

Application Ref: NP/21/0044/FUL

Case Officer Kate Attrill
Applicant Mr Mark Staniforth
Agent Ms J Price
Proposal Change of use of land to short stay car park in relation to Ramsey Island boat trips -proposed park & ride
Site Location Grove Hotel, High Street, St. Davids, Haverfordwest, Pembrokeshire, SA62 6SB
Grid Ref SM75602530
Date Valid 05-Feb-2021 **Target Date** 09-Jun-2021

This application is being brought to the Development Management Committee due to the Officer's recommendation differing to that of the City Council and at the request of the Chair via the extended delegation scheme.

Consultee Response

PCNPA Buildings Conservation Officer: No adverse comments - Acceptably low impact on character of St Davids Conservation Area and setting of nearby listed buildings.

PCC - Drainage Engineers: No adverse comments

PCC – Highways Authority: No objection

PCNPA Planning Ecologist: No adverse comments

St Davids City Council: Recommend Refusal - The Council considered that the site entrance failed to allow sufficient visibility to ensure the safety of pedestrians and vehicles entering and exiting the site as well as those travelling on the High Street. It was resolved to refuse to support the application.

Public Response

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of either neighbour letters or a site notice. In this case, both site notice and neighbour letters were sent.

Five letters of objection have been received from nearby properties in addition to the objection from the City Council.

Objections have included:

- Unsafe pedestrian access
- Unsafe vehicular access
- Private rights of way being blocked by parked cars
- Historic objection by Highways to this site being developed on highway safety grounds
- Inaccuracies within the planning application
- That staff for Aquaphobia also use the car park, not just boat trip users
- Disturbance to neighbouring properties due to early morning and late-night use of the car park

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>

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 05 - St Davids Local Centre

LDP2 Policy 08 - Special Qualities

LDP2 Policy 30 - Amenity

LDP2 Policy 38 - Visitor Economy

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

PPW11

SPG12 - Parking

TAN 13 - Tourism

TAN 23 - Economic Development

TAN 24 - The Historic Environment

Constraints

NPA Property - within 25m

LDP Designation

Biodiversity Issue

Historic Landscape

Safeguarding Zone

Ancient Monument - within 500m

Hazardous Zones

Potential for surface water flooding

LDP Centre:50pc aff housing;30 units/ha

Recreation Character Areas

Article_4_Directions

Landscape Character Assessment

Listed Building - Within 10m

Affordable Housing Submarkets

Conservation Area St Davids

Landscape Character Area

Officer's Appraisal

Site and Context

The site lies to the rear of the Grove Hotel in St David's, and within the Conservation Area for the town.

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The site has been being used as carpark for its proposed use by the applicants since 2018. The applicant's submitted parking layout shows space for ten vehicles to be parked at the site, including one disabled space.

Relevant Planning History

NP/04/556 Demolish existing outbuilding and erect 8 self-contained cottages around courtyard Withdrawn

NP/05/0216 Demolition of existing outbuilding & erection of 6 self-contained cottages – Refused

NP/11/0352 Demolition of existing outbuildings & erection of two storey hotel accommodation – Withdrawn

NP/11/533 Demolition of existing outbuildings & erection of two storey hotel accommodation Withdrawn

NP/17/0289 Works to trees as per submitted plan and Tree Survey

Description of Proposal

The application proposes the land to be used as a car parking area for short stay use as part of the Ramsey Island Boat Trips as part of a park and ride scheme between St Davids and St Justinian's, for which there is an adjacent booking office. No alterations to the boundary treatment, trees or surfacing are being proposed as part of the application.

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Amenity and Privacy
- Access and Parking
- Other Material Considerations

Policy:

The site lies within the local centre boundary for St David's, and as such Policy 5 is the key strategic policy on which this application is considered, where the land use priorities are

a) to provide for and or permit housing to facilitate the delivery of the affordable housing needs of the local area (see Policy 46, Policy 47, Policy 48 and Policy 50).

b) to permit proposals for employment development to meet the needs of the local area (see Policy 43).

c) to protect and enhance the district shopping centre and community facilities which serve the City and rural hinterland and visitors (see Policy 38, Policy 54, Policy 56 and Policy 57).

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- d) to ensure developments permitted contribute to the protection and enhancement of the City's special qualities (see Policy 8).
- e) to deliver improved traffic management in the City and wider peninsula (see Policy 59).

The proposal is related to a local business which offers employment in the area and assists with a more sustainable travel option to St Justinians.

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.

The proposed change of use has been submitted in response to an Enforcement complaint over the change of use of the land since 2018.

Several of the letters of objections cite noise and disturbance of vehicles within their objections.

However, the proposal is for the use of ten cars at a time, for up to 6 or 7 trips at a maximum per day in the height of summer, and the arrival and departure times will all therefore be grouped together. The times of the trips vary during the year, but don't usually start till 9am in the morning and usually operate within business hours with very occasional evening use.

Many of the objections relate to customers of the boat trips parking in the access road itself, and blocking private accesses, rather than using the car parking area. The applicant has suggested that they could put an additional sign where tourists occasionally park in error to prevent this from re-occurring.

However, given that this site is in the town centre, the noise and disturbance caused by the arrival and departure of an approximately 10 vehicles at a time is not considered to be of such a level of detriment to residential properties that its refusal could be justified. The amount of parking is considered to be effectively limited to ten vehicles by the area of land available for parking within the application site.

Having regard to the existing access and the limited scale of the site, the proposed development is considered to comply with Policy 30 of LDP2.

Access and Parking:

Policy 59 (Sustainable Transport) aims to ensure that opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car by:

- a) Permitting proposals that assist in delivering improved traffic and parking management.
- b) Permitting facilities to improve public transport by helping to link between travel modes or providing facilities for passengers.

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- c) Ensuring new development is well designed by providing appropriate access for pedestrians, cyclists, vehicles and public transport where appropriate; and
- d) Not permitting proposals that cause significant concerns about potential transport impacts which cannot be satisfactorily mitigated.

The applicants justification contained within their supporting statement reads: 'the scheme encourages road users to use public transport which reduces the carbon footprint improving air quality and reducing carbon emissions , provides an efficient service which shortens journey times , reduces road congestion, and offering a more sustainable transport option to the boat passengers . By providing these facilities to passengers, there will be a significant reduction in the number of vehicles at the location of the boat trips'.

The Highways Authority at Pembrokeshire County Council has been consulted in respect to any potential impact on traffic or highway safety.

A number of letters of objection have been received regarding the access and proposals and these were forwarded to Highways for their attention. Their comments are copied below.

'The one-time route through from the frontage of the Grove Hotel has not been available for over 20 years, and tree branches have grown long over. The side lane has been used for access for some deliveries to the rear of the Hotel/Inn, and the area now proposed for this car parking has been used for parking associated with the Inn and with the booking office. It is the wooded area beyond the current application site which once had had two chalets on it, and which was the major area for a proposal for up to 8 holiday lodges which was refused in about 2004/2006. Whilst in technical terms the access is restricted, it is not out of character for the area. The Highway Authority is pursuing a potential permanent 20mph for the City that will include this location. In recent years the through traffic using the A487 County Road has been bypassed along Glasfryn Lane away from High Street. Also in recent years more of the pedestrians walking to and from the Tourist Information Centre, the Gallery, and the car park beyond, have been encouraged to cross to the "Round" opposite, so do not to pass the entrance in the numbers that they did. There are no objections on highway grounds to the plans as submitted'.

As such, the proposed development is therefore considered to comply with Policies 59 & 60 of the LDP.

Other Material Considerations:

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act introduced a requirement that when considering a planning application for development that affects a listed building or its setting the decision maker, "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess".

The site lies adjacent to the listed buildings of the Grove Hotel, and therefore the Built Conservation Officer has been consulted in case of any potential impact on the setting of the Listed Buildings. He has raised no objection to the proposals.

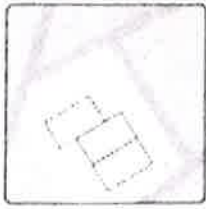
Conclusion

Notwithstanding the objections raised, the proposed development is considered to comply with all relevant LDP policies and the application is therefore recommended for approval subject to appropriate conditions.

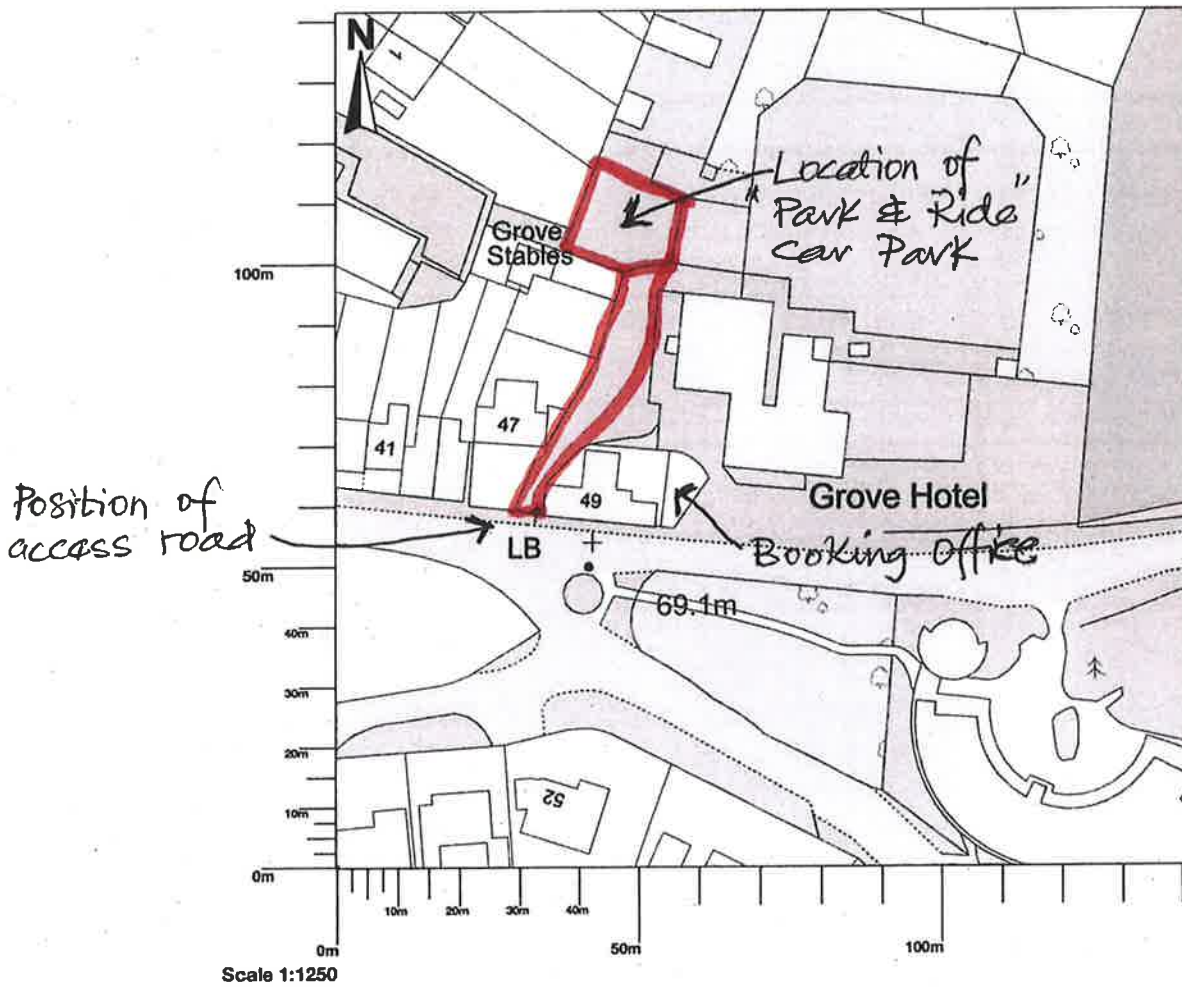
Recommendation

APPROVE, subject to the following 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 following approved plans and documents:
Location Plan received 18/01/2021
Proposed parking plan received 05/02/2021
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. The parking area and disabled space shall be marked out on site/painted as shown on the plans within one month of the date of the decision.
Reason: In accordance with the plan submitted (proposed parking plan received 05/02/2021) and in order to comply with Policy 59 of the Pembrokeshire Coast National Park Local Development Plan.
4. The parking area shall only be used as ancillary to the use of the boat trip business and for no other use.
Reason: In order to protect the amenity of adjacent residents and to limit the use to that applied for and in accordance with Policy 30 of the Pembrokeshire Coast National Park Local Development Plan.

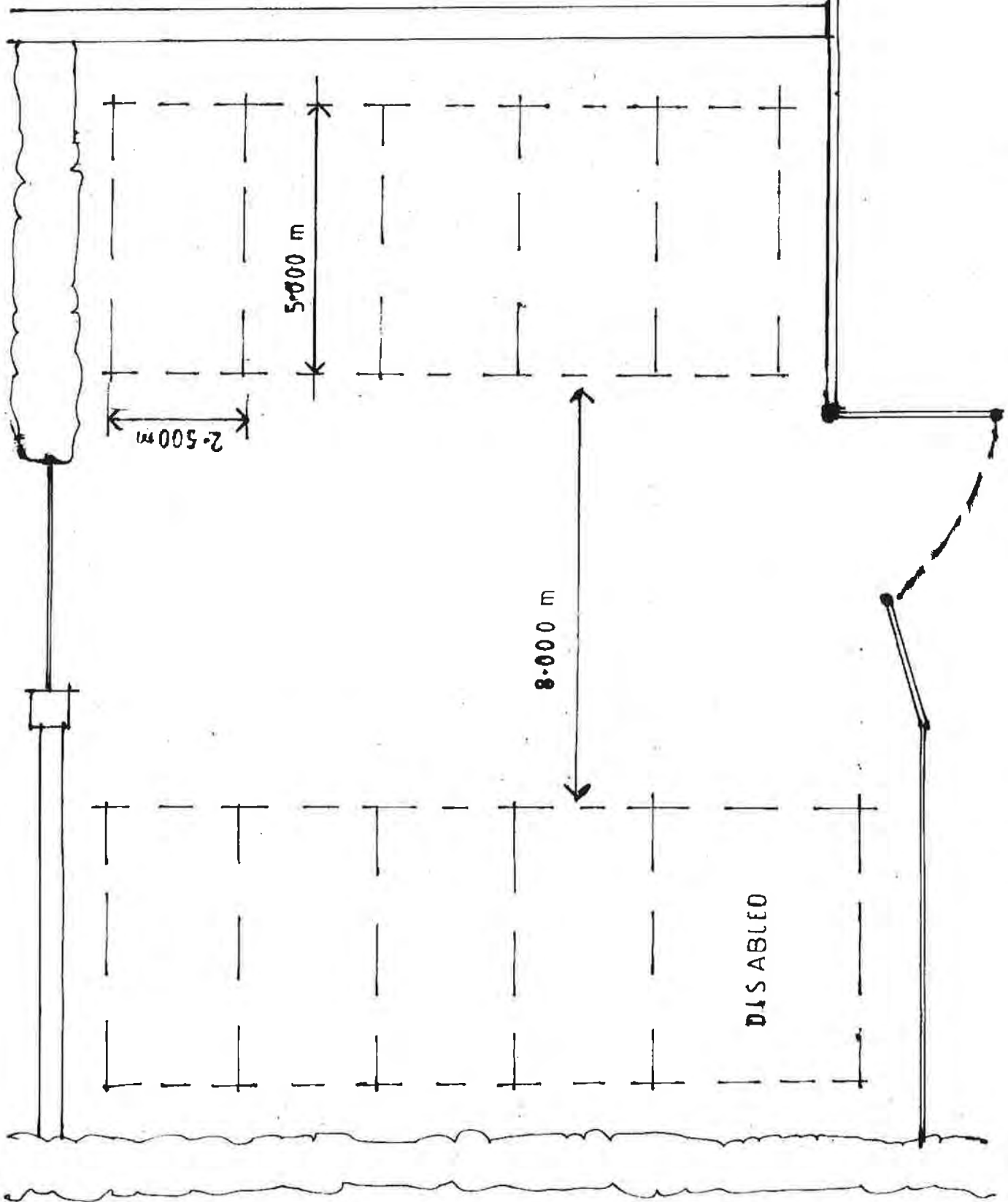
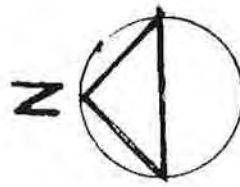


Grove Hotel, High Street, St. Davids, Haverfordwest, SA62 6SB



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Change of
Use of
Land at
Grove
Hotel,
St. Davids.



Proposed Parking for 'Aquaphobia' Boat Trips (Scale 1:100)