

Application Ref: NP/22/0647/FUL

Case Officer	Charlotte Broome		
Applicant	Beach Court Management Co Ltd		
Agent	Mr Charles Hopkinson, Graham H. Evans		
Proposal	Re-arrange car parking spaces to enable construction of a bin store		
Site Location	Beach Court, The Strand, Saundersfoot, Pembrokeshire, SA69 9EU		
Grid Ref			
Date Valid	20-Jan-2023	Target Date	20-Apr-2023

This item is to be considered by Development Management Committee in line with the scheme of delegation as a close relative of a Member of the Committee is a resident of the site and therefore has a material interest in the application.

Consultee Response

Saundersfoot Community Council: Supporting

PCC - Public Protection: Supporting

PCC - Transportation & Environment: Conditional Consent

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.

One response of objection was received 6th February 2023 and subsequently 15th February 2023 from the same objector's solicitor citing lack of correspondence and consent to the proposal.

Policies considered

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

[Local Development Plan 2 - Pembrokeshire Coast National Park](#)

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 04 - Saundersfoot Local Centre

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 11 - Nationally Protected Sites and Species

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 29 - Sustainable Design

LDP2 Policy 30 - Amenity

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LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

PPW11

SPG02 - Landscape

SPG05 - Seascape Character

SPG06 - Archaeology

SPG11 - Parking Standards

SPG16 - Sustainable Design & Development

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

Constraints

Special Area of Conservation - within 500m

Special Protection Area - within 500m

ROW Coast Path - within 10m

Recreation Character Areas

Surface Coal

High Coal Risk

Affordable Housing Submarkets

Seascape Character Areas

Within Site of Special Scientific Interest consult NRW / Planning Ecologist_20m

Landscape Character Area

Special Area of Conservation - within 50m

Officer's Appraisal

Beach Court is a four-storey block of 27 apartments overlooking Saundersfoot Beach. An enclosed stairwell punctuates the centre of the front elevation, sitting proud of the principal elevation with the access door on the inside elevation and a small lean-to store adjoining on the west. The block of flats is also characterised by continuous, adjoining balconies that feature on the front elevation of upper storey apartments.

The application site is located on the eastern flank of The Strand, a road which runs parallel to the beach. The majority of resident parking (for 17 vehicles) is to the front of the building, directly leading off The Strand. A small access lane leads off The Strand to the northern side of the building to access the rear parking area. The existing parking areas are tarmacadam.

Beach Court is flanked by a modest bungalow and two further residences to the north and a smaller apartment block of similar style and proportions to the south.

The application site is situated within the Saundersfoot Local Centre boundary as defined by Policy 4 of Local Development Plan 2 and situated in Landscape Character Area LCA1 of Saundersfoot Settled Coast and Seascape Character Area

of Carmarthen Bay West SCA40, as defined by the adopted Landscape and separate Seascape Character Supplementary Planning Guidance.

The application details that currently, full bins are stored to the rear with empty bins to the front. This system is abused by unknowing passers-by who use both bins to the front and rear for emptying rubbish. On rubbish collection day, there is no designated place to leave the bins. County council waste collections are fortnightly, and the management use a weekly service during peak summer months.

Site and Proposed development

This application seeks permission to rearrange four car parking spaces associated with apartments 2, 3, 25 and 26 in the front car park to enable the construction of a bin store capable of accommodating 1100 litre wheelie bins.

The bin store will be located adjacent to and in front of the existing lean-to store adjacent to the external stairwell on the building's west elevation. It will measure 4.4m x 3.05m, constructed from single skin concrete block and alpine rendered externally to match existing. It will stand 2.134m high inclusive of concrete coping capping and have a flat roof. Double timber doors will open to the front and a sensor light will be within the bin store.

The proposal necessitates the removal of the car parking space for flat no.2 and relocating it to form a row of parallel parking spaces, mirroring the existing layout elsewhere in the parking area.

The reconfigured parking spaces are comparable to those existing, and both parking areas contain numerous existing parking spaces of a narrower width than proposed. The proposed length is the same for all affected spaces and the width varies marginally between those impacted, as the following table highlights:

Table 1: Size of proposed and existing affected car parking spaces

Flat No.	Proposed width (in metres)	Existing width (in metres)	Proposed length (in metres)	Existing length (in metres)
2	2.35	2.20	3.68	4.70
3	2.37	2.37	3.68	3.68
25	2.35	2.40	3.68	3.70
26	2.33	2.33	3.68	3.68

The reconfigured row of car parking spaces brings the row slightly forward of existing.

The proposed development and site are detailed in the accompanying plans, forms and site photographs.

Relevant Planning History

None

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design, and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Access and Parking
- Biodiversity

Policy and Principle of Development:

Future Wales – The National Plan 2040 (FW), was adopted on 24th February 2021 and is the National Development Framework for Wales, and 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...” Policy 4 of the Plan, 'Saundersfoot Local Centre', specifies the relevant land use priority will be d) to ensure developments permitted contribute to the protection and enhancement of the village’s special qualities (see Policy 8).

It is considered that the proposed bin store, sited on land already used as a parking area, will not create any harm on the village's special qualities and could serve to protect and enhance these special qualities by removing colourful, and obtrusive bins to a more discrete location.

The proposal is considered to be appropriate in terms of design, scale or use to the host building and setting. As such, the principle of the development complies with the relevant policies of the adopted Local development Plan (LDP) and can be supported.

Siting, Design and Impact upon the Special Qualities of the National Park:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) 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 LDP seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness.

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The siting of the proposed bin store, adjoining an existing store in front of the external stairwell is considered to create the least visual impact of any other location potentially available on the application site. It will be congruous with existing development, extending the visual divide that the external stairwell creates. The proposed materials will be in keeping with the existing building so that it melds with the setting.

The development will have an acceptable impact on the character and appearance of the host building and will not cause an unacceptably detrimental impact to the special qualities of the National Park. As such, the development complies with policies 8, 14 and 29 of the LDP and can be supported.

Amenity and Privacy:

Policy 30 of LDP2 seeks to protect the amenity of people living in the National Park and states that development will not be permitted where there is an unacceptable adverse effect on amenity.

The consultation response from PCC Public Prevention comments:

The proposal is a sensible proposal and would help alleviate concerns for inadequate provisions for waste storage and collections. There is well reasoned justification behind the proposal.

One response of objection refers to the lack of consultation from the Management Company informing the objector of their intention to reconfigure the car parking spaces.

The agent for the Management Company provided the following response:

The Freehold of Beach Court was once owned by a Solicitor from the Newport area. Each flat had been sold on a 99-year lease, however each lease differed in respect of ground rent which after 7, 14, 21 or 33 years would revert to open market rent. In 2007 25 flat owners out of 27 flats purchased the Freehold interest (excepting flat No's 27 and 32, however Flat 27 has now bought into the Freehold), the Freehold being held by Beach Court Saundersfoot Management Company Ltd of which each flat has one share in the company.

With the Management Company owning the Freehold interest, 26 new 999 year leases were provided with each flat being allocated one car parking space.

Waste collection and containment has been a real problem at Beach Court, particularly since Pembrokeshire County Council changed their collection of Domestic Waste to every three weeks. Originally bins were stored at the rear of the block which meant that the Caretaker would have to move the bins to the roadside car park on a Monday morning for collection. Flat owners at the time were consulted and at an AGM of flat owners it was agreed that subject to a rearrangement of car parking spaces, a bin store would be constructed to the front.

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We are given to understand that you have received an objection in respect of the Management Company proposals, however at the time of purchase the flat owners were made aware of the proposal to relocate their car parking space and build the bin store via Solicitors. The Freehold of the area of ground upon which the proposed bin store is constructed is held by the Management Company, although each of the flat owners (except one) have a 1/26th share in the company.

Due to the planning application having been made by the Freeholders, this dispute exists between the Management Company and one of the flat owners. For clarity, the agent has confirmed that the Management Company is a Limited Company (Company No. 6324495) and is therefore acting as the sole legal entity.

The modification of certain parking spaces is not considered to adversely impact the functional use of those spaces and as a minimum, maintains or increases the useable width of those spaces. Indeed, the length of space for flat no. 2 is reduced by a metre and it will no longer be accessed directly off the highway. However, the very rear of this space is largely inaccessible to a vehicle and the proposed space is only proportionate to other spaces on the application site.

Overall, the development is considered to have an acceptable impact on residential amenity and accords with Policy 30 of the LDP.

Access and Parking:

Policy 59 of LDP2, Sustainable Transport ensures 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. Policy 60 of LDP2 permits development where appropriate access can be achieved.

In their consultation response, Pembrokeshire County Council Highways Development Control comment:

The proposal is to rearrange parking on site of an apartment complex. The existing parking spaces are substandard and below the minimum design standard of 2.4m x 4.8m. The existing spaces are between 2.2-2.4m x 3.68-3.7m (one space was the length of 4.7m). However, it is noted that there have been no road safety incidents reported on the public highways as a result of existing parking issues.

The proposed parking spaces are not designed to current standard, however the proposed arrangement is not likely to lead to any offset parking onto the public highway. As such the CHA can confirm that the proposed development has no detrimental impact to the existing parking arrangements, access or local Highway Network.

Having assessed the application on safety, capacity and policy grounds, the County Highway Authority recommend to impose, a condition ensuring the car park spaces shall be used solely for the benefit of the occupants and their visitors in perpetuity.

Overall, the development is considered to have an acceptable impact on access and parking and accords with Policies 59 and 60 of the LDP.

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Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity 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.

In order to comply with Planning Policy Wales (2021) and the Environment (Wales) Act 2016, planning authorities are expected to ensure every development positively contributes to biodiversity. There are opportunities within the proposed development to accommodate biodiversity enhancement measures such as fruit tree planting or bird boxes and a condition is included to ensure compliance.

Overall, the proposed development is considered acceptable in terms of its impact on biodiversity, as such is considered to comply with policy 11 of the LDP.

Conclusion

The proposed scheme is considered to be acceptable in terms of scale, form, use and design. The development will not cause an unacceptably detrimental impact to the special qualities of the National Park. It is not considered that the development will cause an unacceptable impact upon privacy or amenity of the occupiers nor neighbouring properties. Ecology and landscape features will not be adversely affected by the development.

As such, the proposal complies with policies 1, 4, 8, 9, 11, 14, 29, 30, 59 & 60 of the adopted Local Development Plan 2020, adopted Supplementary Planning Guidance, Planning Policy Wales, and can be supported.

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:

- Existing – Location Plan - received 20/01/23
- Proposed – Block Plan - received 20/01/23
- Proposed – Front Elevation - received 20/01/23
- Proposed – Northern Elevation - received 20/01/23
- Proposed – Southern Elevation - received 20/01/23

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

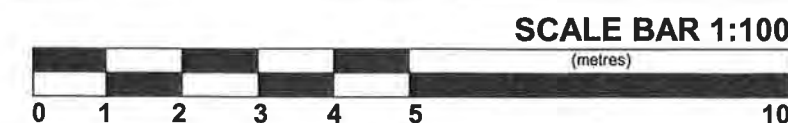
Coast National Park) and 29 (Sustainable Design).

3. Before occupation of the development hereby approved, a biodiversity enhancement scheme shall be implemented, and completed, at the site, to include erection of 1 no. bird or bat box under the eaves of the property, as high up as possible on an elevation which does not feature any external lighting. To be retained as such in perpetuity.

Reason: In the interests of maintaining the special qualities of the landscape and habitats of the National Park through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

4. The car park spaces shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.

Reason: To meet the objectives of the PPW (Feb 2021) and to satisfy. Policy: Local Development Plan 2 - Policy 60 (Impacts of Traffic).



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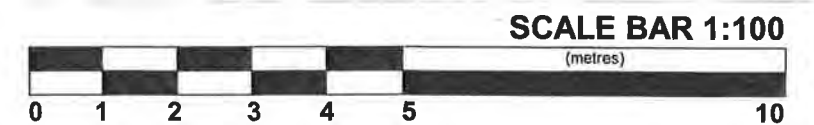
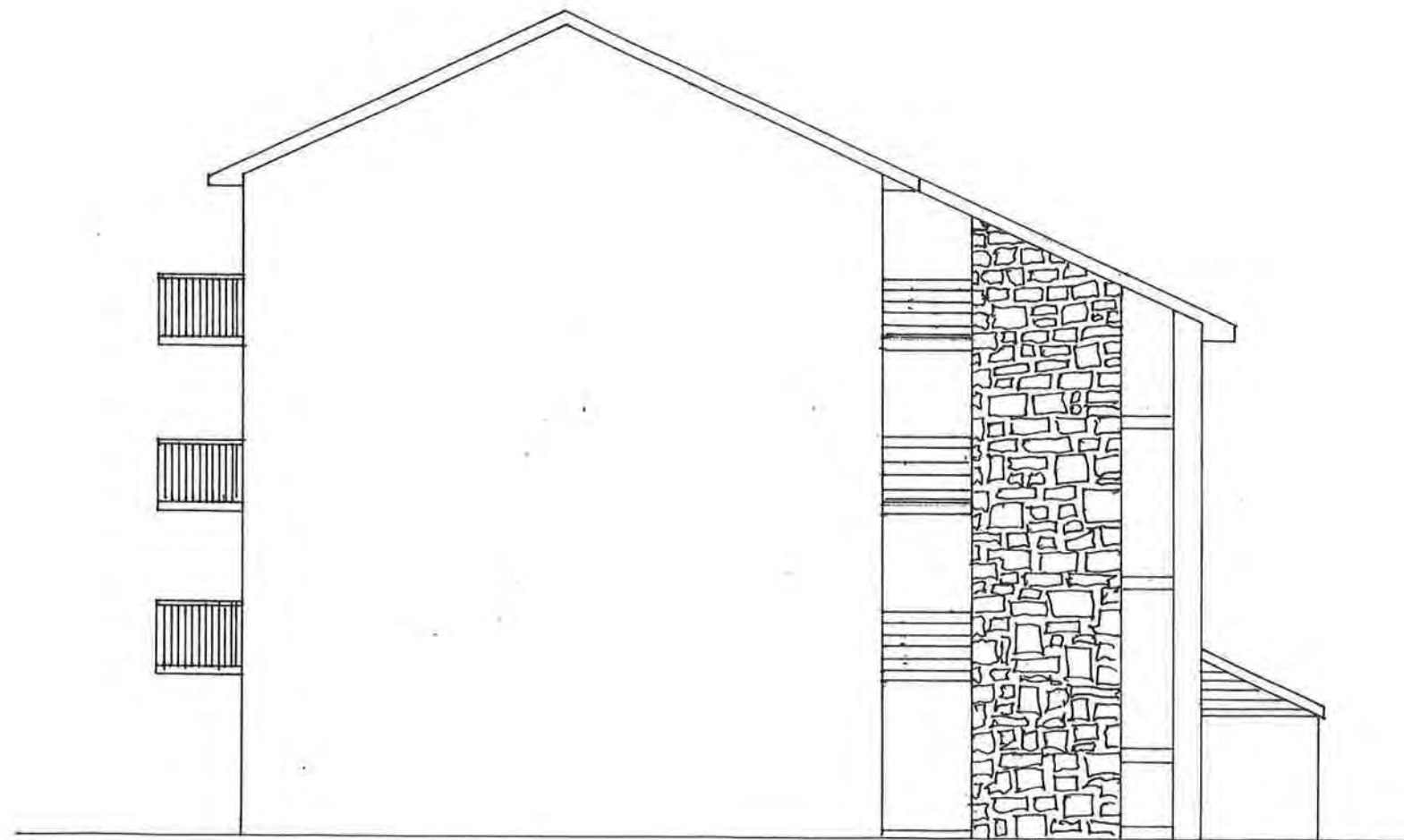


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Date: October 2022
Drawing Number: 12004 /1/3

Drawing Title:
Existing - Front Elevation

Client:
Beach Court Saundersfoot Management Co Ltd

Project:
Rearrangement of five car parking
spaces and construction of bin store.



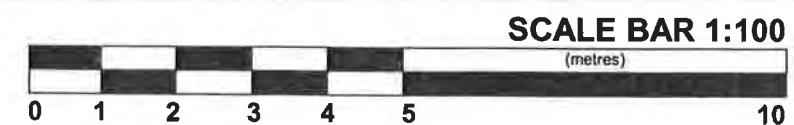
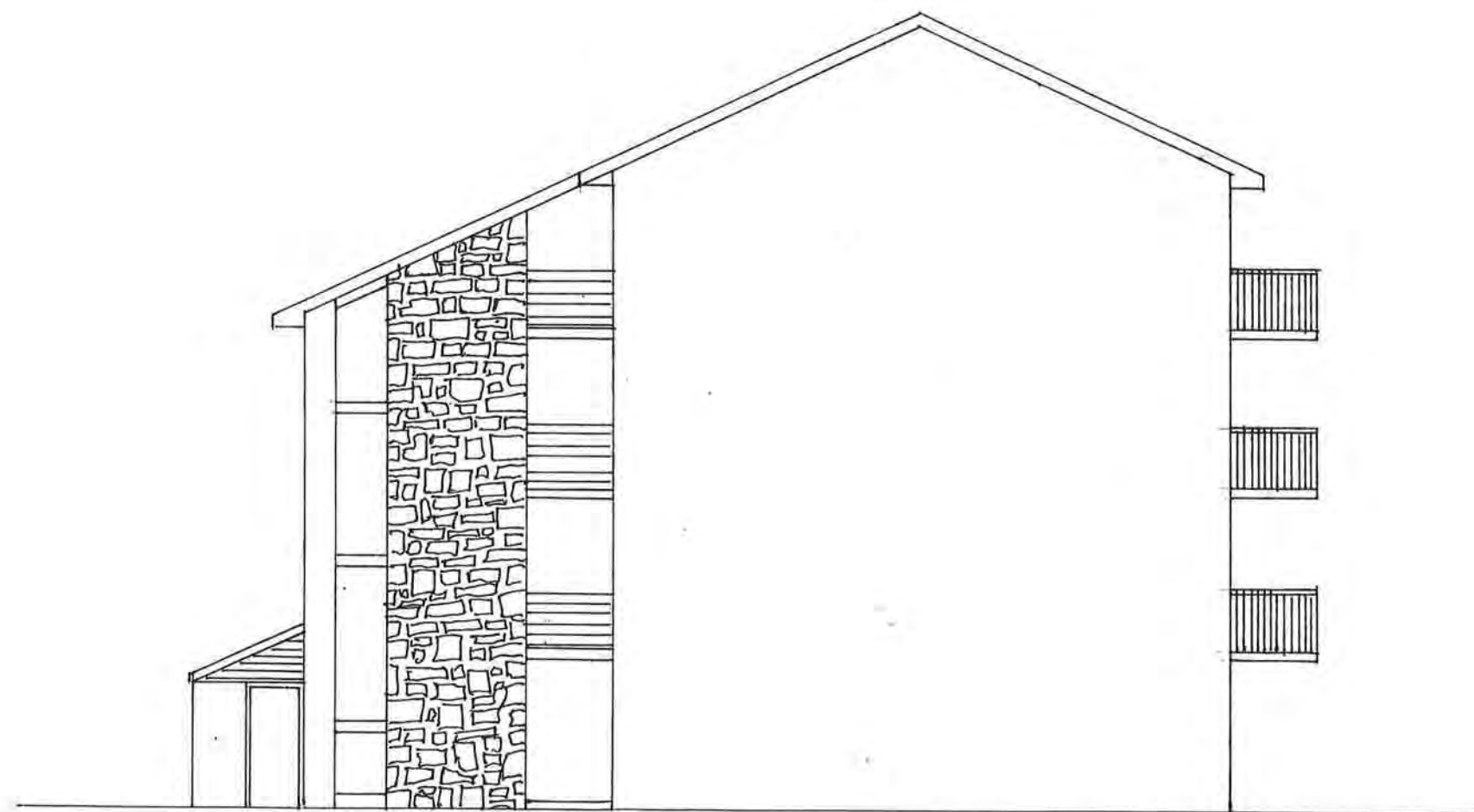
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Paper Size: A3
Date: October 2022
Drawing Number: 12004 /1/1

Drawing Title:
Existing - Northern Elevation
Client:
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Project:
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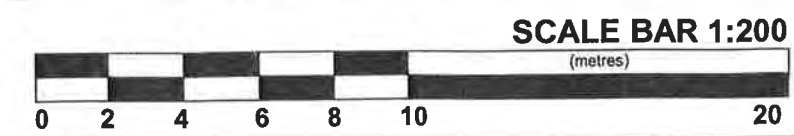
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Paper Size: A3
Date: October 2022
Drawing Number: 12004 /1/5

Drawing Title:
Existing - Southern Elevation
Client:
Beach Court Saundersfoot Management Co Ltd

Project:
Rearrangement of five car parking
spaces and construction of bin store.



PROPOSED PARKING SPACE		
Flat No.	Length	Width
2	3.68m	2.35m
3	3.68m	2.37m
25	3.68m	2.35m
26	3.68m	2.33m



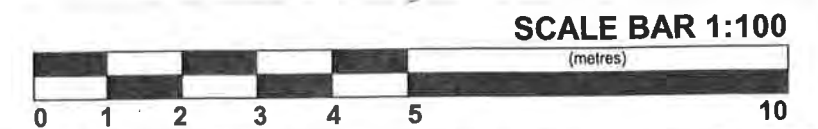
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Date:	October 2022
Drawing Number:	12004 /1/8

Drawing Title:	Proposed - Block Plan
Client:	Beach Court Saundersfoot Management Co Ltd

Project:
Rearrangement of five car parking
spaces and construction of bin store.



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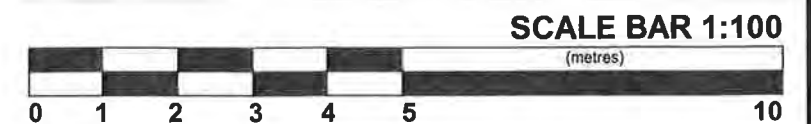
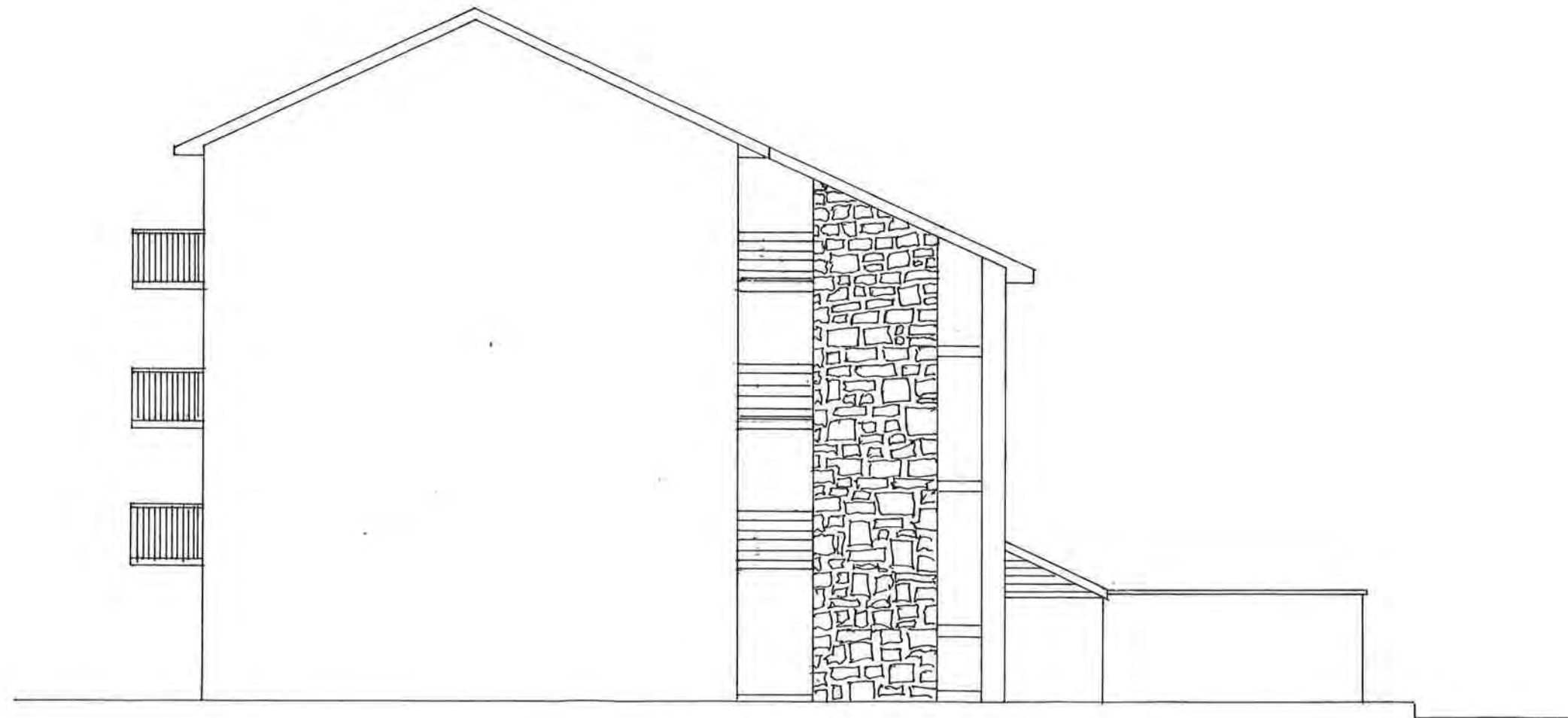


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Paper Size: A3
Date: October 2022
Drawing Number: 12004 /1/4

Drawing Title:
Proposed - Front Elevation

Client:
Beach Court Saundersfoot Management Co Ltd

Project:
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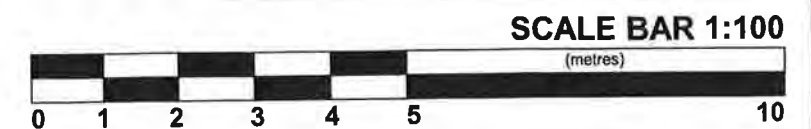
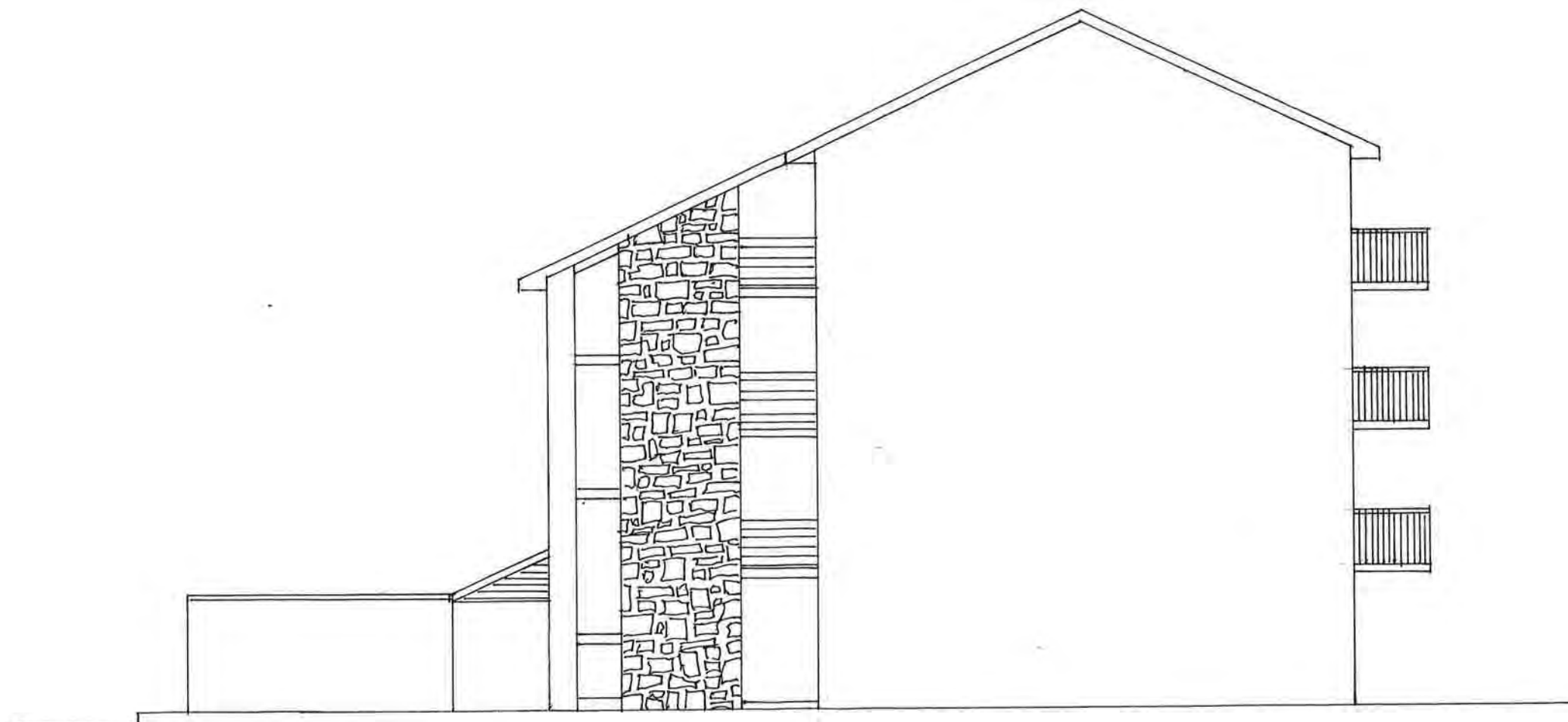


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Date: October 2022
Drawing Number: 12004 /1/z

Drawing Title:
Proposed - Northern Elevation

Client:
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Project:
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Paper Size: A3
Date: October 2022
Drawing Number: 12004 /1/6

Drawing Title:
Proposed - Southern Elevation

Client:
Beach Court Saundersfoot Management Co Ltd

Project:
Rearrangement of five car parking
spaces and construction of bin store.