

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	Oriol 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

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 8th June 2016

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

NP/08/225 – Erection of interpretive panels and information signs – Approved 8th 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 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).



Parc Cenedlaethol
Ardderchoglau
Fawrdderchoglau
National Park

NP 19 4 20

Parc Cenedlaethol
National Park Authority
26 JUL 2019
Awdurdod Parc Cenedlaethol
Ardderchoglau

Grove Hotel

Tourist Information

y Parc

Car Park



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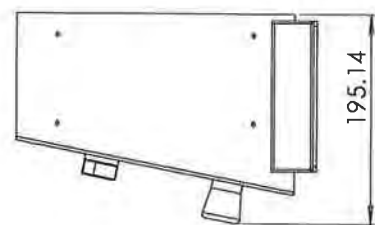
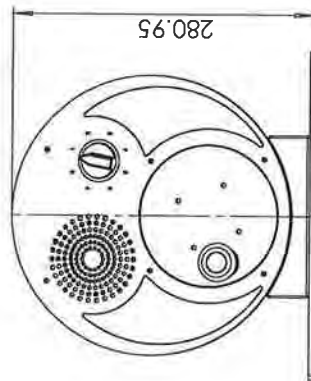
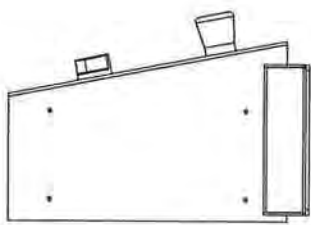
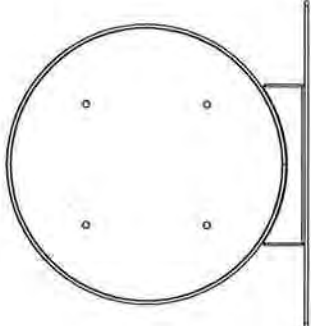
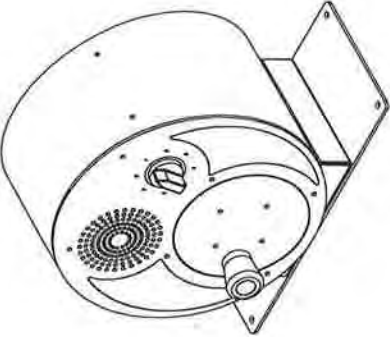
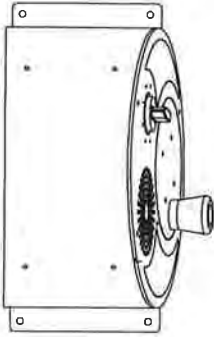
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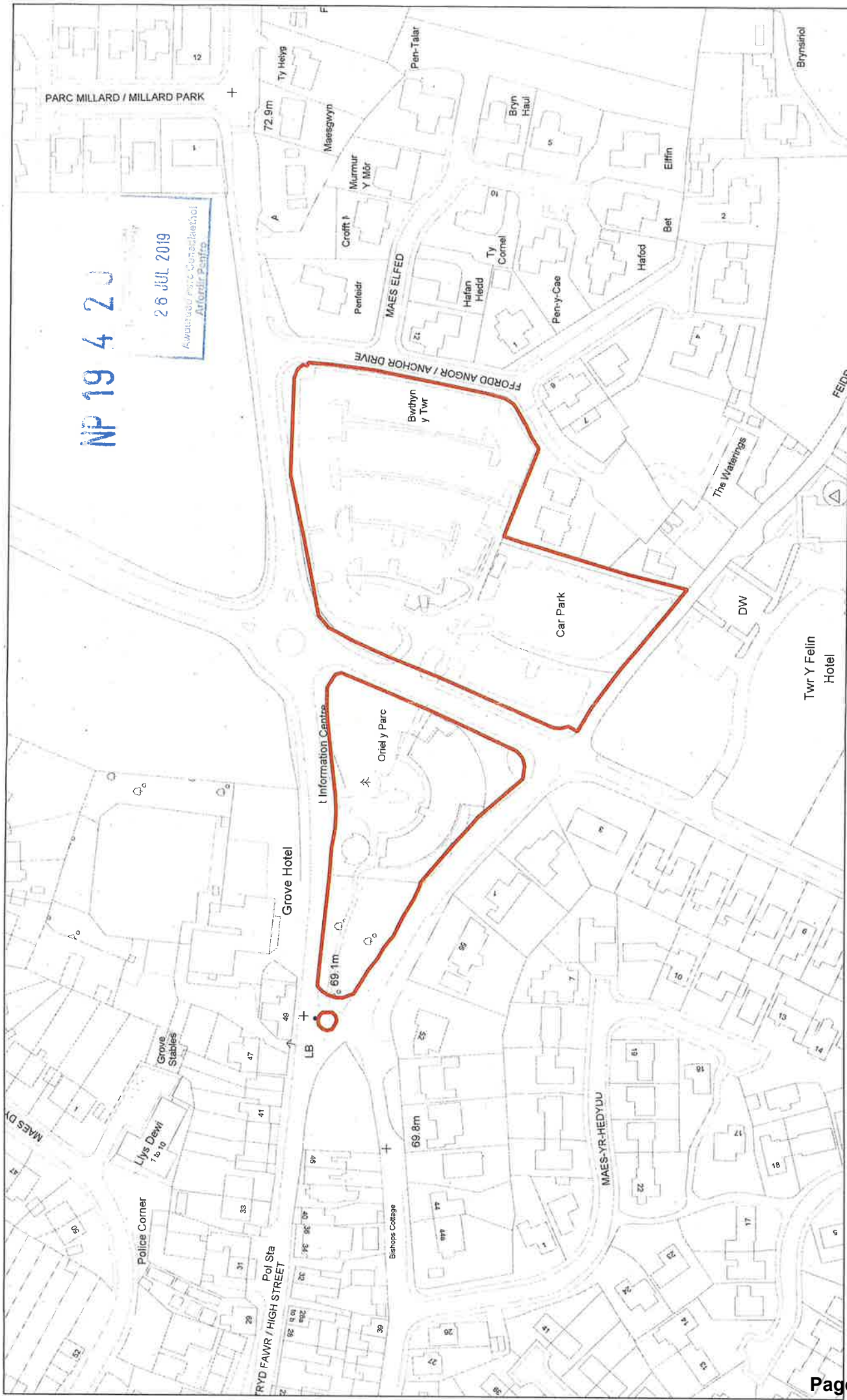
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Creuwyd gan / Created by: Jocelyn Bengier (26/7/2019)



NP 19 4 20
 26 JUL 2013
 AURIGRESS

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Description:	UTR Table Top Mount						blackbox-ov
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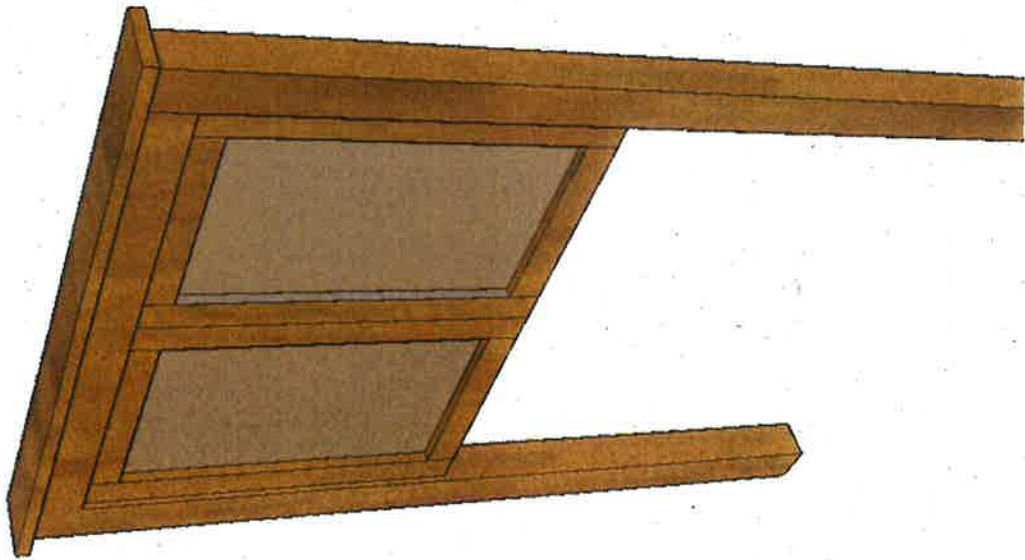
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28 JUL 2019
 Awdurdod Pwrdd Comuneddrefnol
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LOCATION ①

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

Pembrokeshire Coast
National Park Authority
26 JUL 2019
Awdurdod Parc Cenedlaethol
Arfordir Penfro

NP 19 4 20

26 JUL 2019
Awdurdod Parc Gwledol
Arfordir Fenni



LOCATION ③
Fix NEW OAK FRAMED INTERPRETATION BOARD
TO MATCH EXISTING, POSITIONED AS INDICATED.

26 JUL 2019



PROPOSED AUDIO POINT
FIXED TO EXISTING SWABS IN POSITION SHOWN (SEE DETAILS)

REPLACE 2 NO NOTICE BOARDS IN OAK TO
MATCH CADDISHER BUILDING (LIKE FOR LIKE / SAME SIZE)

LOCATION ②

