

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

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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.

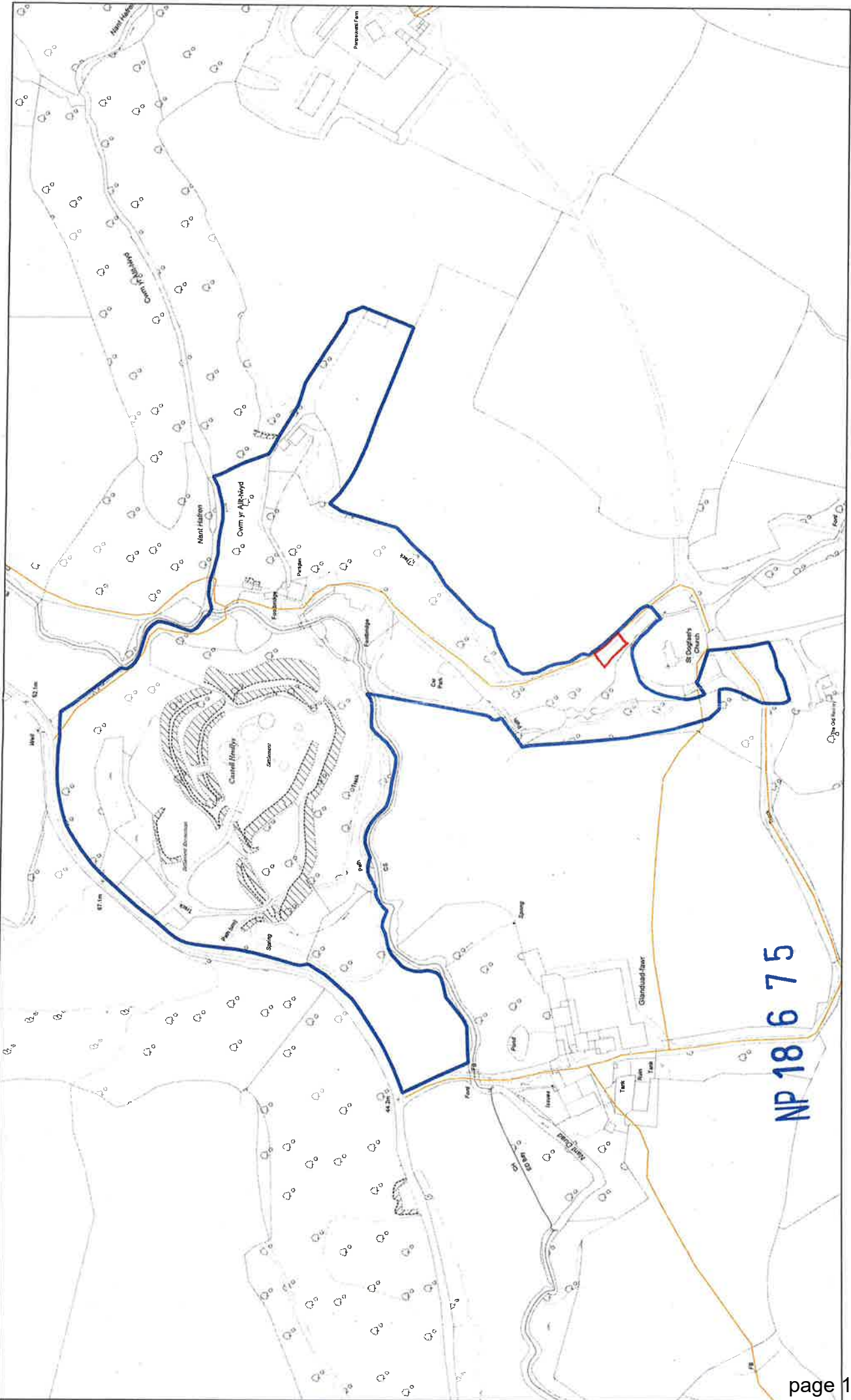
Conditions/Reasons

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).



NP 18 6 75



Castell Henllys - proposed improvements to access road

12 NOV 2013

DO NOT SCALE

- NOTES (CONTINUED)
- ALL FINISHED LEVELS ARE RELATED TO LAND SURVEY DATUM AS SHOWN ON DRAWING UNLESS OTHERWISE NOTED
 - ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN MILLIMETRES UNLESS NOTED OTHERWISE
 - ALL WORKS SHALL BE IN ACCORDANCE WITH CURRENT RELEVANT SECTIONS OF:
 - SPECIFICATION FOR HIGHWAY WORKS
 - LOCAL AUTHORITY HIGHWAY ADOPTION REGULATIONS
 - SCHEDULES FOR ADOPTION 7th EDITION
 - BUILDING REGULATIONS
 - HIGHWAY ACT 1980
 - NEW ROADS AND STREET WORKS ACT
 - HEALTH AND SAFETY REGULATIONS
 - GOOD PRACTICE
 - IT IS KNOWN THAT EXISTING UTILITY COMPANY UNDERGROUND SERVICES ARE PRESENT WITHIN THE PROPOSED WORKS AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY INVESTIGATIVE WORK (CAT DETECTION, TRAIL HOLES, ETC) TO DETERMINE ROUTE AND DEPTH OF ALL UNDERGROUND SERVICES TO AVOID DAMAGE AND PRESSURE SUPPLIES TO EXISTING BUILDINGS / PREMISES

Wooded /
Overgrown Bank

33 No. JARVIS SLEEPERS FROM ROBERT TONKIN, NEWCASTLE QUAYS, APPROXIMATELY 300-150mm APART, LOCATED APPROXIMATELY 500-1000mm FROM ROAD EDGE AND TO EDGE OF EXISTING BANK - SET WITHIN 100mm INTO EXISTING BANK WITH COMPACTED BACKFILL AROUND TO PROTECT ROAD EDGE / FILL

500mm WIDE BERM / VERGE FOR LOCATING TIMBER VERTICAL SLEEPERS TO PROTECT ROAD EDGE / FILL

APPROXIMATE 12-22% GRADIENT ENHANCEMENT - ALLOW FOR TYPICAL AND ZERO MATING TO PROMOTE BANK VEGETATION RE-GROWTH

EXISTING BANK TYPICAL OF VEGETATION AND TENDRONS/BRUSHES FOR FILLING TO SUPPORT NEW PASSING BAY

33 No. JARVIS SLEEPERS FROM ROBERT TONKIN, NEWCASTLE QUAYS, APPROXIMATELY 300-150mm APART, LOCATED APPROXIMATELY 500-1000mm FROM ROAD EDGE AND TO EDGE OF EXISTING BANK - SET WITHIN 100mm INTO EXISTING BANK WITH COMPACTED BACKFILL AROUND TO PROTECT ROAD EDGE / FILL

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NOTES:

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- REGULATED DRAWING LEGEND
- CHASSIS OUTLINES ENVELOPE (FORWARD)
 - CHASSIS OUTLINES ENVELOPE (REVERSE)
 - BODY OUTLINES ENVELOPE (FORWARD)
 - BODY OUTLINES ENVELOPE (REVERSE)
 - CHASSIS OUTLINES ENVELOPE (REVERSE)



Under Car (1000mm)
Front Wheel (1000mm)
Rear Wheel (1000mm)
Wheelbase (2000mm)
Overall Length (4000mm)
Overall Width (1800mm)
Overall Height (1500mm)
Overall Ground Clearance (100mm)
Overall Wheelbase Clearance (100mm)
Overall Wheelbase (2000mm)
Overall Wheelbase Clearance (100mm)
Overall Wheelbase (2000mm)
Overall Wheelbase Clearance (100mm)

SMALL TENDRONS/BRUSHES SHOULD BE MAINTAINED

REV	DESCRIPTION	DATE	BY	CHKD
1	PLANNING ISSUE UPDATE	01/11/2018	AW	AW
2	SECTION A-A ADDED	01/11/2018	AW	AW

PLANNING

Ty Mawr, 6 Mansel Street,
Cardiff, Carmarthenshire SA31 1PX
T: 01297 222 648
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Roger Casey Associates
Consulting Civil &
Structural Engineers

CLIENT:
Parr Conedraethol Afordir Penfro
Pembrokeshire Coast National Park

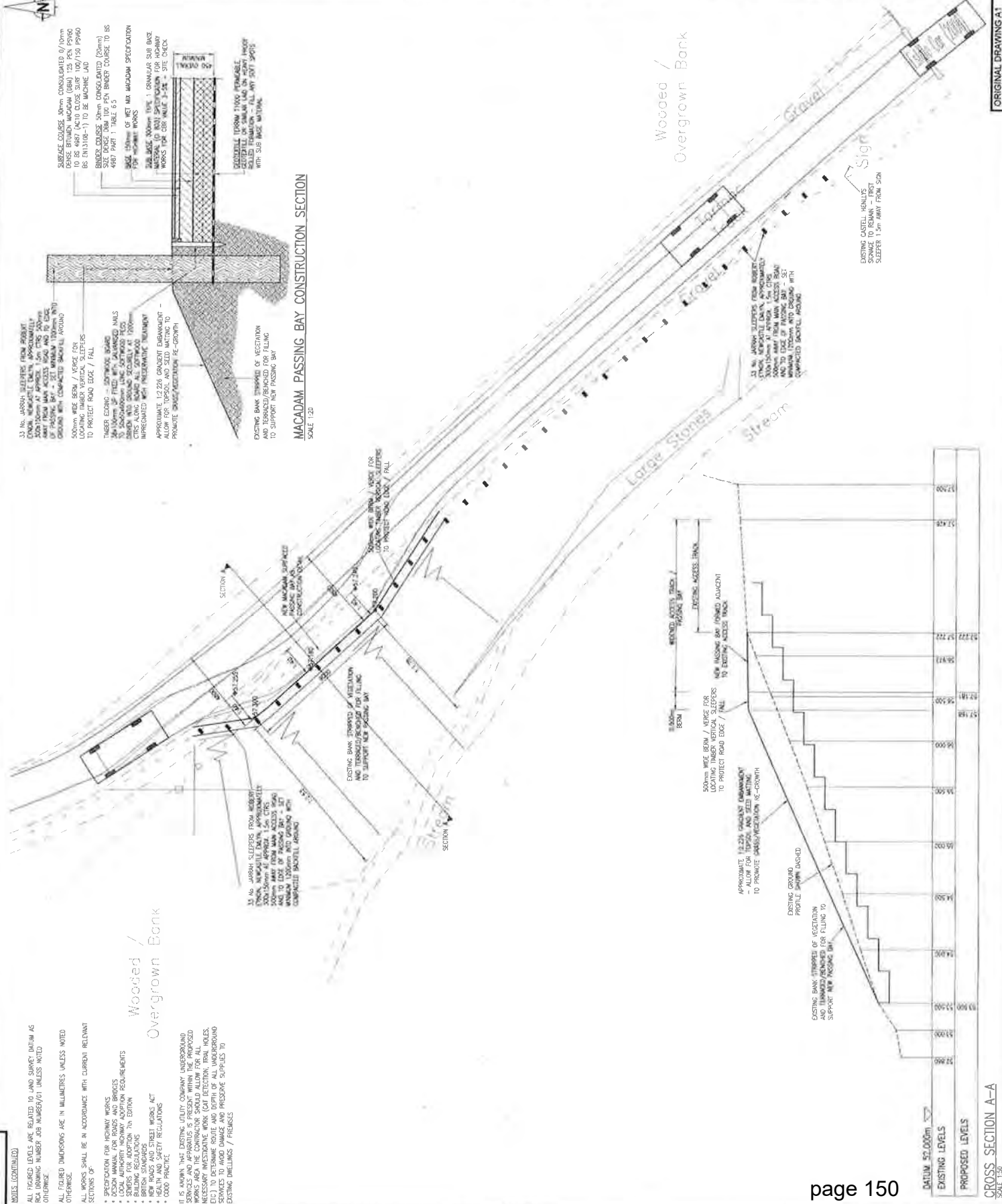
PROJECT:
ACCESS IMPROVEMENT WORKS at
CASTELL HENLLYS, MELINE,
CRYMYCH, PEMBS. SA41 3UR

PROPOSED ROAD WIDENING
SITE PLAN

DATE: 12 NOV 2018
SCALE: 1:100

PROJECT NO: 20175102
DRAWN BY: PWJ/L
CHECKED BY: RSC
DATE: 01/11/2018
REVISED BY: B

ORIGINAL DRAWING A1
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14 NOV 2018

MD 18 6 7

EYNON, NEWCASTLE EMLYN, APPROXIMATELY 300x150mm AT APPROX. 1.5m CTRS 500mm AWAY FROM MAIN ACCESS ROAD AND TO EDGE OF PASSING BAY - SET MINIMUM 1200mm INTO GROUND WITH COMPACTED BACKFILL AROUND

500mm WIDE BERM / VERGE FOR LOCATING TIMBER VERTICAL SLEEPERS TO PROTECT ROAD EDGE / FALL

TIMBER EDGING - SOFTWOOD BOARD 38x100mm DP FIXED WITH GALVANISED NAILS TO 50x50x600mm LONG SOFTWOOD PEGS DRIVEN INTO GROUND SECURELY AT 1200mm CTRS ALONG BOARD ALL SOFTWOOD IMREGNATED WITH PRESERVATIVE TREATMENT

APPROXIMATE 1:2.226 GRADE EMBANKMENT ALLOW FOR TOPSOIL AND SEED MATTING TO PROMOTE GRASS/VEGETATION RE-GROWTH

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

MACADAM PASSING BAY CONSTRUCT
SCALE 1:20

Proposed Tree Planting of bank

Area A - 7no Sno Hazel, 1no Guelderose, 1no Honey suckle

Area B - 9no Sno Hazel, 2no Blackthorn, 1no Honey suckle

Area C - 7no Sno Hazel, 1no Mountain Ash, 1 Elder

Area D - 7no Sno Hazel, 2no Honey suckle,

E - 1no Half Standard Oak

F - 1n Half Standard Mountain Ash

E+F - will need tree stakes + ties

SECTION A

NEW MACADAM SURFACED PASSING BAY AS CONSTRUCTION DETAIL

500mm WIDE BERM / VERGE FOR LOCATING TIMBER VERTICAL SLEEPERS TO PROTECT ROAD EDGE / FALL

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

33 No. JARRAH SLEEPERS FROM ROBERT EYNON, NEWCASTLE EMLYN, APPROXIMATELY 300x150mm AT APPROX. 1.5m CTRS 500mm AWAY FROM MAIN ACCESS ROAD AND TO EDGE OF PASSING BAY - SET MINIMUM 1200mm INTO GROUND WITH COMPACTED BACKFILL AROUND

SECTION A

Plants in Areas A, B, C + D have spacing of 1.5m. starting 1.0m back from wooden staked barrier.