Application Ref: NP/20/0015/FUL

Case Officer	Rob James
Applicant	Mr A Muskett
Agent
Proposal	Installation of Pay & Display ticket machine & sign
Site Location	Newport Sands Car Park, Newport, Pembrokeshire
Grid Ref	SN05444049
Date Valid	30-Jan-2020	Target Date	25-Mar-2020

Consultee Response

Nevern Community Council: Objecting - Is the duration of charging to be as now i.e only during the summer months?
Is the charge to be for the two car parks? not for parking on the sands.
Is the monies collected to go towards the the toilets so as they can remain open?
Two local jobs will be lost if this is allowed to proceed.
Therefore Nevern Community Council would like their objections to be noted and minuted,

PCNPA Planning Ecologist: No Comment

PCC - Transportation & Environment: No objection

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 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 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
LDP Mineral Safeguard
Biodiversity Issue
ROW Coast Path - within 10m
NPA Foreshore - within 25m
Potential for surface water flooding
Recreation Character Areas
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 tarmac covered carpark, a gravel/compacted sub base covered over spill car park and toilet block constructed of painted render concrete block walls located centrally within the site. There is a further building to the West of the toilets which houses a beach shop and Newport Surf Saving Club. The car park is relatively flat and has clearly defined car parking spaces on the tarmac side. A highway dissects the site which gives access to Newport Sands Beach. Two existing sign posts are in place where a previous information sign has been erected.

Current Proposal

The application seeks planning permission to site a car park pay and display machine and associated signage depicting Fees and information. The position of the machine will be as shown on the location plan on the tarmac surfaced side of the car park. 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:

Newport Sands 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.

Nevern Community Council have objected stating that two local jobs will be lost if the development goes ahead. Newport Car Park cannot be defined as an employment site under Policy 43 Protection of Employment Sites and Buildings as such the development is not considered to be against current LDP Policy.

Three other questions were raised in the Community Council’s response these have been forwarded on to the applicant who has responded and although the questions do not constitute material planning considerations I have included them below.

- Is the duration of charging to be as now? i.e. only during the summer months?
- Is the charge to be for the two car parks? Not for parking on the sands.
- Is the monies collected to go towards the toilets so as they can remain open?

With reference to the above and in response to the representation from Nevern CC I can advise as follows:

- The duration of the charging season remains unchanged from previous years i.e. 15th March to 7th November inclusive
- The duration of the charging day has been extend by an additional 2 hours and now runs from 9am to 7pm
- The National Park own and operate the beach head car parks on either side of the road above the beach. For the avoidance of doubt the width and length of the beach between the seaward facing toe of the sand dunes and the mean high water mark is owned by Newport Links golf club and the parking of vehicles on that same area of land is under their control and management

Pembrokeshire Coast National Park Authority
Development Management Committee – 18 March 2020
The revenue which the National Park collects from its car park at Newport Sands is not ring fenced or reserved for any particular purpose.

The installation of the P&D machine will replace the previous attendant based operation

The above are not material planning considerations; however, the answers provided will be forwarded to the Community Council.

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 siting 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, Newport Sands Beach.

PCNPA Planning Ecologist had no comments to make regarding this application.

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

Notwithstanding the objection raised 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 & Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents:
   - Newport Car Park Pay and Display Sign (received 13 January 2020)
   - Newport 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).
Newport Sands car park
Pay and Display sign
Scale: 1:10
Your connection choice

Metric Hosted Service

Customer Hosted

WebAsian Back Office

METRIC provides solutions to Cenwlaethau, U.K. National Parks, and other public bodies. The website contains a map showing your location, information on your location, and the nearest一根 parking machine.

The user experience is seamless, between the machine and the parking management system. The connection between the two is managed by a central server, which controls the flow of information. The system is designed to be user-friendly, with clear and concise instructions for use. The machine is easy to use, with clear instructions on how to operate it and where to find the nearest parking machine.