

Item 5 - Report on Planning Applications

Application Ref: NP/16/0186/FUL

Case Officer	David Griffiths
Applicant Agent	Mr G Meopham
Proposal	Creation of new vehicular entrance at Newport Sands Carpark to improve management
Site Location	Newport Sands Car Park, Newport, Pembrokeshire
Grid Ref	SN05484052
Date Valid	01-Apr-2016
Target Date	26-May-2016

Summary

This application is being reported to the Development Management Committee because the applicant is the Pembrokeshire Coast National Park Authority.

Planning permission is sought for the creation of a new vehicular entrance at Newport Sands car park in order to improve the management of traffic flow at peak period times. The works will involve the breaking through and removal of a section of a grassed earth bank that forms the roadside boundary, the laying of new tarmac surface within the new entrance and the installation of a traditionally designed timber field gate. The access will be used during peak periods to manage traffic flow in and out of the existing car park.

The proposed development by reason of its nature, scale and appearance is not considered to have any adverse impact on the amenity of the surrounding area, or on the special qualities of the National Park and as such complies with policies 1, 7, 8, 11, 15, 29, 30 and 53 of the Pembrokeshire Coast National Park Local Development Plan. The application is therefore recommended for approval subject to conditions.

Consultee Response

PCC - Transportation & Environment: No objections.

Nevern Community Council: No objection

PCNPA - Access Manager: No objection

PCC - Ecologist: No adverse comments

Natural Resources Wales: No adverse comments

Public Response

A site notice has been posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. No public response has been received.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokehire 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 Pembrokehire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 32 - Surface Water Drainage
LDP Policy 53 - Impacts on traffic
PPW8 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW8 Chapter 08 - Transport
SPG05 - Sustainable Design
TAN 05 - Nature Conservation and Planning
TAN 12 - Design

Constraints

NPA Property - within 25m
LDP Mineral Safeguard
Biodiversity Issue
ROW Coast Path - within 10m
Recreation Character Areas

Officer's Appraisal

Site and Context

The application site is owned and operated as a public car park by the Pembrokehire Coast National Park Authority and is located adjacent to the popular Newport Sands Beach. The car park is currently accessed by a single access point off a single lane road that leads down onto Newport Beach. There are two car park enclosures in total, both operated by the Pembrokehire Coast National Park Authority and located on either side of the single lane road that leads down to the beach. The car park that forms part of this application is located on the southern side of the road and is primarily enclosed by a grassed earthbank. Whilst the car park to the north has a tarmac surface finish with delineated parking bays, the southern car park has a gravel surface finish. Located within the southern car park are Public Toilets. There is a further building to the west of the toilets which

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houses a beach shop and Newport Surf Life Saving Club (although this building is outside the applicant's ownership). Newport Golf Club is located to the east which overlooks the application site and Newport Sands Beach.

Relevant Planning History

There is no relevant planning history.

Description of Proposal

Planning permission is sought for the creation of a new vehicular entrance at Newport Sands Car Park to improve the management of traffic flow during peak periods. The proposed access will be located in the north east corner of the southern car park and will measure 3.6 metres wide at its narrowest point. Visibility splays will be provided on the outer roadside entrance. The works will involve the removal of a section of grassed earthbank to form the new exit and laying a new tarmac surface to the area affected. Works are also proposed to reduce the height of the existing roadside grass bank along the northern boundary of the car park in order to aid visibility for traffic entering and leaving the car park; relocation of a highway road sign; carrying out of road markings and the erection of a traditionally designed timber field gate.

Key Issues

The application raises the following planning matters:

- *Visual Impact, Amenity and Special Qualities of the National Park*
- *Biodiversity*
- *Highway Safety*
- *Impact on Public Right of Way*

Visual Impact, Amenity and Special Qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria (d) and (e) resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)). Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion (b)) or is visually intrusive (criterion (d)).

The proposed development will create a new vehicular exit from the existing public car park with the aim of improving the management of traffic flow during peak period times. The works will result in a small section of earth bank being

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removed to facilitate the new access and also the lowering in height of the existing roadside boundary grass bank to 600mm to aid motorist visibility. The access will be closed off by a traditionally designed timber field gate during off-peak periods. The proposed development, by reason of its nature, scale and appearance is not considered to have a detrimental impact on the visual amenity of the surrounding area, or on the special qualities of this area of the National Park. As such the proposed development is considered to comply with policies 1, 7, 8, 15, 29 and 30 of the Local Development Plan and can be supported.

Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

Both PCC Planning Ecologist and Natural Resources Wales (NRW) have been consulted as part of the application process and no objections have been raised on the current scheme from either consultee.

Highway Safety

Policy 53 of the LDP states that development will be allowed where appropriate access can be achieved. As the creation of the new access forms part of a public car park, the Highways Authority has been consulted in respect of the proposed development. The Highway Development Control Officer has confirmed that there is no objection to the creation of the access/exit as proposed. He has however, commented that although the new access will not cross a Highway verge, there will need to be a licence issued so that the road marking can be carried out. An informative will be included as part of the consent to advise the applicant that further consent from the Highways Authority under Section 184 of the Highways Act 1980, and working in the Highway must be done by an approved contractor. As such the proposed development complies with Policy 53 of the LDP.

Public Right of Way

The Authority's Rights of Way Officer has been consulted in respect of the proposed development as the application site is within close proximity to a Public Right of Way (Pembrokeshire Coastal Path) which runs in a North/South direction through the two car parks. The Authority's Rights of Way Officer has confirmed that there is no objection in respect of the proposed development.

Conclusion

The proposed development by virtue of its scale, nature and appearance is considered to comply with policies 1, 7, 8, 11, 15, 29, 30 and 53 of the Local

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Development Plan and as such is recommended for approval subject to the appropriate conditions.

Recommendation

APPROVE, 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:
Appendix 1 (Site Location Plan) (received 01/04/2016);
Appendix 4 (Proposed Plan Layout) (received 01/04/2016);
Appendix 5 (Proposed Plan Layout – Highway Amendments Plan) (received 01/04/2016);
Appendix 6 (Topographical Survey of Car Park Entrance at Newport, Pembrokeshire) (received 01/04/2016);
Appendix 7 (Pembrokeshire Field Gate Detail) (received 18/05/2016).
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).

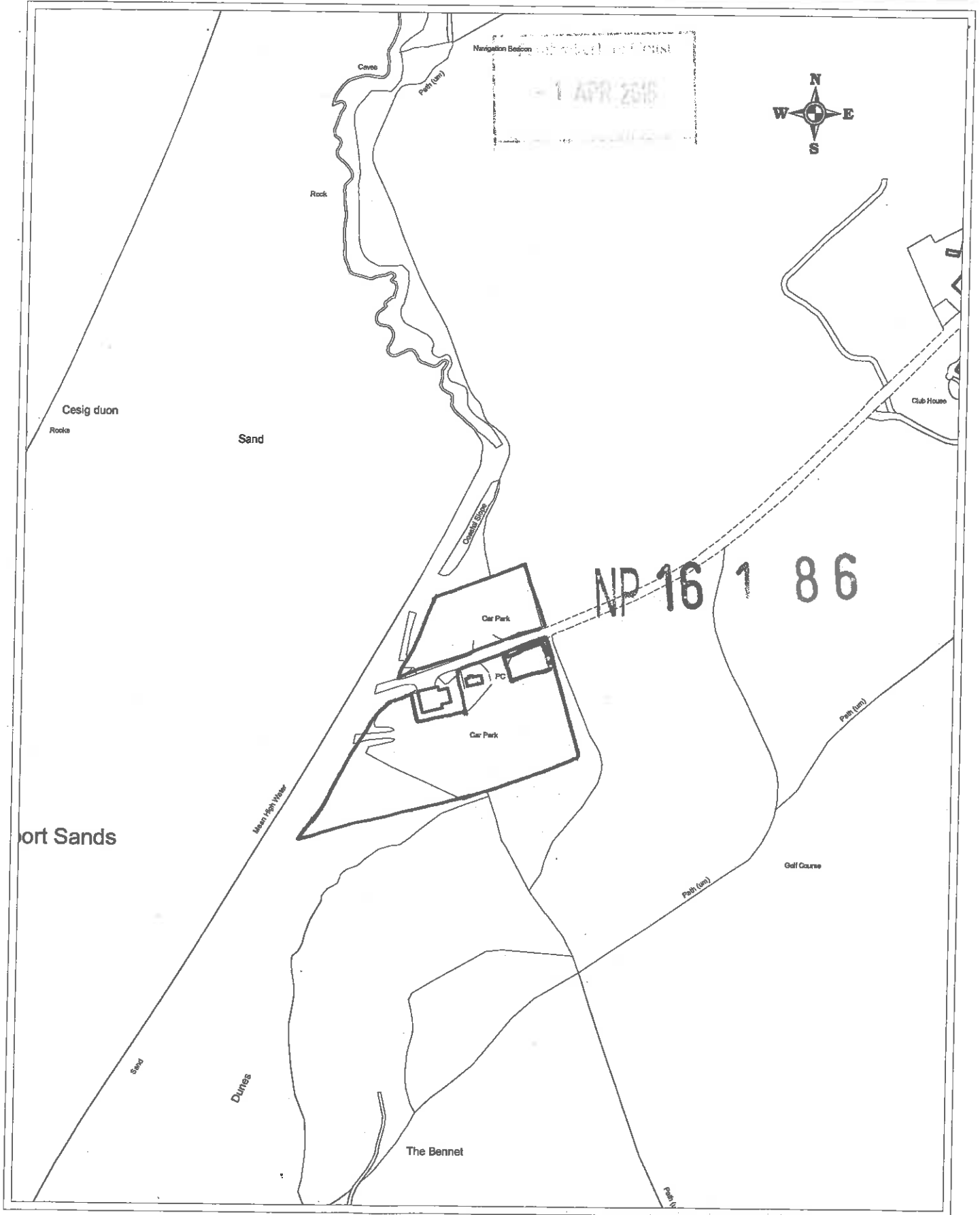
Informative

The proposed road marking on the Highway requires further consent from the Highway Authority under Section 184 of the Highways Act 1980, and that working in the Highway must be done by an approved contractor. The attached letter produced by the Highways Authority includes the application form, contractors list and explanatory notes.

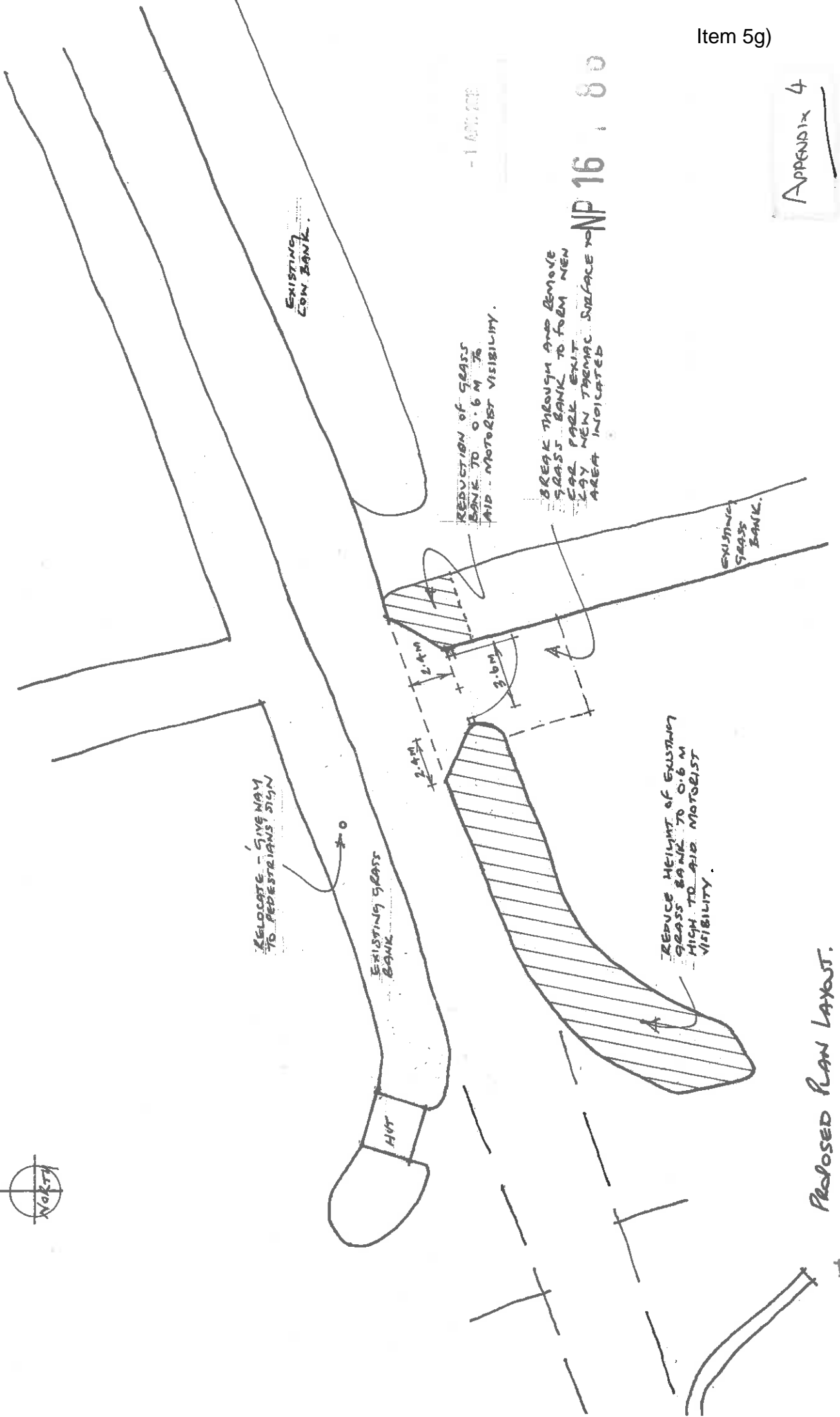
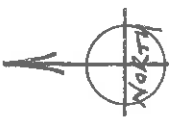


Compiled by on 31 March 2016

Scale 1:2500



Appendix 4



RELOCATE - GIVE WAY TO PEDESTRIANS SIGN

EXISTING GRASS BANK

REDUCTION OF GRASS BANK TO 0.6 M TO AID MOTORIST VISIBILITY.

BREAK THROUGH AND REMOVE GRASS BANK TO FORM NEW EXIT LANE NEW THERMAL SURFACE TO AREA INDICATED

REDUCE HEIGHT OF EXISTING GRASS BANK TO 0.6 M HIGH TO AID MOTORIST VISIBILITY.

EXISTING GRASS BANK

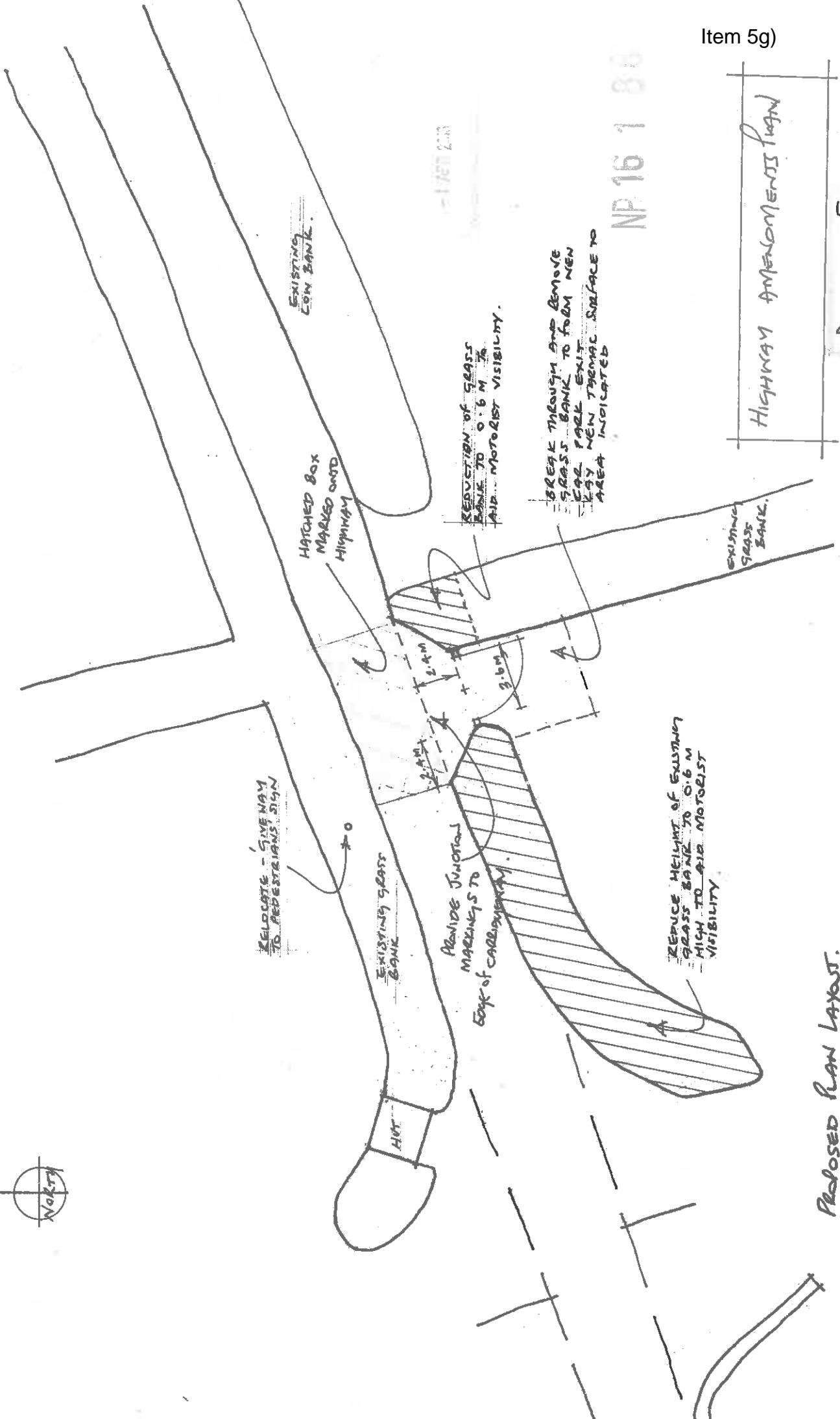
PROPOSED PLAN LAYOUT.

NEW EXIT ONTO THE PUBLIC HIGHWAY AT NEWPORT SANDS CAR PARK. NEWPORT SANDS CAR PARK

NP 16 : 80

- 1 AMP

NP 16 1 86



RELOCATE - GIVEWAY TO PEDESTRIAN SIGN

EXISTING COW BANK

HATCHED BOX MARKED HIGHWAY

EXISTING GRASS BANK

PROVIDE JUNCTION MARKINGS TO EDGE OF CARBONISED

REDUCE HEIGHT OF EXISTING GRASS BANK TO 0.6 M HIGH TO AID MOTORIST VISIBILITY

REDUCTION OF GRASS BANK TO 0.6 M TO AID MOTORIST VISIBILITY

BREAK THROUGH AND REMOVE GRASS BANK TO FORM NEW CAR PARK EXIT FOR MEN TRAMAC SURFACE TO AREA INDICATED

EXISTING GRASS BANK

HIGHWAY AMENAGEMENTS PLAN

PROPOSED PLAN LAYOUT

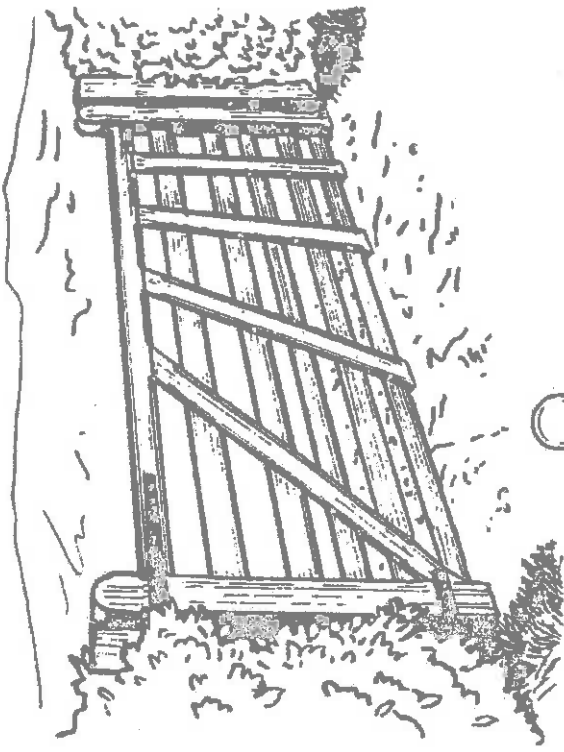
NEW EXIT ONTO THE PUBLIC HIGHWAY AT NEWBET SANDS CAR PARK

APPENDIX 5

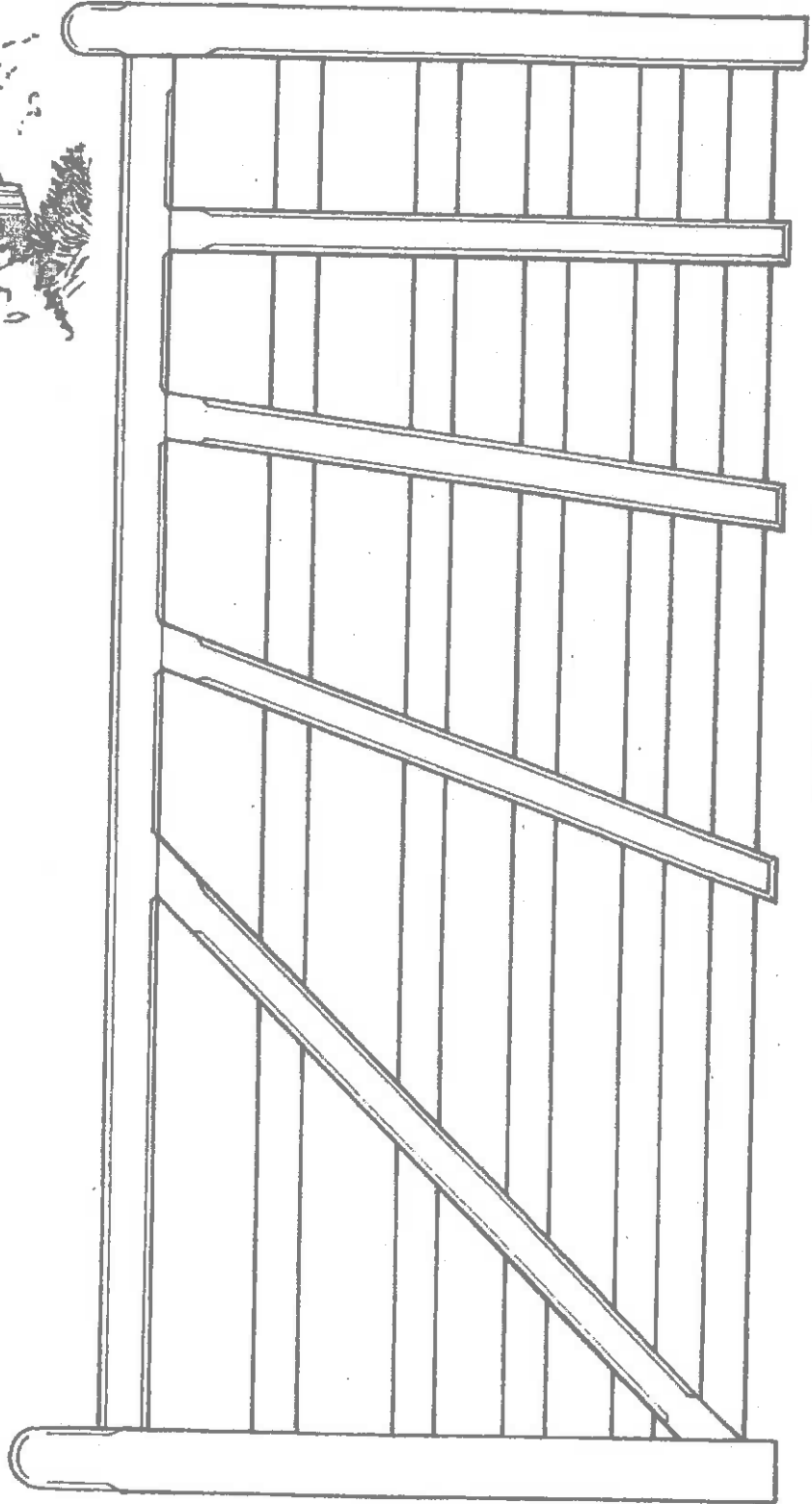
NENBET REMES

SCALE 1:100 (PLAN)

PEMBROKESHIRE FIELD GATE



Pembrokeshire Coast
National Park Authority
18 MAY 2016
Awdurdod Parc Cenedlaethol
Arfordir Penfro



APPENDIX 7