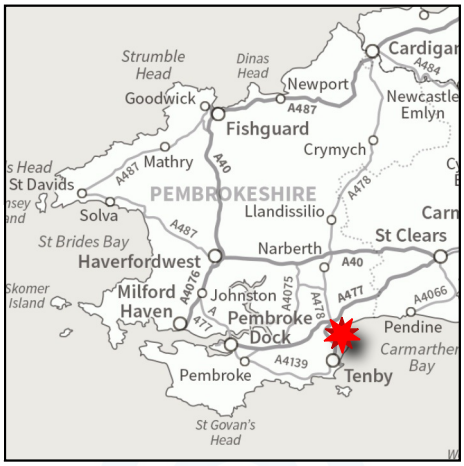
NP/26/0495/FUL

PCNPA Car Park, Regency Hall, Saundersfoot, Pembrokeshire, SA69 9NG





Parc Cenedlaethol Arfordir Penfro
Pembrokeshire Coast National Park

Graddfa/Scale: 1:2,500



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PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY
OFFICER REPORT

Ref No: **NP/26/0495/FUL**
Proposal: The installation of one new solar powered streetlamp at the pay and display machine for Saundersfoot PCNPA Car Park
Site Location: PCNPA Car Park, Regency Hall, Saundersfoot, Pembrokeshire, SA69 9NG

Recommendation: **Approve,** subject to conditions

This application is being presented to the Development Management Committee as the proposed development site concerns National Park Authority property and the application has been submitted by an employee of the Pembrokeshire Coast National Park.

Summary

The proposed development comprises the installation of one solar-powered streetlamp at pay and display machine in the PCNPA-owned Saundersfoot Carpark. The proposed scheme is not considered to cause detrimental impacts to the special qualities of the National Park and Saundersfoot. It would not be visually intrusive or cause an overbearing impact on the immediate site and surrounding residents.

The proposal has not received any objections and has further received support from statutory consultees.

Overall, the proposed scheme is considered to be of an appropriate scale and design and is unlikely to be perceived as an incongruous addition to the streetscape, as similar features surround the application site. As such, the proposed streetlamp is recommended for approval, subject to conditions.

The application documents can be viewed here: Citizen Portal Planning - application details

Consultee Response

- PCC Drainage Engineers: No Objection
- Natural Resources Wales (NRW): No Objection
- PCNPA Access Officer: No Adverse Comments
- County Highways Authority (CHA): No Adverse Comments
- PCNPA Ecology: No Objections, in principle

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 representations have been received

Policies considered

Development Plans
All planning applications in Wales need to be determined in accordance with the statutory Development Plan:
Future Wales: The National Plan 2040 Future Wales: The National Plan 2040 (FW)

Local Development Plan 2 (Adopted September 2020)

Within the Pembrokeshire Coast National Park, The Local Development Plan 2 (LDP2) is also part of the relevant development plan with the following policies being applicable to this proposal.

- Policy 01 (National Park Purposes and Duty)
- Policy 04 (Saundersfoot Local Centre)
- Policy 08 (Special Qualities)
- Policy 09 (Light Pollution)
- Policy 10 (Sites and Species of European Importance)
- Policy 11 (Nationally Protected Sites and Species)
- Policy 14 (Conservation of the Pembrokeshire Coast National Park)
- Policy 29 (Sustainable Design)
- Policy 30 (Amenity)
- Policy 32 (Surface Water Drainage)
- Policy 59 (Sustainable Transport)
- Policy 60 (Impacts of traffic)

These policies can be viewed on the Policies page of Pembrokeshire Coast National Park website: https://www.pembrokeshirecoast.wales/wp-content/uploads/2024/01/LDP-Text-for-Adoption-Web.pdf

Planning Policy Wales (PPW12)

PPW12 sets out the land use planning policies of the Welsh Government.
The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

- Planning Policy Wales 12 (PPW12).

Technical Advice Notes

The Future Wales Plan should be seen and read as a whole, and in conjunction with National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) as well as considering the following Welsh Government Technical Advice Notes (TAN's) www.gov.wales/technical-advice-notes:

- TAN 5 – Nature Conservation and Planning
- TAN 12 - Design
- TAN 15 – Development, flooding and coastal erosion (2025)
- TAN 24 – The Historic Environment

LDP2 Supplementary Planning Guidance

In addition, the Authority produces Supplementary Planning Guidance (SPG) on various topics, and these may be material considerations in the determination of any future application made. In respect of the proposal the most relevant SPG's are: Supplementary Planning Guidance (LDP2) - Pembrokeshire Coast National Park

- SPG - Biodiversity
- SPG - Landscape
- SPG - Renewable Energy
- SPG - Seascapes
- SPG - Sustainable Design and Development
- SPG - Land Instability – former Coal Workings

Site Constraints

- LDP Coastal Risk Area
- Technical Advice Note 15_c2
- NPA Property – within 25 metres
- Special Area of Conservation – within 500 metres
- Special Protection Area – within 500 metres
- Contaminated Land
- Biodiversity Issue
- Ancient Monument – within 500 metres
- Potential for Surface Water Flooding
- Recreation Character Areas
- Low Coal Risk
- Surface Coal
- Seascape Character Areas

Officer's Appraisal

The proposed works seek to install a solar-powered streetlamp within the PCNPA Saundersfoot Carpark. The application site is within the Saundersfoot Centre Boundary as well as the Saundersfoot Settled Coast 9 (LCA 1) Landscape Character Area and Carmarthen Bay West (SCA 40) Seascape Character Area.

The application car park is owned by PCNPA. The Carmarthen Bay and Estuaries SAC and the Carmarthen Bay SPA are both within 500 metres of the applicant site. Furthermore, areas of the application site are within Flood Zones 2 and 3 and are subject to potential surface water flooding; as such, the PCC Drainage Engineers were consulted on the matter.

The Rhode Wood Shaft Mounds Ancient Scheduled Monument is within 500 metres of the site; however, due to the nature and scale of the proposed works, this is not considered a concern by Officers.

1. Site and Proposed Development

The proposal comprises:

- The installation of 1x solar-powered streetlamp at Saundersfoot PCNPA Car Park

2. Relevant Planning History

- 09/201 – Re-site 2 No. existing Pay & Display equipment & associated signage - Approved
- NP/17/0070/FUL - Installation of 2 interpretation panels – Approved
- PA/12/0252 - Temporary Siting of a Mobile Library Vehicle – Recommended Approval

3. Key Issues

The application raises the following planning matters:

3.1 Policy and Principle of Development
3.2 Siting, Design, and Impact upon the Special Qualities of the National Park
3.3 Amenity and Privacy
3.4 Biodiversity, Protected Sites, Green Infrastructure & Landscaping
3.5 Access and Parking
3.6 Surface Water Drainage

3.1 Policy and Principle of Development:

193. Section 38 of *The Planning and Compulsory Purchase Act 2004* requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the National Park comprises Future Wales - The National Plan 2040 (FW) and the Local Development Plan 2 (LDP2).

194. 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...'.*

195. The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the *Planning (Wales) Act 2015*, the *Well-being of Future Generations (Wales) Act 2015* and other key legislation and resultant duties such as the Socio-economic Duty.

196. The siting of the proposed solar-powered streetlamp would be within the PCNPA Saundersfoot Carpark.

197. The proposed scheme must satisfy relevant policies of the Local Development Plan to be considered acceptable, in planning terms. Proposals will also be further assessed against their impacts on protected sites and areas, by virtue of their siting, scale, and design.

198. Policy 1 (National Park Purposes and Duty) requires that development in the National Park is compatible with:

a) the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the Park, and,
b) the public understanding and enjoyment of the special qualities.

In determining proposals, due regard will be paid to the need to foster the economic and social well-being of the local communities within the Park provided this is compatible with the statutory National Park purposes embodied in the foregoing considerations.

199. Policy 4 (Saundersfoot Local Centre) sets the land use priorities for Saundersfoot which includes protecting and enhancing community facilities to meet the needs of the local area and visitors and ensuring developments permitted contribute to the protection and enhancement of the village's special qualities.

200. Policy 09 (Light Pollution) of LDP2 states that lighting schemes would be permitted:
a) where the lighting proposed relates to its purpose; and
b) where there is no unacceptable adverse effect on the character of the area, local residents, vehicle users, pedestrians, biodiversity and the visibility of the night sky.

In this case, the proposed lighting does relate to the purpose of the proposed scheme, and due to the nature and use of the application site and the wider townscape area, it would be unlikely that residents, Saundersfoot, or biodiversity would be adversely impacted. Its provision supports the wider car park operation which is an important facility for Saundersfoot supporting the economic and social well-being of the Centre.

201. Overall, the principle of the proposal is considered acceptable by Officers and would align with the relevant provisions of Policies 01, 04 and 09 of LDP2

3.2 <u>Siting, Design, and Impact upon the Special Qualities of the National Park:</u>

202. Policy 08 (Special Qualities) of 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. These qualities are characteristics and features which individually or in combination contribute to making the National Park unique.

203. Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 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.

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

205. The proposal is a functional design which is not out of place in this car park setting. It is not considered that it would harm the special qualities of the National Park as an additional unit of infrastructure of this nature would be unlikely to be perceived as alien within the townscape.

206. As the proposed infrastructure would be installed on an existing concrete car park, there are very limited levels of existing green infrastructure, and it would be likely that

the proposal would avoid any detrimental impacts on local biodiversity and green infrastructure.

207. It is considered unlikely that the proposal would be visually intrusive as it would be located centrally within the existing PCNPA car park and would be surrounded by similar streetlamps and telecommunications infrastructure. Overall, the proposal is not considered an overbearing or incongruous addition to the streetscape, as it features an acceptable and unintrusive design.

208. As such, the proposed streetlamp is considered to be of an acceptable design in terms of siting, renewable energy, materials, and scale and is considered by Officers to be acceptable in terms of Policies 08, 14, and 29 of LDP2, subject to conditions.

3.3 Amenity and Privacy:

209. Policy 30 (Amenity) of LDP2 seeks to protect the amenity of people living in the National Park and states that development will not be permitted where it has an unacceptable adverse effect on amenity, particularly where:

a) the development would have a detrimental impact on the quality of the environment currently enjoyed by people living, working or visiting the Park; 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 effect; and/or
d) the development is visually intrusive.

Policy 30 (Amenity) supports Policy 14 (Conservation of the Pembrokeshire Coast National Park) in not allowing development that creates a visual intrusion.

210. It is considered by Officers that the proposed streetlamp would be unlikely to have a detrimental impact on the quality of the environment by virtue of its scale, siting and nature.

211. Due to the nature of the application site, being a public car park, surrounded by infrastructure similar to that of the proposed, as well as being within a townscape, it is considered unlikely that the addition of a solar-powered streetlamp to the PCNPA Saundersfoot Carpark would be unlikely to further impact the visual or residential amenity of the application site and wider landscape.

212. The proposed infrastructure would be raised to a maximum of 6800 mm above the ground and would be finished in standard black and metallic silver. The proposal would require a new foundation during development; however, this is not considered to adversely impact the special qualities of the National Park by virtue of its scale and use of similar material.

213. Overall, the proposed solar-powered streetlamp is not considered likely to cause visual intrusion or impact the visual or residential amenity of the application site. Due to the nature of the site, an additional streetlamp would be unlikely to appear alien within the townscape and therefore is considered acceptable.

214. As such, Officers acknowledge the proposal to be acceptable, in terms of Policy 30 of LDP2.

3.4 Biodiversity, Green Infrastructure & Landscaping and Protected Sites

Biodiversity impacts

215. PPW12, TAN5 and Policy 11 (Nationally Protected Sites and Species) of LDP2 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.

216. Given the nature of the proposal to add artificial lighting, the PCNPA Ecologist has considered whether this would impact bat species in the area. A 500 metres search returned records of pipistrelles. However, it is considered by Officers that these species would not be negatively impacted by the additional lighting included within this scheme.

217. Furthermore, as the application car park already accommodates vehicles and is adjacent to a sports ground with associated floodlights, it is not considered that the proposal would create adverse levels of light spill or concern nocturnal species.

Net Benefit for Biodiversity and Green Infrastructure

218. To comply with Planning Policy Wales 12 (2024) and the *Environment (Wales) Act 2016*, planning authorities are expected to ensure every development positively contributes to biodiversity and that overall, there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced wellbeing.

219. Chapter 6 of Planning Policy Wales 12 states that green infrastructure plays a fundamental role in shaping places and our sense of well-being, and is intrinsic to the quality of the spaces we live, work and play in.

220. It also states that a green infrastructure statement should be submitted with all planning applications and that the green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the stepwise approach has been applied.

221. It is considered by Officers that the proposed amended Green Infrastructure Statement (GIS) is proportionate to the scale of the proposed development.

222. The proposed GIS includes three bird boxes. It is considered by the PCNPA Ecologist that these biodiversity enhancements would be of a sufficient scale in terms of the proposed development. A condition has been attached to this report in order to secure the installation and retention of the proposed biodiversity enhancements.

223. Overall, the proposed scheme is considered to be appropriate in terms of Policy 10 and 11 of LDP2 and TAN 5.

Protected Sites

Sites of Special Scientific Interest (SSSI)

224. The *Wildlife and Countryside Act 1981 (as amended)* places a duty on public authorities in exercising their functions, so far as this is likely to affect the flora, fauna, geological or physiographical features of a Site of Special Scientific Interest (SSSI), to take reasonable steps consistent with the proper exercise of their functions to further the conservation and enhancement of those features.

225. Additionally, Paragraphs 6.4.25 & 6.4.26 of PPW12 relate to developments in or in close proximity to Sites of Special Scientific Interest (SSSI), with 6.4.26 stating that *'There is a presumption against development not within a SSSI but likely to damage SSSI. In such cases, proposals must be carefully assessed to ensure that effects on those nature conservation interests which the designation is intended to protect are carefully understood, and development should be refused where there are adverse impacts on the features for which the site has been designated. International and national responsibilities and obligations for conservation should be fully met, and consistent with the objectives of the designation, statutorily designated sites should be protected from damage and deterioration, with their important features conserved and enhanced and the capacity for restoration demonstrated by and through appropriate management.'*

226. In this case, the site is not on or in proximity to a SSSI and therefore no impacts on a SSSI are envisioned from the proposal. NRW were consulted on this application as part of the statutory consultee process and made no adverse comments.

Habitat Regulations Assessment

227. SACs and SPAs are of European importance. Under the *Conservation of Habitats and Species Regulations (2017)* (the Habitats Regulations), all public bodies (including planning authorities) must have regard to the requirements of the EC Habitats and Birds Directives when carrying out their functions.

228. Before authorising development or adopting a land use plan which is likely to have a significant effect on a SAC or SPA (including where outside the boundary of the SAC or SPA), planning authorities must carry out an appropriate assessment of the implications for the designated features, consult NRW and have regard to NRW's representations.

229. In this case, the application site is within 500 metres of the Carmarthen Bay and Estuaries SAC and the Carmarthen Bay SPA. The nature of the proposal however and the presence of the developed town between the site and the SAC and SPA mean that no significant likely effect is considered to result from the proposal. The PCNPA Ecologist has not raised any concerns in terms of this. Officers are satisfied therefore that there is no likely significant effect on a SAC or SPA.

3.5 Access and Parking

230. Policy 59 (Sustainable Transport) of LDP2 is a strategic policy that ensures opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car by permitting proposals that assist in delivering improved traffic and parking management.

231. Additionally, Policy 60 (Impacts of Traffic) of LDP2 permits development where appropriate access can be achieved, and potential transport impacts can be satisfactorily mitigated.

232. As the proposed scheme would be sited within a public car park, surrounded by parking areas and access points, both the County Highways Authority (CHA) and PCNPA Public Rights of Way Officer were consulted on the matter.

233. The CHA stated within their statutory consultee response that the proposed development would not adversely impact the existing parking arrangements, access or local Highway Network of the PCNPA Saundersfoot Carpark.

234. Furthermore, the PCNPA Public Rights of Way Officer confirmed that the proposal would not adversely impact any public right of way.

235. As such, the proposed solar-powered streetlamp would be considered acceptable by Officers in terms of Policy 59 and 60 of LDP2.

3.6 Surface Water Drainage:

236. Policy 32 (Surface Water Drainage) of LDP2 requires that development will be required to incorporate sustainable drainage systems for the disposal of surface water on site. This is to minimise adverse environmental impacts during construction and upon completion.

237. It is noted by the Authority that the application site is situated within River and Sea Flood Zone 3 and is adjacent to Surface Water and Small Watercourses Flood Zone 3.

238. The PCC Civil Engineering team highlighted that no detailed surface water drainage design has been submitted in support of this application. However, they stated that this would not be necessary for the proposed scheme.

239. Given the nature and scale of the footprint of the proposal it is not anticipated to have any significant impact on the surface water movement of the site.

240. Overall, it was noted that the proposed works would not require SuDS Approving Body (SAB) Approval and are considered acceptable in terms of Policy 32 of LDP2 by virtue of their nature and scale.

4. Conclusion

241. Overall, the proposed scheme is considered by Officers to represent an appropriate form of development which would be unlikely to be visually intrusive or detract from the

special qualities of the National Park and Saundersfoot. The proposal will assist with the operations of a car park which is an important facility to the centre of Saundersfoot.

242. The proposed design and scale are considered to be acceptable as the proposed application site is within the streetscape of Saundersfoot, with similar features as the proposed development found within proximity to the site.

243. As such, the proposed scheme is considered acceptable in terms of relevant Policies of the LDP2 and is hereby recommended for approval, subject to conditions.

244. 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.

5. Recommendation

APPROVE, subject to the following conditions:

1. The development shall begin no 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
   - Green Infrastructure Statement received 10/11/26

   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. Prior to the erection of any additional external lighting on the approved site a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
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 bird boxes shall be installed in full adherence to the details submitted to this authority (**Green Infrastructure Statement received 10/11/2026)** within 6 months of the other works hereby approved being completed. Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the LPA.

Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

6. Informatives

PCC Civils:
Pembrokeshire County Council as SuDS Approving Body (SAB) considers that the proposed works will not require SAB approval.

Please see www.pembrokeshire.gov.uk/planning-contacts/sustainable-drainage-approving-bodysab for more information.

Due to the proximity of an ordinary watercourse to the development site, the applicant should be made aware that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of Pembrokeshire County Council under Section 23 Land Drainage Act 1991 as amended by the Flood and Water Management Act 2010.
Under no circumstances should any structure be built over ordinary watercourses or within a minimum of 3 metres measured each side from the top of bank of any watercourse, or within a minimum of 3 metres measured each side from the outer face of a culvert, without the prior written agreement of the local land drainage authority. This will ensure that access is maintained for future maintenance