**Application Ref**  NP/17/0110/FUL  
**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**

<table>
<thead>
<tr>
<th>Consultee</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Llangwm Community Council:</strong></td>
<td>Object</td>
</tr>
<tr>
<td><strong>PCNPA Tree and Landscape Officer:</strong></td>
<td>No objection</td>
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<tr>
<td><strong>PCNPA Park Direction:</strong></td>
<td>No objection</td>
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<tr>
<td><strong>PCNPA Planning Ecologist:</strong></td>
<td>No objection</td>
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<tr>
<td><strong>PCNPA Access Officer:</strong></td>
<td>No objection</td>
</tr>
<tr>
<td><strong>PCC Transportation and Environment:</strong></td>
<td>Conditional consent</td>
</tr>
<tr>
<td><strong>PCC Drainage Engineers:</strong></td>
<td>No objection subject to informative</td>
</tr>
<tr>
<td><strong>Natural Resources Wales:</strong></td>
<td>No objection</td>
</tr>
<tr>
<td><strong>Dyfed Archaeological Trust:</strong></td>
<td>No response received</td>
</tr>
</tbody>
</table>

**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 addressed 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 -  

Pembrokeshire Coast National Park Authority  
Development Management Committee – 10th May 2017
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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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 biodiverse 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’

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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

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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 Pembrokeshire Coast National Park Authority Development Management Committee – 10th May 2017
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 splayed 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 I, 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.