

Proposed installation of Storage Units and the demolition of a garage and wooden lean to at the rear of the Heritage Coast Visitor Centre, Dunraven Park, Bridgend, CF32 0RP.

Planning Design and Access Statement in support of application

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Context

The Heritage Coast Visitor Centre is located in Dunraven Park, Southerndown and is part of the Dunraven Estate and is also the base for the Glamorgan Heritage Coast. The Glamorgan Heritage Coast consists of a 14 mile stretch of coastline. Two thirds of the coastline is located within the Vale of Glamorgan Council Authority Boundary. The aim of the application is to bring the storage yard toward the rear of the Heritage Coast Visitor Centre back into beneficial use through the creation of business storage units for off and on shore activities such as paddle boarding, kite surfing,

surfing, Beach school, kayaking (This list is not exhaustive). The schemes provision of storage units will allow new micro enterprises to operate from the site which will create new employment opportunities and allow for sensitive tourism whilst making full and effective use of the coast.

Alterations to the adjacent slipway that will facilitate the water based activities will be the subject of another planning application.

The main aims of the programme are:

- To demolish the garage, the wooden lean to and part of the stone wall to the rear of the Heritage Coast Visitor Centre.
- To create 5 storage units 2no. 5.1m (d) x 1.8m (w) x 2.4m (h) and 3no. 6.8m (d) x 2.2m (w) x 2.4m (h) (with a 2m door opening height) unit on this location to provide storage facilities for micro enterprises that will be able to store their equipment on the site.
- To encourage economic activity and employment opportunities as a result of a change of use through the use of business storage units at the Heritage Coast Visitor Centre.
- To further enhance the Glamorgan Heritage Coast as a tourism centre by encouraging off shore and on shore activity whilst protecting the environmental quality of the Coast.



Design Principles and Guidelines

Character/ Appearance

Currently the yard is utilised for storage as and when required of miscellaneous materials and consists of a concrete floor and a garage which is constructed from yellow render, black roof tiles and has a black garage door. To the rear of the yard there is a lean to which has a wooden frame and roof tiles. It is proposed that both of these structures would be removed to make way for the business storage units.

Although in design terms the units are average steel containers it is the intention of the scheme to minimise any effect on the character of the visitor centre. It is proposed that that the use of yellow (or colour specified by the LPA) plastisol and galvanised steel for the walls and black (or colour specified by the LPA) plastisol and galvanised steel for the roof and a black (or colour specified by the LPA) roller shutter door (plastisol or polyester coated) will closely match the visitors centre which is constructed from, yellow render, black roof tiles and black windows and doors. The use of colours to match the existing will ensure that the business units will mitigate any negative visual impact. In addition the units will be set back as far as possible into the site to ensure that the majority of the units are concealed by the Visitors Centre. The scheme also takes advantage of the topography of the land behind the location of the proposed storage units which has a gradient that slopes upwards which also conceals the presence of the Visitor Centre and the would be business storage units.



Amenity

There are two residential properties (Seamouth Lodge and Seamouth Cottage) which are a sufficient distance from the proposed location of the storage units and are set back from the main road route through the park. The residential properties are approximately 47m and 161m from the proposed storage unit location. This is sufficient distance to ensure that there are no adverse effects on privacy. The proposed activities will not require a significant number of movements to and from the storage units and as a result will not cause excessive noise issues. Therefore the proposed location of the scheme and their restricted use for storage will ensure that there are no detrimental impacts in terms of residential amenity.

Environmental Sustainability

The proposal indicates that the business units will be constructed from plastisol coated and galvanised steel and the use of insulated walls and roof sheet with anticondensation lining will ensure that the units are also weather proof. The scheme will result in a robust and durable product that will ensure longevity in a coastal location that can experience extreme weather.

Therefore the proposals will ensure that the storage supplied as a result of this scheme can be sustained in the long term. The proposal also indicates that some of the stone work to the north east of the location will need to be removed. Where possible the amount of stone to be removed will be minimised but where removal is required it is proposed that this stone will be salvaged and reused within the Park in order to ensure the sustainability of the scheme.

Biodiversity

Biodiversity has been considered as part of the design and a scoping bat survey has been undertaken and has demonstrated that there is no evidence of any bats and therefore no detrimental impacts. The programme does not involve any alterations to trees or any vegetation and as a result there are no impacts in this regard. Therefore there are not deemed to be any biodiversity issues within the footprint of the site.

Layout

The proposed location has a restricted footprint and as a result the layout has been designed to maximise the number of storage units that can be accommodated within the site. The design remains within the existing curtilage of the storage yard in order to ensure that the surrounding landscape is maintain and protected. In addition the layout also ensure that the environmental quality of the Glamorgan Heritage Coast continues to be maintained.

Scale

The scale of the proposal has been considered bearing in mind the existing curtilage and is deemed the best fit for the space whilst ensuring that the character of the Heritage Coast Visitors Centre is not impacted in any way. The scale has also been determined by the intended use for example the storage of kayaks and other equipment that have particular storage requirements.

Access/ parking

The Heritage Coast Visitor Centre already has provision for disabled access and it is not proposed that these arrangements will change. Although not directly part of this application, beach wheelchairs will also be purchased to improved access to the beach and the services that will be provided by the businesses that will utilise the storage units.

There is an abundance of parking facilities in the form of two car parks that are in close proximity to the Heritage Centre (approximately 92m and 175m from the proposed location of the storage units). The car parks will accommodate any traffic generated by the micro-enterprises who will utilise the storage units and any potential users of the services that they will provide and both parking areas have dedicated disabled parking. There is also an area to the front of the proposed units provides adequate space for the turning of vehicles and the loading and unloading of equipment which will ensure that the existing parking arrangements are not affected by the proposals.

Community Safety

The proposed location of the storage units will ensure the safety of users as equipment can be loaded and unloaded away from the main public realm areas. Therefore there is a clear demarcation of public and private space as a result of the scheme. The inclusion of the storage units within the curtilage of the existing heritage centre but to the rear of this building will also ensure that safety is maintained as the storage units by location alone will form part of the centres existing security measures. Increased activity in the local area will also enhance community safety through natural surveillance.

Movement

The Heritage Centre and this section of the Heritage Coast in general have well established road routes that already allow movement throughout the Park. It is proposed that the scheme will take advantage of these existing routes to facilitate movement to and from the storage units.

In addition there are two public rights of way S3A/18/1 Path Number 18 and S3A/18/2 Path Number 1 that run parallel to the boundary of the Heritage Coast Visitor Centre and are unaffected by the proposals. The site is in close proximity to the Wales Coastal Path and can be accessed by bicycle and a public bus service is located outside of the park.

Funding Arrangements

In early 2014 the Vale of Glamorgan Council's Creative Rural Communities submitted a Stage 1 bid to the Coastal Communities Fund. In July 2014 the Council was notified that the Stage 1 bid had been successful and the Council were invited to develop the project further by submitting a Stage 2 bid on the 24 September 2014. A partnership approach has been adopted in relation to this scheme between Dunraven Estates, and the Vale of Glamorgan Council's Creative Rural Communities Team.

Policy Context

In terms of planning policy the following have been taken into consideration as part of the scheme.

Technical Advice Notes

TAN 12: Design (2014)

TAN 13: Tourism (1997)

TAN 14: Coastal Planning (1998)

TAN 23: Economic Development (2014)

UDP Policies

Part I

Strategic Policy 6

Strategic Policy 11

Part II

ENV5 The Glamorgan Heritage Coast

ENV11 Protection of Landscape Features

ENV27 Design of new Developments

EMP2 New Business and Industrial Development

TRAN10 Parking

SPG

Amenity Standards

