

Application Ref: NP/19/0576/FUL

Case Officer Caroline Bowen
Applicant Mr J Pearson
Agent Mr J Pearson, National Trust Wales
Proposal Erection of new car park hut
Site Location Marloes Beacon PCNPA Car Park, U6001 Marloes Court Road, Marloes, Haverfordwest, Pembrokeshire, SA62 3BH
Grid Ref SM77960817
Date Valid 29-Oct-2019 **Target Date** 29-Jan-2020

The application is reported to the Development Management committee as the officer recommendation is contrary to that of the Community Council.

Consultee Response

Marloes & St Brides Community Council: Objecting
PCNPA Access Manager: PROW not affected
PCC - Transportation & Environment: No objection
Natural Resources Wales: No adverse comments

Public Response

The application was appropriately advertised – no third party comments 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 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 30 - Amenity
LDP Policy 53 - Impacts on traffic
PPW10

Constraints

NPA Property - within 25m
Special Area of Conservation - within 500m
LDP Mineral Safeguard

Pembrokeshire Coast National Park Authority
Development Management Committee – 29th January 2020

Rights of Way Inland - within 50m
ROW Coast Path - within 10m
Recreation Character Areas
Affordable Housing Submarkets
Seascape Character Areas

Officer's Appraisal

Background

The application site is an existing car park, to the north of Marloes Beach, and west of Marloes village within west Pembrokeshire. The car park is on a level site with a metalled surface, and is accessed via a rural road which travels through the car park. It is bounded by hedges and surrounded by open farmland. There is a large timber sign located on the grass verge at the southern entrance to the car park.

Relevant Planning History

- NP/14/0120 – Information sign. Approved.
- NP/19/0503/FUL - Engineering operations to existing car park, installation of electric vehicle charging point, installation of mains powered parking ticket machine, relocation of existing solar powered parking ticket machine, installation of bike stand, landscaping and associated works. Approved.

Current Proposal

Planning permission is sought for the erection of a new car park hut. This is a simple monopitch structure of black corrugated sheets which will replace the existing hut, and be re-located closer to the entrance of the car park.

Key Issues

The main issues to be considered in this case are:-

- Policy and principle of development
- Amenity
- Highways
- Landscape
- Biodiversity
- Other matters

Policy and principle of development

In the Pembrokeshire Coast National Park Local Development Plan, Policies 7 – Countryside, 48 – Community Facilities and Infrastructure Requirements, and 53 – Impacts of Traffic are of most relevance. The enhancement of community facilities, where there is no harmful impact on road safety and environmental matters can be supported; and this particular development will improve a facility in terms of layout, appearance and level of facilities offered to the public.

This application follows an application made and approved earlier in 2019 for the improvement of the car park. In that application, the proposed use of different surfaces to the highway and to the parking area were considered a visual enhancement, and were also considered to prevent further erosion toward the natural hedgebank features. The works also proposed the relocation of the existing ticket machine to the north of the car park, the addition of a new machine to the southern end to aid visitors, and new electric charging points to improve sustainable accessibility. The re-location of a new hut is the final part of the overall enhancement, which is considered to comply with policy- the car park is sizeable and is considered to be able to accommodate a new structure without harm to the setting.

Highways

Following consultation, the Highways Authority made no comment.

Landscape

All natural boundaries to the car park will be retained.

Biodiversity

Following consultation, the Authority's ecologist had no objection, provided that a condition requiring the development to be carried out in strict accordance with the ecological recommendations – particularly in relation to the bird breeding season, as contained in the submitted ecology report dated 23rd June 2019.

Other matters

Marloes Community Council have objected to the proposal on the following grounds;

- The proposed single pitch roof...gives the building an ugly and highly industrial appearance. They consider that buildings in the vicinity – both traditional and contemporary have pitched roofs, and that the current hut is in keeping with the vernacular.
- The aesthetic of the proposed metal cladding.
- The proposed colour.

Concern is also expressed regarding the potential for a very small retail element to expand if not controlled by condition. There is also concern at items other than National Trust branded being sold – this would be considered to undermine existing retail facilities in the nearby village.

In response, the National Trust have commented that the proposed mono-pitch roof would help the structure to sit low and quietly in the landscape, and be more robust to weather. The mono-pitch is a design feature that can be found in the countryside. In respect of the colour, black has been used in the countryside, however, if Members consider that the dull green or weathered blue, as suggested by the Community Council is more appropriate, they would be happy to accept a condition to deal with a revised colour.

The Trust consider that the 'tin' building would be suitable for the site and context, and would be more in keeping with the car park. A fully retail use is not proposed in this application, and the Trust advise that they would look to work with the Community Council on this issue as the wider enhancement of the car park moves forward.

In conclusion, the Trust have commented as follows;

'NT has taken considerable time in bringing forward this proposed scheme and established a "Marloes Visitor Experience Stakeholder Group" to help with the process of bringing forward the proposals at Marloes. We worked with local neighbours and the Community Council over a period of 12 months including pre application site discussions. We initially attend the Community Council at their meeting in September 2018 and have sought continued engagement during this time. Our proposals have moved from simple timber shed buildings, to metal containers; and to what we believe is a cost-effective solution to a specific need in the proposed new car park at Marloes.

NT will continue to work with the Community Council, with our neighbours and businesses in the village and on the wider peninsula to improve the overall visitor offer and experience. We consider joining up our work in the Marloes area will drive up footfall and visitor spend to the benefit of all businesses on the Marloes Peninsula. We believe this has been the case with Runwayskiln Café: a great success for Marloes and Pembrokeshire. The new car park and visitor car park hut will be part of this bigger picture.'

Conclusion.

It is considered that the proposed new car park hut is acceptable as submitted. The structure is intended to be low –key, and - whilst recognising that consideration of colour and design is subjective - officers consider the dark colour and use of corrugated sheeting in this scheme to reinforce the purely functional nature of the structure, which is not designed to be a prominent feature in its own right.

In light of this, officers would recommend approval of the proposal, which would otherwise be in accordance with the Pembrokeshire Coast National Park Local Development Plan.

Recommendation.

That the application be approved, 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).

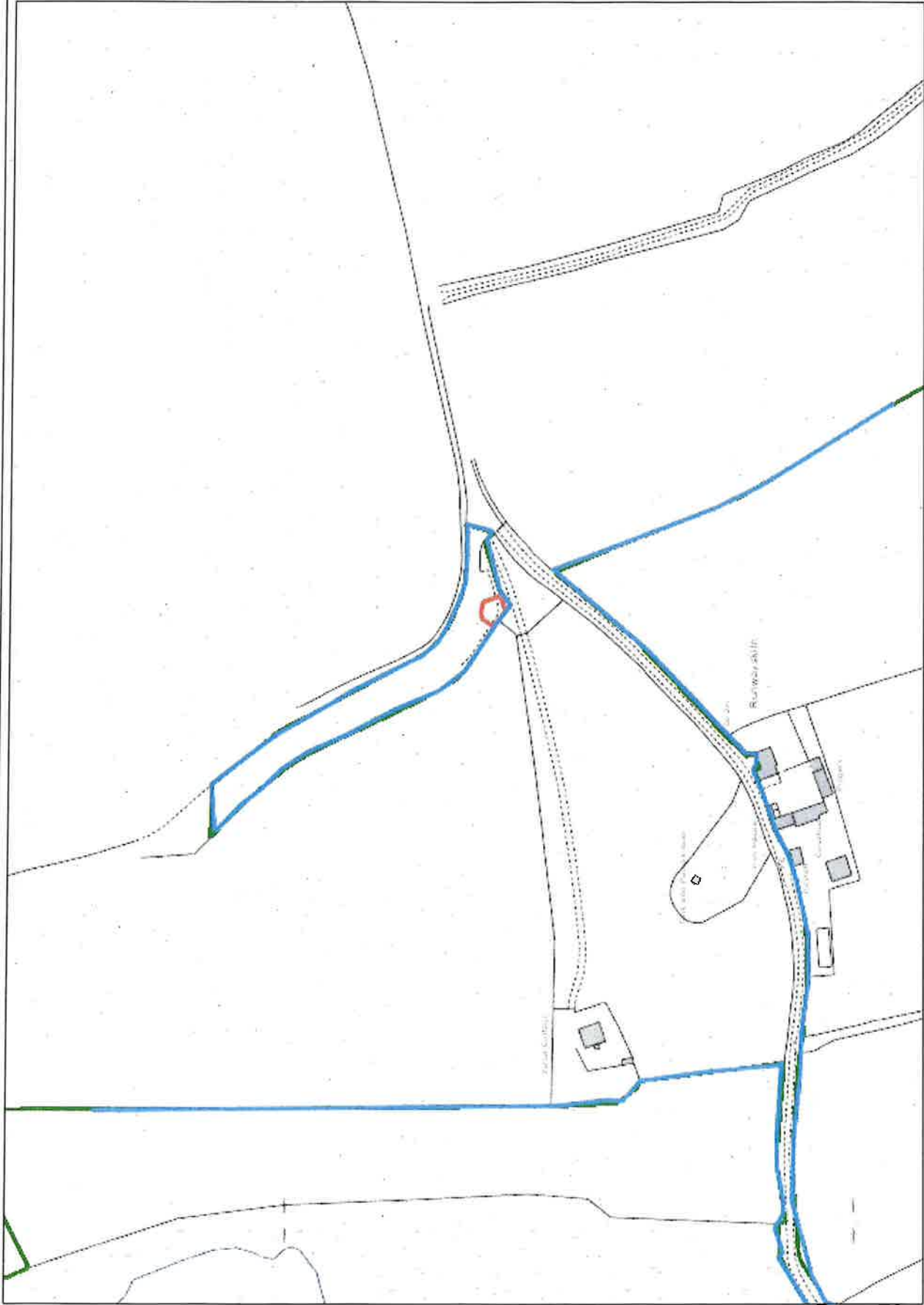
2. The development shall be carried out in accordance with the following approved plans and documents: 'Block Plan' and 'Proposed Car Park Hut' dated 29th October 2019; and in accordance with the mitigation measures and recommendations as set out in the Ecological Report (Teresa Hughes Biodiversity Planning) dated 23rd June 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).

3. There shall be no retail sales from the premises other than ancillary items strictly associated with the National Trust operation of the site.

Reason: The site is unsuitable for general retail uses. Local Development Plan Policy 30 (Amenity).

New Car Park Hut Marloes Sands



Legend

- NT Ownership (GB)
- NT Leasehold (GB)

1: 2,500



Notes

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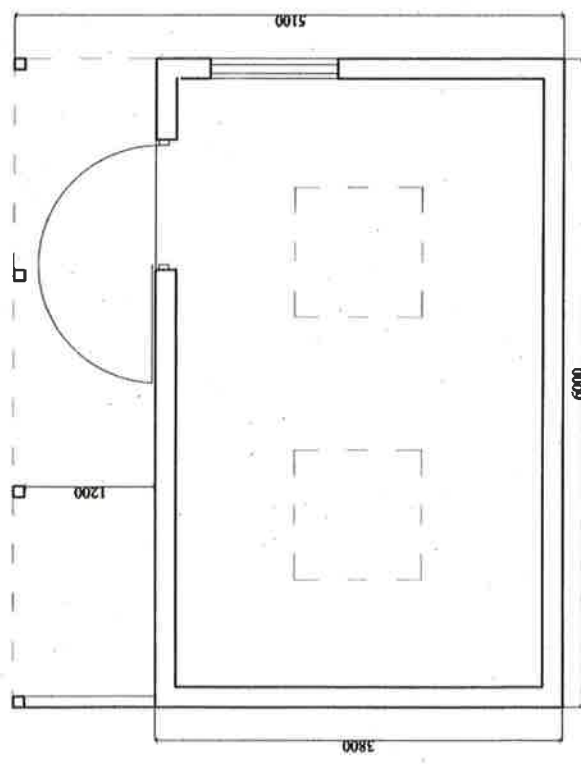
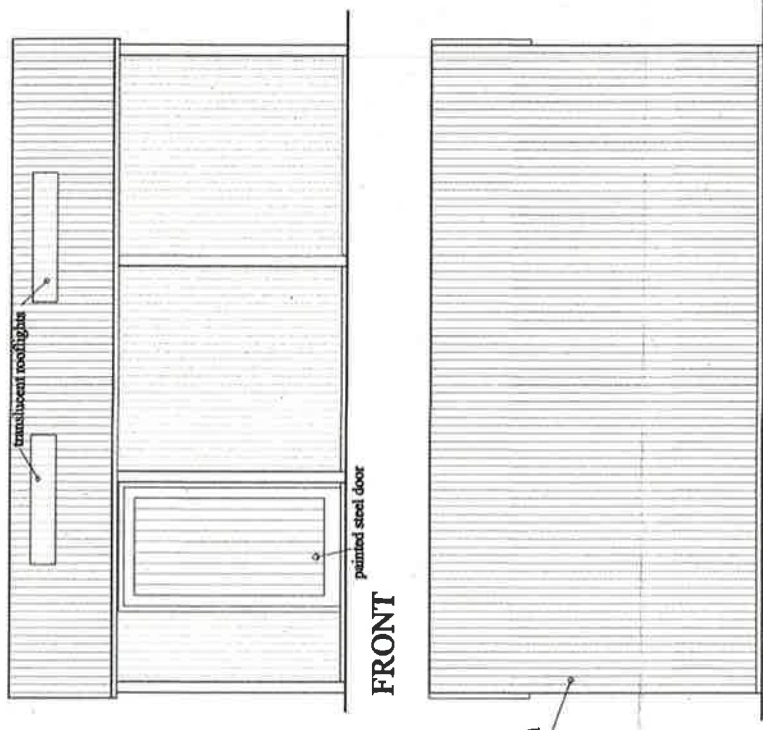
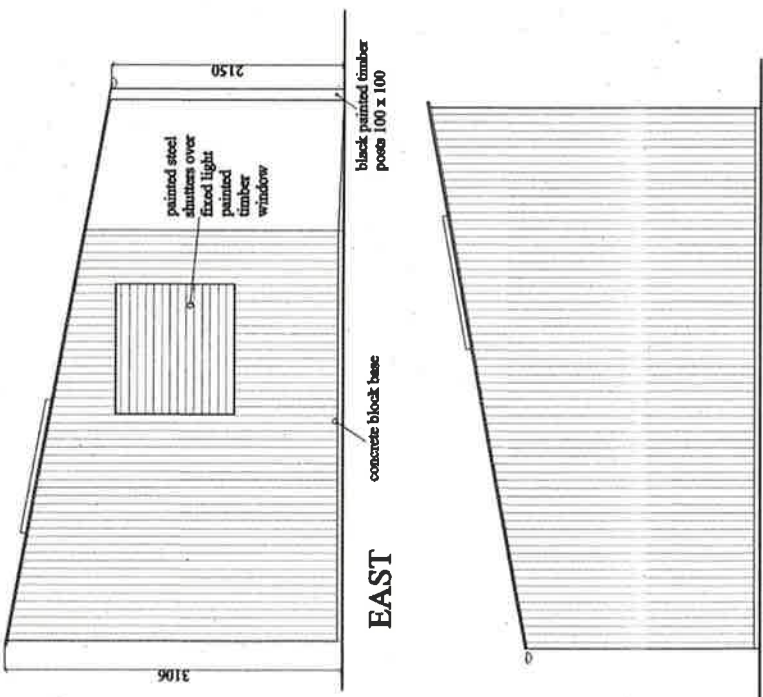
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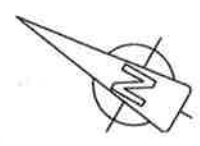


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Coastal Park Authority
 9 OCT 2019
 Plans Controlled
 (Design Power)



**PROPOSED CAR PARK HUT,
 MARLOES for The National Trust**
 Scale: 1:50 A3 landscape
 amended 17.10.19, 18.10.19; 22.10.19