

Committee Report

Summary

This application is being reported to the Development Management Committee for consideration as the applicant is Pembrokeshire Coast National Park Authority (PCNPA) and the Authority is also the landowner.

The application seeks permission to carry out various works at the PCNPA Poppit Sands car park. The proposals seek to reconfigure the existing car park to allow a one way system with separate entrance and exit; relocate the entrance to the adjacent overflow car park; location of a new bus shelter with bus turning area within the new exit, marking out of parking bays (including retention of existing disabled spaces); 2 no. pay and display machines; planting areas, improved access to the existing café/shop; interpretation panels and relocation of existing coastal path marker; addition of new oak benches; and, relocation of existing bicycle rails. These works are part of the Green Sea (Beach Improvement) Programme funded under the West Wales & the Valleys Convergence ERDF Programme 2007 – 2013.

The proposed works will result in improved and enhanced facilities for visitors to the extremely popular Poppit Sands by providing safer vehicular access and egress, clearly laid out parking bays and better access to the existing café/shop. The proposal is considered to be acceptable having regard to the relevant policies set out in Planning Policy Wales (2011), Technical Advice Notes and the LDP; and all other material considerations. The application is therefore recommended for approval, subject to conditions.

Due to the funding arrangements, it is important that the proposal be considered at the earliest opportunity. The statutory period for consultation has not ended and therefore it is recommended that the decision be delegated to the Chief Executive to issue permission following the end of statutory period for consultation (25 December 2012) unless further representations / consultation responses are received that are contrary to the recommendation in the intervening period and which cannot be dealt with by way of condition.

Consultee Response

St Dogmaels Community Council – *support in general but with various comments regarding number of disabled bays, position of panels, and other matters*

PCNPA Estates Officer – *No comment*

Environment Agency – *No objection subject to informatives*

PCNPA Right of Way Officer – *No public rights of way affected*

Countryside Council for Wales – *No objections*

PCC Highways – *No response at time of writing*

Dyfed Archaeological Trust - *No response at time of writing*

PCC Ecologist – *The submitted protected species survey proposes a sensitive mitigation strategy and works should follow the methodology in respect of reptiles. No vegetation clearance during the bird nesting season. If work carried out in accordance with the submitted report the proposed development should have no impact on the Favourable Conservation Status of the protected species or surrounding habitat.*

PCNPA Tree & Landscape Officer – *Submitted report covers all aspects of proposal therefore no objection, however clarification required regarding protective fencing including Construction Exclusion Zones.*

Public Response

The application has been appropriately advertised, and no public responses have been received at the time of writing this report.

Policies Considered

LDP Policies – 1, 8, 15, 17, 29, 30, 31, 32, 35, 52 and 53

PPW (2011) – Chapters 4 and 5, 8, 11

SPGs – 05 Sustainable Design,

TAN's – 5, 12, 13, 14 and 15

Officer's Appraisal:

Background

Poppit Sands Car Park is a National Park Authority car park located at the end of the B4546 to the south of the lane leading to Cemaes Head. The main car park runs parallel to the lane with vehicular access / egress on the eastern end. Directly opposite this, further east, is the entrance to the overflow car park. At the western end of the main car park is the existing café/shop to the north of which is the RNLI lifeboat house.

A hedgebank forms the northern boundary along the lane and a stream runs along the southern boundary, protected by a timber post and rail fence.

The existing car park is surfaced in a mix of monoblock paving and asphalt and provides approximately 104 unmarked spaces.

History

NP/216/76 – Retail shop & café (outline) approved July 1976

NP/328/78 – shop & café – Approved August 1978

NP/486/84 – car park attendants hut – Approved December 1984

Constraints

- NPA Property
- Special Area of Conservation – within 500m
- Technical Advice Note 15
- Biodiversity Issue
- Historic Landscape
- Safeguarding Zone
- Rights of Way Inland – within 50m
- ROW Coast Path within 10m
- Potential for surface water flooding

Current Proposal

The proposal forms part of the Green Sea (Beach Improvement) Programme funded under the West Wales & the Valleys Convergence ERDF Programme 2007 – 2013. These make up the various parts of the planning application:

- a) Creation of a new car park exit to allow an anti-clockwise one way system with separate entrance / exit;

- b) Relocation of the entrance to the adjacent overflow car park;
- c) Location of a new timber bus shelter to include subsequent bus turning area accommodated by the new exit;
- d) Parking bays to be re-laid and addition of a 6m wide strip of tarmac between bays. Parking bays to be marked out, including retention of 4 no. disabled spaces;
- e) 2no. pay and display machines;
- f) Planting areas;
- g) Improved access to existing café/shop (introduction of a new timber ramp and new steps);
- h) Interpretation panels and relocation of existing coastal path marker;
- i) New 'dwell' area with oak seating;
- j) Relocation of bicycle rails closer to café/shop.

The proposal will result in a similar number of car parking spaces (104) as currently existing [although as these are not marked out car park users tend not to maximise the use] but the exact number will depend upon how many disabled bays are provided. Four disabled bays are shown on the current plans which is the number that currently exists – however confirmation on this matter is awaited from the highway authority.

Key Issues

1. Principle of development
2. Flood Risk
3. Visual amenity and impacts on the special qualities of the National Park
4. Neighbour amenity
5. Highway Safety
6. Ecology

Principle of Development

As the proposal seeks works to an existing car park site, the principle of development is considered acceptable.

Flood Risk

The application site lies partly within zone C2, as defined by the development advice map referred to under TAN12 'Development and Flood Risk'. The latest information available from the Environment Agency (EA) suggests that half the car park falls within flood zone 3, identifying that the site is considered to be at risk in events with at least a 1% chance of occurring in any one year.

However, given the scale and type of the proposed works, the EA raise no objection to the proposal provided no additional surface water run-off is discharged to a watercourse; sustainable drainage systems are incorporated where possible and run-off is intercepted to ensure local networks are not adversely affected.

The EA further recommend that a condition requiring a method statement be submitted to detail all pollution prevention measures for construction phase be submitted and agreed prior to commencement of development.

Visual Amenity and Impact on the Special Qualities of the National Park:

Paragraph 5.3.4 of Planning Policy Wales (Edition 5, November 2012) states that 'the statutory purposes of National Parks are to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities.

Policy 8 of the LDP is a strategic policy that refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks

the conservation of the Pembrokeshire Coast National Park with criteria 'a', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and 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 (criterion 'a'). Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

The proposed new structures on site reflect the surrounding area using natural materials. The proposed bus shelter to the north of the new exit is proposed to be timber framed and clad whilst the new wall to the ramp and stepped access up to the shop/café terrace /will be stone faced. The ramp itself is proposed to be timber ridged deck-boarding with oak handrail and posts. A solid oak bench is proposed to the north of the café and Pembrokeshire style timber gate to the overflow car park. The relocated coastal path way markers will be placed on a new stone plinth within the new interpretation/dwell area.

The use of natural materials and limitation to only 2 no. pay and display machines ensures clutter is kept to a minimum,

Native planting is proposed and where a small section of hedgebank is to be removed as part of the new exit from the main car park and the new entrance to the overflow car park, a section of hedgebank along the eastern boundary of the main car park is to be replaced.

Overall it is considered that the proposal visually respects its important location and will provide a clearer, more effective use of facilities.

Neighbouring Amenity:

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity.

The proposal will not radically alter the existing car park therefore the amenity currently enjoyed by neighbouring properties will not be adversely affected.

Highway Matters

At time of writing, PCC Highways has not responded however pre-application discussions highlighted that there would be no objection and the safety areas that would need to be addressed in any application. These items include:

- Closure of the existing overflow car park entrance is done as soon as possible to improve safety.
- Visibility splays for the new access 2.4m by 25m with no growth over 900mm
- Improvement to the visibility deficiency where the car park traffic enters the road by the ticket booth.

These requirements have been integrated into the scheme where possible and it is therefore anticipated that the response from PCC Highways will be positive.

Ecology

The application site is located in proximity to the Cardigan Bay Special Area of Conservation and the Aberbarth-Wylan Site of Special Scientific Interest.

Section 40 of the Natural Environment and Rural Communities Act 2006 (NERC Act) places a duty (biodiversity duty) on every public authority to have regard to the purpose of conserving biodiversity (which also includes restoring or enhancing).

A 'Protect Species Report' (Soltys Brewster, November 2012) has been submitted with the application .

The Countryside Council for Wales has been consulted and has no objections to the proposal.

The County Council Ecologist comment that the report identifies the car park supports a combination of habitats but is overall of low biological value. Suitable reptile habitats were recorded however the report proposes sensitive mitigation and works should follow the methodology prescribed to ensure no reptiles are killed or injured.

Vegetation on site may be suitable for nesting birds therefore works should not be carried out during the nesting season. [Should planning permission be granted works are programmed for the end of January 2013 to March 2013 – outside of the nesting season].

It is recommended that any external lighting should be as dim as possible, on a timer and not directed at habitat corridors. However in this proposal there is no lighting to be provided at the site.

Other Considerations

The Pembrokeshire Coast path will be unaffected by the proposal.

Conclusion

The proposal will result in improved and enhanced facilities for visitors to the extremely popular Poppit Sands by providing safer vehicular access and egress, clearly laid out parking bays and better access to the existing café/shop. The proposal is considered to be acceptable having regard to the relevant policies set out in Planning Policy Wales (2011), Technical Advice Notes and the LDP; and all other material considerations.

Recommendation

Approve subject to Conditions - It is recommended that the decision be delegated to the Chief Executive to issue permission following the statutory period for consultation unless further representations / consultation responses are received that are contrary to the recommendation in the intervening period and which cannot be dealt with by condition.

Conditions / Reasons / Informatives

1. G1
2. G1a
3. Prior to the commencement of development, a Method Statement detailing all necessary pollution prevention measures for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. REASON – EA1
4. Prior to the commencement of development, a tree protection plan shall be submitted and approved in writing by the Local Planning Authority showing details of the location of tree protection fencing and Construction Exclusion Zones. All work shall be carried out in accordance with the approved plan. REASON – L1a
5. No lighting

Informatives

I 1 A – EA notes

Additional Material

Decision Drawings

Drawing No. GA/05 – Location Plan – Scale 1:2500 – Received 19 November 2012

Drawing No. GA/01 – Existing Car Park – Scale 1:250 – Received 22 October 2012

Drawing No. GA/02 – Existing Café Area Plan and Elevation – Scale 1:100 & 1:50 – Received 19 November 2012

Drawing No. GA/03 – Proposed Car Park Layout – Scale 1:1250 – Received 19 November 2012 or as amended to provide additional disabled bays

Drawing No. GA/04 – Proposed Café Area Plan and Elevation – Scale 1:100 & 1:50 – Received 19 November 2012

Drawing No. GA/06 – Details – Scale 1:10 & 1:20 – Received 19 November 2012

Drawing No. PCNPA 06 PP01 – Planting Area F and G – Scale 1:50 - Received 19 November 2012

Drawing No. PCNPA 06 PP02 – Planting Areas A – E (inc) – Scale 1:50 - Received 19 November 2012

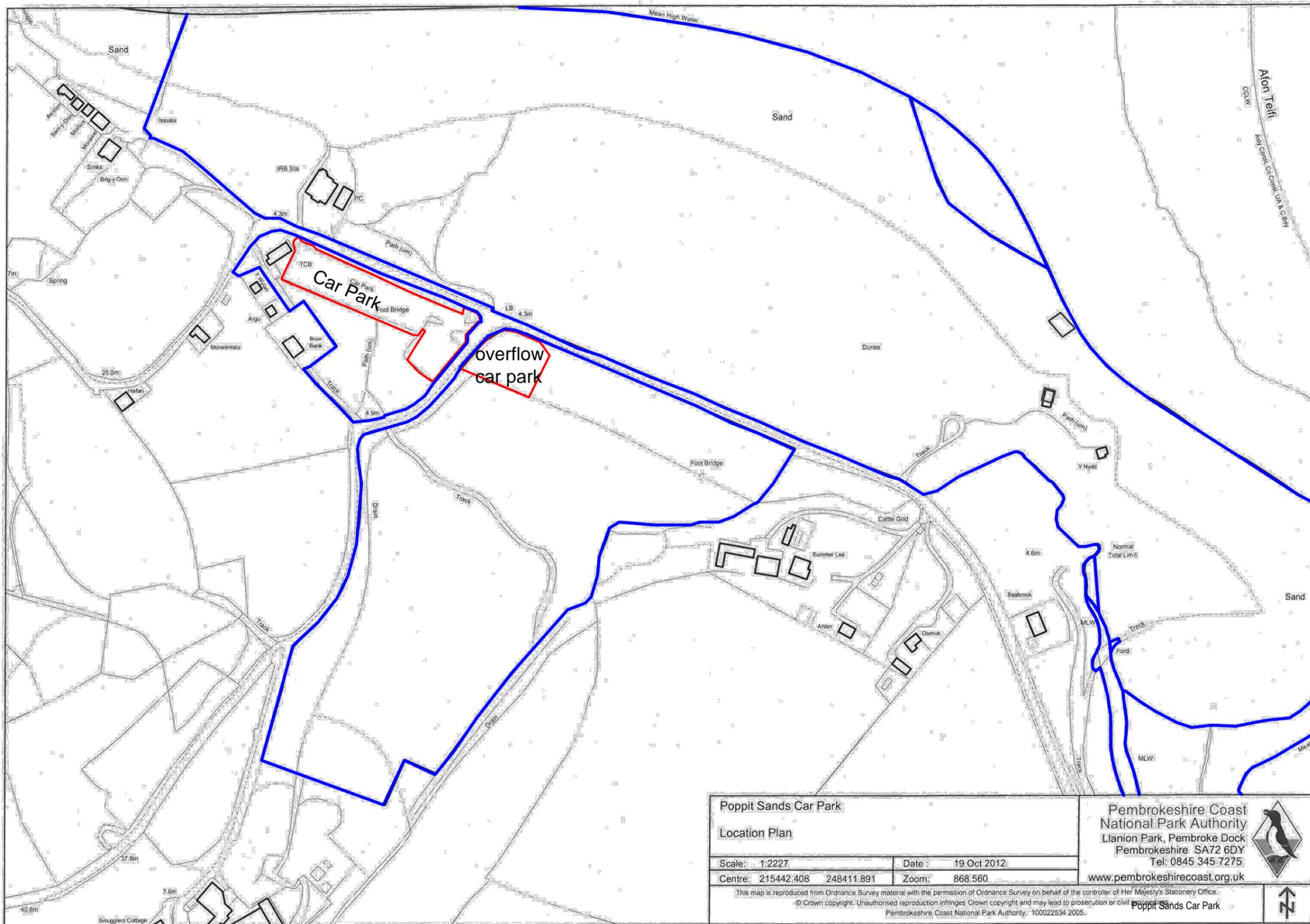
Oak memorial Bench Elevations – NTS - Received 19 November 2012

Typical Pay & Display Sign Details – NTS - Received 19 November 2012

Aura Elite Car Parking Pay & Display Machine Specification Details – NTS - Received 19 November 2012

Photos

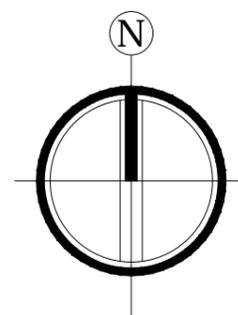
None



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rev: date: description:

drawing no: **GA/05**
 scale: **1:2500**

address: project no: planning no: revision no:
 Poppit Sands Car Park #0000 -
 Pembrokeshire drawn by: checked by: date:
 address 3 CLD TJK Oct 2012

drawing status: **PLANNING**

drawing description:
 Location plan

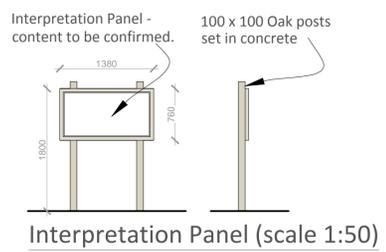
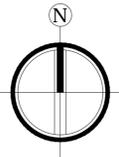
Poppit Sands Car Park		Pembrokeshire Coast National Park Authority Llanion Park, Pembroke Dock Pembrokeshire SA72 6DY Tel: 0845 345 7275 www.pembrokeshirecoast.org.uk	
Location Plan			
Scale: 1:2227	Date: 19 Oct 2012		
Centre: 215442.408 248411.891	Zoom: 868.560		
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Location Plan 1:2500

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Proposed Car Park Layout 1:250



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rev:	date:	description:

project title:	drawing no:	GA03
Poppit Sands Car Park	scale:	1:250
address:	project no:	planning no:
Poppit Sands Car Park,	#12174	-
Pembrokeshire	drawn by:	checked by:
	CLDT:JK	TJK
		date:
		Oct 2012
	drawing status:	PLANNING

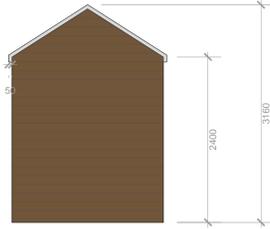


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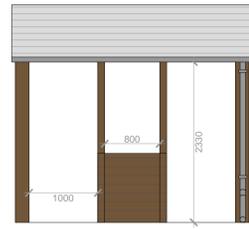
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Bus Shelter (scale 1:50)

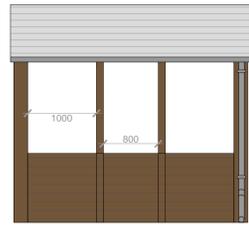
Proposed External finishes: Structure - Timber frame
 Roof - Slate
 Walls - Timber cladding to match existing cafe
 Water goods - black or white half-round UPVC



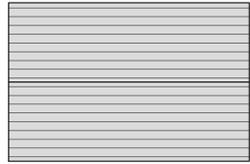
Side Elevation



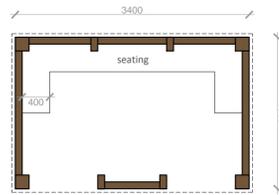
Front Elevation



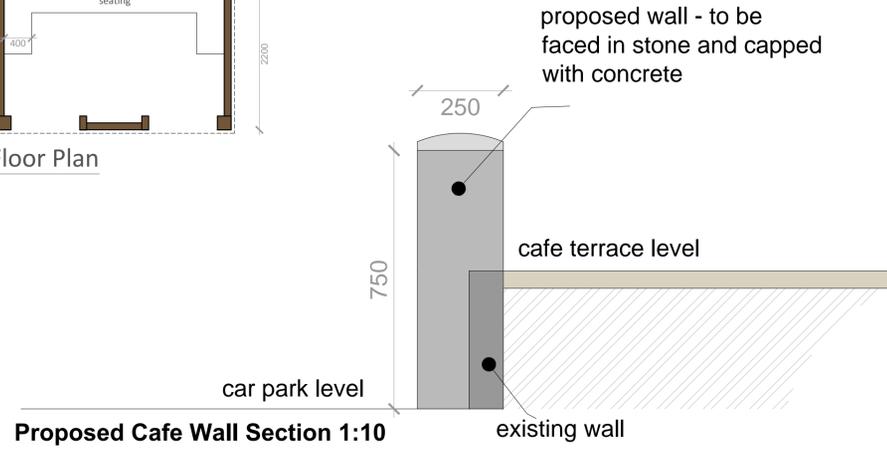
Rear Elevation



Roof Plan

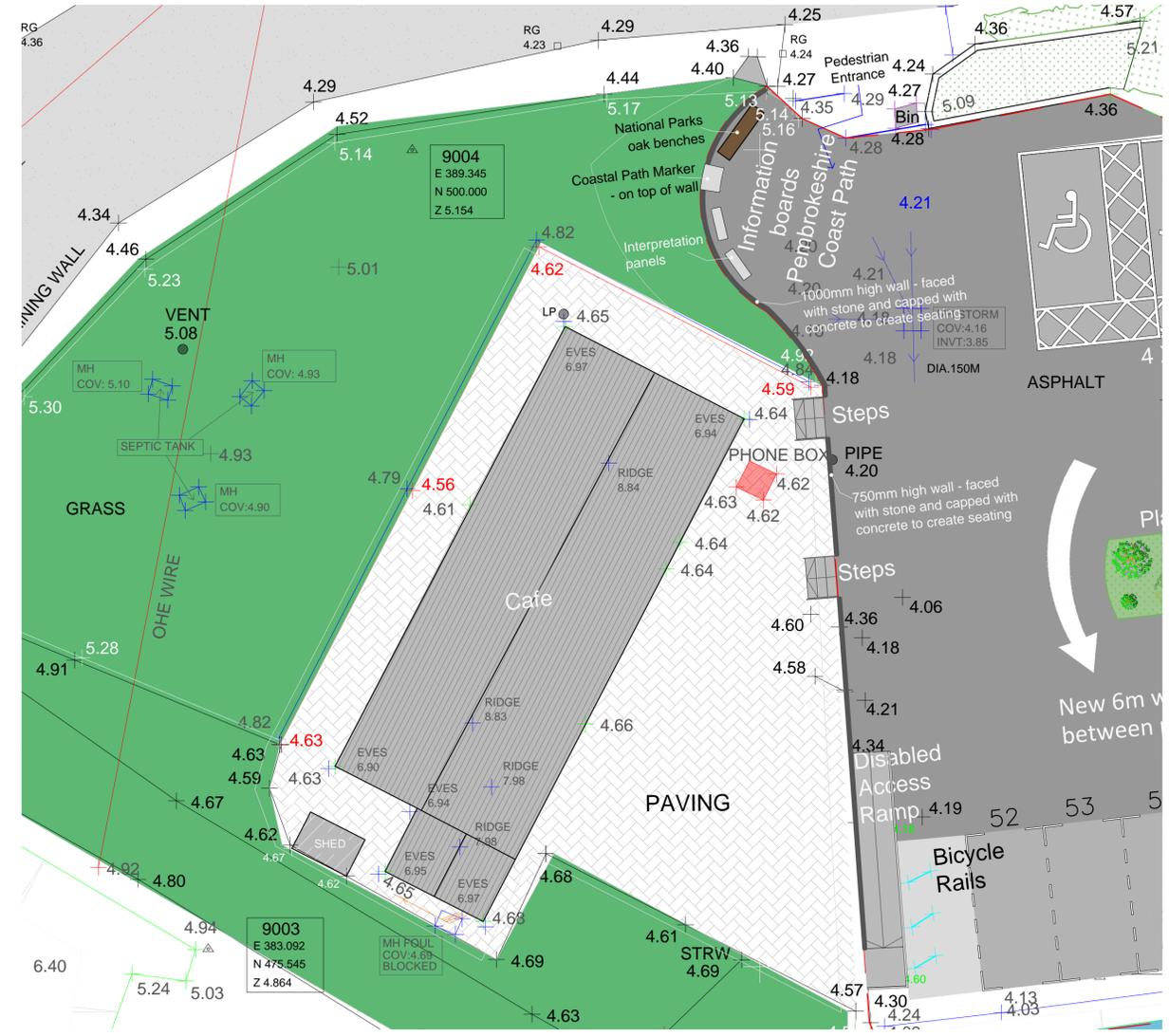


Floor Plan

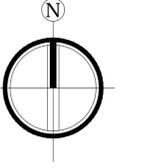


Proposed Cafe Wall Section 1:10

Proposed Cafe Area Elevation 1:50



Proposed Cafe Area 1:100



ERDF
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project title: Poppitt Sands Car Park
 drawing no: GA04
 scale: As Shown

address: Poppitt Sands Car Park, Pembrokeshire
 project no: #12174
 planning no: -
 revision no: -
 drawn by: CLD
 checked by: TJK
 date: Oct 2012

drawing status: **PLANNING**

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