

**Application Ref: NP/23/0246/FUL**

<b>Case Officer</b>	Kate Attrill		
<b>Applicant</b>	Mr and Mr B & P Rees		
<b>Agent</b>	Mr A Vaughan-Harries, Hayston Development & Planning Ltd		
<b>Proposal</b>	Change of use of pitch & putt area & expansion with 10 self-contained bespoke mobile lodges/caravans & car parking together with ecological enhancements		
<b>Site Location</b>	Tretio Caravan & Camping Park, St. Davids, Haverfordwest, Pembrokeshire, SA62 6DE		
<b>Grid Ref</b>	SM78642903		
<b>Date Valid</b>	11-May-2023	<b>Target Date</b>	05-Jul-2023

**Officer's Appraisal**

The proposed works are for the extension of a caravan park at Tretio, consisting of the change of use of a pitch-and-putt area to allow for the siting of 10 additional static caravans with additional landscaping.

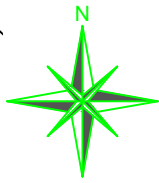
Tretio Caravan & Camping has approximately 8 acres of land which comprises of:-

- A Static Caravan field, with a total of 30 privately owned holiday homes in situ.
- Eight Seasonal touring pitches
- Two all grass camping fields with a total of 47 camping pitches for touring caravans, campervans & tents.
- A nine-hole pitch & putt course, surrounded by woodland

The determination of the application comes rests on the impact of the proposed site extension on the special qualities of the landscape of the National Park, and as such it is requested that Members consider a Committee site visit to view the site and its surroundings prior to consideration of the planning application at a subsequent Committee meeting.

**Recommendation**






Members agree to a Committee site visit in December 2023 or January 2024 (or other suitable date).

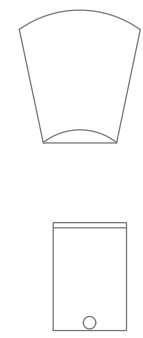


**Proposed site area**

**Tretio Caravan Park**

**Existing Operation**



-  Managers mobile chalet, previously consented
-  Tent site with permanent hook-ups (Pitches 1 to 22)
-  Tent site with predominantly no hook-ups (Pitches 23 to 46) (1 hook-up at pitch 24)
-  Play area for caravan aprk
-  30 holiday static caravans



Beaumaris midi bat boxes

Bird box

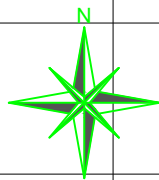
Install Beaumaris midi bat box and bird boxes to existing campsite facilities buildings

 Land in client ownership highlighted thus  
 Proposed location of new holiday units  
 Site Area - 20303 msq


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**Change of Use of Pitch & Put Area to Expansion with Ten Self-Contained Bespoke Mobile Lodges/Caravans and Car Parking Tretio Caravan & Camping Park Ltd, St Davids, Pembrokeshire**

Designed by	Checked by	File name AVH_731	Date 08.02.2022	Scale A3 @ 1:2500	Client Mr Bryn Rees and Mr Phil Rees
Drawing Title Expanded Location Plan					Dwg No. Page 12 of 61 <b>01a</b>



Proposed tree planting of native species to act as screening

Pedestrian link to main caravan park site of crushed, permeable, well compacted stone

Proposed earth hedgebank between units planted with native species to act as screening

Indicative location of proposed Edmunton style holiday unit

Foul drainage to bespoke package treatment plant with clarified discharge to drainage field

Existing trees and hedgerows to remain un-altered throughout site to remain

Indicative location of proposed Vendee style holiday unit

Proposed earth hedgebank planted with native species

Proposed earth hedgebank planted with native species

Proposed dedicated parking bespoke for each holiday unit

Existing field access point

Link to existing Tretio caravan park

Proposed access to be of permeable compacted crushed stone

Roof water from each unit to bespoke soakaway

Wildflower meadow

Wildflower meadow



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File name  
AVH\_731

Date  
28.02.2023

Scale  
A3 @ 1:500

Client  
Mr Bryn Rees and Mr Phil Rees

Drawing Title

Proposed Site Plan

Dwg No.  
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