Application Ref: NP/20/0014/FUL

Case Officer          Rob James
Applicant            Mr A Muskett
Agent                
Proposal             Installation of pay & display ticket machine & sign
Site Location        Nolton Haven Car Park, Nolton Haven, Haverfordwest, Pembrokeshire, SA62 3NH
Grid Ref             SM86001862
Date Valid           30-Jan-2020     Target Date 25-Mar-2020

The application is before members as the application is made on behalf of the Authority

Consultee Response

PCNPA Planning Ecologist: No Comment
Natural Resources Wales: No adverse comments
PCNPA Access Manager: No adverse comments - No PROW affected

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. No responses have been received at the time of writing this report.

Policies considered

Please note that these policies can be viewed on the Policies page Pembroke 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
LDP Policy 53 - Impacts on traffic
PPW10
SPG05 - Sustainable Design
SPG06 - Landscape
SPG12 - Parking
SPG21 - Recreational and Leisure Activities
SPG22 - Seascape Character
TAN 05 - Nature Conservation and Planning
TAN 12 - Design
TAN 13 - Tourism
TAN 14 - Coastal Planning

Constraints

NPA Property - within 25m
Special Area of Conservation - within 500m
LDP Mineral Safeguard
LDP Open Space
Biodiversity Issue
Safeguarding Zone
Hazardous Zones
Potential for surface water flooding
Recreation Character Areas
Low Coal Risk
Surface Coal
High Coal Risk
Affordable Housing Submarkets
Seascape Character Areas
Within Site of Special Scientific Interest consult NRW / Planning
Ecologist_20m

Officer’s Appraisal

Relevant Planning History

No relevant history.

Site & Context

The application site includes a tarmacadam covered carpark, a sewage pumping station and toilet block constructed of painted render concrete block walls situated towards the rear boundary of the site. The car park is relatively flat and has clearly defined car parking spaces.

Current Proposal

The application seeks planning permission to site a carpark pay and display machine and associated signage depicting Fees and information. The position of the machine will be as shown on the location plan towards the entrance of the site. The machine is to measure approximately 1.8m in height, 0.4m in width and 0.3m in depth. The sign is to measure 1.2m in width, the overall height off the ground being 2.1m.
Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Siting and Sustainable Design
- Highway Safety and Access
- Landscaping
- Biodiversity

*Policy, Principle of Development and Impact on National Park:*

Nolton Haven carpark is located within open countryside as defined by the Local Development Plan Policy 7 Countryside outside the identified Centres of the Local Development Plan; development will only be permitted where:

- criteria f) the enhancement of community facilities is proposed. It is considered that the carpark is an important community facility therefore the development is considered to be in accordance with Policy 7 Countryside.

The proposal is of a modest scale. The proposal will not therefore have an adverse impact upon the character of the area or the wider landscape and therefore does not compromise the special qualities of the National Park and complies with Policy 1, 7, 8 and 15 of the LDP.

*Siting and Sustainable Design:*

The application is considered to be appropriately sited and is of a design which is comparable with many other pay and display machines within the Pembrokeshire Coast National Park. The pay and display machine is not illuminated.

Amenity and Privacy

The proposal will have no detrimental impact upon amenity or privacy, due to the nature of the pay and display machine and sign and its sitting being away from any neighbouring properties. The proposals therefore comply with Policy 30 of the LDP.

*Highway Safety and Access:*

No response has been received from PCC Transportation & Environment at the time of writing this report; Members will be made aware of any further information received at the committee meeting. The application is considered to be in accordance with Policy 53 Impacts of Traffic.

*Biodiversity & Landscaping*

PPW, TAN 5 and LDP Policy 11 require biodiversity and landscape considerations to be taken into account in determining individual applications.
Natural Resources Wales have been consulted and gave no objection regarding the development and its impact upon the Site of Special Scientific interest, Nolton Haven Beach.

At the time of writing this report no response has been received from PCNPA Planning Ecologist, any further information received will be given to Members at the time of the Committee Meeting.

The proposed application is considered to be in accordance with PPW, TAN 5 and LDP Policy 11.

**Conclusion**

The proposed pay and display machine and sign will not have an adverse impact upon the special qualities of the National Park or neighbouring Amenity. The proposal therefore complies with the relevant policies of the LDP and is recommended for approval subject to conditions.

**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:
   - Nolton Car Park Pay and Display Sign (received 13 January 2020)
   - Nolton Haven Car Park Layout Plan (received 28 January 2020)
   **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).
Nolton Haven Car Park

Proposed location of new pay and display ticket machine and sign

13 JAN 2020

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