

REPORT OF THE HEAD OF BUSINESS MANAGEMENT

SUBJECT:

PERFORMANCE REPORT FOR THE THIRD QUARTER OF THE YEAR 2011/12

Introduction

This performance report presents the progress during the quarter for the key actions and success measures set out in the Corporate Strategy.

Outcome 1

The actions outlined in the strategy for this outcome and the progress to date is as follows.

Action	Progress
a. Manage our own sites and encourage others to manage for conservation benefit	The newly-formed Direction Team continues to maintain existing relationships with land managers and conservation partners, and to attract new sites into nature conservation management. The Direction Team is in the process of handing over operational site conservation and stock management to the Implementation Team.
b. Assist landowners and farmers to engage in agri-environment schemes, both national and local;	See action a above
c. Develop biodiversity corridors;	See action a above
d. Implement LDP policies;	The Authority adopted the Local Development Plan in September 2010. The Plan became operative on that date. The NPA and South Hook LNG Terminal Co Ltd are in the process of specifying fencing in order to restore grazing for conservation to South Hook S106 area.
e. Prioritise planning enforcement	The backlog of enforcement cases continues to reduced, with 96 cases

Action	Progress
actions;	<p>outstanding for more than 12 weeks, (down from 107 reported last quarter) with 59 of these originating before April 2011(from 78 last quarter).</p> <p>152 new enforcement cases have been recorded this financial year, with 96 of these already closed in an average of just 45 days with 85 (88%) closed within 12 weeks. There are a total of 115 cases currently under investigation.</p> <p>A report on further delegation for dealing with enforcement is scheduled for the February NPA meeting.</p>

Success Measure	Progress
a. Trends in 'key species' populations are increasing over time;	<p>NPA continues to contribute to monitoring (time-series) and surveillance effort. Work carried out or commissioned by the NPA in 2011-12 includes monitoring of NPA-managed sites and species monitoring (Chough, Peregrine, Shelduck, Kestrel* and Skylark, bat species and grassland fungi species). Elements of these have contributed to academic and nationally-coordinated research.</p> <p>Surveys during 2011 indicated declines in populations of skylark, chough and shelduck, probably due to poor weather conditions during the winter and early spring.</p> <p>*Research on kestrel breeding success and dispersal was financed by the South Hook LNG Terminal Co Ltd's Community Investment Programme.</p>
b. The area of land managed for conservation in partnership with NPA increases by 5% by March 2013 (currently 2,000 hectares on 170 sites);	<p>The Direction team are in the process of drafting procedures whereby new sites will be brought into management. The enhanced conservation scheme is likely to be broadened to include management of hedgerows and of scrub.</p>
c. At least 33% of housing development and 45% of employment allocation permitted is on previously developed land;	<p>Between 1 July 2011 and 31 December 2011, 8 applications for housing development were approved (total 67 new dwellings). 7 permissions were on previously developed land (66 units, 99%). Year to date totals are 12</p>

Success Measure	Progress
	applications for 71 dwellings, with 68 (95%) on previously developed land. Between 1 July 2011 and 31 December 2011, for employment type uses 25 applications were approved, 22 on previously developed land (88%). Year to date totals 37 applications, 30 (81%) on previously developed land.
d. Only greenfield and open space which is allocated for development in the LDP is lost to development each year;	Between 1/4/11 and 31/12/11 all development proposals on sites not allocated for development were justified as they required a countryside location such as agricultural sheds or were on greenfield land within the Centre boundary below the threshold for allocation (5 residential units).
e. The percentage of listed buildings at risk remains below 7% (currently 6.9) and less than 33% of Scheduled Ancient Monuments are in a worsening condition (36% currently).	Works completed on buildings at risk this year has reduced at risk category to 4% (51 buildings). Survey of SAMs are undertaken by Cadw and are not yet available.

Outcome 3

Actions	Progress
Promotion of walking & cycling and public transport;	The Wales Coast Path will be officially opened on 5th May 2012. Most stretches have now been completed and work is underway to create a website, organise launch events and create a public profile (PCNPA is overseeing these marketing elements). The WCP is attracting a considerable level of press attention and the Pembrokeshire section is being regularly highlighted as one of the gems. The media pack behind this promotional activity does focus on walking but also highlights other activities located on and around the coast path so as to appeal to as wide an audience as possible. It is felt that the path will automatically appeal to walkers and that our promotional activity would be better spent on building a

	<p>relationship between this fantastic recreational opportunity and an audience who wouldn't necessarily class themselves as 'walkers'.</p> <p>The NPA contributes to the Bikemobility project, based in Haverfordwest. The project provides specially-adapted bikes for disabled people, including wheelchair users, of all ages.</p>
<p>Maintain our investment in Greenways & Coastal Buses schemes</p>	<p>As reported in the previous quarter, the NPA has made an £80,000 contribution 2011/12 to bus service provision and promotion and to Greenways Officer post.</p>
<p>Use all available Sustainable Development Fund;</p>	<p>£70,232.11 of SDF funding was uncommitted for 2011-12, as at 13/12/11.</p> <p>£25K of capital grant became re-available after unexpected changes in the legislative framework for the feed-in tariff, while ongoing operational complications and difficulty finalising match funding facing the Prototype Far Offshore Floating Wind Turbine Project eventually led to its cancellation, with some refundable deposits being repaid to SDF.</p> <p>By 20th January officers will know whether any SDF applicants are requesting funding for expenditure in the final month of the financial year (Mar 2012).</p> <p>There are approximately 6 potential applications to be considered by the SDF Panel in February.</p>

<p>Deliver WG SD Charter commitments 2011-12:</p> <ul style="list-style-type: none"> • implement action coming out environmental audits and independent site assessments • consider NPA buildings for further RE installations 	<p>Llanion HQ Replacement Biomass Boiler: tenders returned and appointment of consultant/contractor is anticipated Feb 2012.</p> <p>Llanion HQ Windows: Phase 1 Secondary Glazing completed Dec 2011.</p>
<p>Publish planning guidance for renewable energy proposals and sustainable design</p>	<p>Sustainable design SPG adopted.</p> <p>Consultation on addendum on photovoltaic arrays closes 2nd March 2012.</p>
<p>Prepare Sustainability Action Plan</p>	<p>This action has been withdrawn as sustainability actions are picked up through the Corporate Plan itself.</p>
<p>Explore the feasibility of developing renewable energy projects in NPA land</p>	<p>Photovoltaic panels - PCNPA land/buildings appraisal - feasibility report completed. Internal report to SMT Feb 2012.</p>

Success Measure	Progress
<p>a) Planning approvals include sustainable design proposals (from 2012)</p>	<p>Review of permissions granted since the Code for Sustainable Homes requirements were put in place (1st September 2009) shows that all permissions granted by the NPA complied with the Planning Policy Wales requirements (the Annual Monitoring Report for the LDP was published in October 2011).</p>
<p>b) There is a an increasing trend in the number of people walking and cycling regularly (CCW Recreation survey)</p>	<p>CCW recreation resurvey and PCC visitor resurvey are due to report in 2012.</p>
<p>c) The number of people using coastal buses, park and ride and similar schemes increases each year (37,600 in 2010);</p>	<p>Individual figures for coastal buses not available this year. Total todate is 77,400 compared to 82,395 for 2010/11 full year. Although there will be a small increase from the limited winter service it is unlikely to exceed last year's total,</p>

Success Measure	Progress
	although still an increase from 2008/10 figure of 59,010.
<p>d) The amount of power generated by renewable energy schemes in the Park increases each year.</p>	<p>As previously reported, this is problematic to monitor as small-scale schemes are permitted development, and applicants do not currently need to provide information on the renewable energy capacity associated with their planning application.</p> <p>The LDP Annual Monitoring Report will set out the estimated contributions from the various sources of renewable electricity and heat that we have been able to log through planning permissions granted. Since 2006 there have been an estimated 10 refusals of permission (most predating adoption of the LDP) and 94 approvals for various types of renewable energy (i.e. 90% approval rate).</p> <p>The policy context aims to provide a supportive framework for renewable energy generation, subject to environmental or amenity issues. Even without counting generating capacity which is installed as permitted development, the LDP is ahead of target on approved renewable energy schemes. It is behind target on heat generation, but this is due mainly to the exclusion of biomass from the figures (biomass generally enjoys permitted development rights).</p>
<p>e) Our energy consumption is reduced by at least 3% per annum</p>	<p>Llanion building has retained the Band C energy consumption rating for 2011, with about 9% reduction in electricity use compared to 2010.</p>
<p>f) The Sustainable Development Fund grant supports at least one renewable energy project each year</p>	<p>Recent changes to the FITS scheme have resulted in changes to two of the renewable energy projects.</p> <ul style="list-style-type: none"> • People's Power Station (Environment Centre Wales) • Wild Fuels (Wildlife Trust South and West Wales) <p>Unfortunately the lack of match funding has meant the Prototype 3 Floating Wind Turbine Platform (Far-Offshore Renewables) will not proceed.</p>

Outcome 4

Action	Progress
a) Approve supplementary planning guidance to promote affordable housing	Adopted March 2011
b) Use Section 106 agreements and planning conditions to ensure delivery;	Ongoing. Affordable housing contribution commenced 1 st October 2011.
c) Contact owners of land allocated in the Local Development Plan to monitor progress	Land ownership search completed.
d) Review outstanding permissions with housing associations and consider how to activate	Initial meetings with Cantref Housing Association and Pembrokeshire Housing Association meeting completed. Future meetings programmed 6 monthly, next meetings 16 January 2012 and 20 February 2012.
e) Investigate selling surplus NPA land that is suitable for affordable housing development.	Programmed for after October 2011.

Note: At a previous meeting Members requested an update on the Local Development Plan Monitoring Report and on approval of planning permissions contrary to policy.

This information was contained in the Local Development Plan Annual Monitoring Report 2011 which Members considered at the October 2011 National Park Authority meeting. The Report has been submitted to the Welsh Government and the Authority has left it available for comment until the 1st June 2012. The next Report is due in October 2012. Development planning officers will start preparation on the next report in the Summer of 2012 and report to Members before the end of October 2012. In the meantime performance is reported through the various Review Committees.

Success Measure	Progress
a) Planning permission is granted for at least 50 affordable homes each year	In the quarter April to June 2011 0 affordable homes were approved. In the quarter July to September 2011 12 affordable homes were approved. In the quarter October to December 2011 0 affordable homes were approved. See comment below.
b) The percentage of affordable housing	An estimated 112 dwellings need to

Success Measure	Progress
<p>approved is delivered in line with the Local Development Plan target.</p>	<p>have been completed or be under construction by March 2011 whereas 33 were completed with 4 uncompleted. 36 had permission at 31 December 2011.</p> <p>Affordable housing delivery is behind target but must be seen in the context of slowed completion rate due to the downturn in the economy along with reduced public funding for affordable housing delivery by Registered Social Landlords. When compared with other Local Authorities in Wales the National Park falls in the middle part of the list in terms of the proportion of new housing completed that is affordable (data from StatsWales - 'New Dwellings Completed') and the amount of new affordable housing per head of population (StatsWales - 'Additional affordable housing provision')</p>

Outcome 5

Success Measure	Progress
<p>a) % planning applications for commercial activities approved</p>	<p>Between 1 April 2011 and 30 June 2011: 58 commercial applications were determined with 47 approved - 81% - in line with overall approval rate. Between 1 July 2011 and 30 September 2011: 31 commercial applications were determined with 25 approved - 81% Between 1 October 2011 and 31 December 2011: 19 commercial applications were determined with 16 approved - 84%</p>

Outcome 8

Success Measure	Progress
a) Planning – improve pre-app response times	The Authority aims to reply to pre-application enquiries within 30 working days. At present 73% of the pre-apps fully recorded within the new system are being replied to in this timeframe (81% reported last quarter).
b) Develop methodology to measure quality and added value in planning service	The Planning Officer's Society Wales (POSW) has been considering methodologies for measuring qualitative data rather than just quantitative, and Bridgend CC has started producing a framework for this. This would be put to the Welsh Government by POSW to add to its work on developing indicators in relation to sustainable development. VH has been tasked with providing some indicators for this methodology with regard to added value in decision making although progress towards this is limited due to other pressures of work.

(For further information contact Alan Hare – Head of Business Management on ext 4810)

REPORT OF BUILDING CONSERVATION OFFICER

SUBJECT:
UPDATE REPORT ON BUILDING CONSERVATION

DELEGATED POWERS ON LISTED BUILDINGS

Members may recall in March 2011 resolving to apply to Cadw for delegated powers to process Listed Building Consent applications. It was also resolved to report back on Cadw's response, as well as the potential for a reciprocal agreement with Pembrokeshire County Council.

A formal application was made to Cadw, which received a favourable response, and the Building Conservation Officer hopes to be awarded formal delegated powers in February or March. Once this is done, we will agree formal reciprocal arrangements with Pembrokeshire County Council, which is likely to focus on short-term arrangements (e.g. in case one officer is on sick leave)

5-YEAR REVIEW OF BUILDINGS AT RISK REGISTER

Members may recall that this Authority commissioned a report from Scott Handley Associates in 2009, which assessed the condition of all 1250 listed buildings within the National Park. The report found that 7.7% were at risk (compared with the national average of 9.6%). Since then, we have liaised with the relevant owners and by January 2011, the figure was reduced to 4.5%. Over the course of the year, this has fallen to 4%.

Whilst this represents progress, buildings are continually under the threat of becoming 'at risk' and we are monitoring all 1250 listed buildings on a five-yearly rolling programme. Cadw has proposed undertaking this at their own expense this year on a pan-Wales basis: if in these uncertain times, they are unable to undertake this, we propose to continue the monitoring in-house. Whilst this involves a significant input of time, experience has shown that the survey work can also be a useful chance to have contact with owners of listed buildings.

Progress on the Buildings at Risk register will be illustrated in a power-point presentation.

3-YEAR REVIEW OF CONSERVATION AREAS

In April 2011, Members considered a report on the review of our 14 Conservation Areas in the context of the Authority's conservation strategy and to consider whether

Article 4 Directions need implementation. The latter exist to withdraw certain 'permitted development rights' (e.g. the loss of chimneys, inappropriate window replacement) where they cumulatively pose a threat to the character of the Conservation Area. Whilst it was then considered that there was no such threat, it was resolved to set up a three-year rolling programme of reviews to establish what action may be necessary to maintain the integrity of our Conservation Areas.

The review will be based on the last survey proforma as a comparative baseline, rolled out as follows:-

Year 1 – Tenby, Angle, Caldey, St Davids

Year 2 – Newport and Parrog Saundersfoot, Manorbier, Solva

Year 3 – Trevine, Portclew, Caerfarchell, Porthgain, Little Haven

Where Article 4 Directions are considered necessary, a report will be made to Members immediately.

At the April meeting, it was also resolved that the Building Conservation Officer works with the Enforcement Team to identify unauthorized developments and that the appropriate remedial action be taken. These developments (mostly satellite dishes) have now been identified and appropriate action is being discussed.

CONSERVATION AREA GRANTS.

In line with established protocol, 14 properties were awarded grants, within five of our Conservation Areas. Six are complete, and the remainder are proceeding on time and on budget. A progress report is attached.

The scheme is jointly funded by this Authority and Cadw. Over the last 25 years, Cadw has matched our contribution to the scheme: in the current economic climate, they are unable to confirm whether they can assist for 2012-13. If they cannot, this leaves a core budget of only £50,000 with the potential need for re-evaluating the scheme. Should this be the case, officers will report back to Members.

Members are asked to **NOTE** the above report.

Background Documents

Report to the National Park Authority on Proposed application to Cadw for delegated powers to process Listed Building Consent applications, March 2011

Report to the Development Management Committee on Conservation Areas Review and the Consideration of Article 4 Directions, April 2011

(For further information, please contact Rob Scourfield, extension 4862 or e-mail robs@pembrokeshirecoast.org.uk)

CONSERVATION AREA GRANT AID SCHEME 2011/12

Date : 08-Jan-12

Signed : Cadw

Signed: (PCNPA)

Property	Works	Cost	Grant	Offer Made:	01/07/2011				16/09/11				17/02/11						
					Written Acceptance:	Deed of Covenant	Consents	Acknowledge Acceptance of Offer	Initial Site Meeting	Before Photos	Start Reminder Ltr sent	Works Commenced	Interim Payments (date and amount)	Completed works (Date)	Final Inspection (Date)	After Photos	Accounts submitted	Authorise Payment	Grant monies paid
MANORBIER																			
Castle Inn	Windows, Roof	11,569.88	6,808.00	15/06/2011	27/06/2011	✓	✓	✓	16/09/2011	✓		16/09/2011		06/01/2012	06/01/2012	✓	✓		
NEWPORT																			
St Mary's Church	Roof, RWG	28,562.72	13,711.00	15/06/2011	23/06/2011	U	✓	✓		✓		19/09/2011		18/10/11	18/10/11	✓	✓		
Bryncoed, Market Street	Roof, RWG, Chimney	12,680.00	5,072.00	15/06/2011	27/06/2011	✓	✓	✓	09/09/2011	✓	✓	03/10/11							
Mill Farm Buildings, Mill Lane	Roof, RWG, Doors, Windows	46,459.41	18,583.76	15/06/2011	28/06/2011	✓	✓	✓	12/08/2011	✓		12/09/11	07/12/2011						
Llys-Y-Mor, Parrog	Windows, Chimney, RWG	10,683.74	4,274.00	15/06/2011	21/06/2011	U	✓	✓	N/A	✓		29/07/2011		22/09/2011	22/09/2011	✓	✓		
ST. DAVIDS																			
30 New Street	Garage and Porch	7,541.00	3,013.20	15/06/2011	28/06/2011	✓	✓	✓	08/09/2011	✓		08/09/11							
23 New Street	Render, Windows, Chimney	15,600.00	6,240.00	15/06/2011	28/06/2011	✓	✓	✓	08/09/2011	✓		14/09/11	25/10/2011			✓			
15/17 Goat Street	Railings	2,640.00	1,091.00	15/06/2011	28/06/2011	✓	✓	✓	07/09/2011	✓		07/09/2011		07/12/2011		✓			
Ty Melyn, 6 Quickwell Hill	Roof, Chimney	33,670.00	13,468.00	15/06/2011	28/06/11		✓	✓	08/09/2011	✓	✓			20/10/2011	20/10/2011	✓	✓	✓	✓
TENBY																			
Nyth Aderyn, North Cliffe	Windows, Tiling	15,103.20	6,041.20	15/06/2011	20/06/2011	U	✓	✓	16/09/2011	✓		(01/10/11)		06/01/2012	06/01/2012	✓	✓	✓	✓
St Mary's House	Front Steps, Handrails	1,500.00	600.00	15/06/2011	20/06/2011	✓	✓	✓	N/A	✓	✓	12/12/2011		22/12/2011	22/12/2011	✓	✓	✓	✓
Laston House	Windows	15,265.00	6,106.00	31/10/2011	07/11/2011	✓	✓	✓	16/11/2011	✓	✓	(01/12)							
TREVINE																			
Glenfor, 14 Ffordd yr Abrcastell	Roof	5,565.00	2,226.00	15/06/2011	28/06/2011	✓	✓	✓	08/09/2011	✓	✓	07/12/11							
Min-y-Mor, 40 Ffordd-y-Felin	Roof, RWG, Windows, Do	25,250.00	10,100.00	15/06/2011	20/06/2011	✓	✓	✓	08/09/2011	✓		08/09/2011							