

**Application Ref: NP/16/0145/FUL**

<b>Case Officer</b>	Matt Dash		
<b>Applicant</b>	Pembrokeshire Coast National Park		
<b>Agent</b>	Mr G Meopham		
<b>Proposal</b>	Change of use of existing building from 'Attendants' Hut to 'Ticket' Hut		
<b>Site Location</b>	Attendants Hut, Oriel y Parc Car Park, St Davids, Pembrokeshire		
<b>Grid Ref</b>	SM2522		
<b>Date Valid</b>	18-Mar-2016	<b>Target Date</b>	12-May-2016

**Summary**

The application has been referred to the Development Management Committee due to the applicant being the Pembrokeshire Coast National Park Authority.

This application seeks approval for the change of use of an existing car parks attendants hut in the Oriel y Parc car park, to a ticket office with the aim of selling tickets for tourist attractions in the area. This would constitute a change of use from sui generis to A1 retail. No physical changes to the existing structure are proposed which require planning permission or advertisement consent. The proposal will not have an adverse impact upon the special qualities of the National Park, or neighbouring amenity. It is therefore considered to comply with the relevant policies of the LDP and is requested that delegated authority be transferred to the director of planning to approve, provided that no objections are received which would contradict or otherwise call into doubt the above assertion.

**Consultee Response**

**St Davids City Council:** Supporting

**Public Response**

A public site notice was erected on site on the 1<sup>st</sup> April 2016. No responses 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>

LDP Policy 01 - National Park Purposes and Duty  
 LDP Policy 05 - St Davids Local Centre  
 LDP Policy 08 - Special Qualities  
 LDP Policy 13 - Historic Landscapes Parks and Gardens

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LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 29 - Sustainable Design  
LDP Policy 30 - Amenity  
LDP Policy 35 - Visitor Economy  
LDP Policy 49 - Retail in the National Park  
LDP Policy 50 - Town and District Shopping Centres

### **Constraints**

NPA Property - within 25m  
Historic Landscape  
Safeguarding Zone  
Hazardous Zones  
LDP Centre:50pc aff housing;30 units/ha  
Recreation Character Areas

### **Officer's Appraisal**

#### **Background and Description**

The proposal site consists of a small timber built, and clad, car park attendants hut, within the Oriel y Parc Car Park owned and operated by the Pembrokeshire Coast National Park Authority. The hut was approved in 1998 and has a large mono-pitched overhanging roof and faces west towards the car park entrance, with the rear surrounded by a stone and earth bank. More recently an automated ticket machine has been installed adjacent to the hut. The Oriel y Parc visitor centre is located to the west on the opposite side of the highway.

#### **Constraints**

- NPA Property – within 25m
- Historic Landscape
- Safeguarding Zone
- Hazardous Zones
- LDP centre: 50pc aff housing;30 units/ha
- Recreation Character Areas

#### **Planning History**

NP/14/0608 – Non Material Amendment to NP/04/474 - installation of electric vehicle charging – Approved 5<sup>th</sup> November 2014

NP/08/225 – Erection of interpretive panels and information signs – Approved 8<sup>th</sup> July 2008

NP/08/251 – New Public Toilets – Approved 24<sup>th</sup> July 2008

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NP/98/095 – Attendants Hut – Approved 27<sup>th</sup> April 1998

**Current Proposal**

This application seeks approval for the change of use of the attendants hut from its current sui generis use to an A1 ticket office. There are no physical alterations or signs proposed that would require consent.

**Key Issues**

- Siting and Design
- Retail in the National Park and Visitor Economy
- Amenity and Privacy

*Siting and Design*

The attendants hut is timber clad with a large mono-pitched roof with a relatively large over-hang to the fore where a hatch is located on the west elevation. A large stone and earth bank is located to the rear. It is sited within the existing car park, and it is not proposed to alter the external appearance of the structure. The proposal will not have an impact upon the character of the site or the special qualities of the National Park and therefore complies with Policy 1, 5, 8, 15 and 29 of the LDP.

*Retail in the National Park and Visitor Economy*

The site is located within St Davids, which is one of three District Shopping Centres named within Policy 49 and 50 of the LDP. Changes of use to A1 are supported by these policies provided that, the scale, siting and design is appropriate and would contribute to the character and appearance of the area, and that the size of the proposal is consistent with the size and character of the Centre and its role in the hierarchy within the National Park. The proposal is of a modest scale and supports the tourism economy of the wider St Davids area without having an adverse impact upon the special qualities of the National Park. The proposal therefore complies with Policies 35, 49 and 50 of the LDP.

*Amenity and Privacy*

The hut is located within the car park and is well away from neighbouring residential properties and will not therefore have any adverse impact upon the amenity or privacy of neighbours. The proposal therefore complies with Policy 30 of the LDP.

**Conclusion**

The proposed change of use of the car park attendants hut from sui generis to an A1 shop for the sale of tickets, will not have an adverse impact upon the special qualities of the National Park, or neighbouring amenity. It is therefore considered to comply with the relevant policies of the LDP and is requested that delegated authority be transferred to the director of planning to approve,

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provided that no objections are received which would contradict or otherwise call into doubt the above assertion.

### **Recommendation**

That the application be approved subject to the following conditions:-

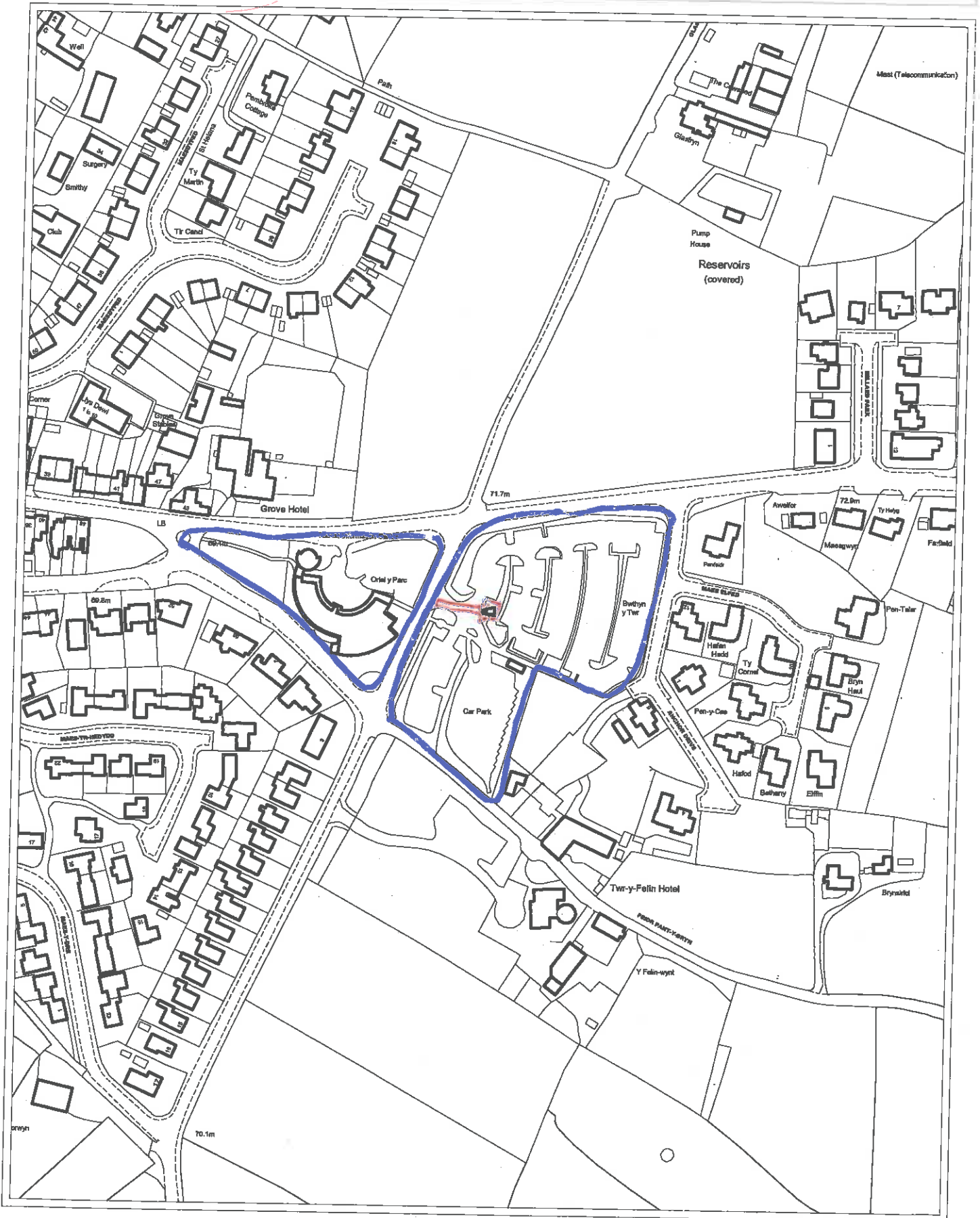
1. The development shall begin not later than five years from the date of this decision.  
**Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents: Location Plan Scale 1:2500 received 18th March 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).

# LOCATION PLAN



Compiled by on 18 March 2016

Scale 1:2500



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