

## **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 (Marloes Sands),  
Marloes, Haverfordwest, Pembrokeshire, SA62 3BH  
**Grid Ref** SM77960817  
**Date Valid** 29-Oct-2019                      **Target Date** 19-Mar-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  
Rights of Way Inland - within 50m

Pembrokeshire Coast National Park Authority  
Development Management Committee – 18 March 2020

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.

The application was reported to the Committee on 29th January 2019. However, it was withdrawn from the agenda at the meeting as there was some confusion in respect of the site address. Investigation found that the address submitted is that of the registered postal address, however, the site is known locally as Marloes sands car park. Since the last committee meeting the applicant has taken the opportunity to amend the design of the proposed building so that the height has been reduced by 0.95m, it is finished with a shallow pitched roof rather than a monopitched roof and the elevations are timber clad rather than finished with corrugated steel sheeting.

### **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 shallow pitched structure with timber clad elevations and black corrugated sheets to the roof which will replace the existing hut and be re-located closer to the entrance of the car park.

The hut is proposed as a 'visitor welcome hut' and is part of the wider Welsh Government funded Maroles Peninsular Visitor Experience Project. The National Trust propose to have staff on site in order to provide information to visitors, offer a 'warm welcome' under cover and to help with any issues in respect of car parking.

The hut will also be accessible to all, include basic welfare facilities to staff, essential utilities (phone line) and provide storage for leaflets.

## **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, as contained in the ecology report dated 23rd June 2019 submitted with application NP/19/0503/FUL (wider car park scheme).

The application also proposes rooflights which has the potential to cause some light spillage, in order to address this, a condition relating to the internal lighting details is recommended.

### *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.

The applicant has amended the plans and the Community Council have been consulted, no response has been received to date, however any response will be verbally reported at the Committee meeting.

A 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.

### **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 13th February 2020 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. Prior to the installation of any external or internal lighting, details shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved and retained as such thereafter. **Reason:** To protect the special qualities of the national park and for biodiversity Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park)

# New Car Park Hut Marloes Sands



### Legend

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



1: 2,500

### Notes

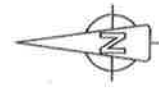
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0.1 Kilometers



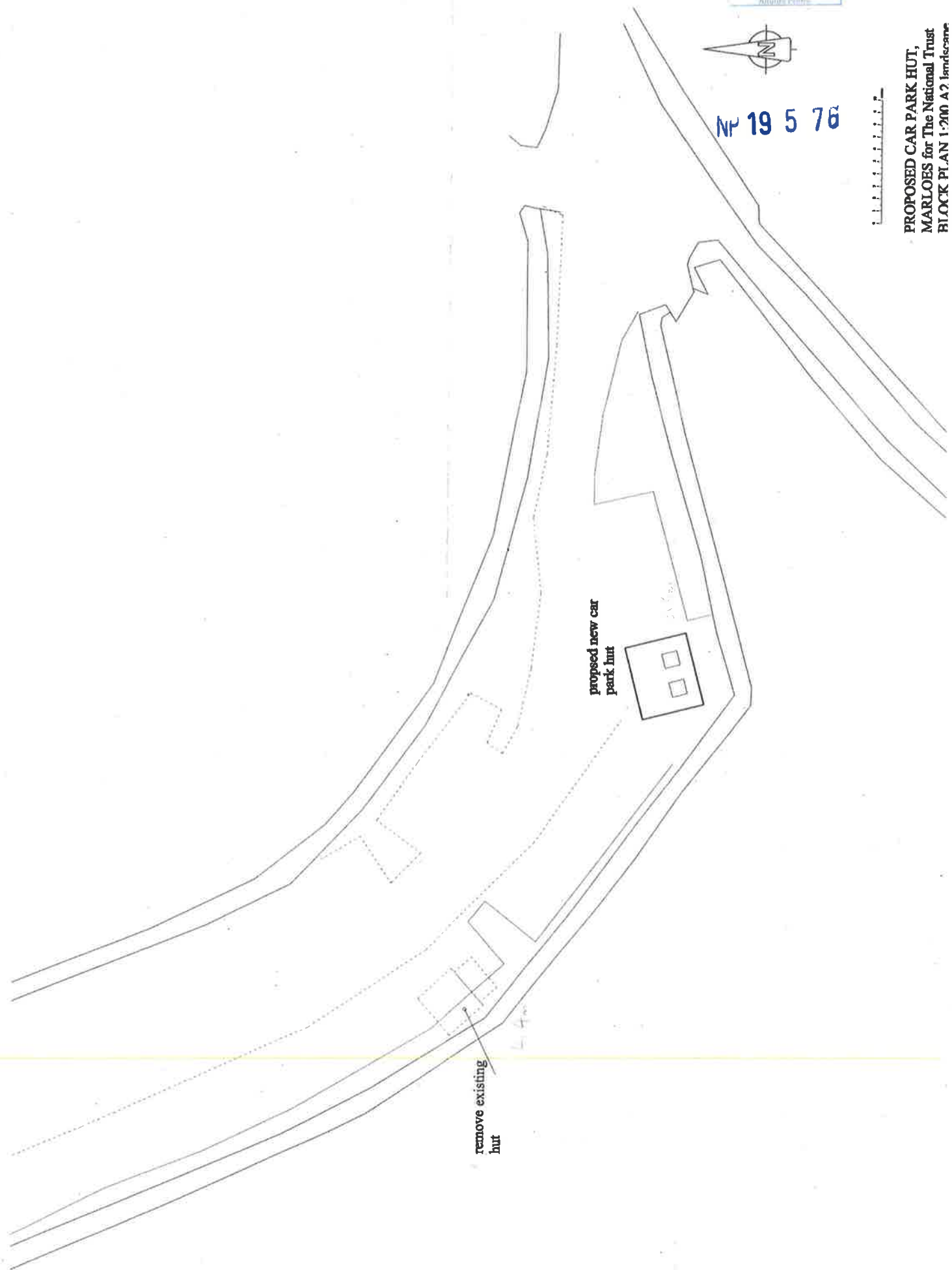
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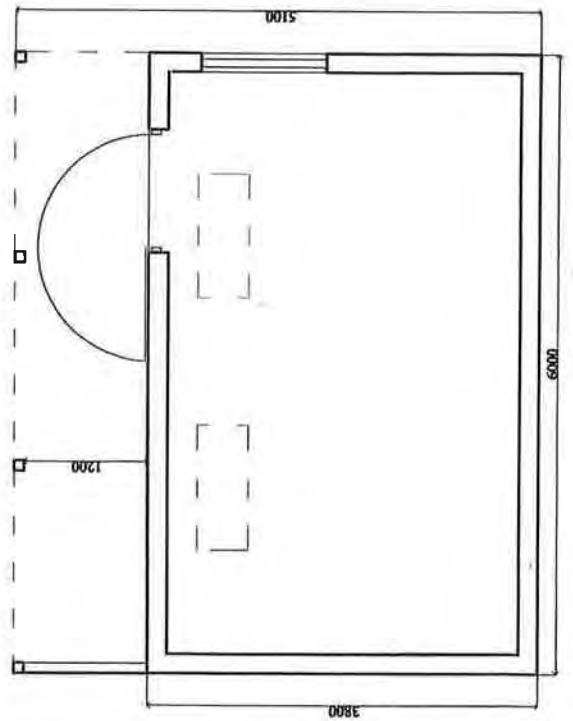
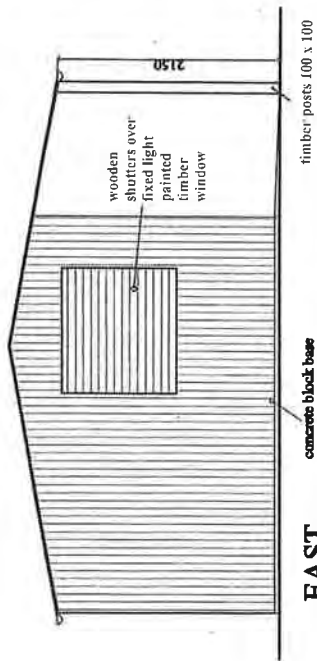
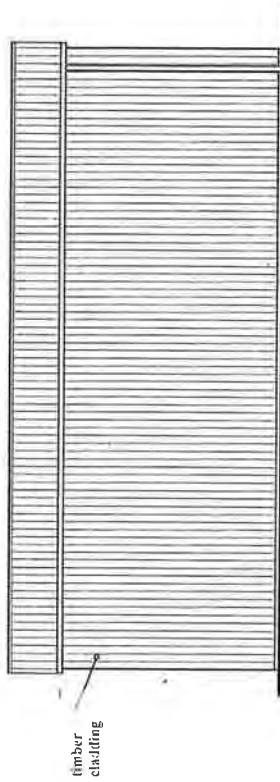
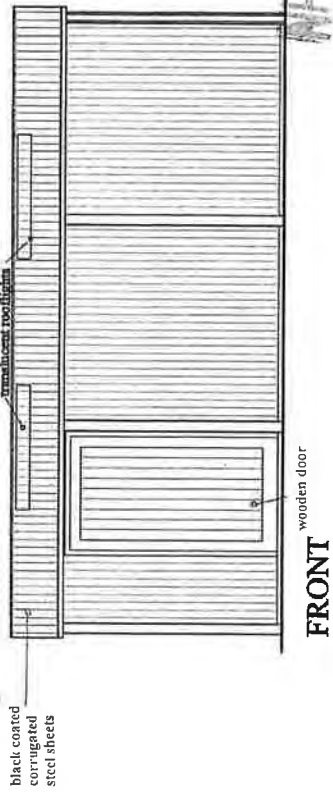


PROPOSED CAR PARK HUT,  
MARLOES for The National Trust  
BLOCK PLAN 1:200 A2 landscape



proposed new car  
park hut

remove existing  
hut



**PROPOSED CAR PARK HUT, Amended,  
MARLOES for The National Trust  
Scale: 1:50 A3 landscape  
amended 17.10.19, 18.10.19; 22.10.19, 10.2.20**