Application Ref: NP/20/0016/FUL

Case Officer  Rob James
Applicant  Mr A Muskett
Agent
Proposal  Installation of Pay & Display ticket machine & sign
Site Location  Angle Car Park, Angle, Pembrokeshire
Grid Ref  SN05444049
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 and, Angle Community council have objected on the visual intrusiveness of the sign.

Consultee Response

Angle Community Council: Objecting on visual intrusiveness
PCNPA Buildings Conservation Officer: Conditional Support
PCNPA Planning Ecologist: No comments regarding the application
Natural Resources Wales: No Objection.
PCNPA Access Manager: No rights of way affected.
PCC Highways: No response at time of writing report.

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 of 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

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Constraints

- NPA Property – within 25m
- Special Area of Conservation – within 500m
- Site of Special Scientific Interest – Within 50m
- LDP Mineral Safeguard
- Historic Landscape
- Rights of Way Inland – within 50m
- Ancient Monument within 500m
- Regionally Important Geological Sites
- ROW Coast Path – within 10m
- NPA Foreshore – within 25m
- Potential for surface water flooding
- Recreation Character Areas
- Affordable Housing Submarkets
- Seascapes Character Areas
- Within Site of Special Scientific Interest consult NRW / Planning Ecologist _20m
- Conservation Area – Angle Conservation Area.

Officer’s Appraisal:

Relevant Planning History

No relevant history.

Site & Context

The application site includes a tarmac covered carpark and a gravel/compacted sub base covered over spill car park. The car park is relatively flat and has clearly defined car parking spaces on the tarmac section of the car park. There is a low level stone wall separating the tarmac section and the overspill section.

There is a highway adjacent to the site giving access to the site and West Angle Beach.

The application site is located within Angle Conservation Area.

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 on the tarmacadam
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 approximately 1500mm high.

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:

West Angle 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 LDP Policy 7 Countryside.

The application has been amended since the original submission firstly moving the siting of the machine and sign from a prominent location centrally located within the car park to a side on location towards the front of the car park adjacent to the highway and opposite the café. This new location was chosen as it is considered to reduce the visual intrusiveness of the development. The car park is also located within Angle Conservation Area. PCNPA Buildings and Conservation officer has been consulted and his response is set out below.

“The plans as amended are an improvement in terms of the positioning of the ticket machine and sign. The side-on/oblique view from the main approach will be far less dominant, with an acceptably low impact on the character and appearance of Angle Conservation Area.

I would suggest that the pictorial element of the sign be omitted – this seems superfluous where the actual views exist on site.

I hope the scheme is a prelude to future enhancement of the car park - what would be desirable is the provision of a traditional Pembrokeshire hedge-bank along the road boundary, to reinstate a lost feature and soften/mask views of vehicles when approaching from the village.

Subject to the above (ref. sign), I am happy to support the proposal”.

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Angle Community Council has objected to the amended application stating that the proposed development will be visually intrusive. I have included there comments below,

“As the proposed signage is so large, it is intrusive to the surrounding area and distracts from the otherwise natural beauty of the landscape”.

The letter of objection can be read in its entirety online at https://planning.pembrokeshirecoast.wales/agile_pcnpa/apas/run/wchvarylogi
n.display

Section 72 of the 1990 Act requires that when considering planning applications, special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area. In terms of the proposed works, it is considered following consultation with the applicant and adhering to PCNPA Buildings and Conservation officer’s consultation response a revised drawing of the sign has been received 27/02/2020. The sign now has no pictorial element, stands at 1500mm above the ground and is considered appropriate in the setting of Angle Conservation Area. It is therefore considered that the proposed development will preserve and enhance the character of the conservation area.

The proposal is of a modest scale. The amended drawings have significantly reduced the visual intrusiveness of the sign the proposal will not therefore have an adverse impact upon the character of the Conservation 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, the signage has been reduced in height to further reduce the impact on Angle Conservation Area. The sign and pay & display machine will be situated side on to limit the visual intrusiveness of the development from the entrance of the car park, and is considered appropriate.

_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.

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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, West Angle.

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

Conditions

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:
   West Angle car park Pay and Display Sign (received 27 February 2020)
   Car Park Layout Plan (received 14 February 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).
**West Angle Car Park**

Proposed location of new pay and display ticket machine and sign

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Creuwyd gan / Created by: Rhys Baker (13/1/2020)

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West Angle car park
Pay and Display sign
Scale: 1:10

Talu a Dangos

CHARGING PERIOD
15 March - 7 November 9am - 7pm
MOTOR CARS and MOTOR CYCLES
Up to 30 Minutes: £0.00
Up to 1 Hour: £1.00
Up to 2 Hours: £2.00
Up to 3 Hours: £3.00
Daily: £5.00
Weekly: £30.00
Coaches all day: £8.00
Season Tickets available
Price varies according to Fundraising levy. Contact Park Authority for details.

Pay & Display

West Angle car park managed by the Car Park Team

Hyd at 30 minwud
£0.00
Hyd at 1 Awr
£1.00
Hyd at 2 Awr
£2.00
Hyd at 3 Awr
£3.00
Syddiol
£5.00
Wyrtnos
£20.00
Towypan Ryposau dros y dydd
£8.00

Talu a Dangos at 30 minwud?
Dym Daith, and paid with signature and date of issue.

Failure to comply with these conditions may lead to a Penalty Charge Notice being issued.
The charge, £20 or £30, is reduced by 50% if paid within 14 days.

Motorists must:
1. Display the relevant ticket in the windscreen of the vehicle.
2. Park within the pay and display area bounded by
3. Use the correct payment method for the time period paid.
4. Pay for the full time period booked.
5. Use sites for their intended purpose only.

Information on how to appeal against a Penalty Charge Notice is provided on the notice.

For more information, contact the Park Authority or visit www.pembrokeshire.gov.uk/parking

1200mm

120mm

400mm

680mm

Top of sign 1.5m from ground

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The Parking Professionals

The Parking Professionals are recognized as one of the leading providers of parking solutions in the UK. With over 100 years of experience in the industry, they offer a range of parking systems designed to meet the needs of a variety of customers, from commercial property owners to large retail chains.

Superior Security

The security of the parking solution is of utmost importance. The Elite system incorporates advanced security features, including access control, vehicle detection, and license plate recognition. The system is designed to prevent unauthorized access and ensure the safety of the parking facility.

Power Choices

The Elite range of payment systems offers a variety of options to suit different needs. From traditional coin-operated systems to card-based payments, the range includes fully-integrated payment solutions that can be tailored to meet specific requirements.

Product Support & Maintenance

Elite offers a comprehensive support package to ensure that their systems are maintained and operate efficiently. Regular maintenance checks are performed to identify and resolve any issues before they become serious problems. The company also provides a range of training and support materials to help customers make the most of their systems.

Technical Specification

Machine Dimensions
- Width: 440mm x 350mm x 240mm
- Weight: 20kg

Cassette
- 3000 Coin Capacity
- 50 Coin Bank

Standard Colour
- Black

Power Supply
- 240VAC 50/60Hz

Solar Power
- 12VDC 20Ah Battery

Hybrid Dual Power
- Solar &Grid

Battery Power
- 24VDC 12Ah Battery

Operating Voltage
- 230VAC

Humidity
- 5% to 95%

Operating Temperature
- -10°C to +50°C

Coin Acceptance
- 1p to 20p

Banks
- 5 to 100

Single Ticket Size
- 0 to 100p

Security
- Anti-theft design

Networking
- Ethernet
- Wireless

Backup Display
- 12VDC 50mA

Heating (Marine Only)
- Portable heater

Environment
- Suitable for outdoor use

For more information, please contact Elite Parking Systems on 01234 567890 or visit www.eliteparkingsystems.com.