

**Application Ref: 10/450**

<b>Application Type</b>	Variation/Discharge
<b>Grid Ref:</b>	SN15360704
<b>Applicant</b>	Mr C Pendleton, Celtic Holiday Parks
<b>Agent</b>	Mr G Blain, Curtis Blain Ltd
<b>Proposal</b>	Variation of condition 2 of NP/320/93 for change of use of the site from 55 touring caravans to 47 static caravans
<b>Site Location</b>	Meadow House, Summerhill, Amroth

**Summary**

This application seeks to vary condition 2 of planning permission NP/320/93 to allow for the stationing of 47 static caravans in lieu of the 55 touring caravans. The application has generated a number of objections and the main issues to be considered relate to visual impact, the suitability of the infrastructure to service the development and amenity considerations.

It is considered that this proposal is acceptable and subject to appropriate landscaping will not cause adverse harm to the National Park landscape. Furthermore, the infrastructure is sufficient to service the development subject to conditions. It is also not considered that the proposal will cause any detrimental harm to the amenities of the surrounding area or nearby residents.

The application is therefore recommended for approval subject to conditions relating to landscaping, holiday letting periods, sewage, surface water and highways.

**Consultee Response**

Amroth Community Council: No objection  
Environment Agency Wales: Conditional Consent

**Public Response**

7 letters of objection have been received.

The main issues raised are:

- The proposal does not meet the NPA's statutory duties
- There will be a loss of tourism diversity through the loss of tourers/campers
- The increased occupancy periods derived from statics will increase traffic pressures
- The sewage system is of concern

- There is a lack of screening to the site and the proposal will be a visual eyesore
- The proposal will increase noise
- There are misleading references on the plans (in particular reference to Meadow House apartments and 15 caravans outside the red line which do not exist)
- The proposal is contrary to adopted policies relating to the extension of caravan sites and does not provide any overall environmental enhancement
- There will be increased surface water
- There has been improper public notification
- The proposal should be considered by the committee

### **Policies considered**

LDP Policy 01 - National Park purposes and duty  
LDP Policy 07 - Countryside  
LDP Policy 08 - Special Qualities  
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 30 - Amenity  
LDP Policy 32 - Surface Water Drainage  
LDP Policy 52 - Sustainable Transport  
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast  
PPW4 Chapter 11 - Tourism, Sport and Recreation  
PPW4 Chapter 12 - Infrastructure and Services  
SPG08 - Validation of Planning Applications  
TAN 13 - Tourism  
TAN 15 - Development and Flood Risk  
TAN 18 - Transport

### **Background**

Planning permission was granted in 1993 to allow for the stationing of 55 touring caravans and 15 tents on land at Meadow House Caravan Park, Amroth. Condition 2 of that consent restricted the numbers as above. (NP/320/93).

### **Current Application**

The current application seeks to vary condition 2 of the 1993 consent to allow for the stationing of 47 static caravans in lieu of the 55 touring caravans. The Pembrokeshire Coast National Park Authority Development Management Committee 15<sup>th</sup> June 2011

plans also provide an area for the sales of caravans and it is understood that this area would be for the sale of caravans that are redundant from the site. The original application also included the erection of eight lodges on a separate piece of land and a new sewage treatment plant; these elements have now been withdrawn from this application and form a separate application (NP/11/180). An amended consultation has been carried out since the application was amended.

A third application has also been submitted for alterations and extensions to the clubhouse and road improvements within the site which is reported elsewhere on this agenda (NP/10/451).

### **Officers Considerations**

This application is on the agenda at the request of a member of the Authority due to the extent of public interest in these applications.

Meadow House Caravan Park is situated outside any settlement area and as such is located in an area defined as countryside. It is however in close proximity and walking distance of the Rural Centre, Summerhill. The area of the site which will accommodate the proposed 47 static caravans is currently occupied by touring caravan pitches and a childrens' playground. It is located on the northern side of the overall site adjacent to the public highway which serves the site and which is the main route between Wiseman's Bridge and Summerhill.

The comments of the objectors are noted with regard to the policy context. However, whilst there are specific policies in the Local Development Plan relating to new caravan sites, the change from touring to static caravan pitches within the existing site boundaries is one that needs to be considered against the generic policies of the Plan intended to ensure that development is compatible with the landscape and special qualities of the National Park. The main issues in this case are therefore the visual impact arising from this proposal, the suitability of the infrastructure to service the development and amenity considerations.

### **Visual Impact**

As stated above, the application site area is situated adjacent to the public highway with an existing mature hedge forming the boundary between the site and road. The area concerned is also bordered along its eastern and western perimeters by mature hedges. The site is currently used for up to 55 touring caravans and 15 tents, which are of course somewhat "temporary" in nature due to their mobile status. The stationing of permanent static units with their increased bulk and all year round presence has the potential to cause a greater visual impact than the existing situation.

It will be noted from the above that objections to this application have been received expressing concern about visual impact, with the view expressed that landscaping proposals do little to compensate as the shrubbery around

the site is trimmed to afford the caravan occupants views out of the site. This situation is agreed with to a certain extent but this application gives the opportunity to enhance the site through additional environmental improvements and landscaping opportunities. The site at present is rather dominated by the access drive within the site and is a relatively open area with little softening through planting and landscaping.

Policy 15 of the Local Development Plan seeks to protect the National Park landscape from inappropriate development. In view of the comments above, it is considered that for this proposal to be acceptable, screening by means of additional landscaping will be necessary with conditions to ensure that it is and remains genuinely effective. This planting should take the form of "fingers" of planting extending from the perimeters into the site with blocks of planting within the main area. It is considered that this will reduce the overall visual impact of the proposal to a significant extent.

Whilst the provision of pitches for tourers and tents will be lost through this proposal, it will enable the site to offer a longer season for tourists which will be of benefit to the local economy through a greater use of local facilities throughout the year. It is considered that this proposal should be controlled for holiday use only through the imposition of the standard holiday let condition restricting occupancy to a maximum of four weeks per letting but enabling the site to be use all year round.

### **Infrastructure**

It will be noted from the representations received that concern has been raised regarding sewage, surface water and highway matters. The proposed new sewage treatment plant has been withdrawn from this application and the Environment Agency has requested that a condition be imposed requiring the approval of a scheme for the disposal of foul water by the NPA prior to the commencement of work. These concerns would therefore be addressed through this requirement.

The stationing of static caravans will also increase the possible run off from the caravans and therefore it is considered that a condition should be imposed requiring a scheme for the incorporation of a sustainable drainage system to be approved prior to commencement of work, in line with policy 32 of the LDP.

With regard to the highway concerns raised, the Highways Officer has recommended conditional consent to the scheme, including a requirement to provide a visibility splay to the south west which would require the removal of part of the hedge to the south west. This land is within the ownership of the applicant, but would remove some of the hedge adjacent to the land under consideration in relation to the application for eight lodges and which will need to be taken into account in assessing this application. However, in respect of this application there is no objection on highway safety grounds.

### **Amenity**

Concern has also been raised with regard to increased noise and loss of amenity to nearby residents. However it is not considered that the provision of statics in lieu of tourers and tents is likely to cause any increased noise or loss of amenity over and above that which already arises from the use of the site. It is your officer's view that the noise and amenity issues would be reduced to an extent by the use of statics and as such there would be no substantiated reason to object to this application on this ground.

### **Other Matters**

Concern has been raised regarding the notification procedure in relation to this application. However, a full public consultation exercise has been carried out on both the original scheme and the amendments in line with the Authority's notification procedures. It is also noted that there is concern that there is some discrepancy within the plans, in particular in relation to an area shown as used for statics in the south western part of the site and through a reference to "Meadow House Apartments". In relation to the both points, these areas are outside the red line and thus not part of this application; however for the avoidance of doubt the applicant's agent has been requested to remove the caravans and the reference to apartments from the plans.

### **Conclusion**

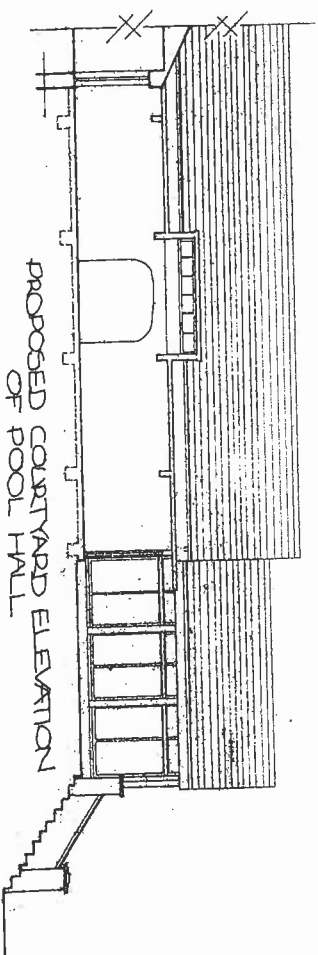
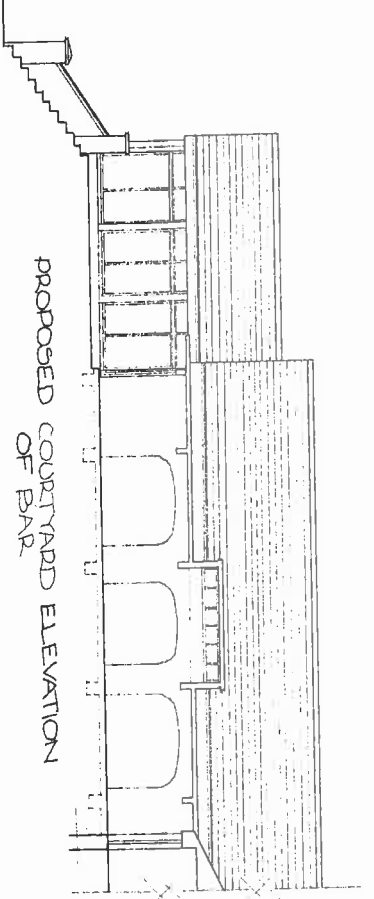
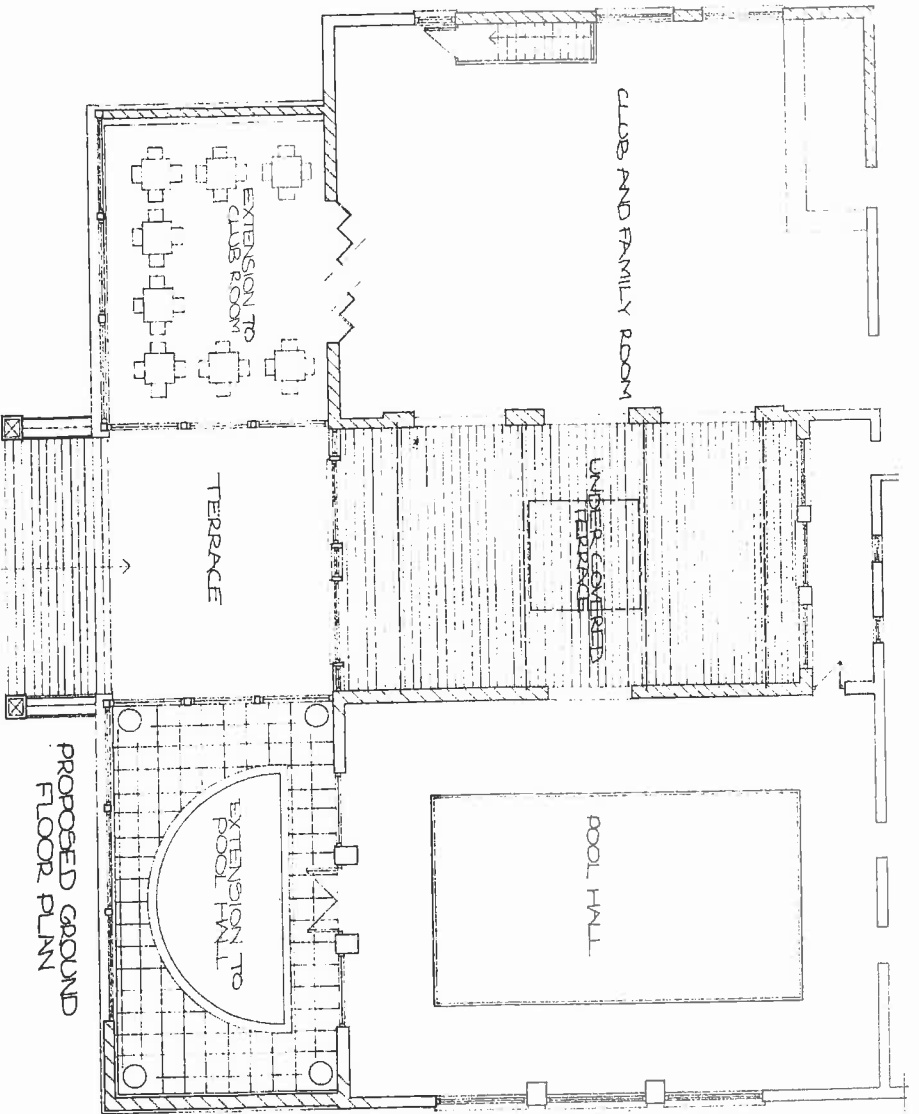
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### **Recommendation**

That the application be approved subject to conditions relating to landscaping, holiday letting periods, sewage, surface water and highways.

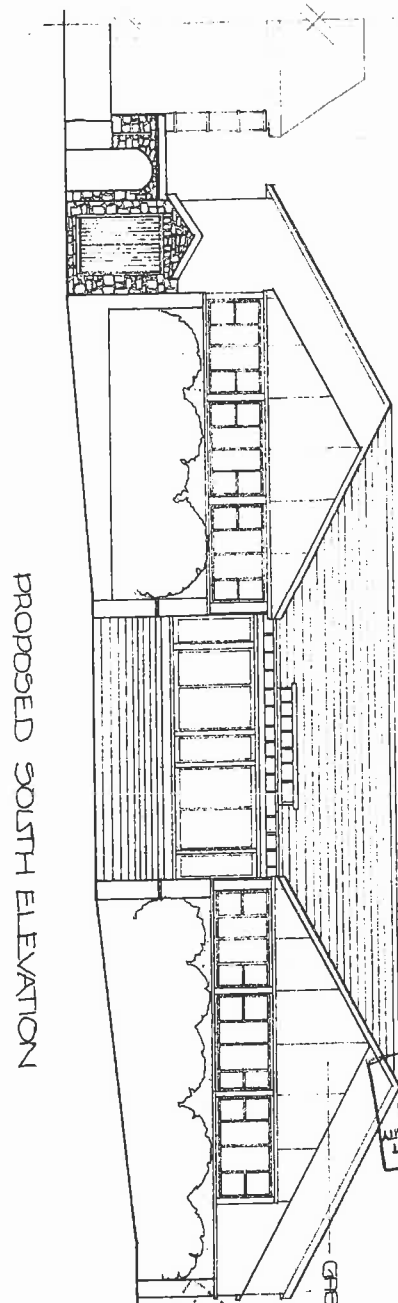
### **Additional Material**

No additional information received.



NOTES:-  
 JOINERY: IROKO VARNISHED  
 JOINERY UNDER PAINTED  
 WAGONERY UNDER PAINTED  
 GABLE PANELS, GLASS  
 GOLF COURSE TO BE AGREED  
 ROOF: ARTIFICIAL SLATES TO  
 MATCH

11 NOV 1999  
 NATIONAL ARCHITECTURE  
 PETER HOLDEN ARCHITECTS



GABLE PANELS

PROPOSED LITTLE NEWBORN HOUSE EXTENSION TO CLUB HOUSE

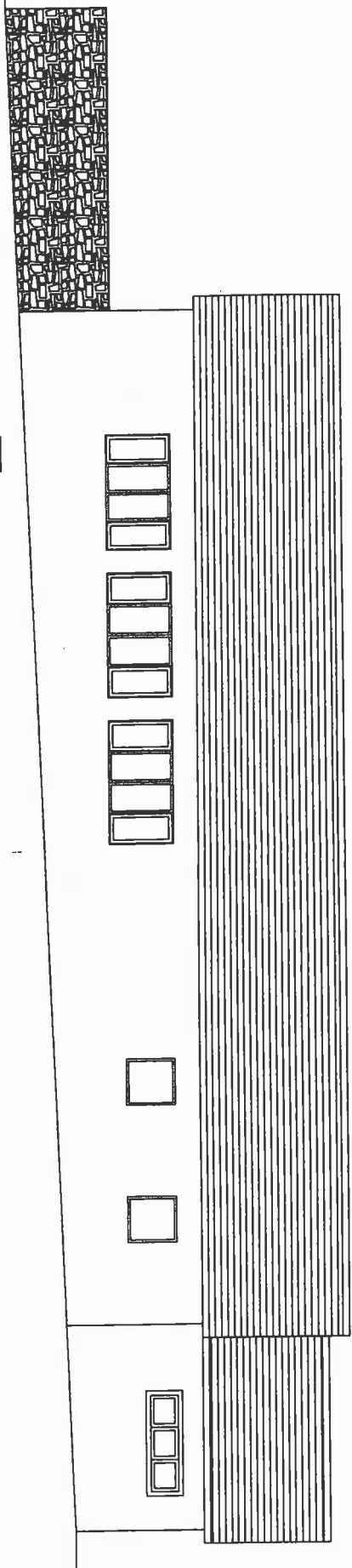
PROPOSED GROUND FLOOR PLAN AND ELEVATIONS

Scale 1:100 Date NOV 99

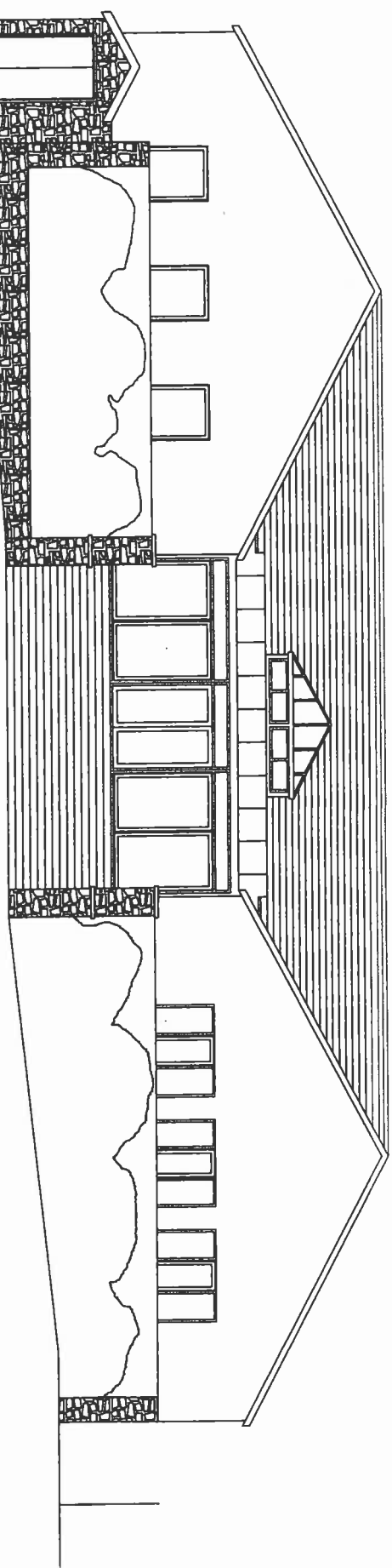
PETER HOLDEN ARCHITECTS

ARCHITECTS

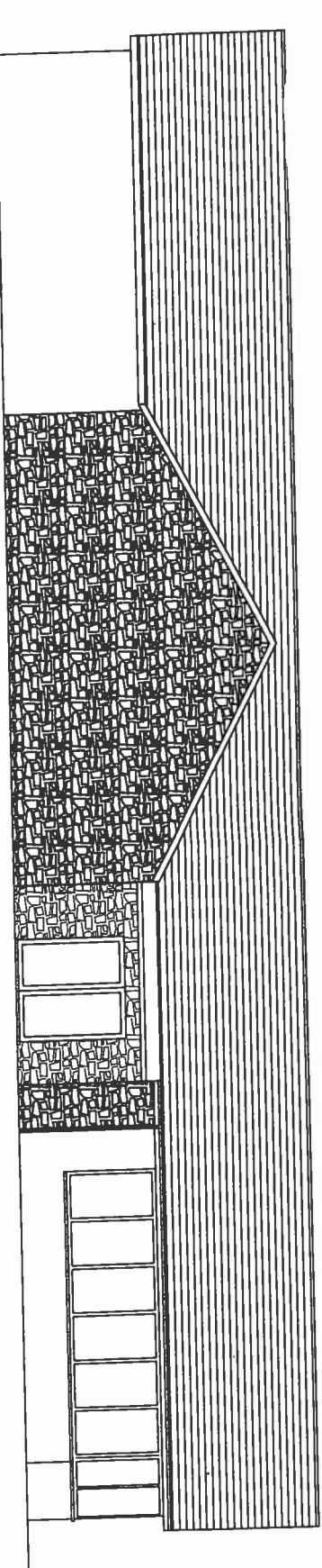
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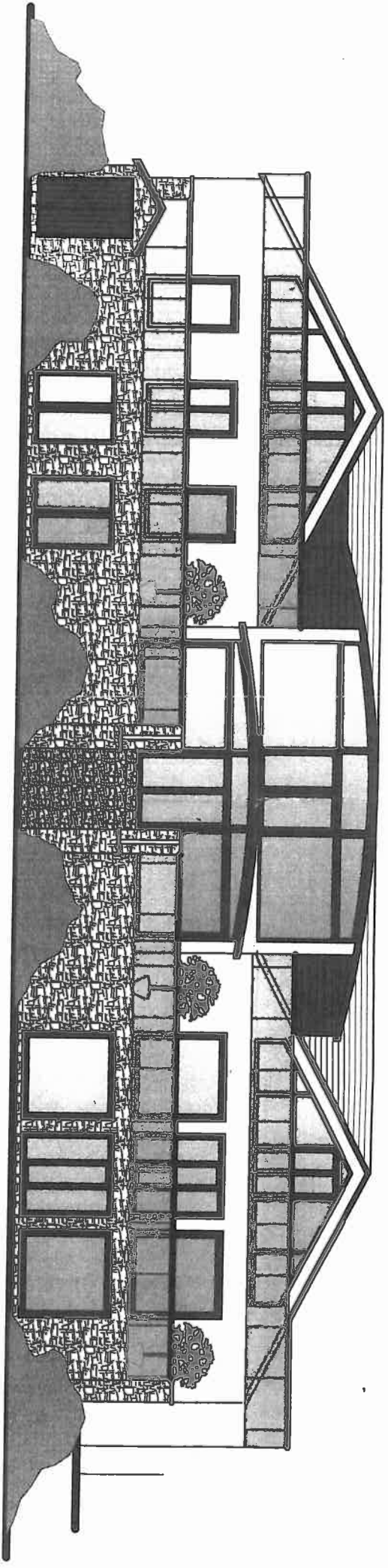
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

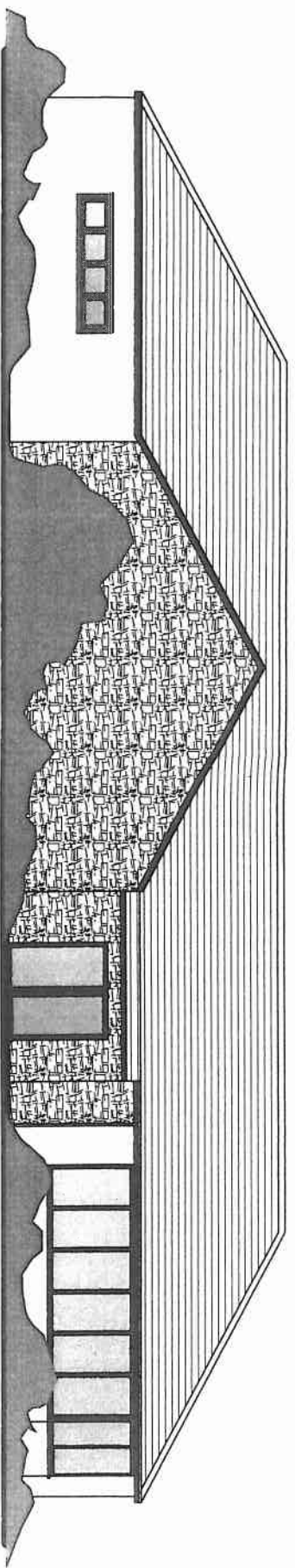


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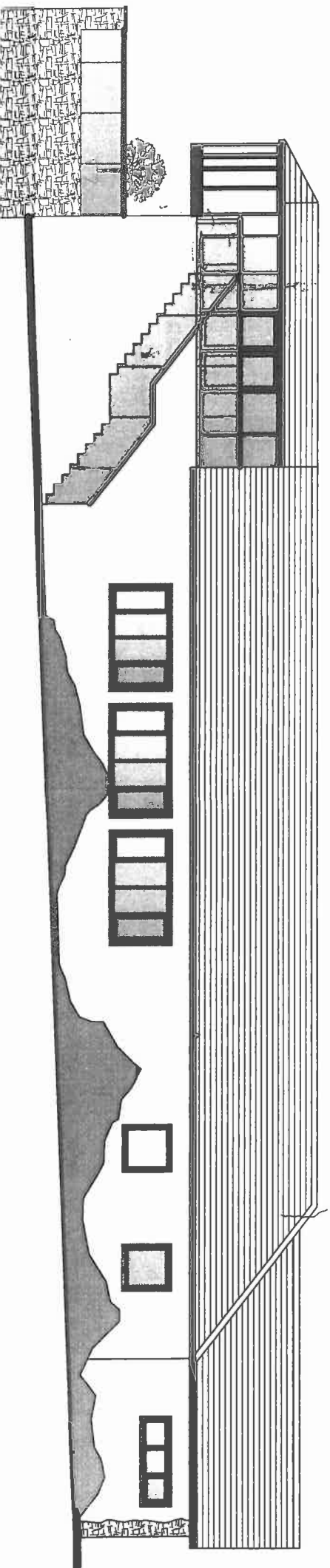


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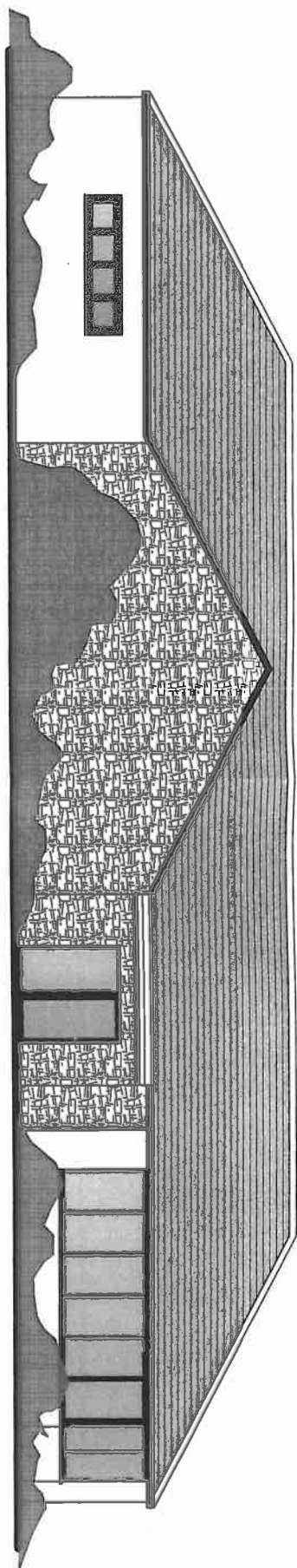




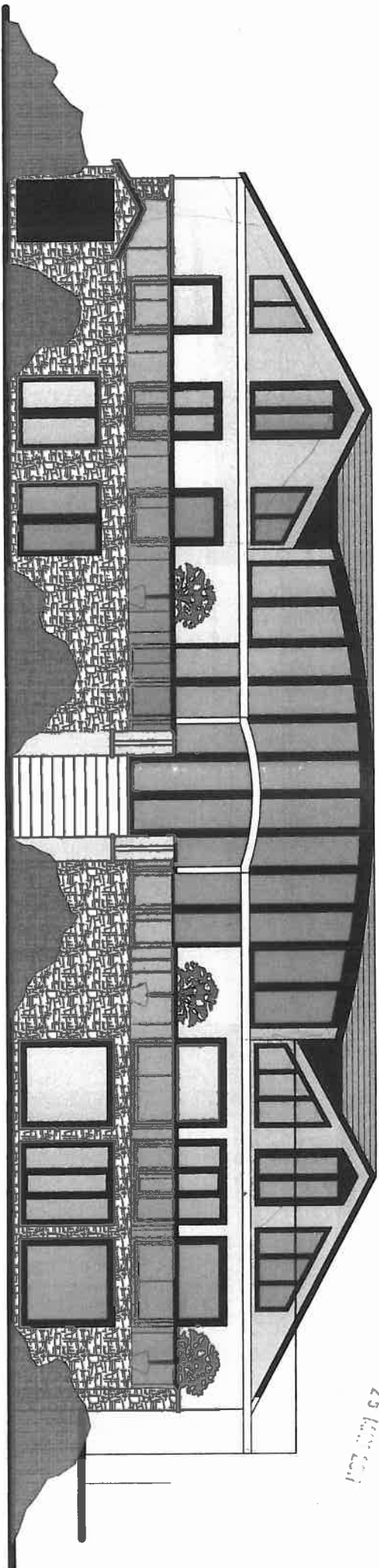
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



FRONT ELEVATION



REAR ELEVATION

25 (1000 100)

REVE - DRAWING AMENDED FROM DISCUSSIONS & SKETCHES C  
 SITE 20.04.2011 WITH VICKI HIRST - 24.05.2011 SP  
 REV'D - DRAWING AMENDED FROM DISCUSSIONS WITH PLANNING  
 OFFICER FROM MEETING ON 11.01.11 - 21.01.10SP

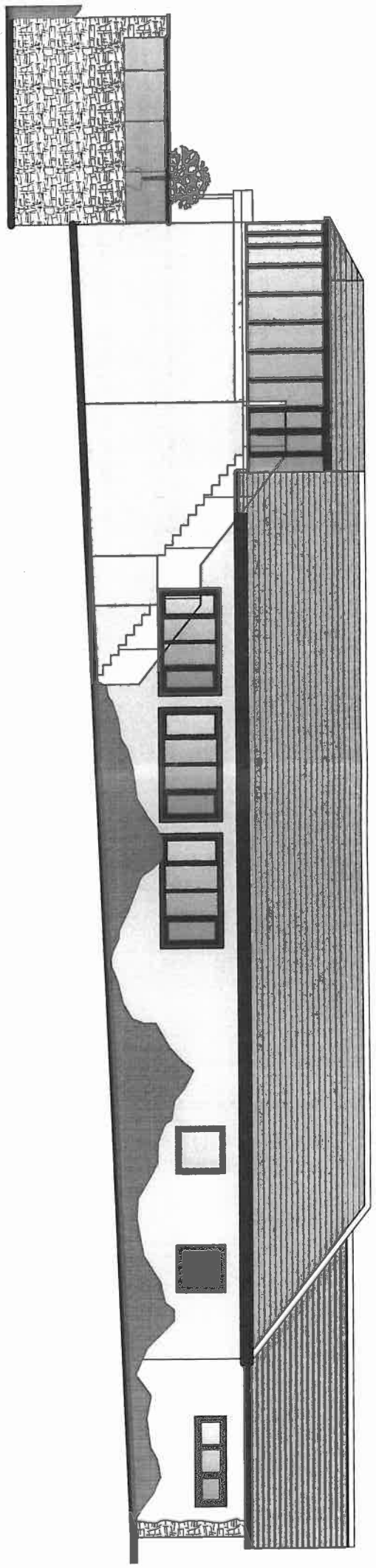
JOB: ALTERATIONS TO CLUBHOUSE @ MEADOW HOUSE HOLIDAY PARK, AMROTH, PEMBROKESHIRE

DWG. TITLE: ELEVATIONS

DRAWN BY: NATHAN KIRKHOUSE  
 CLIENT: MR. H. PENDLETON  
 DATE: 01/10  
 CHECKED BY:  
 SCALE: 1/100

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Suggested Amendment



L/H SIDE ELEVATION

25

REVE - DRAWING AMENDED FROM DISCUSSIONS & SKETCHES ON SITE 20.04.2011 WITH VICKI HIRST - 24.05.2011 BP

JOB: ALTERATIONS TO CLUBHOUSE @ MEADOW HOUSE HOLIDAY PARK, AMROTH, PEMBROKESHIRE

DWG. TITLE: ELEVATIONS

DRAWING-NO: 654.3/08

DRAWN BY: NATHAN KIRKHOUBE

CLIENT: MR. H. PENDLETON

DATE: 01/10

CHECKED BY:

BD/AL: 1/100

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