

Item 5 - Report on Planning Applications

Application Ref: NP/14/0713

Case Officer	Liam Jones		
Applicant	Mr D Mitchell		
Agent	Mr K Morgan		
Proposal	Change of use to provide 17 static pitches, 16 touring pitches & 10 tent pitches (total 43) to replace 20 touring pitches & 30 tent pitches (total 50). Upgrading of the landscaping with additional screening within the park & improving the site entrance to highway requirements with addition site south boundary screening to the highway. Re-locate camping tents, trailer tents & camper vans behind a new hedge bank in an area 19.8% of two front fields for full seasonal use. Removal by Section 106 Agreement the 28 day permitted development rights from remaining areas (80.2%) of two front fields		
Site Location	Whitewell Caravan Park, Penally, Tenby, Pembrokeshire, SA70 7RY		
Grid Ref	SS09589902		
Date Valid	23-Dec-2014	Target Date	16-Feb-2015

Summary

This application has been reported to the Development Management Committee due to the application representing a departure to policies contained with the Local Development Plan.

Following the service of an Enforcement Notice in March 2014 this application seeks planning permission for a change of use on site to provide 17 static pitches, 16 touring pitches and 10 tent pitches to replace 20 touring pitches and 30 tent pitches. The application includes landscaping improvements, highway entrance modifications as well as removal of 28 day camping rights from the front two fields.

Following a consideration of the planning merits of the scheme it is considered that the development does not comply with the terms of Policy 38, 39 or 41 in that additional holiday accommodation units are proposed and the site area is enlarged. However, the application does include a package of visual improvements that need to be considered in the wider balance of material considerations. In this instance the application will result in substantial landscaping improvements across the site which will improve the existing appearance of the application site when viewed from land from the North. As a result, the scheme is considered to be acceptable subject to the improvements being secured through appropriate planning conditions, notwithstanding the lack of compliance with development plan policies. As such the application is recommended for approval.

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Consultee Response

Natural Resources Wales: No objection

Penally Community Council: No objection

PCC - Transportation & Environment: Conditional Consent

PCNPA - Tree and Landscape Officer: Conditional Consent

Public Response

The application was appropriately advertised by display of site notices at the application site, through the local press (Pembrokeshire Herald) and through letters to adjoining neighbours.

One letter of representation has been received from the occupier of a dwelling adjoining the site (Whitewell in the Ruins) referring to previous representations made to other applications at the site. The occupier states "The proposal in this application to remove 28 day permitted development rights in the areas indicated on the drawings included will address the issues that we have previously been experiencing".

A full copy of the representation is available to inspect on the application file.

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 09 - Light Pollution

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 31 - Minimising Waste

LDP Policy 32 - Surface Water Drainage

LDP Policy 34 - Flooding and Coastal Inundation

LDP Policy 35 - Visitor Economy

LDP Policy 38 - Camping, Touring Caravans, Statics and Chalet Sites

LDP Policy 39 - Upgrading Statics, Touring Sites and Tent Pitches

LDP Policy 40 - Site Facilities on Tent, Chalet and Caravan Sites

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LDP Policy 41 - Change of Use from Tent Pitches to Touring Caravan Pitches

LDP Policy 53 - Impacts on traffic

PPW7 Chapter 03 - Making and Enforcing Planning Decisions

PPW7 Chapter 04 - Planning for Sustainability

PPW7 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

PPW7 Chapter 07 - Economic Development

SPG05 - Sustainable Design

SPG06 - Landscape

SPG21 - Recreational and Leisure Activities

SPG22 - Seascape Character

TAN 12 - Design

TAN 13 - Tourism

TAN 15 - Development and Flood Risk

TAN 23 - Economic Development

Officer's Appraisal

Site and Context

The application site has been subject of previous planning applications proposing expansion of the site to offer further accommodation. One of these proposals was made in 2011 was refused by the Authority and the latter submission in 2012 (Ref: P/12/0471) withdrawn by the applicant (NP/11/044).

Prior to these submissions in 1993 the application site was subject to an application seeking planning permission for a change from 10 camping pitches to either/ or touring caravans/tents. The site already benefited from planning permission for use by 40 tents granted in 1971 and the owner wished to substitute 10 tents for 10 touring caravans. The Authority refused the application which was subsequently appealed. The appeal was allowed and granted planning permission subject to conditions.

In the appeal decision the inspector noted "In addition to the 40 tents permitted on Field A, Whitewell Caravan Park and Camping Site also enjoys planning permission for 50 static caravan pitches and 10 touring caravan pitches on a large field to the west. Two other large fields to the south, fronting onto the A4139 Tenby to Lydstep road are used for tenting under the 28 day exemption granted by Part 4 Class B of the General Development Order". The inspector considered that the scheme was acceptable and granted planning permission subject to conditions including specification of the use for 10 touring caravans and 30 tent pitches only, use of the land as a touring caravan site only from the Saturday before Good Friday or 31 March, whichever is earlier, to 7 October or the Saturday after 7 October, whichever

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is the later, in any one year. An additional condition requiring a landscaping scheme and provision of this was required.

In 2013 the Authority received complaints regarding the site in respect of the provision of electrical hook up points in the two fields to the front of the site and the use of these fields for camping purposes during the summer period. Through investigation officers found that there were 13 electrical hook up points on the land and that these had been on the site for a period since approximately 2010. The owner explained that these were replacement hook up points.

During investigation it became apparent that part of the caravan and tent site which comprises of a field which accommodates a toilet block had been used for purposes in excess of the approved use for 30 tents and 10 touring caravans as documented in the planning history. Officers established that gravelled tracks had been installed without the benefit of planning permission within the field and that the field was used for in excess of 10 touring units.

The Authority took enforcement action through the service of an Enforcement Notice on 28th March 2014. This required that the breach be remedied through ceasing use of the land for more than 10 touring caravans, removing all hard surfaces, cease using the two front fields for campsite purposes above that allowed by the Town and Country Planning (General Permitted Development) Order 1995, remove football goal posts and disconnection and removal of electrical hook up points from the land. The Notice was not appealed and came into effect on 1st May 2014.

Since service of the Notice the owner's agent has been in pre-application / post enforcement action discussions with officers in an attempt to find a solution to upgrade the site and deal with the breach of planning control. Officers are aware that the notice is not yet complied with, however, before initiating any prosecution are prepared to allow consideration of a planning application. An application was first submitted in October 2014 although subsequently withdrawn by the agent in December 2014 following concerns raised about the scheme.

History

- NP/12/0471 – Whitewell Holiday Park, Penally – Change of use 20 tourers to 20 static pitches and rationalisation of site layout – Withdrawn – 15th November 2012
- NP/11/044 – Whitewell Holiday Park, Penally – Rationalisation of existing touring & camping site to allow for (a) relocation of 10 touring pitches from within the static element to touring element: b) siting of 50 mixed touring units in lieu of 30 approved tent pitches and 20 approved touring pitches together with landscaping – Refused – 3rd April 2011

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- NP/190/93 – Whitewell Holiday Park, Penally – Refused 23rd July 1993 – Appeal Allowed 24th November 1993 – Approved to change 10 of the 40 approved tent pitches to touring pitches
- PR/673/7 – Whitewell Holiday Park, Penally – Approval 20th June 1972 - 10 touring caravans use allowed Easter week, Spring bank holiday week and 1st July to 31st August. No pitch to be occupied for more than 14 days by an individual caravan.
- PR/673/T – Whitewell Holiday Park, Penally – use of site for ten touring caravans – Approved – 30th June 1972
- PR/673/6 – Whitewell Holiday Park, Penally – Approval 28th May 1971 – 40 tents
- PR673/5 - Whitewell Holiday Park, Penally - Refusal – additional vans
- PR/673/4 – Whitewell Holiday Park, Penally – Conversion of existing barn into workshop and constructing extension to be used as a clubhouse – Approved – 28th November 1969
- PR673/3 - Whitewell Holiday Park, Penally - Refusal – 13 touring caravans
- PR673/2 - Whitewell Holiday Park, Penally – Refusal – Extension to existing caravan site
- PR673/1 – Whitewell Holiday Park, Penally – Approval 6th February 1963 – winter storage of 18 vans
- PR673 – Whitewell Holiday Park, Penally – Approval 29th June 1964 – Caravan site – 30 in total use between Saturday before Good Friday or 31st March and 7th October or Saturday after. Caravans to be removed by 14th October.

Current Proposal

The application proposes a change of use on the application site to provide 17 static pitches, 16 touring pitches and 10 tent pitches to replace 20 touring pitches and 30 tent pitches.

For the avoidance of doubt, however, it should be noted that the lawful position as dictated by the planning history is that this portion of the site contains 10 touring pitches (to the south of the existing toilet block) and 30 tent pitches to the north area of the field. The applicant does have a former planning permission for 10 additional touring pitches; however, these were approved to be located amongst the main static site and not on the application site.

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In addition to the above the scheme proposes upgrading of the landscaping throughout the site including additional screening within the park and improving the site entrance to highway requirements. It is proposed to establish a new planted bund with earth bank in the front field in order to accommodate existing demand for tents, trailer tents and camper vans in the summer period. The applicant agrees to remove the 28 day permitted development rights for camping in the front two fields via a Section 106 agreement.

The application has been supported with the following information:

- Design & Access Statement
- Proposed planting list and earth bank details

Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Highway Safety, Access and Parking
- Neighbouring Amenity
- Water Drainage and Flooding
- Balance of Material Considerations

Policy and Principle of Development

The application site is part of Whitewell Holiday Park and the owner wishes to provide upgrades to include provision of 17 new static pitches, 16 touring pitches, 10 tent pitches. In addition it is proposed to remove permitted development rights for 28 days of camping from the two south fields in exchange for landscaping, a hedgebank and the retention of a smaller area to act as a designated camping area.

Policy 38 of the Local Development Plan seeks to control the further provision of caravan, camping and chalet sites in the National Park. It states "New camping, caravanning, static caravan, or chalet sites or the extension of existing sites either by an increase in the number of pitches or enlargement of the approved site area will not be permitted". It goes on to state "Exceptionally, static caravan and chalet site areas may be enlarged where this would achieve an overall environmental improvement, both for the site and its setting in the surrounding landscape".

In this case while the policy makes clear that the extension of existing sites, through increases in numbers of pitches or enlargement of the area will not normally be permitted, enlargement to site areas of static caravan and chalet sites is allowed where an overall environmental improvement can be achieved. The subtext to the policy advises that this can relate to opportunities to

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improve the quality of site provision through redesign without an increase in the number of units.

In the case of the application the scheme involves a change over from tourers and tents to a mix of statics, tourers and tents with introduction of 17 new statics, 6 additional tourers and reduction from 30 tents to 10 tent pitches. A further allocated tent area is also proposed to be included south of the existing tree line provided by the site. Given that the development does not involve only an increase in a static caravan site area then the application does not comply with the terms of Policy 38 as the part of the site proposed for static caravans is not a static caravan site.

The policy does make clear that exceptions can exist where 'overall environmental improvement both for the site and its setting in the surrounding landscape' can be achieved and whilst this should only be limited to the enlargement of static and chalet site 'areas' and not increases in numbers the environmental improvement does form a relevant material consideration to take into account in the application, notwithstanding the lack of compliance with policy.

With regard to other relevant policies it can be noted that the scheme would not comply with Policy 39 in that this only allows the upgrading of touring caravan sites (as well as static caravan and tent pitches) to other forms of self-catering accommodation where the site lies within a centre and the proposal is part of a rationalisation scheme that will result in environmental benefits. Policy 40 is not relevant in that no additional site facilities are proposed.

Policy 41 relates to the change over from tent pitches to touring caravan pitches and allows this where there is no increase in the number of pitches, the approved site area is not enlarged, overall enhancement results and at least one third of total number of pitches remains exclusively for tents. In the case of the application the changeover proposes substituting 30 tent pitches for 16 touring pitches and 10 tent pitches along with other changes to the field to include provision of 17 static units. There will be no increase in the number of pitches, an overall enhancement of appearance will result and at least one third of the total number of pitches will remain for tents. However, the application also includes provision of an additional area for camping purposes and as such the scheme will not comply with the terms of criterion b) of Policy 41.

Visual Amenity and Special Qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would

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be insensitively and unsympathetically sited within the landscape. Criteria 'd' and 'e' resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park, and/or fail to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

The site itself lies within Landscape Character Assessment Area 4 – Manorbier/Freshwater East as defined in the Landscape Character Assessment SPG. Amongst other qualities the area is described as having a "farm land landscape with traditional built forms predominant in the villages and agricultural buildings is pleasant, with a coastal feel, enhanced by attractive views of coastal cliffs to the east. Hedgerows are especially important landscape elements, providing tangible link to earlier settlement".

The application site, as existing, is relatively contained behind two existing fields and a line of trees forming a punctuation point across the site extending from the existing complex of buildings. The two front fields are relatively open in nature and character when viewed from the road, and the built form is set behind the existing tree line and buildings accessed from a track road. From this viewpoint to the south near the access the existing caravan site is not readily prominent or apparent in the landscape. From other viewpoints towards the north on land along The Ridgeway, however, the site is very exposed particularly from viewpoints looking back towards the coast. The views from here are drawn to the stark white colour of existing touring caravans around the application site whilst the static site is more hidden due to topography and tree coverage.

In terms of the application proposals these will include the provision of static units (17 No.) nearest the existing tree line which separates the front fields from the wider park area, the provision of tourers within the central part of the field (16 No.) and a dedicated area for tents (10 No.) to the north of the field. The scheme puts forward planting to include the introduction of 6 new groups of trees planted around the site in addition to 4 rows of planted bunds/earth banks. 3 rows would be provided within the field itself forming separation between the tents, tourers and statics whilst a further row would be added to the south facing field providing further supplementary planting and a boundary between a new proposed contained area for tents, trailer tents and campers instead of a 28 days camping use across both two front fields.

The plans indicate that the rows of trees would be comprised of an earth bank measuring 1.5m high, planted with a 60mm turf bedding, deep soil and free draining material. The trees to be provided include a mix of species with a total of 69 trees planted across the 4 rows. The mix of trees provided are generally native species, however, the inclusion of a non-native species to Pembrokeshire (*Acer Campestre*) could be replaced by a native species such

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as Privet, Dogwood or Hazel to ensure better assimilation in the landscape. Internal shrubs within the site include ornamental species, however, these would add interest to the site and would not be detrimental to the wider landscape if care is taken to maintain the native boundary features. A new avenue of trees is proposed along the site access in addition to additional planting along the existing south facing boundary which will assist with wider views.

In terms of other proposed measures the application advises that internal tracks will comprise of 'bodpave' as opposed to hardcore tracks that currently exist. This will improve the amenity of the site and also assist, with the landscaping, to assimilate with the wider landscape.

Subject to the inclusion of the measures in the application which include thorough planting of both the area surrounding the caravans and the wider boundaries, the removal of 28 day camping rights from the two front fields and the provision of an acceptable scheme of colouring of the static caravan units it can be noted that the existing site will be improved upon vastly. Whilst it must be accepted that the existing use is one of a temporary nature in that touring caravans are utilised on site, and static caravans will be a permanent fixture, the existing site is not adequately screened and the application would assist in visual improvements for the site and wider National Park. As such the application will not result in a detrimental impact upon wider special qualities within the National Park and comply with the requirements of policies 8 and 15 of the Local Development Plan.

Highway Safety, Access and Parking

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development. The scheme includes improvements to the access into and out of the site and the Highway Authority are satisfied with the arrangements to be provided subject to a condition requiring the surfacing of the access road to a minimum of 5.5m wide for a minimum of 15m back from the edge of the carriageway. As such there are no objections to raise on highway grounds and the scheme complies with the requirements of policies 52 and 53 of the LDP.

Neighbouring Amenity

The application involves measures to increase accommodation on site which will not have an impact upon neighbouring occupiers. The adjoining occupier to the application site at Whitewell in the Ruins has objected to previous submissions at this application site, which were withdrawn, on the basis that additional touring caravans on land within the application field has resulted in displacement of tents and camper vans into the two south facing fields. There is no objection raised to the current application on the basis that the applicant does enter into a Section 106 agreement to remove rights to camp on the two fields for up to 28 days. The occupier has raised previous concerns that

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camping in the nearest field impacts upon their residential amenity in the summer period to an unacceptable degree.

It should be noted that the applicant utilises these fields for a period of up to 28 days without planning permission as allowed by the Town and Country Planning General Permitted Development Order 1995 (as amended).

On the basis that this application would involve improvements which would contain camping in designated areas only and not on fields near the adjoining occupier it can be noted that there will be no adverse impact upon amenity. As a result the scheme complies with the requirements of policies 29 and 30 of the LDP.

Water Drainage and Flooding

It can be noted from the consultation response provided by NRW that the application site lies on the edge of the zone C2, as defined by the development advice map (dam) referred to under TAN15 – Development and Flood Risk (July 2004). NRW's Flood Map information, which is updated on a quarterly basis, confirms the site mainly falls outside the extreme flood outline. However NRW advises that the accuracy of their maps is limited at this location as a site specific model has not been undertaken. NRW advise that the majority of the site is well elevated above the flood risk area other than a small area located at the northern end of the site. They advise that as this part of the site is not being developed there would be no adverse comment to make from a flood risk perspective.

In respect of surface water NRW advise that paths, tracks and hard standings should be constructed using permeable material to ensure that no additional surface water is allowed to discharge directly to the watercourse. The application details advise that the new entrance driveways will be laid in bodpave cellular grids and seeded to SUDS standards. As a result the scheme will not have an adverse impact upon water drainage and flooding and complies with the aims of policies 32 and 34 of the LDP.

Balance of Material Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that proposals must be determined in accordance with the development plan unless material considerations indicate otherwise. This is further set out in National Policy in Planning Policy Wales (Edition 7, July 2014) paragraphs 2.1.2 and Figure 4.2.

In this particular instance there is an existing caravan site with provision for statics, tourers and tents and the application will result in an increase in provision across the site. Refusal of the application in line with Policy 38, 39 and 41, which do not allow increases in numbers on site, would result in no onsite improvements particularly with regard to landscaping and the setting of the site. The site is readily visible and prominent from the north along the

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ridgeway. Compliance with the Enforcement Notice, would result in provision of 10 touring units and 30 camping pitches only in the application field, but these would remain visible at all times of the year and will continue to have a noticeable impact on the National Park's special qualities.

The application although not compliant with the terms of Policy 38, 39 and 41 offers the opportunity to improve the wider landscape appearance, improve on site provision, improve the business offer and quality of accommodation, and remove concerns about potential for camping on the two front fields. It is therefore considered that, given the improvements offered, on balance, the weight is in favour of approval of the application having regard to its landscaping and environment improvements subject to the applicant delivering all improvements proposed in the application.

The National Park's statutory purposes are to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and this development, although offering further units, offers the opportunity contain the site with additional landscaping to assist with the conservation and enhancement of the wider National Park's qualities.

Conclusion

Following consideration of the policies within the Local Development Plan it can be concluded that whilst the application proposed fails to comply with the requirements of Policies 38, 39 and 41 which do not allow additional units, and do not allow enlargements to the approved site area, the scheme proposed offers the opportunity to deliver benefits to the visual amenity and special qualities of the National Park that outweigh any harm from not complying with these policies.

Subject to the delivery of these benefits which include substantial landscaping improvements, surfacing improvements, access improvements, containment of previous 28 day camping in a smaller area and removal of all 28 camping rights the development is acceptable as a departure to the adopted Local Development Plan Policy and in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

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).

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2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing No. 100 - Location Plan (Received 22 December 2014)
 Drawing No. 02 - Proposed Layout (Received 23 December 2014)
 Drawing No. 1000 - Proposed planting list and earth bank detail
 (Received 22 December 2014)
 Ref: 12002 H - Design and Access Statement (Received 22 December 2014)

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).

3. This permission grants consent for the provision of 17 static caravans, 16 touring caravans and 10 unit pitches including provision of upto 30 additional camping units in the area defined as 'Tents, Trailer Tents & Camper Vans'.

Reason: In order to clarify the extent of the planning permission having regard to the application details submitted and in the interests of 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).

4. The static caravans hereby approved shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owner shall maintain an upto-date register of the details of all occupiers, including their names and their main home addresses, and shall make it available for inspection by the local planning authority at all reasonable times.

Reason: In order to ensure that the accommodation is occupied solely for holiday purposes only and not for any other residential purpose. Policy: Local Development Plan – Policy 37 (Self Catering Development).

5. The land shall only be used for the purpose of siting touring caravans, tents, trailer tents and camper vans during the period 1 March to 1 October in any one year.

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

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(Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

6. No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority an amended scheme of landscaping to incorporate suitable native landscaping and boundary treatments including full details of all trees to be retained. The scheme shall include native planting within the internal boundaries along with native external boundaries including a scale plan showing the position of every tree on the site and on land adjacent that could be influenced by the development and full details of their protection before, during and after the course of development.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the caravans or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of protecting the visual amenity and special qualities of the area. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

8. No development shall take place until full details of the colours to be applied to the proposed static caravan units has been submitted to and approved in writing by the local planning authority. The static caravans shall be installed only in accordance with the approved colour scheme, in the locations as set out on the approved drawings and be retained in the agreed colour thereafter.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 15 (Conservation of the Pembrokeshire Coast

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National Park) and 29 (Sustainable Design).

9. No development shall take place until full details of the form and appearance of the 'Bod Pave' has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained thereafter to serve the development.

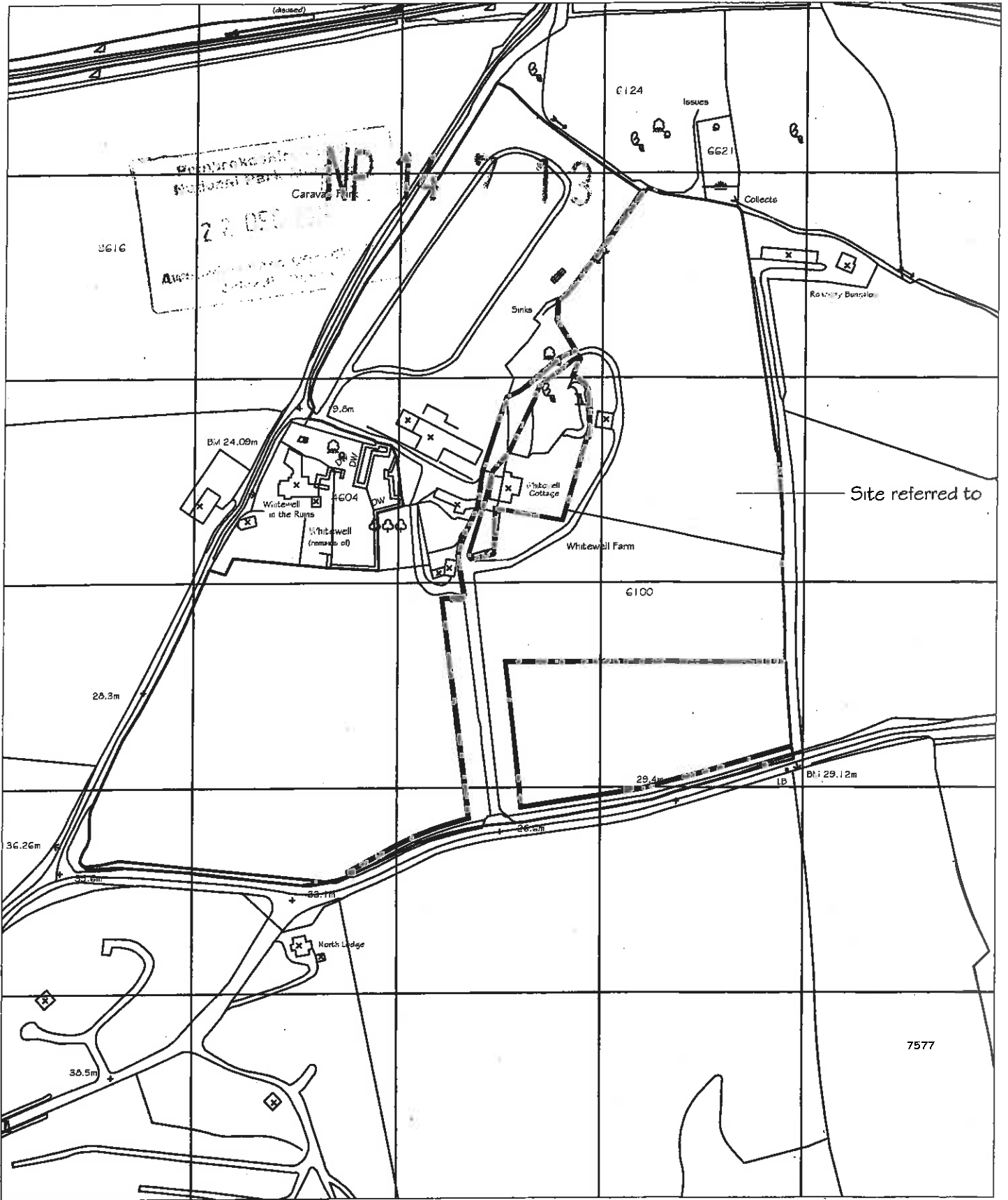
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and reenacting that Order with or without modification) (Schedule 2 Part 4) there shall be no camping in the two southern fields as specified on approved plan Drawing No. 02 received 23 December 2015 whatsoever without specific planning permission being obtained.

Reason: The development is acceptable as a departure and this allows the Authority to control the extent of the development site in order to protect the character and appearance of the surrounding areas within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park).

11. The bitmac surfacing of the access road shall be a minimum of 5.5m wide for minimum of 15m back from the edge of the carriageway of the Class 1 road, with minimum 4m radii, before the approved development is brought into use.

Reason: In the interests of road safety. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

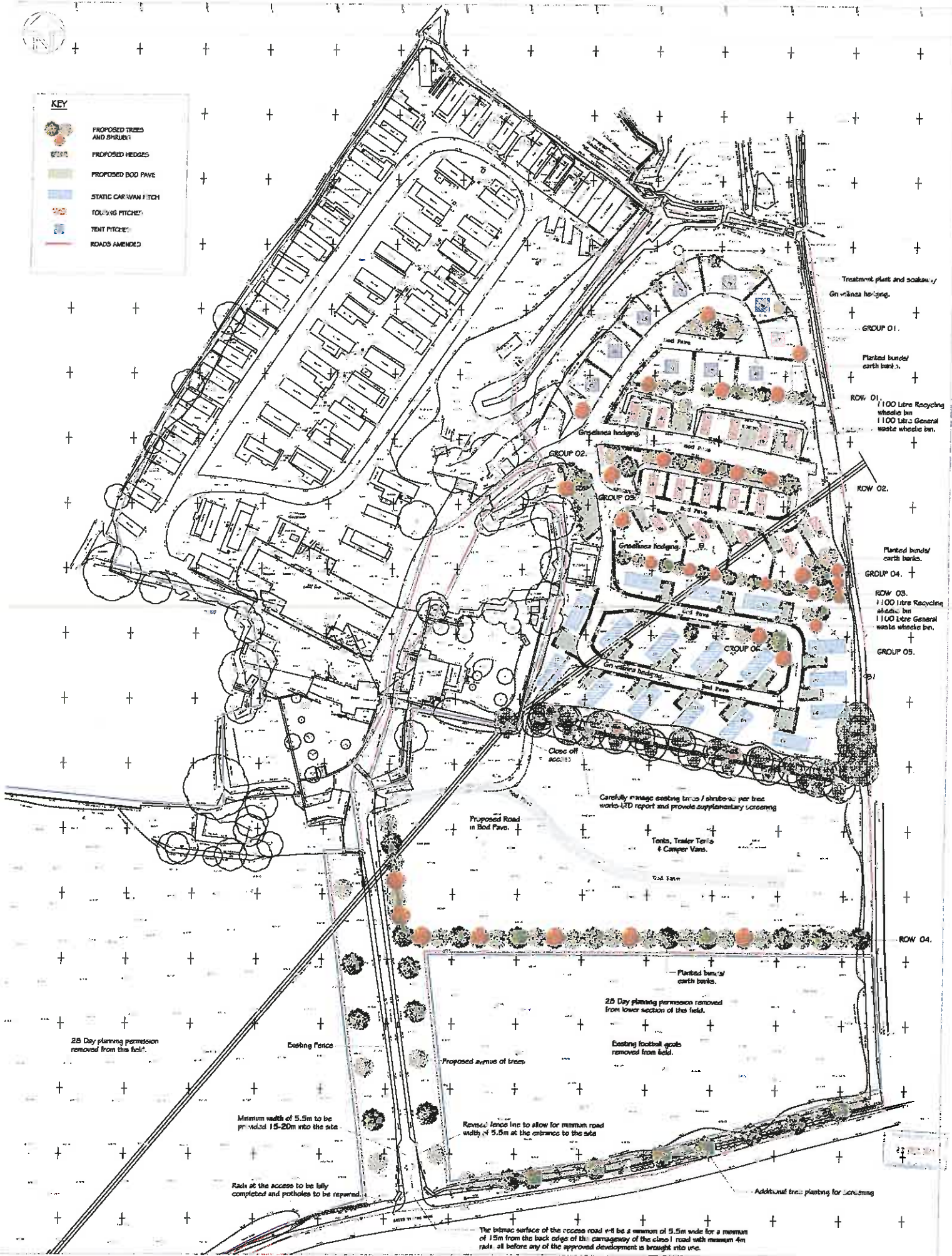


LOCATION PLAN
SCALE 1/2500



0m 20m 40m 60m 80m

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<p>KEN MORGAN DESIGN & BUILDING MANAGEMENT LTD. 14, 20 & 21, THE CHURCH, CHURCH ST, BATH, BA1 1LJ, TEL: 01225 443 5278, FAX: 01225 443 5279, WWW: kenmorgan.co.uk</p>				<p>Scale: 1/2500</p> <p>Date: Sept '14</p> <p>Drawn: S.L.</p> <p>Checked:</p>		<p>Drawing no.: 100</p> <p>Revision Suffix:</p> <table border="1"> <tr> <td>A</td> <td>B</td> <td>C</td> <td>D</td> </tr> </table>		A	B	C	D														
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PROPOSED SITE LAYOUT

SCALE 1/500

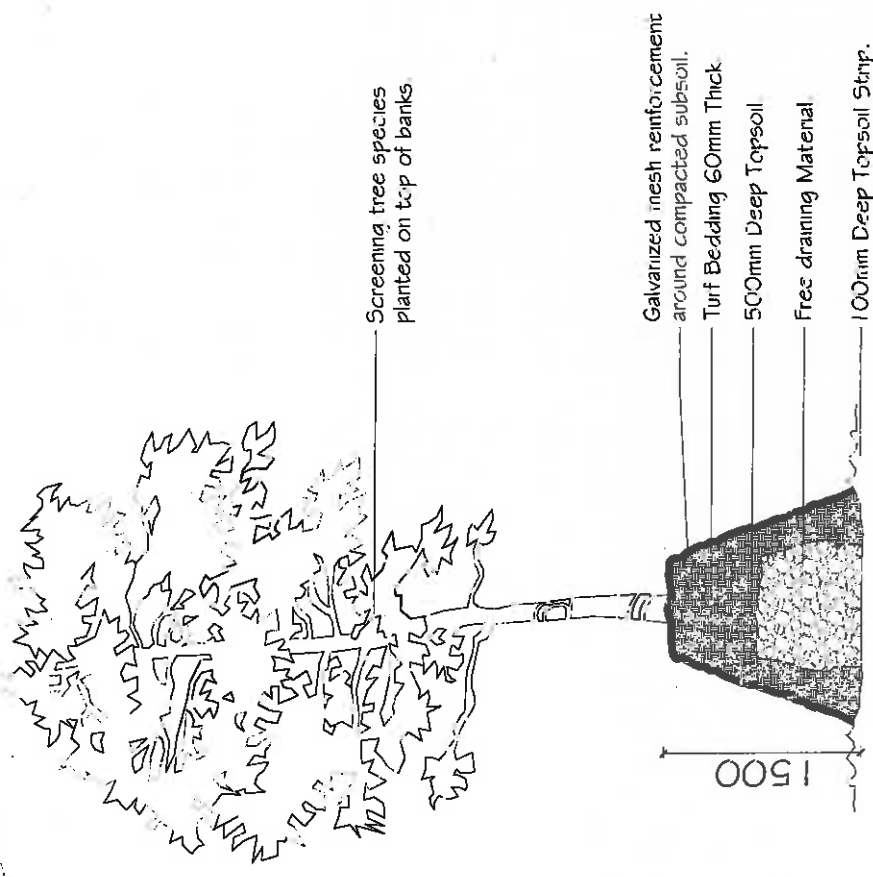
0m 20m 40m 60m 80m

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>01.11.14</td> <td>Planning Drawings</td> </tr> <tr> <td>B</td> <td>02.11.14</td> <td>Finalised site plan - 1:500 scale and 1:2000 scale added</td> </tr> <tr> <td>C</td> <td>03.11.14</td> <td>Finalised site plan - 1:500 scale and 1:2000 scale added</td> </tr> <tr> <td>D</td> <td>04.11.14</td> <td>Finalised site plan - 1:500 scale and 1:2000 scale added</td> </tr> </tbody> </table>		No.	Date	Description	A	01.11.14	Planning Drawings	B	02.11.14	Finalised site plan - 1:500 scale and 1:2000 scale added	C	03.11.14	Finalised site plan - 1:500 scale and 1:2000 scale added	D	04.11.14	Finalised site plan - 1:500 scale and 1:2000 scale added	<p>Project Name: Whitwell Holiday Park, Lysoctep, Tenby.</p> <p>Client: [Redacted]</p> <p>Project No: 12002 H</p> <p>Scale: 1/500</p> <p>Date: Sept '14</p> <p>Drawn: A.D.</p> <p>Checked: [Redacted]</p> <p>Page No: AJ</p>
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22.05.2014
 NP 14 7 13

Suitable species

Screen species	Internal shrubs
<i>Acer campestre</i>	<i>Griselinia</i>
<i>Corylus avellana</i>	<i>Camellia japonica</i>
<i>Viburnum opulus</i>	<i>Eleagnus ebbigeni</i>
<i>Quercus petraea</i>	<i>Escallonia</i>
<i>Ilex aquifolium</i>	<i>Fagus sylvatica</i>
<i>Malus sylvestris</i>	
<i>Cornus sanguinea</i>	
<i>Sambucus nigra</i>	
<i>Sorbus torminalis</i>	
Internal trees	
<i>Sorbus aria 'Lutescens'</i>	<i>Morus nigra</i>
<i>Sorbus intermedia</i>	<i>Parrotia persica</i>
<i>Acer platanoides 'Drimmondii'</i>	
<i>Liquidambar styraciflua 'Stella'</i>	



Planted bunds/ earth banks.

THIS DRAWING IS CORRECT TO NOT SCALE THIS DRAWING EXCEPT FOR PLANNING PURPOSES)

KEN MORGAN DESIGN & BUILDING MANAGEMENT LTD TO BE NOTIFIED OF ANY DISCREPANCIES IN THESE DIMENSIONS

OFFICE: ALL DISCREPANCIES IN RELATION TO SITE MEASUREMENTS

KEN MORGAN
 DESIGN & BUILDING MANAGEMENT LTD.
 THE SQUARE, LITTLE CORMACK, CHICHESTER, SUSSEX, BN1 7DA
 01243 85075 01243 85079

Job title: Whitewell Holiday Park, Lydstep, Tenby

Drawing title: Proposed planting list and earth bank detail.

job no: 12002 H drawing no: 1000

revision suffix: A B C D

Page Size: A1

Scale: 1/500

Date: 5 Sept '14

Drawn: A.D.

Checked:

KEN MORGAN DESIGN & BUILDING MANAGEMENT LTD