9 seeks to conserve that character and limit the impact of lighting which could negatively impact on the special qualities of the National Park.

The addition of the lean to covered area to provide extra seating for users of the café is considered by officers to be appropriate in design and scale. The proposal is close in design to a previous historic lean to present on the same site shown in photos on plans ref 1427/06. The proposed plans are smaller in scale than the original but follow the design closely.

All materials are listed on the proposed plans and are considered by officers to be appropriate and in keeping with the historic industrial character of the property.

The addition of a flue to the existing chimney stack is well designed and has minimal impact. This part of the application is made in retrospect, officers consider the existing flue to be well located utilising the existing brick chimney stack and subject to a condition detailed in the next section controlling noise officers consider this element to be appropriate.

The application has been revised since submission, the changes are limited to the wind break to the south west elevation. Originally the wind break was constructed of close boarded timber, changes have been made to introduce a clear perspex screen to half of the area and timber to the remaining half. Officers consider that this is in line with the policies mentioned above and can be supported.

Objections have been received from a third party to the design of the lean-to covering ground floor windows of Ty Mawr. Officers consider that whilst light will undoubtedly be reduced into those windows no residential use is permitted, the design replicates that of an original lean-to structure present when the building was originally operational and Ty Mawr is infrequently used by the local community rowing club for storage of boats and by PCNPA for storage. Officers consider that the structure is as light weight as possible with clear corrugated sheeting used on the roof as well as zinc to allow light through together with open sides.

Notwithstanding the objections received officers consider the proposed designs to be in accordance with LDP2 Policies.

Amenity and Privacy

Policy 30 of LDP2 refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

No residential properties are immediately adjacent to The Shed. Residential properties are located to the north separated by a green and minor road.

PCC Public Protection have been consulted but at the time of writing this report had not responded. A standard condition will be recommended ensuring that the noise from the chimney fan does not exceed the stated manufactures levels

Officers consider that the proposed application is in accordance with Policy 30 Amenity.

Highways, Access and Parking

PCC highways and Transportation department have been consulted and had no objections to the revised designs.

Original objections were received highlighting;

The CHA has concerns regarding the proposed wind break and extent of that windbreak in proximity to the curvature of the public highway. While the submitted plans DWG 1427/020 (Proposed Perspective) it appears that the wind-break is proposed to be constructed of wooden material and is approximately 6ft high (judging from the drawing). This has been extended to the edge of the carriageway. The concern is that this would obscure forward visibility for vehicles already on the highway, approaching The Shed and heading towards the harbour around the bend. In addition any pedestrians behind the wind-break (in both direction) would be obscured from view and could step out in the highway leading to a road safety issue.

Revised plans have been received showing the wind break made of clear Perspex closest to the road and timber adjacent to the building. PCC Highways Officers have no objections to the revised plans and did not request any conditions.

Objections have been received regarding the potential increase in traffic caused by the extension to seating area of the application. Officers consider that the area proposed to be covered is already in use as a seating area under a licence agreement with Pembrokeshire Coast National Park and whilst the covered area may prolong the use of the seats into the evening and on rainy days, the café itself does not attract a large number of people to the area being very much secondary to the natural attractions of the harbour itself and coast path.

Notwithstanding the objections made officers consider that the revised proposed plans are in accordance with Policy 59 & 60 and can be supported.

Landscaping

To comply with Planning Policy Wales 12 (2024), the Section 6 duty, Technical Advice Note (TAN) 5, and Technical Advice Note (TAN) 10, planning authorities should protect trees hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function.

PCNPA Tree & Landscape Officer has reviewed the submitted Green Infrastructure Statement and has requested further information as it does not follow the step wise approach set out in PPW 12.

At the time of writing this report no further information has been provided, officers will verbally update members on the day of committee.

Biodiversity

PPW12, TAN5 and LDP2 Policy 11 (Nationally Protected Sites and Species) requires biodiversity considerations to be taken into account in determining individual applications.

PCNPA Planning ecologist has been consulted and commented;

On the basis of the information provided it is considered that an EPS license is not required in this instance and there is a reasonable likelihood that bats will not be affected by the development.

The inclusion of a house sparrow box stated in the Green Infrastructure Statement (GI) bat report a welcome biodiversity enhancement to comply with The Environment (Wales) Act 2016 to maintain and enhance biodiversity.

A condition has been recommended ensuring all outside lighting shall be hooded, low level and on a PIR timer.

Informative advice regarding Bats and Hedgehogs have been recommended to be included on any decision notice provided by this authority and will be included in the Informative section of this report.

Officers consider that subject to the recommended condition and informative information being provided the application is in accordance with Policy 11 of the LDP2, Tan 5 and PPW12.

Land Drainage

At the time of writing this report no response has been provided, officers will verbally update members on the day of committee.

Conclusion

The proposed development is considered to comply with all relevant LDP2 policies, and the application is therefore recommended for approval subject to appropriate conditions.

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.

Recommendation

Approve, subject to conditions.

Conditions/Reasons

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 following approved plans and documents:
Location and Site Plan ref 1427/011 Rev A. Proposed Ground Floor Plan Ref 1427/012 Rev A. Proposed First Floor Plan Ref 1427/013 Rev A. Proposed Section A-A Ref 1427/014 Rev A. Proposed Section B-B Ref 1427/015 Rev A. Proposed SW Elevation Ref 1427/016 Rev A. Proposed SW Elevation Ref 1427/017 Rev A. Proposed NW Elevation Ref 1427/018, Rev A.
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. If there is to be any additional external lighting in connection with the proposed development, a scheme for lighting should be submitted to and approved by the Local Planning Authority. Such scheme as is approved shall be retained and maintained thereafter. Any further lighting after the discharge of condition would require a further application. Any lighting should be low level, hooded and downward facing to avoid light spill and should be operated on a PIR activated timer.
Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 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), 12 (Local Areas of Nature Conservation or Sites of Geological Interest) and 14 (Conservation of the Pembrokeshire Coast National Park).
4. The proposed extraction system shall be installed and maintained as per the manufacturers recommendations.
Reason: To ensure appropriate operation of the extraction system so as not to adversely impact upon the local amenity by way of smoke and/or odour.
5. Noise emissions associated with any mechanical plant or equipment servicing the development site shall be so mitigated and/or controlled so as not to exceed the background noise level by more than 5dB at any time when measured in accordance with BS4142:2014 +A1:2019 Methods for rating and assessing industrial and commercial sound.

Reason: To protect the local amenity from the adverse impact of unwanted noise from the mechanical system/s servicing a commercial business and its associated activities.

Informatives

It is recommended that the applicant be informed that hedgehogs receive protection under Schedule 6 of the Wildlife and Countryside Act from capture or killing.

Care should therefore be taken during site clearance and construction to ensure that no hedgehogs are killed or injured.

It is recommended that the applicant be informed that all British bat species are European Protected Species by virtue of their listing under Annex IV of EC Directive 92/43/EEC ('The Habitats Directive'). This Directive has been transposed into British Law under the Conservation of Habitats and Species Regulations 2017. British bats are also protected under Schedule 5 of the Wildlife and Countryside Act (1981) (as amended).

It is recommended that the applicant and contractors be informed of the possibility of encountering bats unexpectedly during works.

If bats are encountered on site works should stop immediately an NRW should be contacted (Natural Resources Wales, - General Enquiries: enquiries@naturalresourceswales.gov.uk or 0300 065 3000 Mon-Fri, 8am - 6pm) a licence may then need to be applied for from NRW. Licences are not automatically granted by virtue of a valid planning consent and it may be possible that the necessary licence application may be refused.

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Parc Cenedlaethol
 Arfordir Penfro
 Pembrokeshire Coast
 National Park

Graddfa/Scale: 1:1,250

