Application Ref:  NP/18/0675/FUL

Case Officer  Nicola Gandy
Applicant     Mr A Muskett
Agent         
Proposal      Road widening to create a passing bay and road edge barrier
Site Location Castell Henllys Iron Age Fort, Felindre Farchog, Crymych, Pembrokeshire, SA41 3UT
Grid Ref      SN11813879
Date Valid    12-Nov-2018    Target Date    06-Jan-2019

Consultee Response

PCNPA Access Manager:  Advertise as ROW
PCNPA Tree and Landscape Officer:  No objection

Public Response

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of either neighbour letters or a site notice. In this instance a site notice was erected.

The application was submitted on 12th November 2018, at the time of writing the report consultations had not been undertaken, any responses received will be verbally reported at committee. However, the consultation period expires on 14th December 2018 which is after the committee meeting.

Officers request that the application be delegated to officers for determination in order to allow swift processing of the application and to allow works to take place during January 2019.

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 07 - Countryside
LDP Policy 08 - Special Qualities
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
PPW9 Chapter 04 - Planning for Sustainability

Pembrokeshire Coast National Park Authority
Development Management Committee – 5th December 2018
SPG06 - Landscape

Constraints

NPA Property - within 25m
LDP Mineral Safeguard
Rights of Way Inland - within 50m
Ancient Monument - within 500m
Recreation Character Areas
Landscape Character Assessment

Officer’s Appraisal

Site and Development Description

The application seeks planning permission for the widening of the access road within the boundary of the Castell Henllys site. It is to create a single passing bay on the narrow lane and for the installation of a road edge barrier to prevent vehicles from falling off the road into the valley. This is a known accident blackspot and it is therefore important that this matter is satisfactorily addressed as soon as possible to prevent further incidents.

The passing bay will be located approximately 37m from the main vehicular access point to Castell Henllys and will measure 16m in length by 2.5m in width. The materials used for the surface of the parking bay will be dense bitumen macadam, to match the existing access road.

The proposed road edge barrier will be positioned to the south western boundary of the passing bay and will be constructed from 33 No. wooden sleepers, reaching a height of 1.4m above ground level.

The applicant has indicated that the works will be completed during January 2019 when the site is closed to the public.

Relevant History

None

Key Issues

The application raises the following planning matters:

• Policy and Principle of Development
• Siting, Design and Impact upon the Special Qualities of the National Park

Policy and Principle of Development

The site is located in the open countryside and Policy 7 of the Local Pembrokeshire Coast National Park Authority Development Management Committee – 5th December 2018
Development Plan is relevant to the determination of this application. The application is for minor works to an existing access track within the countryside, as such, the principle of the development is considered acceptable.

Siting, Design and Impact upon Special Qualities of the National Park

Policy 8 of the LDP 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. 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 passing bay and road edge barrier will appear as an extension to the existing access road and will be finished in suitable materials for the area. The topography of the site will result in the development not being visible from the north or east as it will be screened by the Castell Henllys Hill itself and the dense tree coverage. The proposed development is not considered to have a detrimental impact upon the Special Qualities of the National Park.

Landscape

The Authority’s Tree and Landscape officer has been consulted on the application, a verbal update will be provided at the Committee meeting in respect of the impact on the nearby trees.

Ecology

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.

The Authority’s Ecologist has been consulted on the application and a verbal update on the response received will be provided at the committee meeting.

Conclusion

Subject to any material considerations that may arise from consultation responses, it is considered that following consideration of the policies contained within the Local Development Plan and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP and will not have an adverse impact on the special qualities of the National Park. The development will result in a safer access arrangement for the site.

The works are programmed for January 2019, when the site is closed to the public and the necessary road closure to facilitate the works can take place. Officers therefore request delegation from the Committee to determine the application once
the consultation period has expired to ensure that highway safety is not compromised.

**Recommendation**

That the application be delegated to the Chief Executive/Director of Planning / Team Leader to grant planning permission after the expiry of the consultation period and following the consideration of consultation responses, subject to the conditions as set out below and any other conditions that are considered relevant to address any matters arising from consultation responses.

**Conditions/Reasons**

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: Existing Site Survey Site Plan No. 20175/01 (received 12th November 2018), Proposed Road Widening Site Plan No. 20175/02 (received 12th November 2018), Arboricultural Impact Assessment and Method Statement (received 12th November 2018)
   **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).
33 No. MARSH SLEEPERS FROM ROBERT EYRON, NEWCASTLE EAST, APPEARS 300x150mm AT APPROX. 1.5m CRS 500mm AWAY FROM MAIN ACCESS ROAD AND TO EDGE OF PASSING BAY - SET MINIMUM 1200mm INTO GROUND WITH COMPACTED BACKFILL AROUND

EXISTING BANK STRIPPED OF VEGETATION AND TERRACED/BENCHED FOR FILLING TO SUPPORT NEW PASSING BAY

MACADAM PASSING BAY CONSTRUCTION
SCALE 1:20

Proposed Tree Planting of bank

Area A - 7no Sno Hazel, Ina Guelder Rose
Area B - 2no Sno Hazel, Ina Blackthorn
Ina Honeysuckle
Area C - 7no Sno Hazel, Ina Mountain Ash, 1 Elder
Area D - 2no Sno Hazel, Ina Honeysuckle

E - Ina Half Standard Oak
F - Ina Half Standard Mountain Ash
E & F - Will need tree stakes & ties