
 Item 5 - Report on Planning Applications

Application Ref: NP/15/0121/NMA

Case Officer	Sian Davies		
Applicant Agent	Mr A Muskett		
Proposal	Non-material amendment to NP/12/0527 for additional signage to car park exit - erect 2 'No Entry' signs either side of car park exit		
Site Location	Poppit Sands Car Park, Poppit Sands, St Dogmaels, SA43 3LR		
Grid Ref	SN15254851		
Date Valid	26-Feb-2015	Target Date	25-Mar-2015

Summary

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

The application seeks non-material amendment following the grant of planning permission under ref: NP/12/0527 for the site known as Poppit Sands Car Park. The previous application granted planning permission for the proposed improvements and reconfiguration of existing car park to include new vehicle exit, relocation of the entrance to the adjacent overflow car park, new bus shelter, 2 No. pay and display machines, interpretation panels and relocation of coastal path marker, new oak benches and relocation of bicycle rails, new planting areas and improved access to existing café and shop. On implementation of the works, it was identified that additional signage in the form of two 'No entry' signs either side of the car park's exit was also required, however these signs did not form part of planning permission (NP/12/0527). Therefore, this application seeks non-material amendment for the addition of two 'No Entry' signs at the car park's exit.

Last year, the Welsh Government introduced a new procedure to make non-material amendment to existing planning permissions, which came into force on the 1st of September. This requires the submission of a formal application to be submitted to the Local Planning Authority, where the Authority has 28 days to determine whether or not the proposed changes have a material effect.

The addition of the two 'No entry' signs at the exist of the car park, by reason of their scale and nature is not considered to result in a development which is substantially different from the originally approved scheme, and as such can be considered as a non-material amendment to the previously approved planning application (NP/12/0527).

Therefore, the application is recommended for approval subject to comments/conditions received from the Highways Authority.

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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 08 - Special Qualities
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 31 - Minimising Waste
LDP Policy 32 - Surface Water Drainage
LDP Policy 35 - Visitor Economy
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW5 Chapter 04 - Planning for Sustainability
PPW5 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW5 Chapter 08 - Transport
PPW5 Chapter 11 - Tourism, Sport and Recreation
SPG05 - Sustainable Design
TAN 05 - Nature Conservation and Planning
TAN 12 - Design
TAN 13 - Tourism
TAN 14 - Coastal Planning
TAN 15 - Development and Flood Risk

Officer's Appraisal

Site and Context

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. In 2012, planning permission was granted under ref (NP/12/0527) for a number of alterations to the car park which formed part of the Green Sea (Beach Improvement) Programme funded under the West Wales & the Valleys Convergence ERDF Programme 2007-2012. The proposal comprised:

- 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;

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- 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.

Prior to the submission of this application, a pre-application enquiry form was submitted to establish whether or not the proposed amendments are non-material in nature. It was advised that the addition of two 'No entry' signs at the exist of the car park, by reason of their scale and nature is not considered to result in a development which is substantially different from the originally approved scheme, and as such it was advised to submit an application seeking approval for a non-material amendment to the previously approved planning application (NP/12/0527).

Relevant Planning History

- NP/12/0527 - Proposed improvements and reconfiguration of existing car park to include new vehicle exit, relocation of the entrance to the adjacent overflow car park, new bus shelter, 2 No. pay and display machines, interpretation panels and relocation of coastal path marker, new oak benches and relocation of bicycle rails, new planting areas and improved access to existing café and shop - PCNP Car Park, Poppit, Cardigan, Pembrokeshire, SA43 3LR – Approved 23 January 2013
- NP/486/84 – car park attendants hut – Approved December 1984
- NP/328/78 – shop & café – Approved August 1978
- NP/216/76 – Retail shop & café (outline) approved July 1976

Legislation

Section 96A of the Town and Country Planning Act 1990 (TCPA 1990) came into force in Wales on 1 September 2014. The provision in this section of the Act provides the mechanism to approve non-material amendments to an existing planning permission via a simple application procedure to the local planning authority with a quick determination period.

What is a non-material amendment?

There is no statutory definition of a 'non-material amendment'. This is because it depends on a number of factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and surrounding areas, which will vary from one application to another. What may be non-material in one context may be material in another.

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The responsibility for determining whether a proposed change is non-material lies with the local planning authority. It must be satisfied that the amendments sought to the planning permission are non-material in nature and can therefore be determined by an application under Section 96A of the TCPA 1990.

In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. When assessing and determining whether or not a proposed change would qualify as a non-material amendment, Welsh Government Planning Guidance document (July 2014) advises that local planning authorities may wish to consider the following tests:

a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,

(a)(ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?

(b) would the interests of any third party or body be disadvantaged in planning terms; or,

(c) would the proposed conflict with national or development plan policies?

Consultee Response

A non-material amendment application is not an application for planning permission, therefore the existing provisions that relate to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.

Prior to the submission of this application, the applicant sought advice from the Highways Authority, who advised on the correct dimension and siting of the signs. Therefore, it was considered necessary for safety precaution purposes to consult the Highways Authority. No formal responses have been received at the time of writing this report but an update will be provided at the committee meeting.

Current Proposal

The application seeks non-material amendment following the grant of planning permission under ref (NP/12/0527) for additional signage at the exit of the car park. The signage comprises two 'No entry' signs which will be sited either side of the car park exit. The signs will be 600mm dia roundels, fixed to 76mm dia posts. The sign on the south will be sited on an existing bank measuring approximately 700m in height, and will be mounted 1.4m above any growth, in line with the Highway Authority's pre-application advice, with the sign to the north being 2.1m above ground level. The signs will be located within the car parks boundary and are required for the safe management of vehicle traffic at this site.

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Officer Assessment

The originally approved scheme granted consent for a number of various improvement works at this site, therefore the addition of two relatively modest signs, is not considered to result in a development which is of scale substantially different from the originally approved scheme.

The proposed signs are considered to be appropriately sited either side of the exit, and of a standard design and appearance which is in accordance with the advice given by the Highways Authority prior to the submission of this application. The signs are what you would expect to see in such location, and as such will not result in a development which is inappropriate or incompatible with its surrounds. Therefore, the proposed signs by reason of their nature and appearance are not considered to result in a detrimental impact on the visual amenity of the area.

The proposed signs are required for the safe management of the traffic at this car park, by providing clear instructions that the car park operates as a one-way system, and that they are not to enter the car park at the exit. Therefore, the proposed signs will not result in any third parties being at a disadvantage. The proposed signs form part of the overall traffic management of the car park, and are of a standard design and appearance. Therefore, the proposed change will not conflict with National or Local planning policies. No previous changes have been made to the original planning permission.

Conclusion

The amendments proposed are considered to be 'non-material' in nature in that they will not result in a significant form of change and will have no material effect on the planning permission. As such the changes proposed are acceptable in accordance with the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010) as required under Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Recommendation

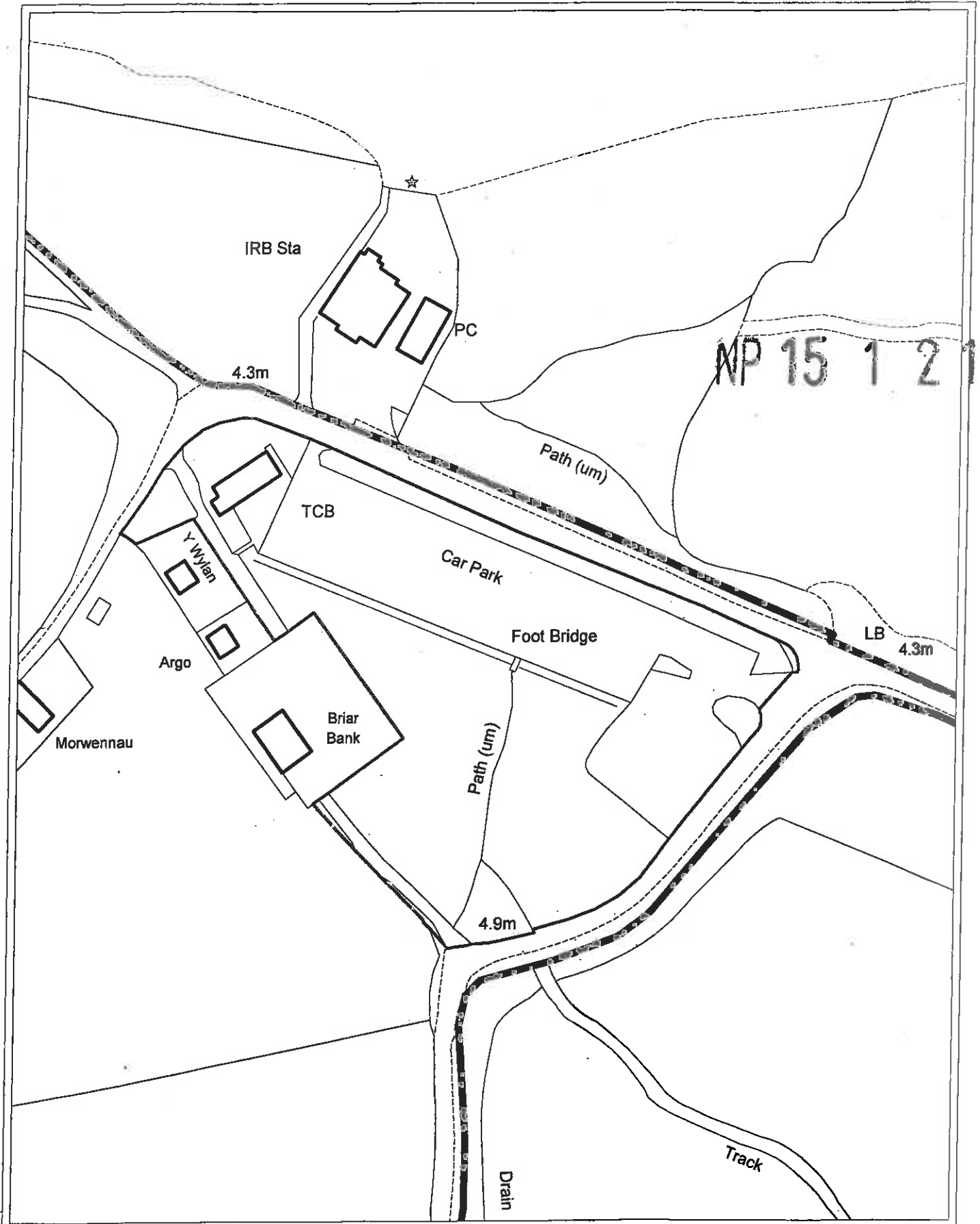
That the application is approved subject to satisfactory comments/conditions received from the Highways Authority.

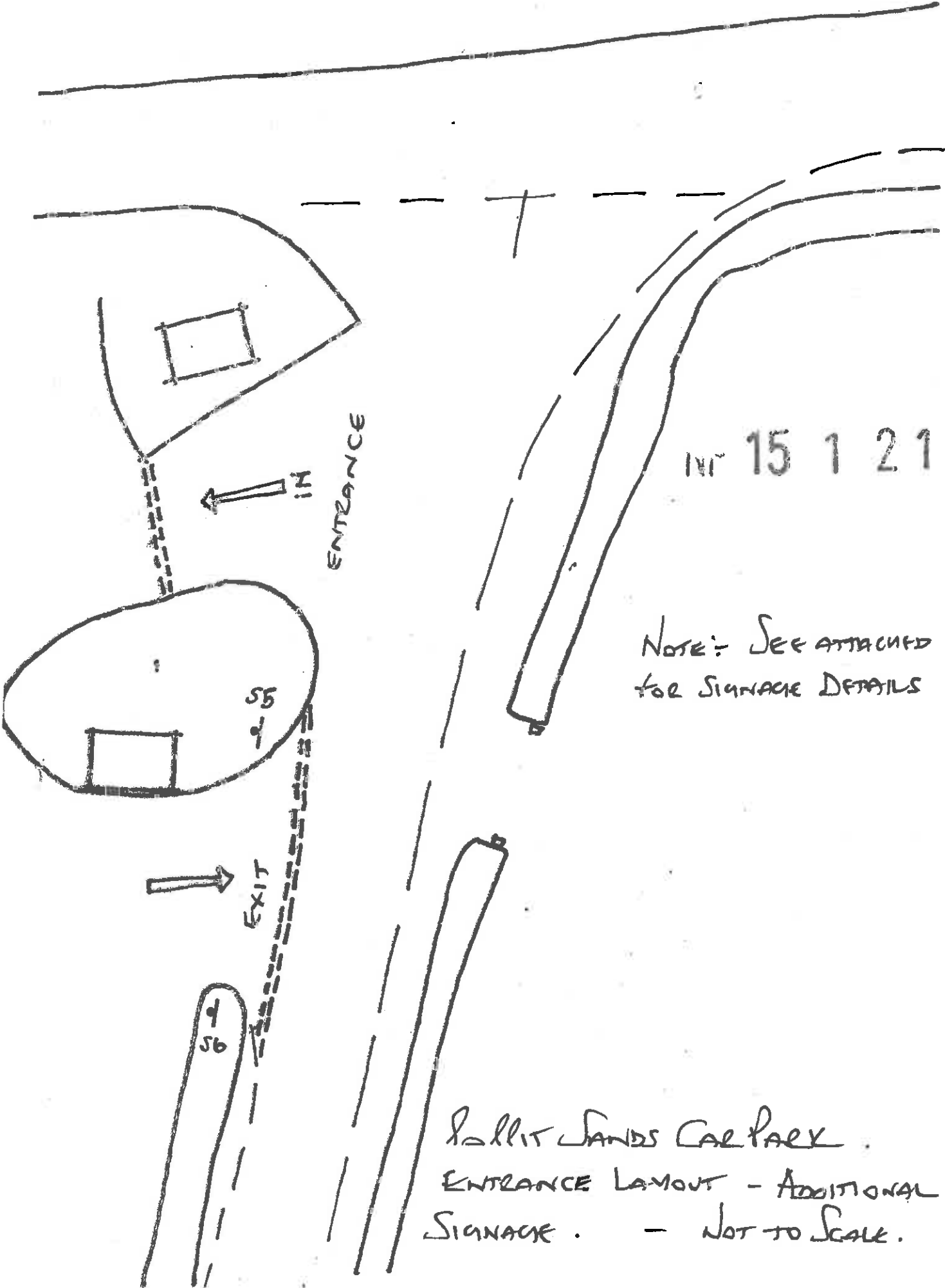
Poppit Sands Car Park

Location Plan

Compiled by on 26 February 2015

Scale 1:1250





INT 15 1 2 1

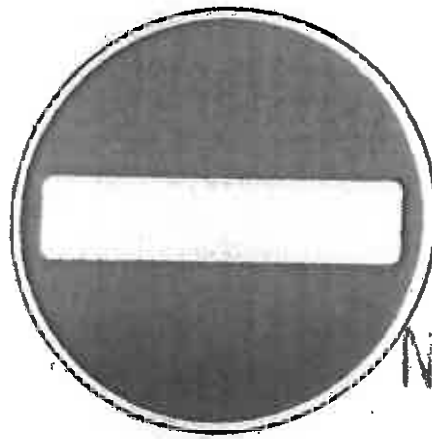
NOTE: SEE ATTACHED FOR SIGNAGE DETAILS

Polliit Sands Car Park.
ENTRANCE LAYOUT - ADDITIONAL
SIGNAGE. - NOT TO SCALE.

S5 / S6

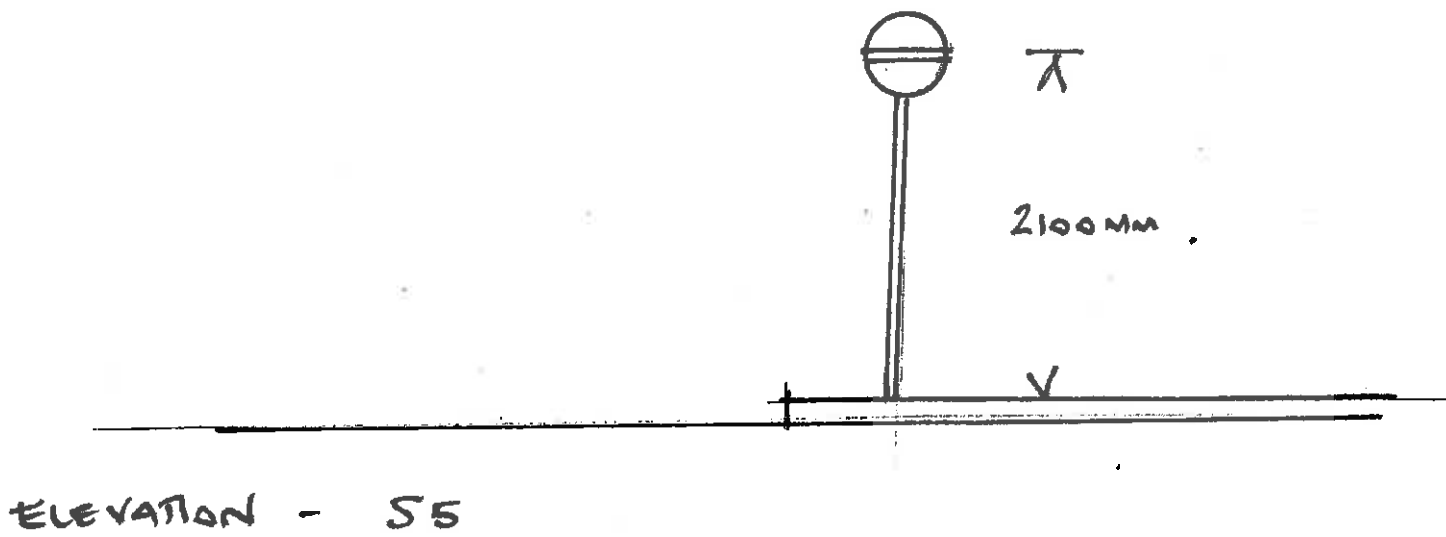
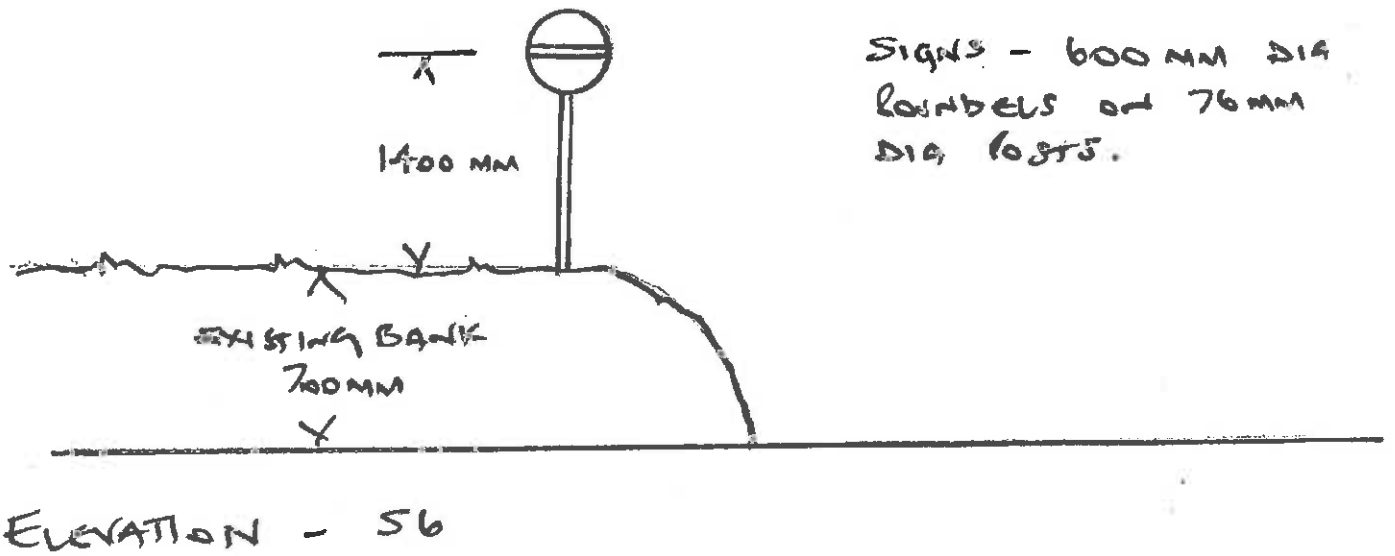
Poppit car park signage

Scale: 1:10



N 15 1 21

600mm dia.



POPPIT SANDS CAR PARK
ADDITIONAL SIGNAGE - ELEVATIONS.

NOT TO SCALE.