

Application Ref: NP/17/0070/FUL

Case Officer	Matt Dash		
Applicant	Mr A Muskett, PCNPA		
Agent			
Proposal	Installation of 2 interpretation panels		
Site Location	Saundersfoot Car Park, Brewery Meadow, Saundersfoot		
Grid Ref	SN13520473		
Date Valid	31-Jan-2017	Target Date	27-Mar-2017

This application has been referred to committee due to the applicant being a member of staff employed by PCNPA.

Current Proposal

This application seeks approval for two interpretation panels to be located within the PCNPA Saundersfoot Car Park. Each interpretation panel is to consist of a 900mm by 1300mm Oak Panel to be fixed to two 1800mm tall Oak Posts. The first panel is to be situated just to the south of the Public Convenience, behind the pavement and a low stone wall, and the other is to be located adjacent to the pedestrian access point leading to Brewery Terrace on the east side of the car park.

Consultee Response

PCC - Transportation & Environment: No objection

PCNPA - Ecologist: No adverse comments

PCNPA - Access Manager: No adverse comments

Public Response

The application was advertised by site notice displayed at the site on 17th February 2017. No responses have been received as of the date of this report, however should any responses be received members will be updated at committee.

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 04 - Saundersfoot Local Centre

LDP Policy 08 - Special Qualities

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage
LDP Policy 34 - Flooding and Coastal Inundation
LDP Policy 53 - Impacts on traffic
PPW9 Chapter 04 - Planning for Sustainability
SPG05 - Sustainable Design
TAN 12 - Design

Constraints

NPA Property - within 25m
Special Area of Conservation - within 500m
Special Protection Area - within 500m
Technical Advice Note 15
Contaminated Land
LDP Designation
LDP Green Wedge
LDP Open Space
Biodiversity Issue
Rights of Way Inland - within 50m
Potential for surface water flooding
LDP Centre:60pc aff housing;30 units/ha
Recreation Character Areas
Low Coal Risk
Surface Coal
Landscape Character Assessment
Seascape Character Assessment

Officer's Appraisal

Background and Description

The application site consists of the PCNPA Car Park located within the centre of Saundersfoot, in south Pembrokeshire. The car park is relatively level, with a tarmac surface. The main access is off Milford Street to the North, with a further pedestrian access on the eastern side, which leads through to Brewery Terrace. It is surrounded by a number of buildings including the Brewery Flats to the east, Parkwood Court Flats to the north, residential detached dwellings and the Jalna Hotel to the south as well as Regency Hall and the Bowling Green to the west.

There are Trees protected by TPO at the main the entrance and the Saundersfoot Conservation Area is on the southern boundary.

Relevant Planning History

No Relevant Planning History

Key Issues

- Siting and Design
- Amenity and Privacy
- Highways
- Other Issues

Siting and Design

The proposed interpretation panels are to be sited within a built up area, with the first being sited adjacent to the existing Public Convenience and the second being adjacent to an existing PCNPA Parking Fees sign, Ticket Machine, Pumping Station, re-cycling bin and cycle racks. The materials to be used are largely timber and the scale of the panels and the posts are modest. The design and siting of these panels are therefore acceptable, having no adverse impact upon the character of the landscape, street scene or Conservation Area and therefore comply with policies 1, 4, 8, 15 and 29 of the LDP.

Amenity and Privacy

The proposals are not illuminated, are of a modest scale, and are set away from nearby residential buildings. The proposals will not therefore have an adverse impact upon the amenity or privacy of neighbours and therefore comply with Policy 30 of the LDP.

Highways

The PCC Highways Department of Pembrokeshire County Council was consulted on the proposals, with a response received stating that sign 1 is approximately 40m from the limits of Milford Street, set back from the carriageway of the access road and placed at the back of a widened footway. They also state that panel 2 is away from the pedestrian route through to the Brewery Terrace, at approximately 50m from the adopted road and that they have no objections to the proposals. The proposals therefore comply with Policy 53 of the LDP.

Other Issues

A number of other consultees have been consulted, however there have been no further responses than those already discussed. Should any further responses be received members will be updated at committee.

Conclusion

The proposed interpretation panels will not have an adverse impact upon the special qualities of the National Park, neighbouring Amenity or highway safety. The proposals therefore comply with the relevant policies of the LDP and are 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.
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: Site location plan, 19625/P1 and INTERP01 dated 31st January 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).

NORTH

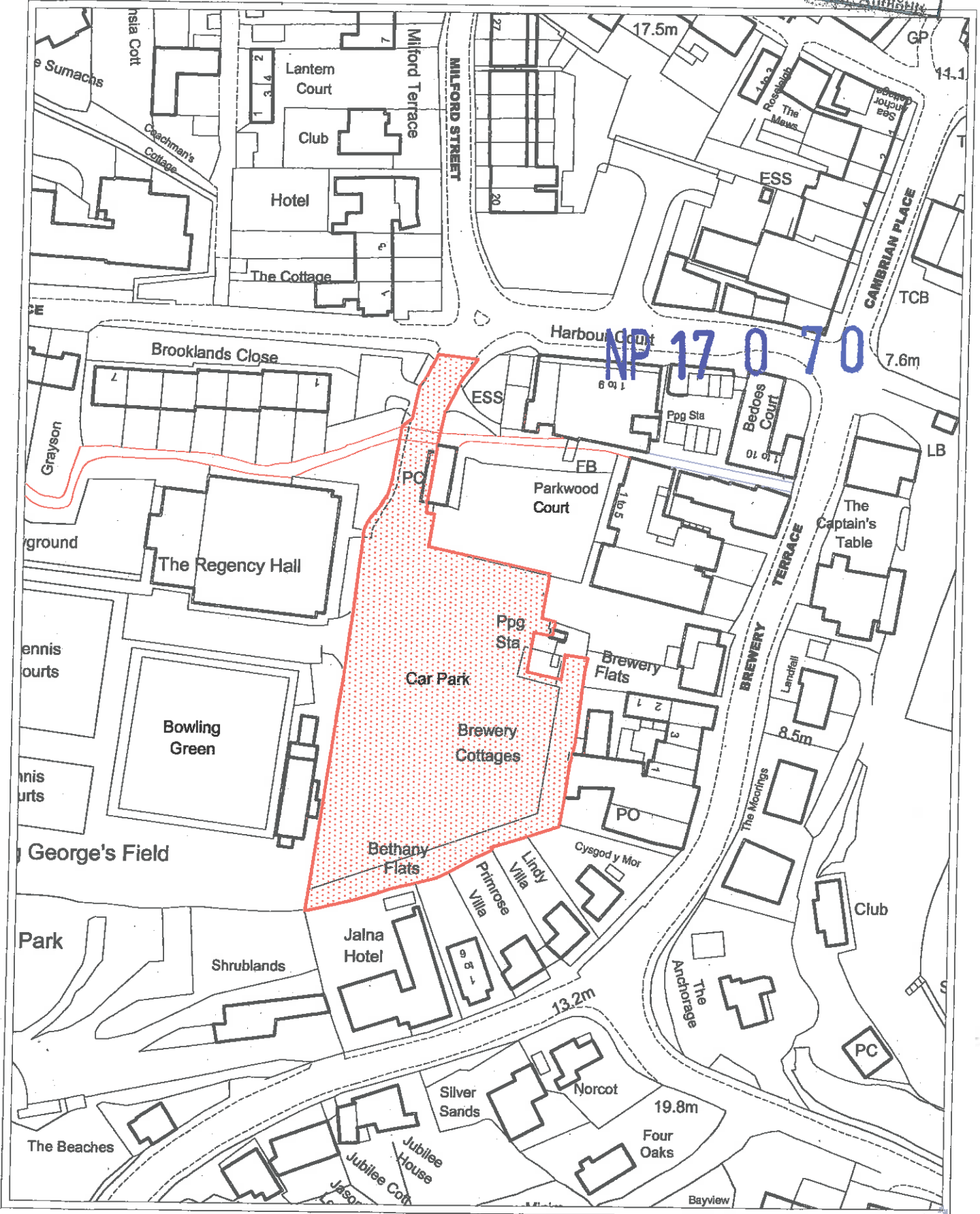
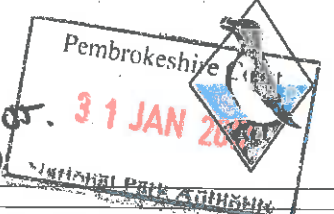


2 NO INTERPRETATION PANELS

BREWERY MEADOW CAR PARK, SAUNDERSFOOT.

Compiled by on 31 January 2017

Scale 1:1250



NP 17 0 7 0

NOTES:

THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN ROGER CASEY ASSOCIATES AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ROGER CASEY ASSOCIATES.

THE CONTRACTOR IS TO CHECK ALL LEVELS AND DIMENSIONS BEFORE WORK COMMENCES, AND ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE CONSULTANTS.

WORK TO TIGHTEN DIMENSIONS IN PREFERENCE TO SCALING.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ROGER CASEY ASSOCIATES DRAWINGS AND SPECIFICATIONS AND ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS RELATING TO THIS PROJECT.

REV	DESCRIPTION	DRAWN	CHECK	DATE



Roger Casey Associates
 Consulting Civil & Structural Engineers
 NP17 0 70

Ty Mansel, 6 Mansel Street, Carmarthen, Carmarthenshire SA31 1PX
 T: 01287 222 646
 Units 10 & 11, Merfyn's Court, Witch Lane, Haverbrwest, Pembrokeshire SA01 1SB
 T: 01437 762 786
 E: office@rca-eng.co.uk
 W: www.rca-eng.co.uk

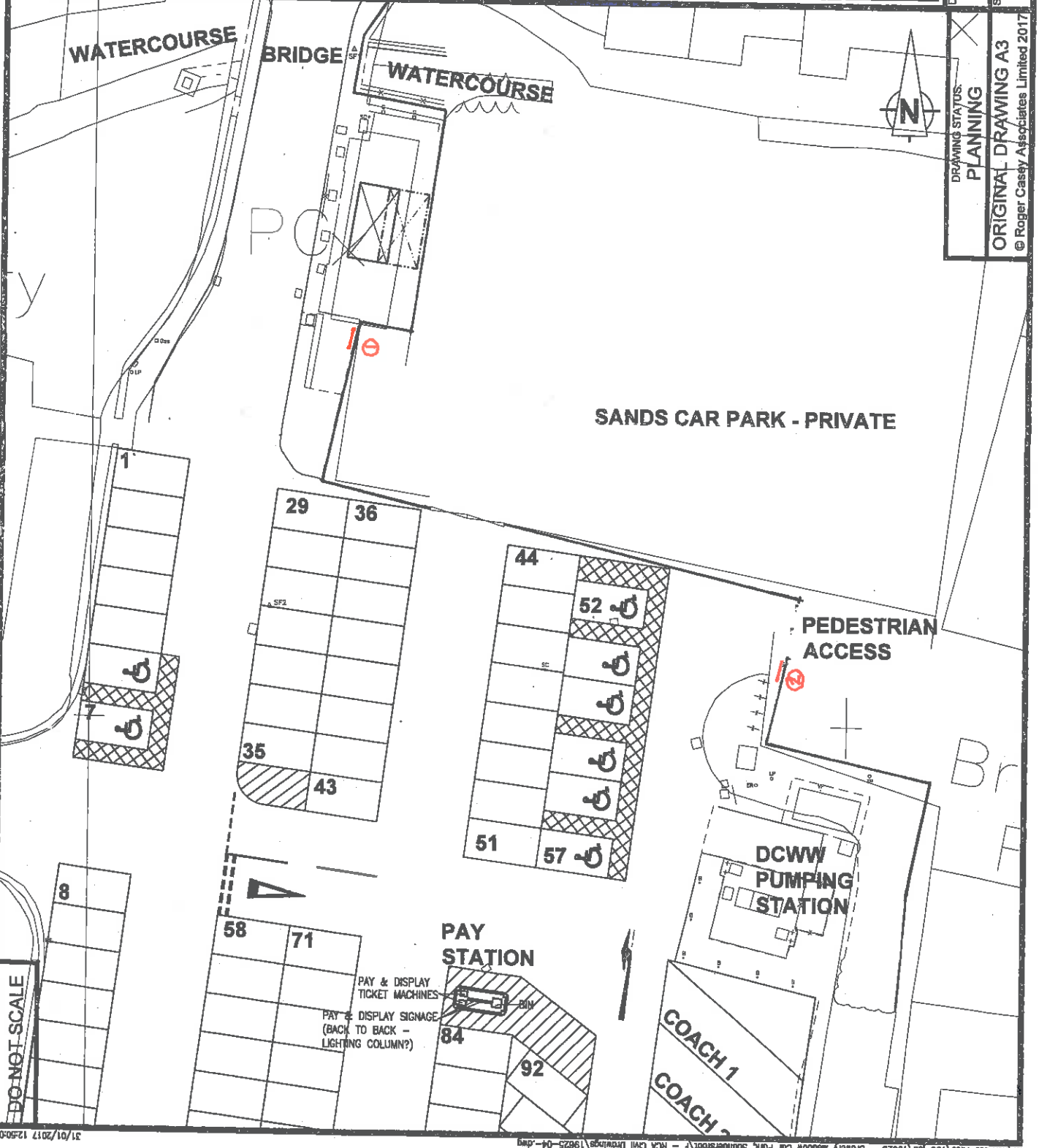
CLIENT:
 Parc Cenedlaethol Afordir Penfro
 Pembrokeshire Coast National Park

31 JAN 2017

PROJECT:
 CAR PARK IMPROVEMENT WORKS
 BREWERY MEADOW CAR PARK
 SAUNDERSFOOT, PEMBS. SA69

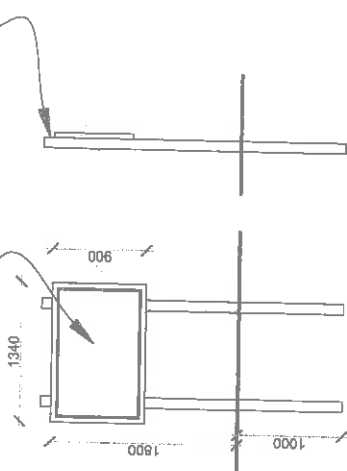
DRAWING TITLE:
 PROPOSED SITE PLAN

DRAWN BY: PWJL	DESIGN BY: PWJL	CHECKED BY: RSC	DATE: 31/01/17
SCALE: 1:250	DRAWING NO.: 19625/P1	REVISION:	

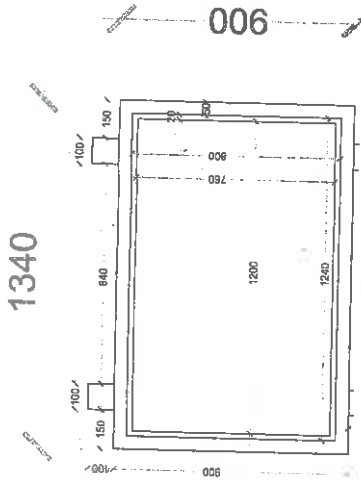


DRAWING STATUS:
 PLANNING
 ORIGINAL DRAWING A3
 © Roger Casey Associates Limited 2017

Interpretation Panel - content to be confirmed.



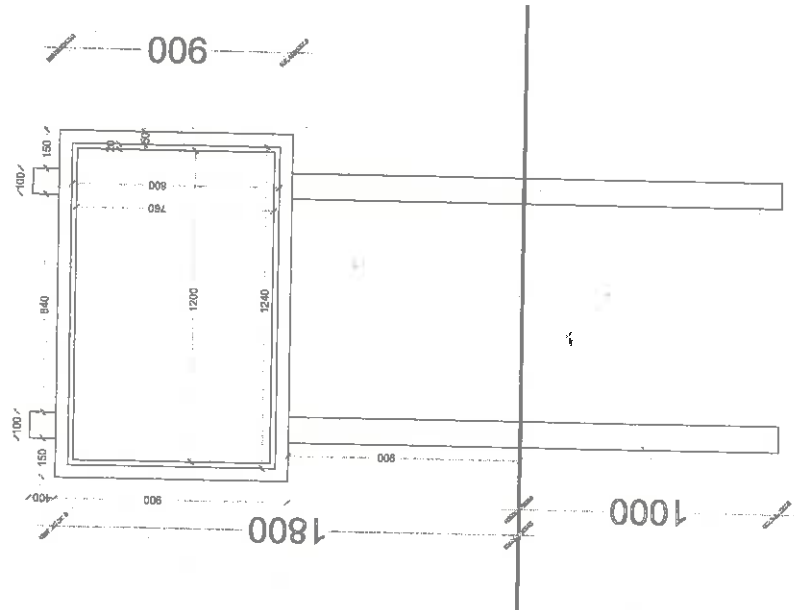
100 x 100 Oak posts set in concrete



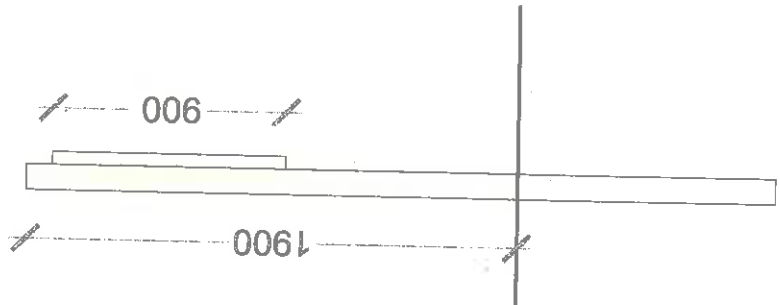
Interpretation Panel (scale 1:50)

*rebate in front side of frame to house interpretation panel, approx 15mm beads to hold panel in place

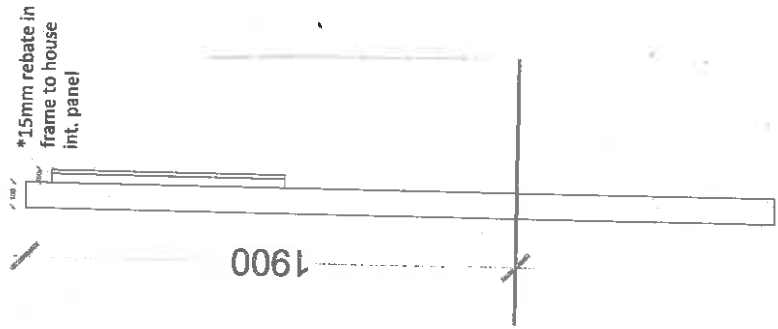
SIZE OF INTERPRETATION PANEL - 1230MM X 790MM



Interpretation Panel Detail 1:20



Interpretation Panel Section 1:20



NP 17 0 70

Pembrokeshire Coast
31 JAN 2017
National Park Authority

Item 5h)
BREWERY MEADOW CAR PARK
SAUNDERSTOOT.

INTERPRETATION PANEL DETAILS
SCALE - AS SHOWN

DR. NO. 11/12/00