Application Ref: NP/19/0420/FUL

Case Officer  Kate Attrill
Applicant      Mr A Muskett
Agent
Proposal      New noticeboard & installation of new signage boards & audio point
Site Location Oriel Y Parc, St Davids, Haverfordwest, Pembrokeshire, SA62 6NW
Grid Ref      SM7573
Date Valid    26-Jul-2019  Target Date  19-Sep-2019

The application is referred to the Development Management committee for determination as the land is owned by the National Park.

Consultee Response

St Davids City Council: to be verbally reported
PCNPA Buildings Conservation Officer: No adverse comments

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 displayed for at least 21 days. A site notice was displayed from the 9th to the 29th August 2019 and neighbours notified by letter.

No objections or written representations have been received.

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 05 - St Davids Local Centre
LDP Policy 08 - Special Qualities
LDP Policy 09 - Light Pollution
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 35 - Visitor Economy
PPW10
SPG05 - Sustainable Design
TAN 12 - Design

Pembrokeshire Coast National Park Authority
Development Management Committee – 11th September 2019
TAN 23 - Economic Development

**Constraints**

- NPA Property - within 25m
- LDP Allocation
- LDP Designation
- LDP Open Space
- Biodiversity Issue
- Historic Landscape
- Safeguarding Zone
- Ancient Monument - within 500m
- Hazardous Zones
- LDP Centre:50pc aff housing;30 units/ha
- Recreation Character Areas
- Article_4_Directions
- Affordable Housing Submarkets
- Seascape Character Areas

**Officer's Appraisal**

**Site and Context**

Oriel y Parc is the National Park's visitor centre and gallery located at the eastern end of St Davids. The visitor centre building is largely stone and timber with a car park located across the road to the east of the building.

**Relevant Planning History**

NP/16/0145/FUL - Change of use of existing building from 'Attendants' Hut to 'Ticket' Hut - Approved 8<sup>th</sup> June 2016

NP/14/0608 – Non Material Amendment to NP/04/474 - installation of electric vehicle charging – Approved 5<sup>th</sup> November 2014

NP/08/225 – Erection of interpretive panels and information signs – Approved 8<sup>th</sup> July 2008

**Description of Proposal**

The application proposes the following:-

- An oak free standing notice board between the visitor centre and the car park which measures 1.4 metres wide by 2.1 metres high and is to be left untreated to match the finish of the ticket hut.

- A pair of oak notice boards to replace two existing timber boards on the north eastern end of the visitor centre building.
- An additional oak framed interpretation board and audio point on the north western end of the visitor centre building.

Key Issues

The application raises the following planning matters:

- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Other Material Considerations

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

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which 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. Criteria (d) and (e) resist development that would fail to harmonise with, or enhance the landform and landscape character of the National Park and/or that loses or fails to incorporate important traditional features.

Policy 29 of the LDP is a strategy policy which requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

The boards are all of a height, material and design which are considered to be compatible with the design and character of the visitor centre building and will not have a negative impact on the special qualities of the National Park.

Amenity and Privacy:

Policy 30 of the LDP refers to ‘amenity’ in general with criteria (a) and (b) seeking to avoid development for a use which is inappropriate for where people live or visit and/or which is of a scale incompatible with its surroundings.

The audio point is the only aspect of the development proposal which could have an impact on the amenity of neighbouring properties. The closest neighbouring properties are located to the north and south west of the audio point at a distance of approximately 40 metres, which is considered to be a sufficient distance to ensure that there is no adverse impact caused to amenity.

Other Material Considerations

Policy 35 (Strategy Policy) of the Local Development Plan states that we will support development which attracts visitors outside the peak season while ensuring that National Park environment is conserved and enhanced as a landscape of national and international importance by permitting visitor attractions, recreational and leisure activities.
activities in the Local Service and Tourism Centre and the Local Centres (criterion (d)).

This proposal is considered to comply with policy 35 in that it is supporting tourism within the centre of St David's.

**Conclusion**

The proposed information boards and audio point will not have an adverse impact upon the special qualities of the National Park, or the amenity of neighbouring properties.

It is therefore considered to comply with the relevant policies of the LDP and is requested that delegated authority be transferred to the Director of Planning to approve the application, provided that no objections are received which would contradict or otherwise call into doubt the above assertion.

**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 and documents:
   - Location 1 Board & detail
   - Location 2 Board & detail
   - Location 3 Board & detail
   - Site Plan received 26th July 2019
   **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).
Oak notice board
1.4m wide x 2.1m high
With glazed doors
Oak to be left unfinished. To match ticket building etc.
(see position on plan)

NP 19 4 20

26 JUL 2019

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Location 1
Location 3
Fix new oak framed interpretation board to match existing, positioned as indicated.

Proposed audio point fixed to existing slabs in position shown (see details)
Location 2  Replace 2 No. notice boards in oak to match cladding/ building (like for like/same size)