

<u>Application Ref</u>	<u>NP/17/01110/FUL</u>		
Case Officer	Andrew Richards		
Applicant	Mr R Tovey		
Agent	Mr C Rees, Edwards H Perkins		
Proposal	Change of use of an area of land into an area for parking of 2 vehicles		
Site Location	Curlew Call, 72, Port Lion, Llangwm, Haverfordwest, Pembrokeshire, SA62 4JT		
Grid Ref	SM99450868		
Date Valid	24-Feb-2017	Target Date	17-May-2017

The application is reported to the Development Management Committee for determination in view of the objection received from Llangwm Community Council.

Consultee Response

Llangwm Community Council: Object
PCNPA Tree and Landscape Officer: No objection
PCNPA Park Direction: No objection
PCNPA Planning Ecologist: No objection
PCNPA Access Officer: No objection
PCC Transportation and Environment: Conditional consent
PCC Drainage Engineers: No objection subject to informative
Natural Resources Wales: No objection
Dyfed Archaeological Trust: No response received

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

One letter has been received from a neighbour within Port Lion who raises the following concerns:

- Lack of justification for the proposed change of use
- Removal of the existing vegetation leading to habitat loss for butterflies and moths
- Excessive scale of area required for two parking spaces

The above concerns have been address within the main report below.

Policies considered

Please note that these policies can be viewed on the Policies page of 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 10 - Local Sites of Nature Conservation or Geological Interest
 LDP Policy 11 - Protection of Biodiversity
 LDP Policy 13 - Historic Landscapes Parks and Gardens
 LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
 LDP Policy 29 - Sustainable Design
 LDP Policy 30 - Amenity
 LDP Policy 31 - Minimising Waste
 LDP Policy 32 - Surface Water Drainage
 LDP Policy 34 - Flooding and Coastal Inundation
 LDP Policy 53 - Impacts on traffic
 PPW9 Chapter 03 - Making and Enforcing Planning Decisions
 PPW9 Chapter 04 - Planning for Sustainability
 PPW9 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
 PPW9 Chapter 06 - Conserving the Historic Environment
 PPW9 Chapter 08 - Transport
 PPW9 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
 SPG05 - Sustainable Design
 SPG06 - Landscape
 SPG12 - Parking
 SPG13 - Archaeology
 SPG23 - Enabling Sustainable Development in Welsh NPAs
 TAN 05 - Nature Conservation and Planning
 TAN 06 - Planning for Sustainable Rural Communities
 TAN 12 - Design
 TAN 15 - Development and Flood Risk
 TAN 18 - Transport

Constraints

Ancient and Semi Natural Woodland - within 25m
 Special Area of Conservation - within 500m
 Biodiversity Issue
 Historic Landscape
 Rights of Way Inland - within 50m
 Potential for surface water flooding
 Recreation Character Areas
 Landscape Character Assessment
 Seascape Character Assessment

Officer's Appraisal

Background and History

The host site forms a parcel of undeveloped land immediately to the west and adjacent to the property known as Curlew Call within Port Lion. The applicant has submitted information that details how access to Curlew Call is restricted

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 Development Management Committee – 10th May 2017

during certain times of high tide events. Due to the lack of accessibility the applicants have explored other options for the safe parking of their vehicles off the adjacent highway.

The application site is currently not used and has a small stream running along the southern boundary. The land is currently unregistered and the applicant has carried out the necessary processes relating to unregistered land as part of the application process under Certificate D.

- NP/16/0528/FUL - Change of use of land to extend curtilage and provide 2 parking spaces with associated access and landscaping – Withdrawn 06.01.2017

Current Proposal

Planning approval is sought for the change of use of an area of land into an area for parking of 2 vehicles. The area indicated on the submitted documentation is approximately 51 m² which includes the areas cut into to form the proposed parking areas.

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Drainage and Flooding
- Other Material Considerations

Policy, Principle of Development and Impact on National Park:

The application site is within the countryside as defined by the Local Development Plan (LDP) and the application for the change of use to form parking for two vehicles is considered to be acceptable in this instance Llangwm Community Council and a neighbour raise concerns on the application and do not consider that the principle of the proposed scheme is acceptable. They consider that this proposal would mark a possession of land from common usage which currently forms part of a natural habitat and bio-diverse area.

Siting and Sustainable Design:

Policy 29 of the LDP refers to sustainable design and expects all proposals for development to demonstrate an integrated approach to design and construction in terms of 'a' place and local distinctiveness, 'b' environment and biodiversity, 'c' community cohesion and health, 'd' accessibility, 'e'

energy use, 'f' energy generation, 'g' materials and resources, 'h' water and drainage, 'i' waste and 'j' resilience to climate change. Policy 32 of the LDP requires development to incorporate sustainable drainage systems for the disposal of surface water on site.

The current siting, scale, form, design and materials proposed are considered to be acceptable and also incorporate sustainable elements within both its design and construction materials, which in this instance are considered to be appropriate in terms of sustainability.

Amenity and Privacy:

Policy 30 of the LDP refers to 'amenity' in general seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties particularly where the development is an inappropriate use, is of a scale incompatible with its surroundings, development leads to an increase in traffic, noise, odour or light or the development is visually intrusive.

The nearest neighbour to this site is located on the opposite side of the road some 12 metres away, and the proposed parking area is located opposite to the entrance of the neighbours property. Given the nature of the proposal it is not considered that this development would have an adverse impact on this neighbours privacy or amenity. No other properties are in close proximity to this site other than the applicant's property.

Highway Safety and Access:

The submitted details clearly indicate the locations of the adjacent stream, culverts and overhead lines. The proposed parking area is located away from these elements and the parking area also includes 9 metre visibility sight lines up and down the lane. The parking area will be formed by stone rolled to a level finish and there is no highway verge to cross or highway drainage necessary at this location.

Pembrokeshire County Council Transportation and Environment section and the access officer have been consulted as part of the application process and both support the current application. The Transportation and Environment section support subject to condition(s) to ensure that any growth or obstruction within the visibility sight lines will not exceed 0.9 metres above the level of the crown of the adjacent carriageway in the interests of road safety.

Landscaping:

The existing site is currently overgrown with vegetation and the current proposal seeks to cut into this area to create 2 parking spaces with some additional native planting proposed to the rear of the site to assist with screening of vehicles when using the spaces. The areas to the front of the site will be left to regenerate naturally and thus retain some of the existing flora

and fauna of the site. The proposed development is, therefore, considered acceptable in terms of landscaping.

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 Llangwm Community Council and a neighbour raise concerns in regard to the impact of the proposal on the existing natural habitat and bio diverse area leading to the loss of existing habitat for butterflies and moths. The planning Ecologist has commented on the application stating that a protected species survey or habitat survey is not required in this instance. Natural Resources Wales also do not raise any objection to the current proposed scheme. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

Land Drainage and Flooding:

PCC drainage engineers have been consulted on the proposal and consider that the proposed scheme appears not to have a detrimental effect on the current surface water drainage regime. However, due to the close proximity of an ordinary water course, the applicant should be made aware that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without prior written consent. As such, an informative will be added to any consent granted to cover this aspect.

Other Material Considerations:

Concerns have been raised regarding the excessive scale of the application area for the proposed 2 parking spaces. The parking area measures approximately 51 m² with the remaining surrounding areas either being left to regenerate or being supplemented with additional native species planting to assist with screening of the new parking spaces. Therefore, it is considered that the parking area scale is acceptable and will not be excessive for the parking of 2 vehicles. The associated surrounding area is also considered appropriate given the proposed landscape management of this area. However, it is considered that this land would be unsuitable for other development, and as such a condition will be imposed to limit its use and remove permitted development from this site.

Conclusion

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 9, November 2016) and having regard to all material considerations it is considered that the development will be in keeping with

the aims of the LDP in that the development is considered to sustain the local character. As such, and subject to a schedule of suitable conditions, the development is acceptable and complies with the requirements of policies 1, 7, 8, 10, 11, 13, 15, 29, 30, 31, 32, 34 and 53 of the adopted Local Development Plan.

Recommendation

To **approve** the application subject to the following planning 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:
Plan A (Received 20.02.2017)
Plan B (Received 20.02.2017)
Plan C (Received 20.02.2017)
1921016 1/2 (Received 20.02.2017)
1921016 2/2 (Received 20.02.2017)
Design and Access Statement (Received 20.02.2017)
Supporting Documentation (Received 20.02.2017)
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).

3. There shall be no growth or obstruction to the visibility over 0.9 metres above the level of the crown of the adjacent carriageway within the approved visibility splays shown on drawing reference: Plan C (Received 20.02.2017).
Reason: In the interests of road safety. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

4. The landscaping works shall be carried out in accordance with the approved details set out within the Supporting Documentation and Plan C (both received 20.02.2017) during the first planting season immediately following completion of the new parking spaces. The completed scheme shall also be managed and maintained in accordance with the approved details.
Reason: In the interest of protecting visual amenity and the special qualities of the area. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

5. The land shall be used as an area for parking of 2 vehicles and associated landscaping as indicated on drawing reference: Plan C only and not for any other use.

Reason: To protect the character and appearance of the land and its setting and the amenity and appearance of the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park).

6. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling and to development or the siting of a caravan within the curtilage of the dwelling house), no development of Parts 1, 2, 5 and 40 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.

Reason: To preserve the character of the area. Policy: Local Development Plan – Policies 1 - National Park Purposes and Duty, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity.

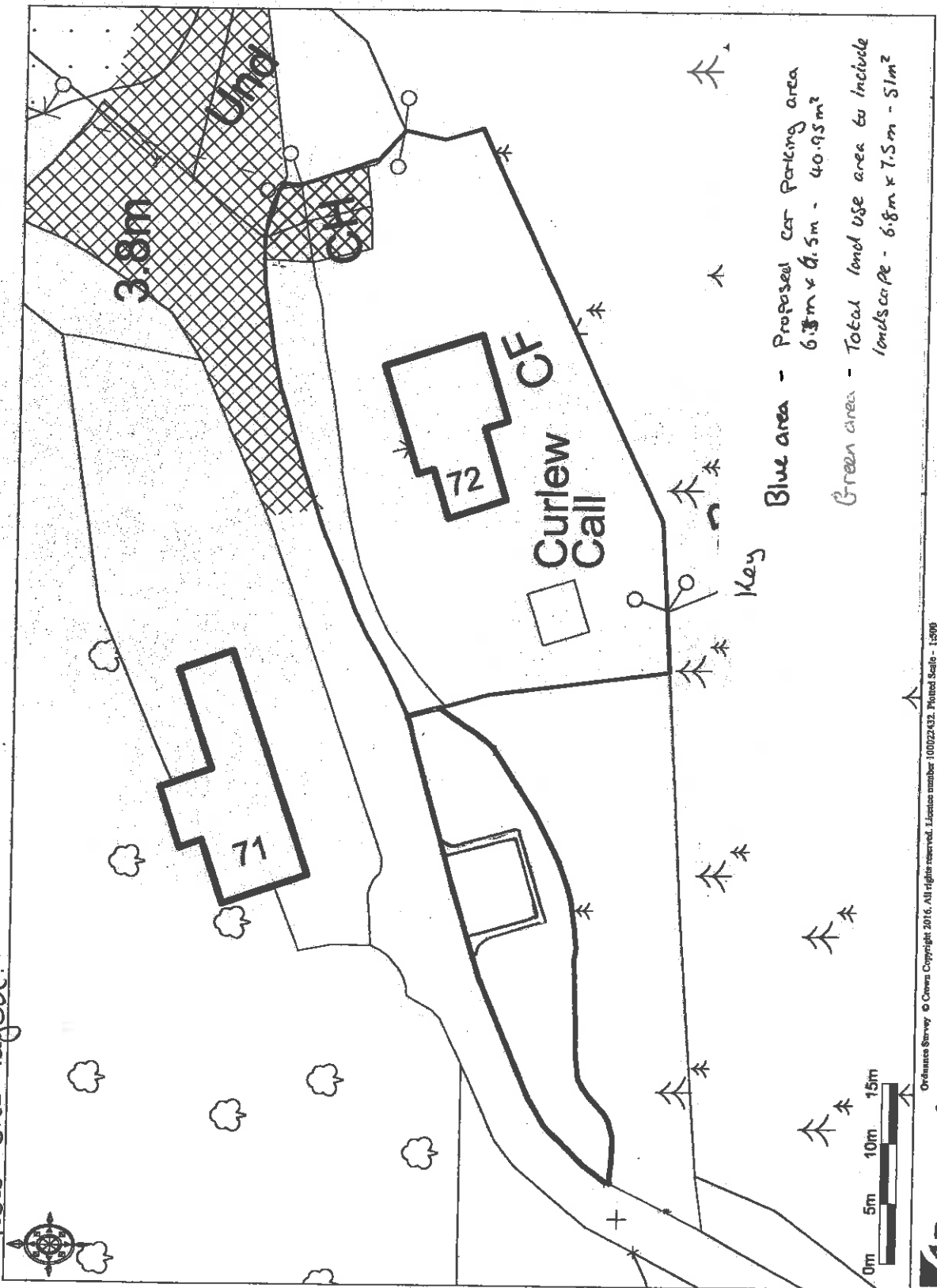
Informatives

The applicant's attention is drawn to the attached Pembrokeshire County Council Drainage Engineers consultation response.

The applicant should satisfy themselves that they have Lawful Authority to enter onto the land to use it and carry out the development.

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Proposed site layout.



Blue area - Proposed car parking area
6.5m x 6.5m - 40.93m²

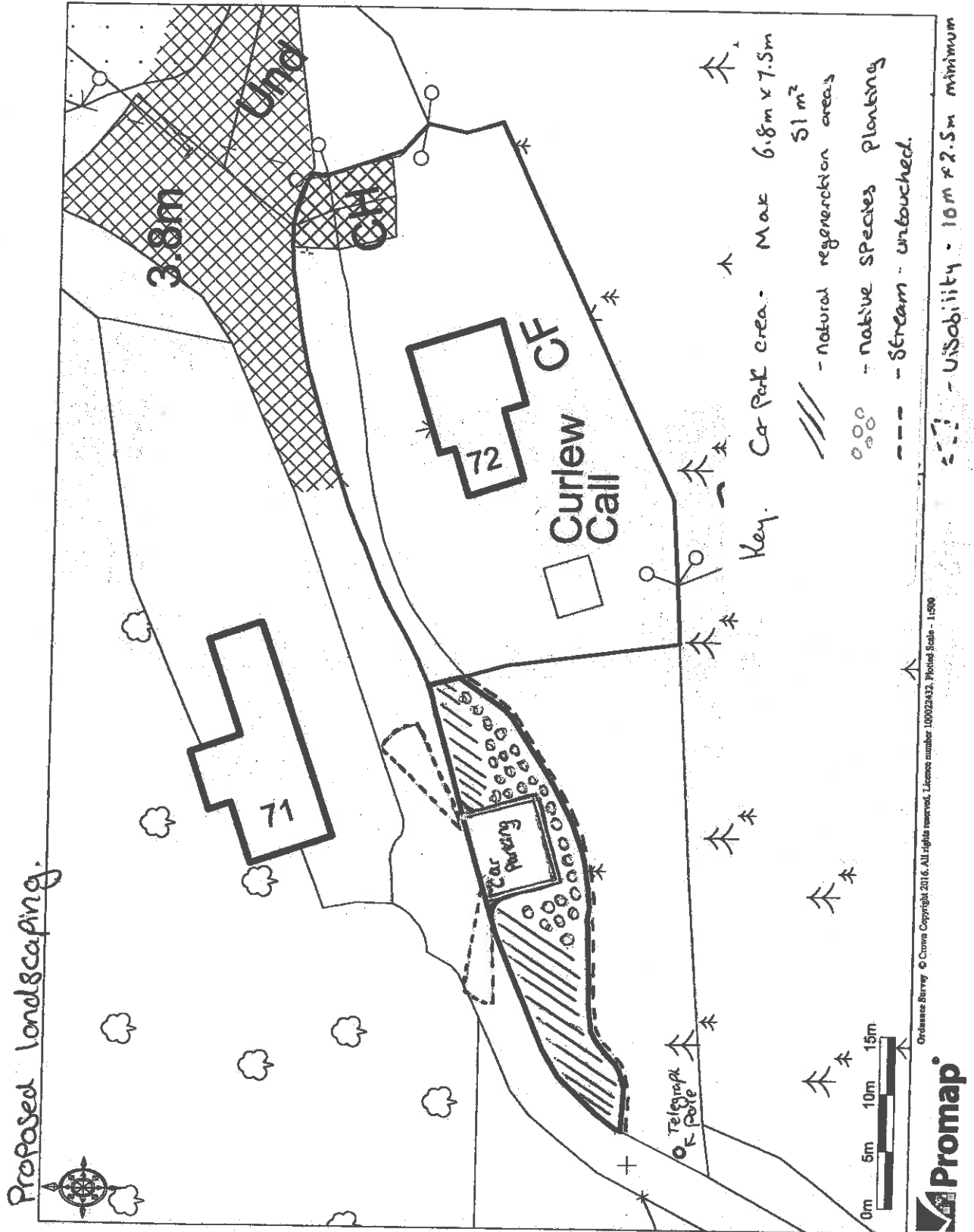
Green area - Total landscaped area to include
landscaped - 6.8m x 7.5m - 51m²

Ordnance Survey. © Crown Copyright 2016. All rights reserved. Licence number 100022432. Printed Scale - 1:500

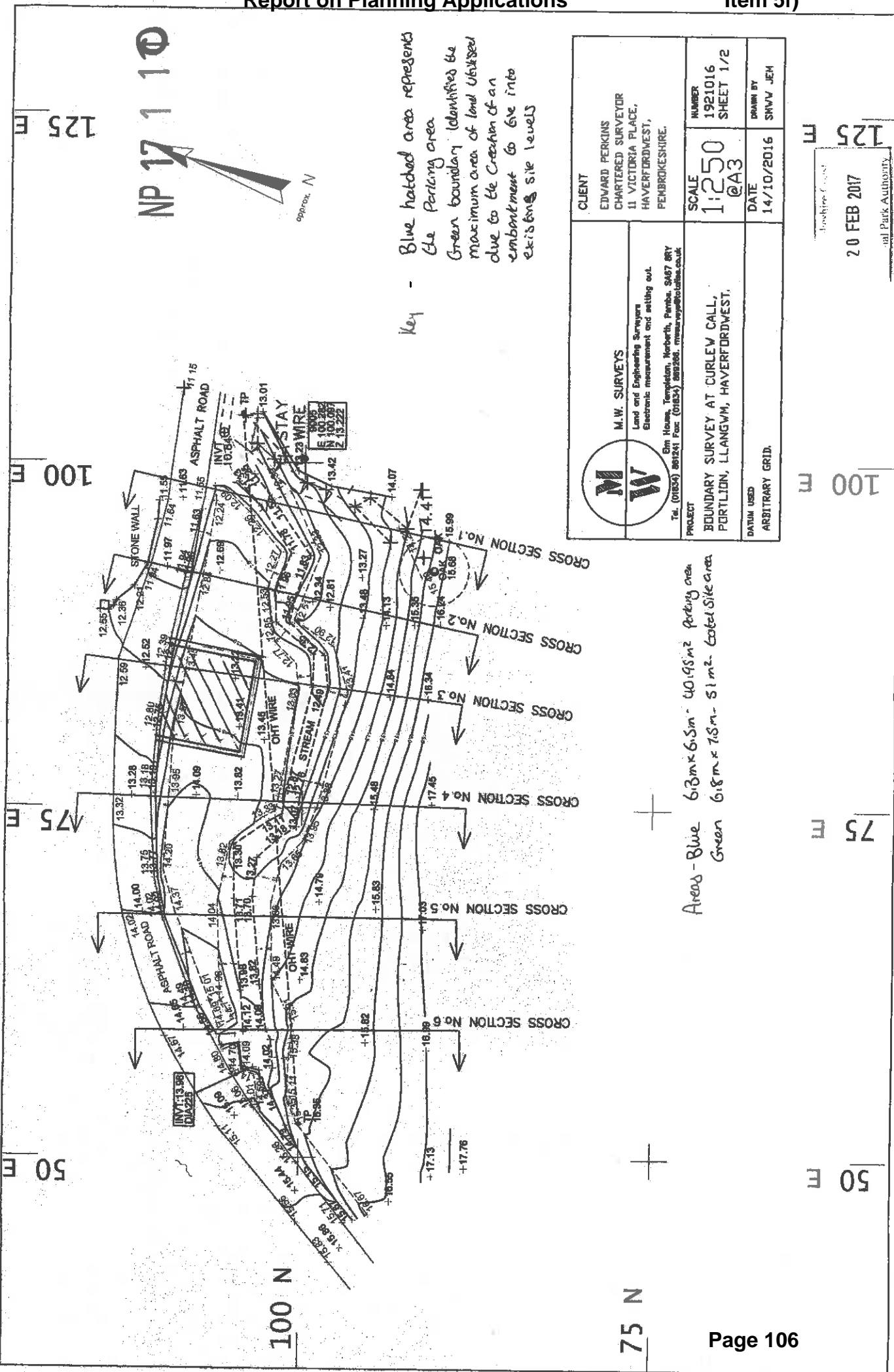


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Key - Blue hatched area represents the Perking area
 Green boundary identifies the maximum area of land utilised due to the creation of an embankment to be into existing site levels

 <p>M.W. SURVEYS Land and Engineering Surveyors Electronic measurement and setting out. One House, Templeton, North, Pembro. SA47 8RY Tel: (01834) 891541 Fax: (01834) 891288. measure@tdtdba.co.uk</p>	<p>CLIENT EDWARD PERKINS CHARTERED SURVEYOR 11 VICTORIA PLACE, HAVERFORDWEST, PEMBROKESHIRE.</p>
	<p>SCALE 1:250 @A3</p>
<p>PROJECT BOUNDARY SURVEY AT CURLEY CALL, PORTLION, LLANGWM, HAVERFORDWEST.</p>	<p>NUMBER 1921016 SHEET 1/2</p>
<p>DATUM USED ARBITRARY GRID.</p>	<p>DATE 14/10/2016</p>
	<p>DRAWN BY SHVV JEM</p>

Areas - Blue 6.3m x 6.5m - 40.45m² perking area
 Green 6.8m x 7.8m - 51m² total site area

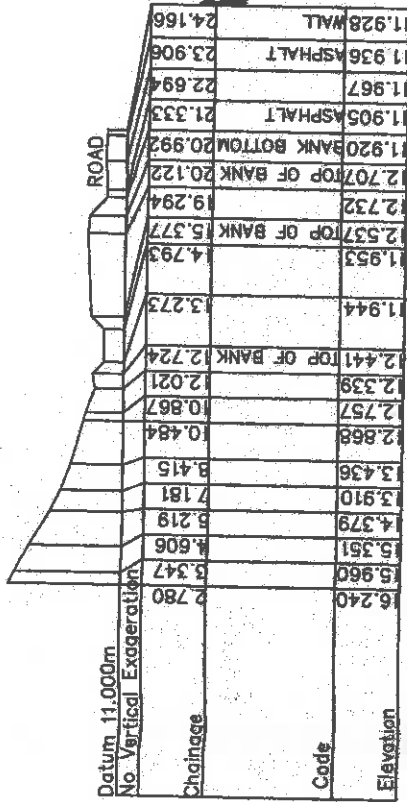
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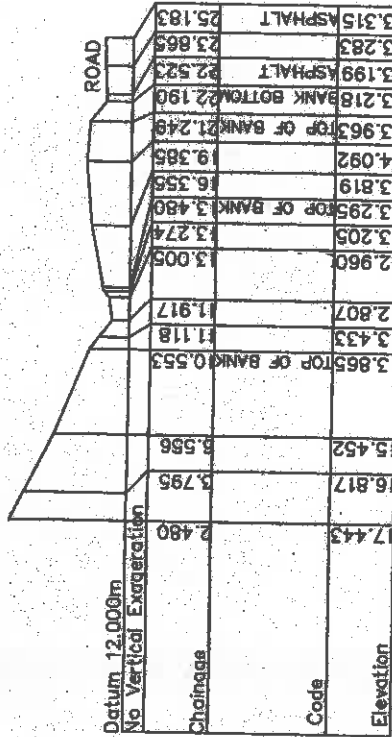
Report on Planning Applications

Item 5f)

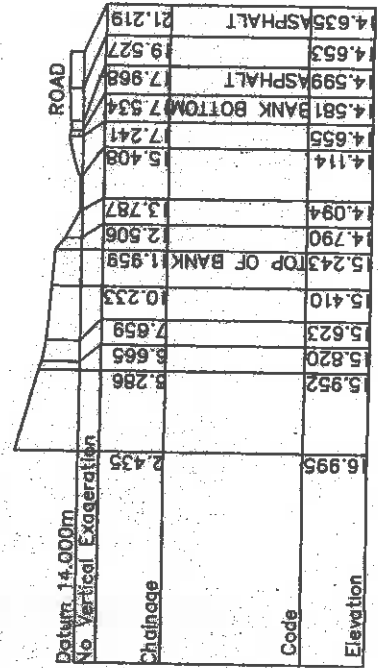
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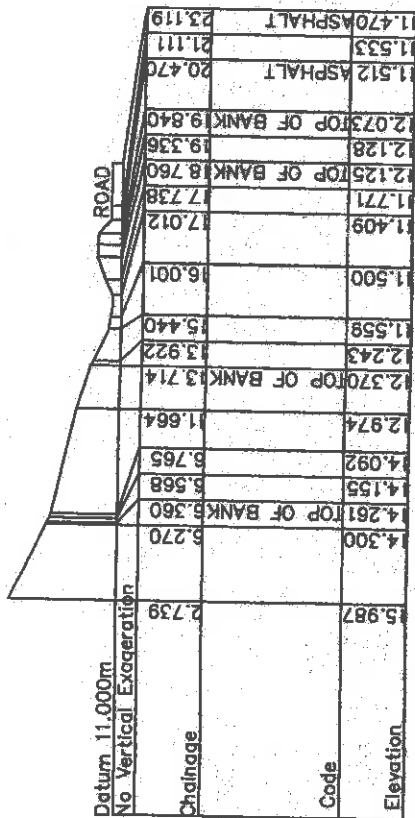
CROSS SECTION No.2



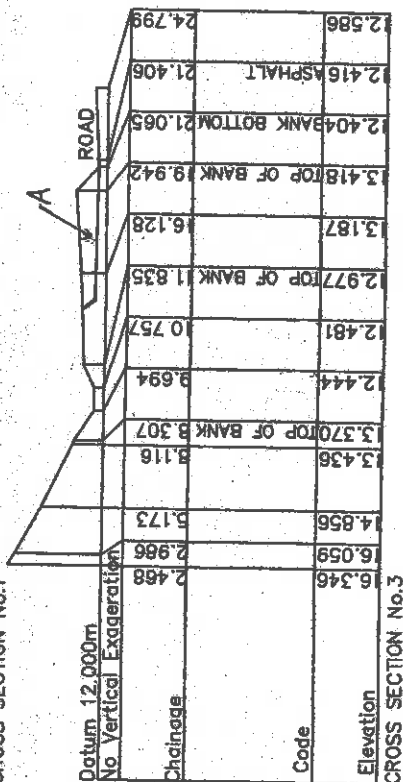
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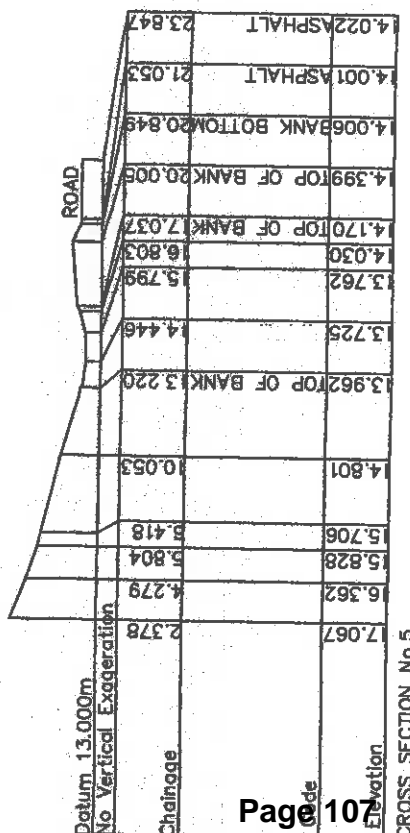
CROSS SECTION No.6



CROSS SECTION No.1



CROSS SECTION No.3



CROSS SECTION No.5

May
Red lines represent existing land topography
Blue line as indicated 'A' shows the Proposed Site Level through Cross Section No.3 of the parking area.

20 FEB 2017

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Land and Engineering Surveys
Electronic measurement and setting out
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PROJECT
BOUNDARY SURVEY AT CURLEV CAST,
PORTLIQN, LLANGVM, HAVERFORDWEST.

CLIENT EDWARD PERKINS CHARTERED SURVEYOR 11 VICTORIA PLACE, HAVERFORDWEST, Pembrokeshire.	SCALE 1:250 @A3	DRAWN BY SNVV JEM
DATUM USED ARBITRARY GRID.	DATE 14/10/ 2016	NUMBER 1921016 SHEET 2/2