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**Application Ref: NP/12/0452**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SM73352715
<b>Applicant Agent</b>	Mr G Meopham, Pembrokeshire Coast National Park
<b>Proposal</b>	Siting of surfboard & wetsuit hire concession between the hours of 8am to 8pm from 1st March to 31st October
<b>Site Location</b>	Land at Whitesands Beach, St Davids, Pembrokeshire.
<b>Case Officer</b>	Liam Jones

**Summary**

This application seeks full planning permission for the use of a parcel of beach land measuring 5m by 5m as a surfboard and wetsuit hire concession between the hours of 8am and 8pm between the period 1st March to 31st March. This application follows a history of three previous temporary approvals for the same use which was first granted in 1998. The use is a very low key use relating to the seasonal renting of beach equipment which will help support the local economy and encourage visitors to use the beach. The continuation of this use will cause no lasting impact on the character and appearance of the area and is considered to be acceptable and in line with the aims of policies 1, 7, 8, 15, 17, 30, 35,34, 52, 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).

The application is brought to the Development Management Committee as it has been submitted by the Pembrokeshire Coast National Park Authority.

**Consultee Response**

**Environment Agency Wales:** No objection

**St Davids City Council:** Supporting

**Countryside Council for Wales:** No adverse comments

**Ecologist- Pembrokeshire County Council:** No objection

**PCC - Transportation & Environment:** No objection

**Public Response**

The application was advertised by a site notice displayed at the site on 4 October 2012. Notification letter was sent to the occupiers of Whitesands Beach Shop & Cafe on 20 September 2012. To date no letters of representation have been received.

**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>

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LDP Policy 01 - National Park Purposes and Duty  
LDP Policy 07 - Countryside  
LDP Policy 08 - Special Qualities  
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 17 - Shore Based Facilities  
LDP Policy 30 - Amenity  
LDP Policy 34 - Flooding and Coastal Inundation  
LDP Policy 35 - Visitor Economy  
LDP Policy 52 - Sustainable Transport  
LDP Policy 53 - Impacts on traffic  
PPW4 Chapter 04 - Planning for Sustainability  
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast  
PPW4 Chapter 07 - Supporting the Economy  
PPW4 Chapter 11 - Tourism, Sport and Recreation  
PPW4 Chapter 13 - Minimising and Managing Environmental Risks and Pollution  
TAN 06 - Planning for Sustainable Rural Communities  
TAN 15 - Development and Flood Risk  
TAN 18 - Transport

### **Officer's Appraisal**

#### **Background**

The application site comprises the beach area which adjoins the car park at Whitesands in St Davids. Planning permission was granted in 1997 for a temporary surf hire concession on the land subject of this application. This permission expired in 2003 and permission was again granted by the Authority for two further temporary periods up until 2012.

In addition to the above the Authority has granted a temporary 3 year planning permission for similar facility to the east of the application site (on opposite end of slip way) for the hire of sunloungers, deck chairs and wind breaks.

#### **History**

NP/12/0107 – The Slipway, Whitesand Beach – Temporary permission for the hire of sunloungers, deck chairs and wind breaks for a period of 3 years – Approved – 4 April 2012

NP/08/030 – Land adjacent to Whitesands Car Park, St Davids – Surf Hire concession for 5 years (1 March – 31 October) – Approved – 19 March 2008

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NP/03/026 – Whitesands Car Park, St Davids – Surf Hire concession – Approved – 27 February 2003

NP/528/97 – Whitesands Car Park, St Davids – Surf equipment hire concession – Approved – 5 March 1998

### **Constraints**

- NPA property – within 25m
- Special Area of Conservation – within 500m
- Special Protection Area – within 500m
- Site of Special Scientific Interest – within 50m
- Technical Advice Note 15
- Biodiversity Issue
- Historic Landscape
- Ancient Monument – within 50m
- NPA Foreshore – within 25m

### **Current proposal**

The application seeks full planning permission for the use of a parcel of beach land measuring 5m by 5m as a surfboard and wetsuit hire concession between the hours of 8am and 8pm between the period 1<sup>st</sup> March to 31<sup>st</sup> March.

The details provided show that the use involves the laying out of wetsuits and surfboards directly onto the ground within the boundary of the application site for use by members of the public. The hire operation does not require any physical changes to the sites pre existing appearance or surface nor would it involve any other items of equipment, structures, displays being located on the site. Outside the trading hours all surfboards and wetsuits will be removed and remotely stored off site.

### **Key Issues**

The application raises the following planning matters:-

- Principle of Development
- Visual Amenity and the Special Qualities of the National Park
- Siting, Access and Parking
- Flooding

#### *Principle of development*

In determining the previous temporary planning permissions for the site, the Authority has accepted the principle of the use of the land as a hire concession. However, consideration needs to be given to the longer term aspect of this proposal given that permission is now sought on a permanent basis between March and October 8am to 8pm.

The site lies outside any local or rural centres and accordingly lies in an area of countryside for the purposes of the Local Development Plan. Adjoining the existing Whitesands Car Park and near the Whitesands Cafe the application seeks permission for a low key A1 retail use. There would be a clear functional relationship between the use of beach by the public for recreation purposes and the hiring of surfboards and wetsuits. As such it can be reasonably held that the surf hire operation is a venture that one may expect to find on a beach.

The need to locate in the countryside is linked in the nature of the proposal at the beach location and as such the scheme is acceptable against criterion (e) of Policy 7 which specifies that development outside centres will be permitted where "*Tourist attractions or recreational activity is proposed where the need to locate in the countryside is essential*". Furthermore the use of land complies with the aims of Policies 17 and 35 of the LDP and will help support recreation and tourism in the National Park.

#### *Visual Amenity and the Special Qualities of the National Park*

The use proposes no built development and as such the only external impact will be the laying of surfboards and wetsuits during the hours specified throughout the summer season. This use adjacent to the beach and behind an existing stone wall will have no detrimental impact on surrounding visual amenity of the special qualities of the National Park. As such the use complies with the aims of policies 15 and 30 of the LDP.

#### *Siting, Access and Parking*

The proposed use remains as per the previous consents on land adjoining the slipway to the beach. The site is accessed from an existing car park and there are no matters of highway concern or access raised by the scheme.

#### *Flooding*

The site is identified as being within a zone C2 as defined under Technical Advice Note 15 (July 2004). Given the nature of the proposal the Environment Agency state that a Flood Consequences Assessment is not required although all staff working should be made aware of the risk of flooding and procedures put in place to have them removed before any flood. The submitted flood risk assessment and plans show that in the event of inundation of the sea over the application site access to a point of safety would involve a short distance of travel across the concrete slipway and onto the end of the adopted county road.

#### **Conclusion**

In conclusion, the continued summer use of the land for hire is considered to be acceptable. The use is a very low key use relating to the seasonal renting of beach equipment which will help support the local economy and encourage

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visitors to use the beach. There are existing commercial ventures nearby in respect of the Whitesands Cafe and Car Park and subject to the use taking the form of what is applied for the scheme is considered to be acceptable in line with the aims of policies

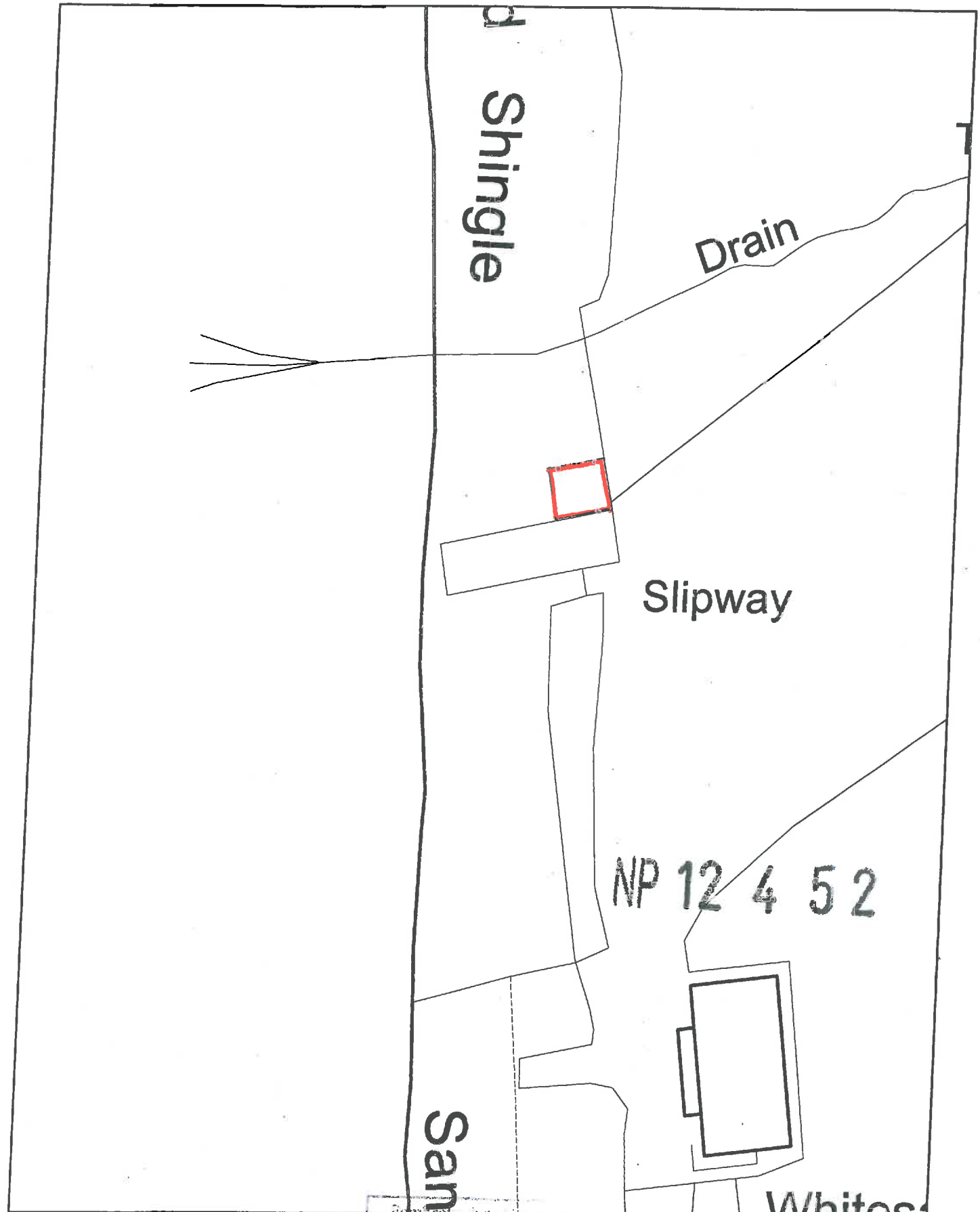
The use is considered to be acceptable and in line with the aims of policies 1, 7, 8, 15, 17, 30, 35,34, 52, 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).

### **Recommendation**

The application be approved subject to conditions covering the following:

### **Conditions**

- Period of use
- In accordance with plans



Block Plan

11 SEP 2012

Pembrokeshire Coast  
National Park Authority  
Llanion Park, Pembroke Dock  
Pembrokeshire SA72 6DY  
Tel: 0845 345 7275



[www.pembrokeshirecoast.org.uk](http://www.pembrokeshirecoast.org.uk)

Scale: 1:500

Date: 5 Sep 2012

Centre: 173351.329 227136.164

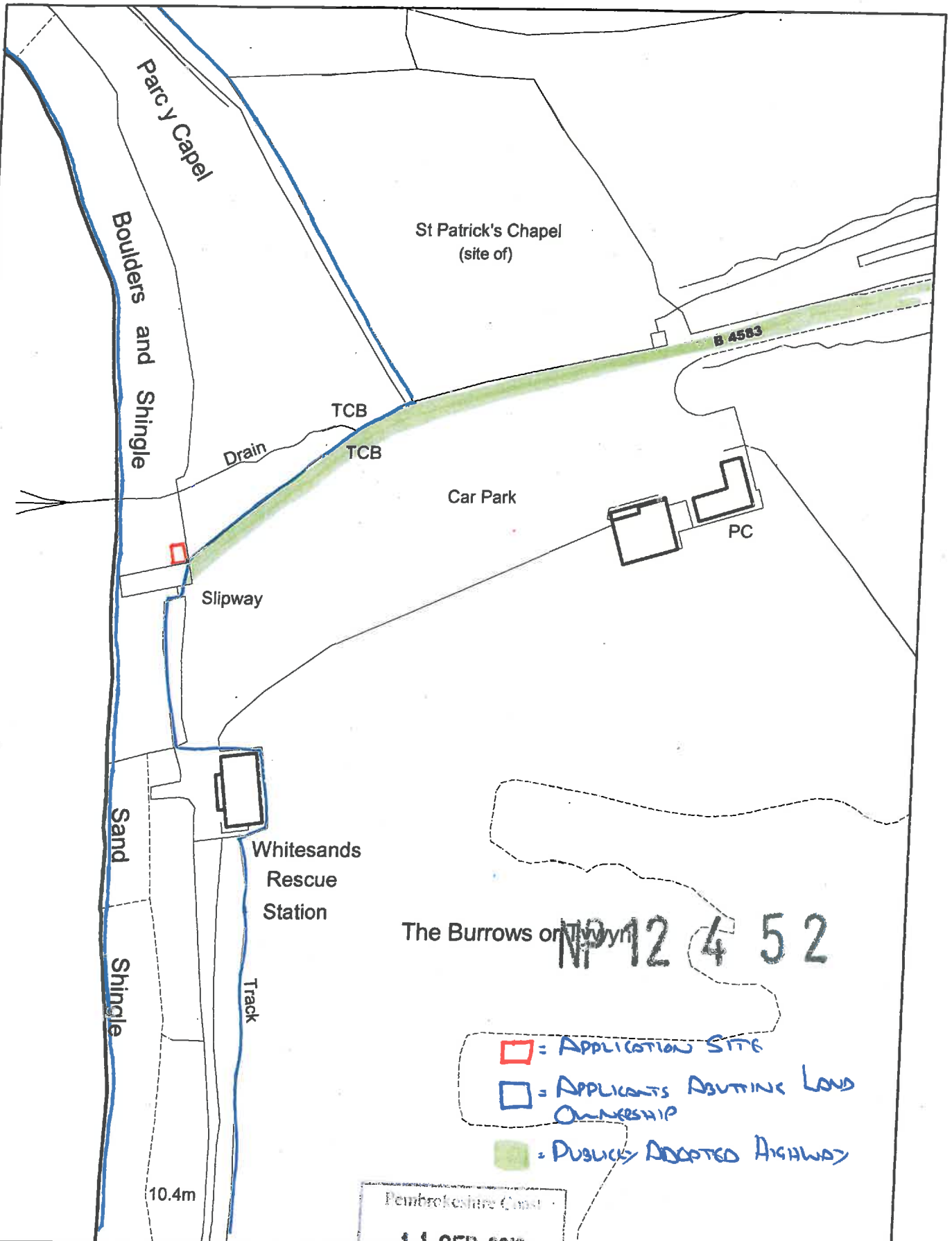
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- = APPLICATION SITE
- = APPLICANT'S EXISTING LAND OWNERSHIP
- = PUBLICLY ADOPTED HIGHWAY

Pembrokeshire Coast  
 11 SEP 2012  
 Pembrokeshire National Park Authority

LOCATION PLAN

Pembrokeshire Coast  
 National Park Authority  
 Llanion Park, Pembroke Dock  
 Pembrokeshire SA72 6DY  
 Tel: 0845 345 7275  
[www.pembrokeshirecoast.org.uk](http://www.pembrokeshirecoast.org.uk)



Scale: 1:1250	Date: 5 Sep 2012
Centre: 173425.427 227117.242	Zoom: 225.000

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