

Item 5 - Report on Planning Applications

Application Ref: NP/16/0255/FUL

Case Officer	Matt Dash		
Applicant	Mr J Pearson, National Trust		
Agent	Mr J Pearson, National Trust Wales		
Proposal	Erection of Pay & Display meter		
Site Location	Martins Haven, Marloes, Haverfordwest, Pembrokeshire, SA62 3BJ		
Grid Ref	SM76190896		
Date Valid	04-May-2016	Target Date	28-Jun-2016

Summary

This application seeks approval for a pay and display machine to be located in the Countryside, within the National Trust Car Park, to the west of the village of Marloes. The proposal does not have an adverse impact upon the special qualities of the National Park, or neighbouring amenity. The application therefore complies with the relevant policies of the LDP and as such is recommended for approval.

This application has been deferred to Development Management Committee due to an objection received from Marloes and St. Brides Community Council.

Consultee Response

Marloes & St Brides Community Council: Objecting - Community Council members consider that the proposal is an unnecessary urbanization of this area of the National Park, and is in conflict with National Trust objectives.

They consider that in the interests of security, and to minimise vandalism problems, the car park should have an attendant present for the majority of the daily opening hours. This area has proved an attraction for vandalism in the past being so remote from the main village. National Trust money collection points were vandalised so often that they were removed. Almost all the surrounding buildings have suffered break-ins over the years. The previous Car Park Attendant's hut suffered an arson attack leading to the new building being erected.

The Council do not support this proposal as they consider than an attendant should be present to collect cash payments to avoid security issues at this isolated location.

PCC - Transportation & Environment: No objection

Public Response

The application was advertised by site notice displayed at the site on 12th May 2016. No letters have been received from third parties.

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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 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
PPW8 Chapter 04 - Planning for Sustainability
SPG05 - Sustainable Design
SPG06 - Landscape
TAN 12 - Design

Constraints

Special Area of Conservation - within 500m
Special Protection Area - within 500m
LDP Mineral Safeguard
Biodiversity Issue
Recreation Character Areas

Officer's Appraisal

Site and Context

The application site consists of an elongated car park, orientated from west to east, to the west of Marloes village within west Pembrokeshire. The car park is on a relatively level site, with a metalled, compacted gravel and grass surface and is accessed via a narrow unclassified lane from the east. It is bounded by hedges and timber fencing and is surrounded by open farmland. There is a timber National Trust totem style sign at the entrance with a stone and slate built structure adjacent, which has replaced a former timber hut which was burned down previously.

Relevant Planning History

NP/15/0100/ADV – Erection of flagpost – Approved 9th April 2015

NP/14/0121 – Information Sign – Part refused, part approved 8th May 2014

NP/12/0610 - New Car Park Hut to replace previous hut destroyed by arson – Approved 11th February 2013

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Description of Proposal

This application seeks approval for a pay and display meter to be sited adjacent to the stone and slate built attendants hut approximately 10m within the car park. The meter is to measure 1.87m in height, by 40cm wide and 30cm deep.

Key Issues

- Siting and Design
- Amenity and Privacy
- Community Council Concerns

Siting and Design

The proposal is of a modest scale and will not be seen from the wider landscape due to its siting adjacent to the stone attendants hut. The proposal will not therefore have an adverse impact upon the character of the area or the wider landscape and therefore does not compromise the special qualities of the National Park and complies with Policy 7 and 8 of the LDP.

Amenity and Privacy

The proposal will have no detrimental impact upon amenity or privacy, due to the nature of the pay and display meter and its siting, away from any neighbouring properties. The proposals therefore comply with Policy 30 of the LDP.

Community Council Concerns

The Community Council objections which relate to this proposal, are that the introduction of a pay and display meter will result in security issues due to the fact that it is likely that there will not be a parking attendant on site for as many hours. The site is in an isolated rural location, and the issue of security is a management consideration for the National Trust.

Conclusion

The proposed pay and display machine will not have an adverse impact upon the special qualities of the National Park or neighbouring Amenity. The proposal therefore complies with the relevant policies of the LDP and is recommended for approval subject to conditions.

Recommendation

APPROVE, subject to the following conditions:

1. The development shall begin not later than five years from the date of this decision.

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Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents: Site Location Plan Scale 1:1250, Plans and Elevations of Ticket and Sales Hut previously approved Scale 1:50 and 1:5, Elevations of Proposed Pay and Display Meter Scale 1:50 received 4th May 2016.

Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

Proposed P&D meter, Martin's Haven car park, Pembrokeshire

Legend

- ▲ Definitive Properties (GB)
- NT Ownership (GB)
- NT Leasehold (GB)

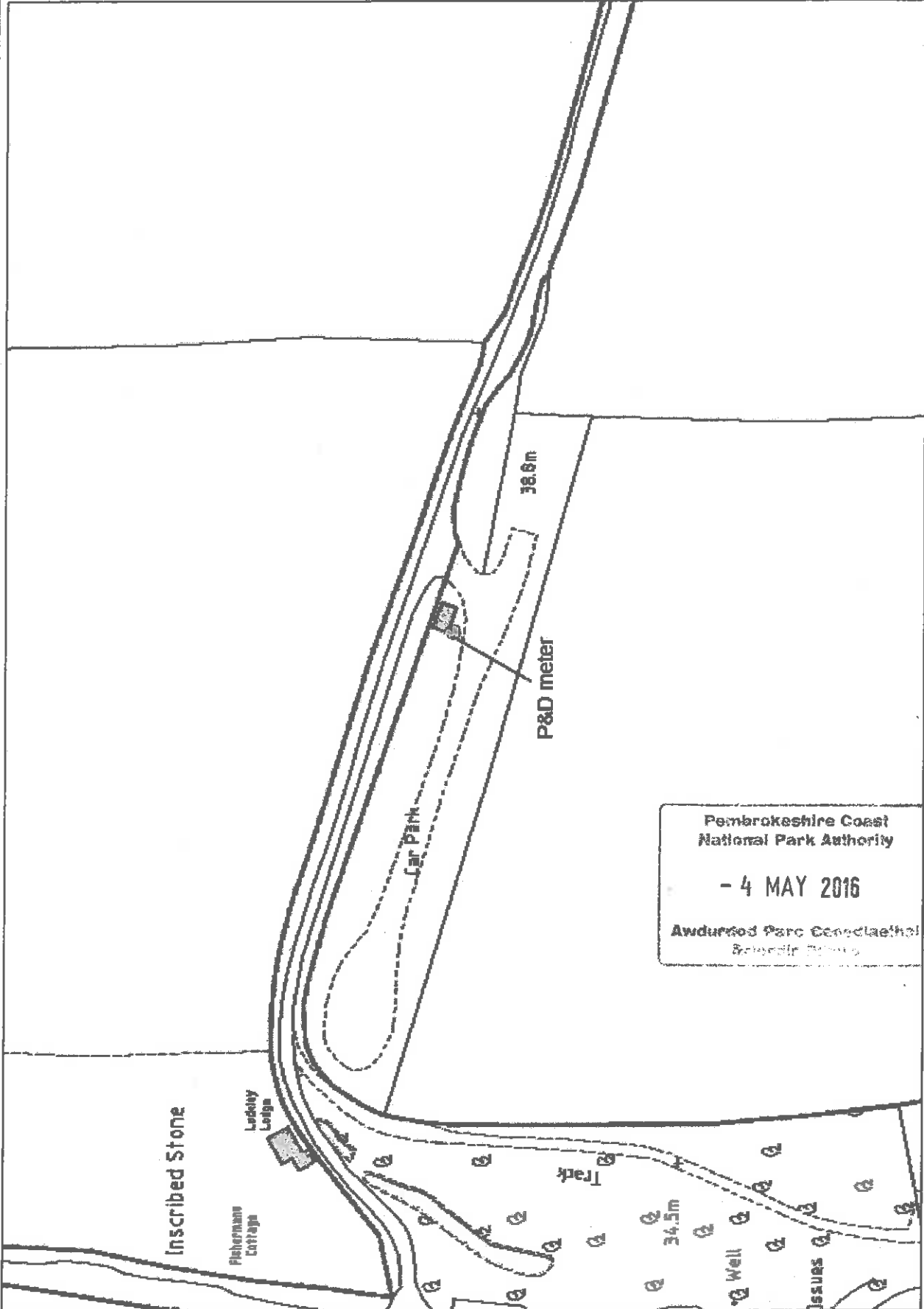
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Notes

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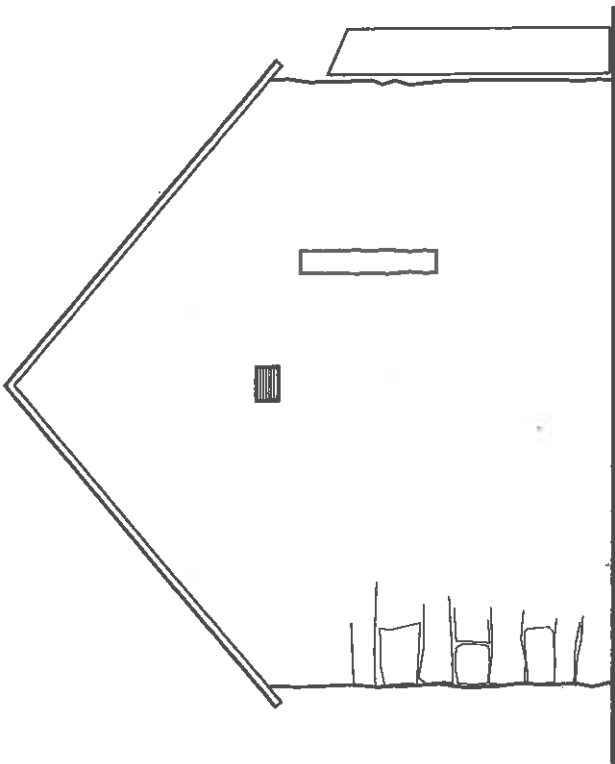
Pembrokeshire Coast
National Park Authority

- 4 MAY 2016

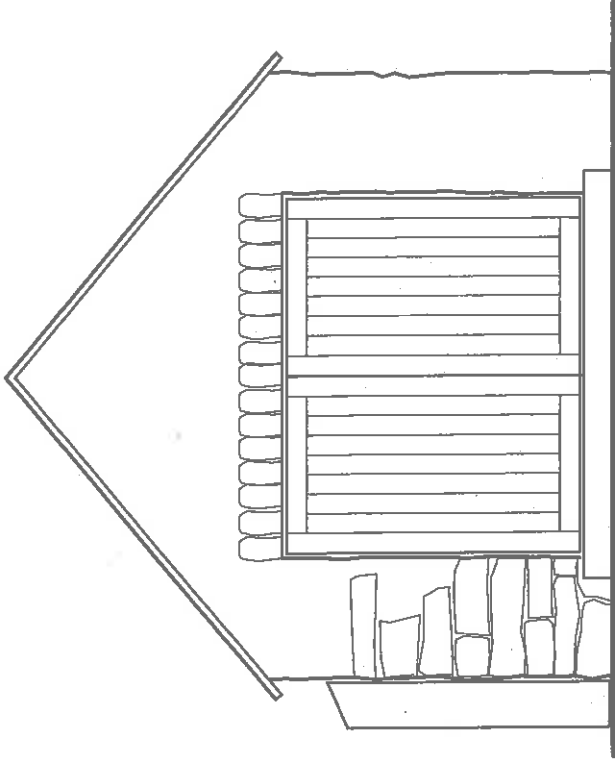
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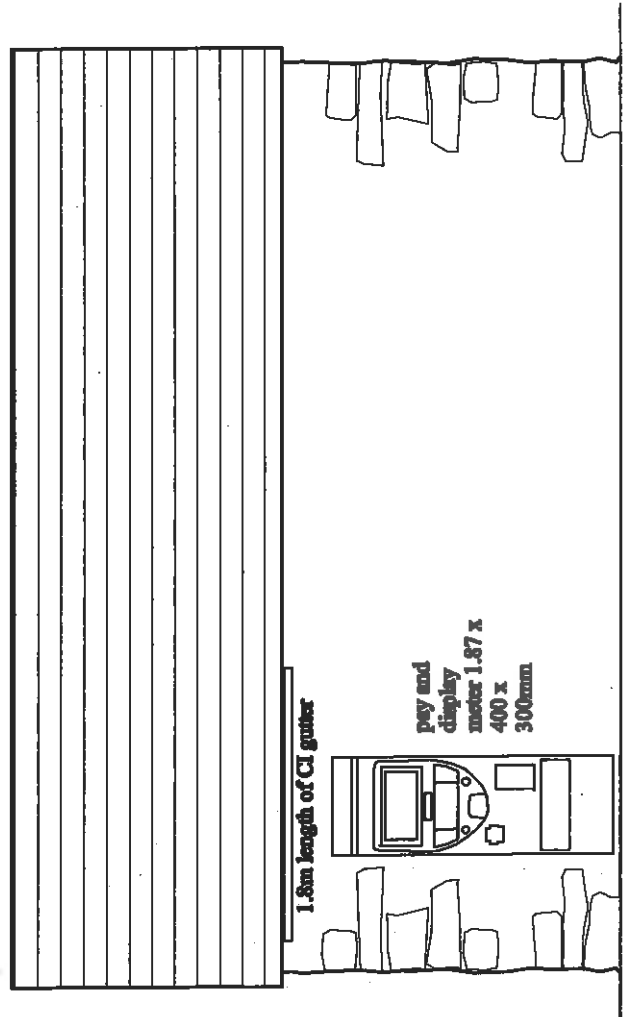
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WEST ELEVATION



EAST ELEVATION

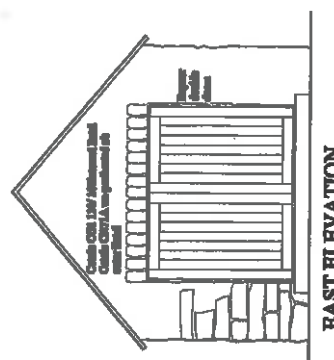
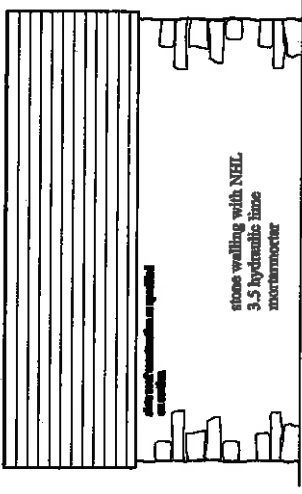
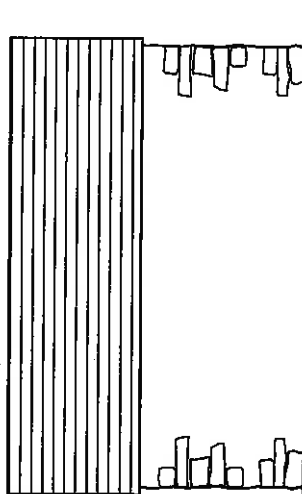
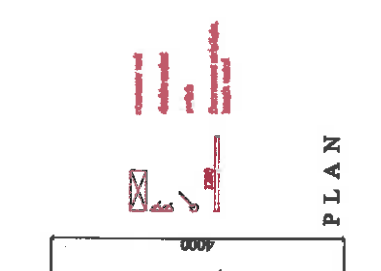
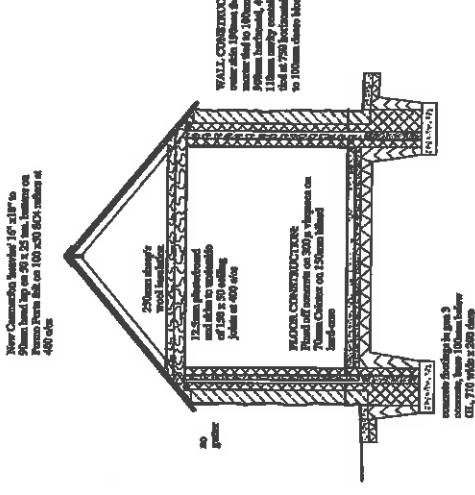
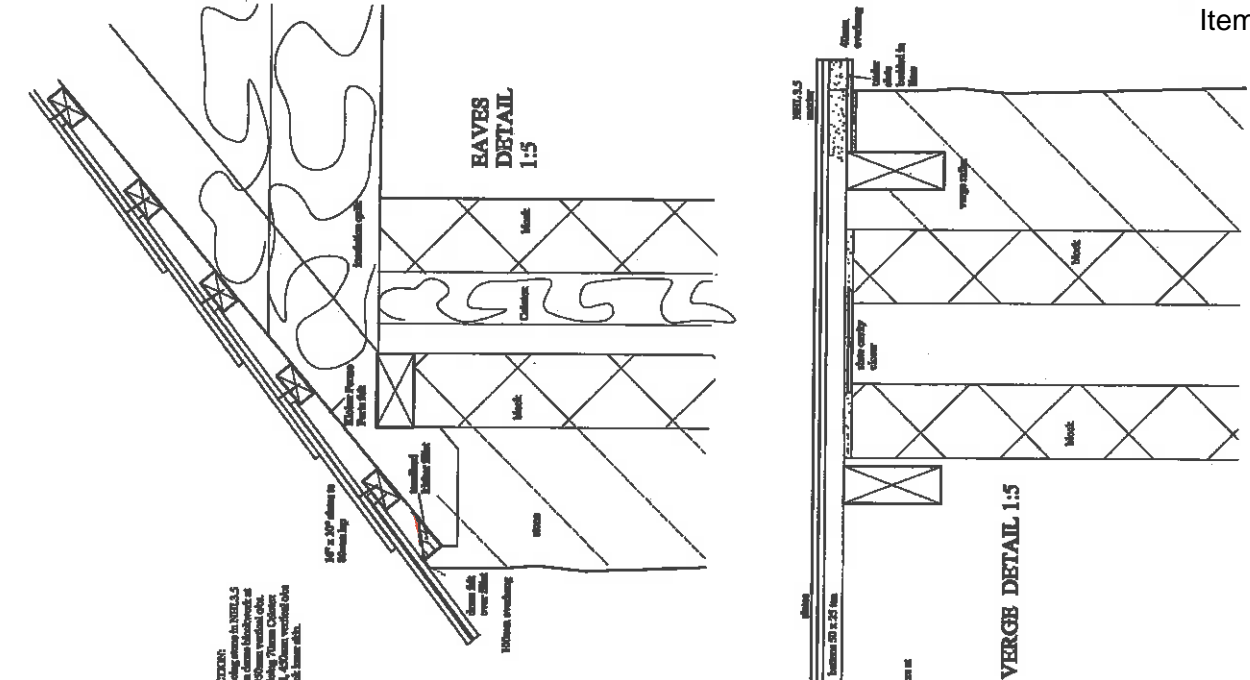


SOUTH ELEVATION

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- 4 MAY 2016
Awdurdod Parc Genedlaethol
Arfordir Penfro

PROPOSED PAY AND DISPLAY
METER AT MARTIN'S HAVEN
CAR PARK HUT
1:50 A4 landscape



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Planovodnaya Zhust
Parks and Park Authority
- 4 MAY 2016
Shtodnot Paryo Dandaothot
Arondy Peniro