
 Item 5 - Report on Planning Applications

Application Ref: NP/14/0409

Application Type	Full
Grid Ref:	SM73352714
Applicant	Pembrokeshire Coast National Park
Agent	
Proposal	Siting of sunloungers, deckchairs, beach wheelchairs & windbreaks hire concession between 8am and 8pm from 1st March to 31st October
Site Location	Land at Whitesands Beach, adj to Whitesands Car Park, St Davids, Pembrokeshire
Case Officer	Sian Davies

Summary

The application is reported to the Development Management Committee as the applicant is the Pembrokeshire Coast National Park Authority.

Planning permission is sought for the siting of sun loungers, deckchairs, beach wheelchairs & windbreaks hire concession between 8am and 8pm from 1st March to 31st October on a parcel of land measuring 5m by 5m at Whitesands Beach, adjacent to the main Car Park. This follows a history of three previous temporary approvals, for the same use which was first granted in 2005. The site is considered to be appropriately located adjacent to the developed area of the coast and the proposed activity is considered to be compatible with adjacent uses. The proposal provides a low-key convenient facility which helps support the local economy and encourage visitors to use the beach. Therefore the continuation of this use will cause no lasting impact on the character and appearance of the area, and therefore permission is recommended for a further 3 year period subject to no adverse comments being received from statutory consultees which cannot be overcome by a condition.

Consultee Response

St Davids City Council: Supporting

Natural Resources Wales: Standard Advice

Public Response

The application was advertised by a display of site notice on the 14 August 2014 and a letter sent to the adjacent property which is the Whitesands Rescue Station. No formal responses have been received at the time of writing this report.

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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>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 17 - Shore Based Facilities

LDP Policy 29 - Sustainable Design

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

PPW7 Chapter 04 - Planning for Sustainability

PPW7 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

PPW7 Chapter 07 - Economic Development

PPW7 Chapter 11 - Tourism, Sport and Recreation

PPW7 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

TAN 14 - Coastal Planning

TAN 15 - Development and Flood Risk

TAN 18 - Transport

Officer's Appraisal

Background and History

The application site is located adjacent to the slipway at Whitesands Beach, on the western side of the large public car park. The immediate area provides the bulk of facilities for visitors to the beach, with toilets, shop, café, lifeguard station and access slipway all in close proximity. This application follows a history of three previous temporary approvals, for the same use which was first granted in 2005, however this application would if approved, limit the use from between 8am and 8pm and extend the seasonal period until the 31st of October, as opposed to no time limit and a seasonal period until the 1st of October as per previous consent (NP/12/0207).

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In addition, to the above, the Authority has granted planning permission for similar facilities on the other side of the slipway for the hire of surfboard & wetsuits.

Relevant Planning History

NP/12/0107 – Temporary permission for the hire of sun loungers, deck chairs and wind breaks for a period of 3 years – The Slipway, Whitesands Beach, St Davids, Pembrokeshire. Approved on 4 April 2014.

NP/05/621 – Deckchair hire concessions for three years. Whitesands Beach, St Davids. Approved on 24 January 2006.

NP/05/086 – Hire of Sunloungers. Whitesands Beach, St Davids. Approved on 11 May 2005.

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
 LDP Mineral Safeguard
 Biodiversity Issue
 Historic Landscape
 Safeguarding zone
 Hazardous Zones

Current Proposal

The application seeks to renew the temporary permission for the use of the site at Whitesands Beach, for the siting of sun loungers, deckchairs, beach wheelchairs & windbreaks hire concession between 8am and 8pm from 1st March to 31st October, on a parcel of land measuring 5m by 5m.

The details provided show that the use involves the siting of the equipment directly onto the ground, and do not include any permanent structures or any changes to the sites pre-existing appearance or surface.

Key Issues

The application raises the following planning matters;

- Policy, Principle of Development and Impact on National Park
- Visual Amenity and Special Qualities of the National Park
- Access and Parking
- Flooding
- Ecology

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Policy, Principle of Development and Impact on National Park:

Whitesand beach lies outside of any local or rural centre, and is therefore considered to be within the countryside for the purpose of the LDP. Policy 7 sets out the type of development that is permitted within the Countryside, and criterion e) allows for the provision of tourist attractions or recreational activity, where the need to locate in the countryside is essential. Criterion d) of Policy 35 which relates to Visitor Economy also supports this statement. In addition, criterion e) of Policy 35 states that shore based facilities should be directed to the developed stretches of coast where compatible with adjacent uses, which is also further supported by Policy 17. Furthermore Policy 35 states that activities which would damage the special qualities of the National Park will not be permitted.

The proposed activity provides facilities for visitors in connection with the Whitesands beach, and is therefore considered to be justified in relation to its need within a countryside location. The site is located at the head of the beach, which is an area that has been developed and commercialised to an extent with the car park, beach shop and café and lifeguard station, and surfboard & wetsuit hire concession, therefore the proposed activity is considered to be compatible with adjacent uses. The proposed site has been providing this service since 2005, and encourages visitors to use the beach, thus supporting the local economy.

Therefore, it is considered that the proposed activity is compliant with policies 7(e), 8(i), 17 and 35 (d) and (e), and therefore its continuation for a further three years can be supported in principle.

Visual Amenity and Special Qualities of the National Park

The proposed activity is considered to be appropriately sited, adjacent to the main access to the beach, thus providing convenient service to members of the public visiting the beach. The site is also near the Whitesands Rescue Station, the beach shop and café, the public toilet, and on the other side of the slipway, permission was granted in 2012 for the siting of surfboard & wetsuit hire concession. Therefore the proposed activity is considered to be part of the facilities which is expected within this part of the developed coast.

Furthermore the proposed activity is considered to be of an acceptable scale, occupying a site area of 25m², and therefore does not introduce an activity which is visually intrusive within the landscape. In addition, the proposal does not require any permanent structure and therefore will have no lasting impact on the character and appearance of the area. In addition, the National Park Authority retains overall control of the use via the licencing process in its role as a landowner.

In view of the above, it is considered that the continued use of the activity will not have an adverse impact on the visual amenity of the area, or the special qualities of this area of the National Park, and therefore can be supported in accordance with policies 15, 29(a), 30 of the LDP.

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Access and Parking

An access statement has been submitted as part of the application, which states that the proposed use will not require any alteration, change or adaptation of any of the pre-existing means of pedestrian or vehicular access ways, their gradients or surface finishes. Pedestrian access to the application site will be across the natural foreshore from the seaward side and across the existing publicly maintained tarmac surfaced highway and concrete surfaced slipway from the landward side. There shall be no vehicular access to the application site from the seaward side, vehicular access up to and abutting the application site from the landward side will be via the public highway and concrete surface slipway.

The siting of the proposed use remains as per the previous consents on land adjoining the slipway to the beach, and there were no matters of highways or access concerns raised within the previous application. Nonetheless, the Highways Authorities have been consulted on the application, however no response has been received at the time of this report.

Flooding

The application is shown on the EA maps as being at risk of inundation from the sea. A flood risk assessment has been submitted as part of the application which notes 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 pre-existing concrete slipway that leads directly onto the end of the adopted minor country road, which is a tarmac surface. In addition, it is noted that the proposed site does not contribute to any increase in the flooding risk, and does not involve any structures that might otherwise be at risk of flooding.

The environmental agency raised no objection to the proposal on the last planning application NP/12/0107, but advised to attach their standard planning advice note to any decision. Natural Resources Wales have been consulted on the application, however no response has been received at the time of writing this report.

Ecology

The proposal lies within 50m of a SSI and within 500m of an SAC, but it is not anticipated to have any impact on either designated site. The County ecologist has been consulted and has no adverse comment.

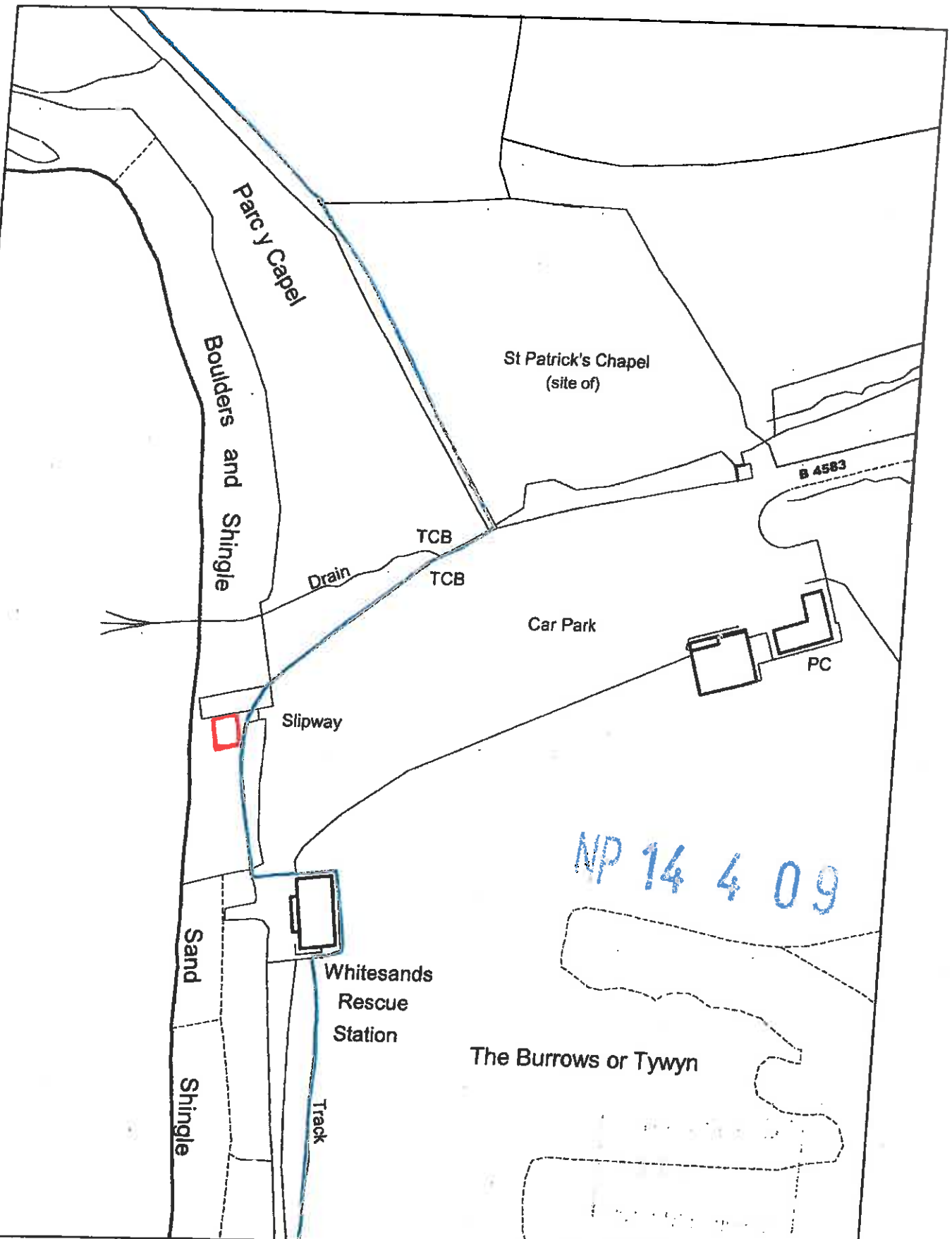
Recommendation

That the application be delegated to the Chief Executive and Director of Park Direction and Planning to issue temporary planning consent for a period of three years, on receipt of satisfactory consultation responses and subject to appropriate conditions.

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Conditions

The full list of conditions will be formulated upon the receipt of all consultee responses. Suggested conditions at the time of writing this report relate to the temporary permission for a period of 3 years from the date of the permission, for the period March 1st to October 31st, development to be carried out strictly in accordance with deposited plans, the removal of the equipment at the end of each day from the site, with the site left in a clean and tidy condition, no sign or other advertisement shall be erected or displayed without the express written consent of the Authority.



= APPLICATION SITE
 = ADJUTING OWNERSHIP WHICH EXTENDS WESTWARD OF THE BLUE LINE DOWN TO THE MEAN LOW WATER MARK

Scale: 1:1250	Date: 14 May 2014
Centre: 173401.312 227146.077	Zoom: 225.000

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 Pembrokeshire Coast National Park Authority. 100022534 2005.



NP 14 4 09



□ = APPLICATION SITE

① ↗ = LOCATION + DIRECTION OF PHOTO

NP 14 4 0 (1)



(2)





- * Illustrating Photo Taken In May 2014 Showing The Proposed Use Of The Site.
- * Please Note That This Use Is Currently Provided For Under A Temporary Planning Permission (NP/12/0107) Which Expires In Feb 2015.
- * View From The Beach Across The Application Site.