Application Ref: NP/17/0706/FUL

Case Officer
Nicola Gandy

Applicant
Mr G Birt, Five Arches Car Park Ltd

Agent
Mr J Dwyer, James Dwyer Associates

Proposal
Change of use of land fronting South Parade (former commercial garage, workshops and car parking) to car parking to enable use of the entire site (including 7 Picton Road) as a permanent car park together with works to the entire site comprising associated pay machines, electric charging points, lighting, signage & planters

Site Location
Five Arches Car Park, South Parade, Tenby, Pembrokeshire, SA70 7DL

Grid Ref
SN13320031

Date Valid
29-Nov-2017

Target Date
25-Apr-2018

The application was considered at the Development Management Committee on 14th March 2018, where members were minded to approve the application contrary to national and local policy. A ‘cooling-off’ period was subsequently invoked by the Director of Park Direction and Planning.

The key issues to be considered in this case are the principle of the development, the inefficient use of developable land, lack of evidence of a shortage of car parking in Tenby and traffic management issues.

The Committee report of 14th March 2018 (see attached) details the reasons why the development is not considered acceptable in terms of national and local policy.

Having regard to the above and the original committee report, attached, the development is recommended for refusal.

Recommendation

The recommendation of refusal as set out in the previous committee report still stands. The reasons for refusal are:-

1. The application results in traffic being brought into the Tenby town centre where traffic congestion is already considered an issue and pedestrian activity is high during peak holiday seasons when the car park is likely to receive most of its use. As such the proposal is contrary to Policies 2 – Tenby Local Service and Tourism Centre (Tier 2) (Strategy Policy), 52 – Sustainable Transport and 53 - Impacts of Traffic of the Adopted Pembrokeshire Coast National Park Local Development Plan (September 2010) and Planning Policy Wales Edition 9 (November 2016) Chapter 8 – Transport which is seeking to reduce traffic congestion.

2. Adequate car parking is currently available in and around Tenby so additional car parking will result in significant underuse of existing car parking spaces out of season. Provision of the car park will not provide short stay parking.
facilities in close proximity to the Town Centre and would conflict and undermines the aims of the Regional Transport Plan and Policy 52 – Sustainable Transport of the Adopted Pembrokeshire Coast National Park Local Development Plan (September 2010) and Planning Policy Wales Edition 9 (November 2016) Chapter 8 – Transport

3. The site is recognised as an employment site and if the loss of this site can be justified for this proposal then a community use or affordable housing provision will be given priority. The current proposal does not meet with these criteria and therefore is contrary to Policy 43 – Protection of Employment Sites and Buildings of the Adopted Pembrokeshire Coast National Park Local Development Plan (September 2010)

4. The application provides no substantive evidence regarding the need for additional car parking spaces within Tenby. The application also makes no provision for more sustainable forms of parking in terms of coach parking and which would make more effective use of this land. As such the proposal is contrary to Policy 53 - Impacts of Traffic of the Adopted Pembrokeshire Coast National Park Local Development Plan (September 2010)

Notwithstanding the above, if members are minded to approve the application it is recommended that the following conditions are attached:-

1. The development shall be carried out in accordance with the following approved plans and documents:
   - Location Plan  Ref 665 (received 29th November 2017)
   - Plan, elevations & perspective view Ref 665 Drw No. 04 (received 29th November 2017)
   - Details  Ref 665 Draw No. 04 (received 29th November 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).

2. The cycle and motorcycle parking facilities as shown on plan No. 655/03 shall be retained as such and kept free of obstructions thereafter.
   **Reason:** To ensure adequate provision and availability of cycle parking. Policy: Pembrokeshire Coast National Park Local Development Plan - Policy 52 (Sustainable Transport) and Policy 53 (Impacts on Traffic).

3. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
   i) A statement setting out the design objectives and how these will be delivered;
   ii) earthworks showing existing and proposed finished levels or contours;
   iii) boundary treatment fronting South Parade to include hard landscaping to complement town walls;
iv) boundary treatment to Picton Road;
v) hard surfacing materials;
vii) a timetable for implementation; and
Soft landscape works shall include planting plans; written specifications
(including cultivation and other operations associated with plant establishment); schedules of plants noting species, numbers; an
implementation programme.
**Reason:** In the interests of visual amenity. Policy: Pembrokeshire Coast
National Park Local Development Plan - Policy 29 (Sustainable Design)
and Policy 30 (Amenity).

4. No overnight sleeping shall take place on the car park site.
**Reason:** To ensure the retention of an environment free from intrusive
levels of noise and activity in the interests of amenity of the area.
Policy: Pembrokeshire Coast National Park Local Development Plan -
Policy 29 (Sustainable Design) and Policy 30 (Amenity).

5. Prior to the erection of any additional external lighting, a light mitigation
strategy, including measures to reduce light spillage, shall be submitted to
and approved in writing by the local planning authority. The development
shall be carried out in accordance with the approved details.
Reason: To protect and enhance the character and appearance of the site,
residential amenity and its setting within the Pembrokeshire Coast
National Park. 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)
Site boundary

LOCATION PLAN scale 1:1250

Five Arches Car Park  Tenby  Pembrokeshire

Ref 665

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Site Location Five Arches Car Park, South Parade, Tenby, Pembrokeshire, SA70 7DL
Grid Ref     SN13320031
Date Valid   29-Nov-2017 Target Date 23-Jan-2018

The application is referred to the Development Management Committee for determination as the officers recommendation is contrary to the recommendation of the Town Council.

Consultee Response

PCNPA Park Direction: Objecting
PCC - Transportation & Environment: Objecting
Tenby Civic Society Chairman: Supporting
Dwr Cymru Welsh Water: More information required
CADW - Protection & Policy: No objection
Trunk Road Agency: No objection
PCNPA Buildings Conservation Officer: Conditional Consent
PCC - Access Officer: Conditional Consent
Tenby Town Council: Approve
Natural Resources Wales: No adverse comments
Dyfed Archaeological Trust: No adverse comments
PCC - Drainage Engineers: No adverse comments

Public Response

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

One letter of objection has been received and the objections are summarised as follows:
- Last major site left in Tenby for residential development

Pembrokeshire Coast National Park Authority
Development Management Committee – 14th March 2018
- Giving permanent planning would blight the site for years
- During the temporary period given no attempt has been made by the owners to ameliorate the state of the site
- The site could be mistaken for inner city parking lot
- Traffic movements and traffic congestion
- Detrimental impact on park and ride scheme
- Temporary consent should only be considered

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 02 - Tenby Local Service and Tourism Centre
LDP Policy 08 - Special Qualities
LDP Policy 09 - Light Pollution
LDP Policy 10 - Local Sites of Nature Conservation or Geological Interest
LDP Policy 11 - Protection of Biodiversity
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 43 - Protection of Employment Sites and Buildings
LDP Policy 49 - Retail in the National Park
LDP Policy 50 - Town and District Shopping Centres
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW9 Chapter 06 - Conserving the Historic Environment
PPW9 Chapter 07 - Economic Development
PPW9 Chapter 08 - Transport
PPW9 Chapter 10 - Planning for Retailing and Town Centres
PPW9 Chapter 12 - Infrastructure and Services
PPW9 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG05 - Sustainable Design
SPG06 - Landscape
SPG11 - Coal Works - Instability
TAN 05 - Nature Conservation and Planning
TAN 11 - Noise

Pembrokeshire Coast National Park Authority
Development Management Committee – 14th March 2018
TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 18 - Transport
TAN 23 - Economic Development

Constraints

- Special Area of Conservation - within 500m
- Contaminated Land
- LDP Designation
- Ancient Monument - within 50m
- Potential for surface water flooding
- LDP Centre: 60pc aff housing; 30 units/ha
- Recreation Character Areas
- Landscape Character Assessment
- Seascape Character Assessment

Officer's Appraisal

Background

The application site is a large rectangular car park, located on the western flank of South Parade in central Tenby. The car park encompasses the whole width between Picton Road and South Parade, and has operated under a series of temporary planning permissions, beginning in 2011.

The land subject of this application originally housed Tenby Ford Garage - the site was cleared of all but one structure, which remains and provides an attendants office and covered cycle/motorcycle parking area. The site area measures approximately 0.46 hectares in size and the main vehicular access to the site is off South Parade. The car park is bordered by residential and tourist accommodation properties to the south and west, the mixed uses of the town centre are to the east behind the Town Walls, and to the north, more residential properties, and the church and grounds. Tenby's Conservation Area runs along the frontage of the site, and the Town Walls are a Scheduled Ancient Monument and a Grade I Listed Building. The whole of the site lies within the Tenby Retail Centre and Centre Boundary.

Planning History

- NP/11/122 - Demolition of existing buildings (not office) and use of land as temporary car park (88 spaces) with associated landscaping - Approved under temporary consent for 3 years - 22/09/2011.
- NP/14/0402 - Renewal of temporary permission for use of land as car park with associated pay machines, signage and planters. Approved by Committee, against Officer recommendation, under temporary consent for 3 years - 10/02/2015.
Current Proposal

This application seeks full planning permission for the change of use of the land (including 7 Picton Road) as a permanent car park, together with works to the site comprising pay and display machines, electric charging points, external lighting, car park signage and landscaping planters.

A total of 102 parking spaces are arranged around the perimeter of the site, with a central row in between. 6 of these are disabled spaces provided to the South Parade end of the site, and there are 2 electric car parking/charging spaces adjacent to the entrance building. Landscaped planters face South Parade and the Town Walls, and planting is also provided along Picton Road together with timber posts to prevent vehicular access and provide pedestrian access only by way of a new ramp and stepped approach.

Key Issues

- The application raises the following planning matters:-
- Policy
- Impact on the setting of the Conservation Area and the Town Walls
- Highway matters
- Drainage and water environment matters
- Amenity matters
- Landscaping

Policy:

The site is within the Centre boundary for Tenby as defined in the Local Development Plan. It is also within the defined retail centre for Tenby. The land has not been allocated for a particular use but the policy framework in the Local Development Plan would support a variety of uses including retail employment and affordable housing provision. Of key importance to this application is its highways impact and the application of Policies 2, 52 and 53, which seek to improve and promote accessibility and reduce the need to travel by car.

Policy 2 of the Plan sets out the strategy for Tenby which is to aim to meet housing (particularly affordable housing) and employment needs of the town and to protect the town centre with facilities serving the needs of the local area. Proposals should contribute to the protection and enhancement of the town’s special qualities and deliver improved traffic management in the town.

This current proposal seeks permanent permission to use a site centrally-located within Tenby for use as a car park. The previous applications for the use of this site as a car park were granted on a temporary basis (3 years) against officer recommendation.

The site was a former garage for retail and repair purposes. It was therefore an employment site. Policy 43 of the LDP seeks to protect against the loss of such sites, unless the present use is inappropriate for the locality, is unviable or there is adequate alternative provision in the vicinity. Under the provisions of Policy 43 the intention is that the site remains in employment use. The current proposal does not meet with these criteria and, as such, is contrary to Policy 43.

Pembrokeshire Coast National Park Authority
Development Management Committee – 14th March 2018
A key objective of national planning policy is to reduce the need to travel, especially by car. It is acknowledged in para 8.4.2 of Planning Policy Wales that ‘Car parking provision is a major influence on the choice of means of transport and pattern of development.’

Further, para 8.4.5 of Planning Policy Wales states:
“Private non-residential parking is also an important component of parking provision in town centres. Authorities should, where appropriate, seek to encourage appropriate redevelopment of re-use of existing private parking sites to bring the provision down to revised standards, and should refuse planning permission for public and private car parks which do not meet the strategic aims of the development plan and LTP.”

Policy 52 of the Local Development Plan relates to Sustainable Transport and allows for proposals that assist in delivering improved traffic and parking management but not those which cause significant concerns about potential transport impacts which cannot be satisfactorily mitigated. Policy 53 (Impacts of Traffic) seeks (inter alia) to prevent development which would generate an unacceptable impact on congested areas.

There has been a traffic management regime established in Tenby for some time now which relies on removing traffic from the town centre through pedestrianisation and providing park and ride links from peripheral car parks, i.e. The Salters. This strategy is to the benefit of the whole town, maintaining retail and commercial activity in a central area. It creates a hub for the visitor, protects the historic attraction and makes best use of a finite resource (land).

The site is located within the centre of town and proposals which seek to increase traffic in this area are contrary both to national and local planning policies which are to reduce the need to travel and not to intensify traffic flows in already congested areas. Tenby is also well-served by public transport which should be given priority.

For the above reasons the proposal is considered contrary to national and local planning policies and the traffic and parking management strategy for Tenby.

Impact on the setting of the Conservation Area and the Town Walls:
Cadw and the Authority’s conservation officer have assessed the application and have raised no objections.

Highway matters:
The original agreement with the landowner in 2011 was to allow a temporary consent for a car park to cover the costs of demolishing the old garage buildings in order to make the site more attractive to developers. Whilst this agreement was not supported by the local highway authority or National Park planning officers as it results in a poorly located oversupply of car parking, the temporary consent was approved, and then renewed in 2014.

The application has not been submitted with any evidence to prove the necessity to provide additional car parking for the town.

PCC Highway Authority carried out a review of the Transport Strategy of the County in 2015 and made the following observations with regard to this application site:-

Pembrokeshire Coast National Park Authority
Development Management Committee – 14th March 2018
The five arches (Tenby Ford Garage) site on St Florence Parade has a renewed 3 year planning permission for a 94 space car park. The site is earmarked for commercial/residential redevelopment in the Local Development Plan which would aid the regeneration of Tenby.

In transportation terms the creation of additional privately owned car parks in the town centre is detrimental because:

- They encourage more traffic to enter the Town centre with the environmental and congestion costs they entail
- By vehicles parking in the town centre in the summer, rather than the outlying car parks, the viability of Park and Ride is undermined
- Their charging structure is independent of the PCC run nearby Multi Storey car park. When visitors discover the disparity in charging the realisation detracts from the visitor experience
- The redevelopment of land for its intended commercial or residential use has the potential of providing a far greater benefit to the town than the additional car parking, which for a majority of the year will be under used so would be considered an inefficient use of land.

It is proposed that any future planning permission or renewal is considered in the light of these factors, with private car parking proposals being resisted where they result in a detrimental impact on traffic control, highway safety and parking management in the town and are deterring from efforts of influence travel choice away from the car or result in efficient use of land.'

Furthermore Policy 52 of the LDP aims to improve and promote accessibility and reduce the need to travel by car. This is to be achieved by permitting proposals that assist in delivering improved traffic and parking management, but not permitting proposals that cause significant concerns about potential transport impacts which cannot be satisfactorily mitigated. This application is considered contrary to Policy 52 of the LDP and also conflicts with the current and future traffic management proposals for Tenby.

The following car parks are currently available all year round in Tenby:

- The Multi-Storey
- South Beach
- North Beach
- The Green

The combination of these car parks with on-street parking and other private off street parking options adequately caters for existing demand outside of the peak summer tourism period and allows sufficient redundancy to allow increased demand for demand growth.

During the summer periods of July and August, South Beach car park will fill early during times of good weather whilst the Multi Storey and North Beach will run near capacity however these car parks do experience a reasonable turnover of users. The instances of the multi storey being full are rare, no more than 2 days in 2017 and the same in 2016. During these times drivers are diverted to The Green and the Salthorns seasonal car parks where the Park & Ride can be used. At no time has the Salthorns ever been full.

Pembrokeshire Coast National Park Authority
Development Management Committee – 14th March 2018
The multi storey car park is signed for motorists and the road layout in the vicinity of the application site means that people will be directed away from the application site around to the multi-storey. To reach the application site, should the multi storey be full, would necessitate a journey back to The Green, up Greenhill Road and long South Parade. The provision of a car park in this location will undoubtable increase the amount of traffic circulating in the area which again is contrary to proposals to reduce traffic in the town and will not serve to promote a quality pedestrian environment, particularly at times of high tourist attraction.

Due to the available existing car park capacity for a majority of the year in Tenby, any increase in parking provision is likely to result in increased redundancy for most of the year. Should future demand exceed existing capacity, the Local Transport Plan identifies a further Park and Ride scheme serving Tenby which would be consistent with plans to reduce traffic in Tenby, however, any such proposal would be undermined by permanent parking at the Fives Arches car park.

The applicant has suggested that the proposed car park is better located for disabled drivers, however during the Tenby Pedestrian period the parking bays along the town wall are converted to disabled bays to compensate for the loss of the bays within the town walls. These combined with other on street and off street disabled bays provide a good range of disabled parking options. PCC Highway Authority advise that despite the existence of the 5 Arches car park, the main compliant received from disabled drivers is the lack of access to the pedestrianised area of Tenby, therefore this site does not and cannot solve the main issue reported to PCC by disable drivers.

Accordingly, the proposed development is considered contrary to both national and local planning policy. There is no justification for a permanent car park and the proposal does little for the town or its traffic management.

Drainage and water environment matters:

PCC Drainage Engineers have responded stating that the current proposal for the renewal of the temporary permission would not alter the current surface water drainage regime and do not object to the proposal. Natural Resources Wales do not object to the current proposal.

Amenity matters:

The proposal is not considered to have great impact on the immediate amenity of neighbours. In the wider amenity considerations this proposal will generate an unnecessary flow of traffic around the town ‘cruising’ for car parking spaces. This detracts from the pedestrians and users experience of the whole of Tenby. It will contribute and exacerbate the towns traffic congestion.

Landscaping:

It is considered that any additional planting would provide additional screening to the car park from the surrounding street scape and would provide benefits to the site’s character and the street scape. However, it is noted that the opportunity for any additional planting would be limited to the existing planters located around the site as there are extensive areas of hard landscaping which are required for the car park.
access and parking spaces. This would therefore limit the size and species on any additional proposed planting.

**Conclusion**

Whilst the views of the Town Council are noted, at no time has a need for an additional car park been demonstrated with evidence of a shortage of car parking in Tenby. The continued use of this car park would result in inefficient use of otherwise developable land, and the additional traffic being drawn into Tenby creating traffic management issue would be contrary to the process of removing inappropriate parking and trips to/from Tenby. As such, the proposed scheme for the permanent use of the site for car parking is considered to be contrary to national and local planning policy and also the Regional Transport Plan and cannot be supported.

**Recommendation**

That the application be refused for the following reasons:-

1. The application results in traffic being brought into the Tenby town centre where traffic congestion is already considered an issue and pedestrian activity is high during peak holiday seasons when the car park is likely to receive most of its use. As such the proposal is contrary to Policies 2 – Tenby Local Service and Tourism Centre (Tier 2) (Strategy Policy), 52 – Sustainable Transport and 53 - Impacts of Traffic of the Adopted Pembrokeshire Coast National Park Local Development Plan (September 2010) and Planning Policy Wales Edition 9 (November 2016) Chapter 8 – Transport which is seeking to reduce traffic congestion.

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Pembrokeshire Coast National Park Authority  
Development Management Committee – 14th March 2018
Site boundary

LOCATION PLAN scale 1:1250

Five Arches Car Park  Tenby  Pembrokeshire

Ref 665

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