

Application Ref: NP/16/0502/FUL

Case Officer	Nicola Gandy		
Applicant	Mr D Brown		
Agent	Mr G Blain, Gerald Blain Ltd		
Proposal	Amendment to NP/15/0526/FUL comprising change of use of first floor from staff/managers accommodation to 3 guest rooms, new fire escape, new first floor balcony, foyer extension & change of fenestration/fascia details to white upvc		
Site Location	Buttyland Caravan & Camping Park, Manorbier, Tenby, Pembrokeshire, SA70 7SX		
Grid Ref	SS06869913		
Date Valid	21-Sep-2016	Target Date	14-Dec-2016

This application is reported to the Development Management Committee as the recommendation differs to the Community Council's objection to the scheme.

Consultee Response

Natural Resources Wales: No adverse comments

Dyfed Archaeological Trust: No objection

PCC - Transportation & Environment: No objection

PCNPA - Tree and Landscape Officer: Conditional Consent

PCC - Pollution Control Team/Environmental Health: Conditional Consent

Dwr Cymru Welsh Water: No adverse comments - Advised that as the development will utilise a cesspit facility the applicant should seek advice from Building Regulations.

PCC - Drainage Engineers: No adverse comments

PCC - Building Regulations: No adverse comments - Advised that a Building Regulations application has been received.

PCNPA - Park Direction - Minerals: No adverse comments

PCNPA - Ecologist: No adverse comments

Manorbier Community Council: Recommend Refusal - Full council referred to its previous concerns with this application. It noted the amended plans but remained concerned about any increase in height of the building which could be seen as over bearing for neighbouring properties. The Council retained its concerns about foul drainage and the possible inability of the cesspool to cope with any additional foul drainage. The Council awaits comments from Welsh Water and NRW on this matter.

Public Response

Neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Several letters of objection were received from three local residents and an objection was received from the Community Council. The objections are summarised below, full copies of the objections are available to inspect on the application file:-

Pembrokeshire Coast National Park Authority

Development Management Committee – 8th February 2017

Page : 10

- Over bearing impact for neighbours
- Visual impact
- Overlooking from first floor window
- Drainage concerns
- Where will manager accommodation be re-sited?
- Guttering and downpipes are not shown on plans
- Roof design is out of keeping in the area
- Proximity of the building to the boundary hedge
- Inaccurate plans
- Outdoor eating areas are not shown on the plan
- Noise pollution
- Car parking concerns
- Highway and pedestrian safety concerns
- Lack of lighting detail
- Change of use application required if the Clubhouse is open to the general public
- Concerns that the guest accommodation will be used as permanent accommodation

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 06 - Rural Centres
- LDP Policy 08 - Special Qualities
- LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
- LDP Policy 29 - Sustainable Design
- LDP Policy 30 - Amenity
- LDP Policy 35 - Visitor Economy
- LDP Policy 40 - Site Facilities on Tent, Chalet and Caravan Sites
- LDP Policy 53 - Impacts on traffic
- TAN 12 - Design

Constraints

- LDP Allocation
- LDP Mineral Safeguard
- Historic Landscape
- Potential for surface water flooding
- LDP Centre:50pc aff housing;30 units/ha
- Recreation Character Areas

Officer's Appraisal

Description of Proposal and Site

Planning permission was approved on 16th December 2015 for a two storey Clubhouse, which is currently under construction on site (NP/15/0526/FUL refers). The application seeks planning permission to make the following amendments to NP/15/0526/ FUL (Clubhouse at Buttyland):-

- Increase the height of the building by 20cm
- Change the use of the first floor from staff and managers accommodation to 3 guest bedrooms
- Erection of a first floor balcony with fire escape staircase
- Extension to the foyer and alternation to internal ground floor arrangement
- Change of fenestration material from light brown Upvc to white Upvc
- Ramps

The application site is a long established caravan site located on the eastern flank of Station Road running north toward Manorbier Station. The caravan site area straddles the Rural Centre boundary, as defined by Policy 6 of the Local Development Plan, with the eastern part of the site falling in the open countryside. The clubhouse is situated within the policy Rural Centre and within the existing curtilage of the caravan site.

There are a number of other buildings on the site including a bungalow, reception building and toilet block. The main body of caravans are located on the land to the south of these buildings. To the north there are residential properties; to the west is a garden centre and holiday park; and to the east are open fields.

Relevant Planning History

NP/15/0526/FUL – New Club House – Approved 16th December 2015.

Key Issues

The application raises the following planning matters:

- Policy
- Siting, Design and Impact upon the Special Qualities of the National Park
- Access and parking
- Highway Safety
- Landscaping
- Biodiversity
- Drainage
- Response to consultation responses

Policy:

The application site is located within Manorbier, which is identified in the Local Development Plan (LDP) as being a Rural Centre, as such, Policy 6 applies. Policy 6 of the LDP states that in a Rural Centre, small scale employment development will be encouraged and one of the land use priorities is to protect and enhance a Rural Centre's range of facilities. Concerns have been expressed by local residents in respect of the use of the Clubhouse by members of the public, however, there were no restrictive conditions attached to the previous approval in terms of usage by the public and, as such, the principle of a Clubhouse being open to the general public at this location has already been approved. Furthermore, the use of the Clubhouse by members of the public will result in the building being a facility to serve the wider community and Rural Centre, therefore, the development is considered to comply with the land use priorities of Policy 6 of the LDP.

Policy 40 of the LDP states that the development of retail and other facilities on caravan sites will be permitted where the facility is not already available in the vicinity, the scale is not out of keeping and the vitality and viability of retailing and services of nearby Centres are not adversely affected. In the supporting text to Policy 40 it is accepted that sites would require good quality facilities, and for larger sites, these can be considered in circumstances where such facilities are lacking in the immediate locality. In this instance the application is to make amendments to a previously approved Clubhouse, consequently, the principle of the Clubhouse to serve both the caravan site and the wider public at this location has already been established.

In respect of the proposed guest accommodation at first floor level, Policy 35 of the LDP allows for development that will attract visitors outside of the peak season. The proposed guest accommodation will be located within the grounds of an existing tourist accommodation facility and will enable the limited provision of all year round tourist accommodation, consequently, the proposed development is considered acceptable in policy terms. A condition is recommended restricting the occupancy of the guest accommodation.

Siting, Design and Impact upon the Special Qualities of the National Park

Policy 8 of the LDP is a strategic policy which refers to the special qualities of the National Park and list priorities to ensure that these special qualities are protected. Policy 15 of the LDP refers to the conservation of the Pembrokeshire Coast National Park, with criterion (b) resisting development that would be insensitively and unsympathetically sited within the landscape.

The application proposes as 0.2m increase to the overall height of the previously approved building. The Clubhouse is set back from the highway some 25m, therefore, when viewed from public viewing points the building will generally appear as previously approved and the alteration to the height will not have an adverse impact on the visual amenities of the immediate area or the on the special qualities of the National Park.

The application also proposes the additional of a balcony with a fire escape staircase. These will be located to the rear and will be screened from the neighbouring properties and wider public views to the north by the rear two storey projection.

The application proposes to install white Upvc windows rather than light brown Upvc, as approved in 2015 application. The installation of the white Upvc windows is considered to be in keeping with the style of windows in existing, more publicly visible, buildings on site and in nearby residential properties.

The addition of the ramps to serve the building will be at ground floor level and do not raise any concerns in respect of visual amenity.

Having regard to the above the proposed amendments are considered not to give rise to any overriding concerns in respect of the buildings impact on visual amenities of the immediate area or on the special qualities of the National Park.

Amenity:

Policy 30 of the LDP seeks to avoid development that is inappropriate for where people live or visit, of an incompatible scale with its surroundings, leads to an increase in traffic or noise or odour which has a significant adverse impact.

There are a number of residential properties located to the north and north-west of the application site. Whilst the proposed clubhouse will be 20cm higher than previously approved, given the distance of 15m between the Clubhouse and the existing residential properties it is considered that the development will not result in any adverse overshadowing or dominance.

A single first floor window is proposed on the northern elevation which will directly overlook the residential properties to the north at a distance of 15m. The window is a secondary window serving one of the proposed guest rooms, in order to ensure that privacy standards are maintained a condition is recommended requiring the window to be fixed pane and fitted with obscure glazing.

In respect of the balcony and external fire escape, these will be screened from the neighbouring properties by the two storey rear projection and views from the balcony will be restricted to the existing caravan site, consequently the balcony is not considered to raise any concerns in respect of privacy.

The Environmental Health Officer at Pembrokeshire County Council has assessed the proposed scheme and has not raised any objections in terms of noise or odour pollution subject to conditions restricting the opening hours, delivery hours, external seating, lighting and extraction systems.

Access and Parking:

The existing access to the main road will be unaltered and parking will be provided on an existing hardstanding within the site. The Highways Officer at Pembrokeshire

County Council has assessed the scheme and offered no objection in terms of highway safety, pedestrian safety or parking provision.

Landscaping:

There is an existing leylandii hedge along the northern boundary of the site, which currently screens part of the Clubhouse from the residential properties to the north. It would appear that the hedge has been affected by the existing works on site. In order to ensure a suitable hedge is retained along the northern boundary a condition is recommended requiring a scheme for boundary planting/landscaping to be submitted to and approved in writing by the National Park Authority.

Biodiversity:

The Authority's Ecologist was consulted on the application and offered no comments. However, on the previous approval for the Clubhouse a condition was attached requiring a scheme for external lighting, consequently, a similar condition is recommended for this application.

Land Drainage:

The application has been assessed by the Drainage Officer at Pembrokeshire County Council, Natural Resources Wales and Dwr Cymru and no objections have been raised.

Concerns have been raised by local residents in regard to the drainage of the site. The application proposes to use an existing cesspit to drain the clubhouse and no objections have been received from the relevant statutory consultees. Furthermore, any drainage will need to comply with Building Regulations, which is a separate regulatory regime to Development Management.

Response to consultation responses:

The majority of the objections raised have been addressed in the main body of the report, however, the following points address the other objections raised:-

- The agent has confirmed that the site manager lives off site and the site owner lives at the bungalow to the south of the site entrance.
- The amended plans submitted on 13th January 2017 accurately reflect the development and the application site. The Community Council and neighbours have been re-consulted on the amended plans and any further comments received will be verbally reported at the Development Management Committee meeting.
- The agent has confirmed that there will not be any formal outdoor eating area, however, in order to ensure that any outdoor eating does not cause any significant noise pollution to neighbouring properties a condition is recommended requiring the outdoor eating/drinking to cease at 9pm.

- The Clubhouse also includes holiday accommodation at first floor level as such the use of the building is classed as Sui Generis (within a use class of its own) as it would be a mixed use development. The developer has not made any reference to a change the use of the building from a Clubhouse to a bar/public house (A3 use). The development description should not, therefore, be altered as the description accurately reflects the proposed development.

- Guttering and downpipes are shown on the proposed elevation drawings

Conclusion

Following consideration of the policies contained within the Local Development Plan and having regard to all material planning considerations it is considered that the proposed amendments to the Clubhouse will not have a detrimental impact on the special qualities of the National Park or neighbouring amenity. The application is, therefore, 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 and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents: Location Plan No. 000 (received on 21st September 2016), Block Plan as Proposed No. 100 (received on 13th January 2017), Proposed Elevations No. 102 (received on 21st September 2016) Site Sections as Existing and Proposed No. 600 (received on 13th January 2017), Proposed New Clubhouse Cross Section Comparison No. 1001 (received 27th October 2016), Proposed New Clubhouse Plans No. 1002 (received 27th October 2016).

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. Notwithstanding the approved plans, the window serving room 3 on the northern elevation shall be fixed pane and fitted with obscure glazing to level 4 of the Pilkington scale of obscurity and shall be retained.

Reason: In the interests of protecting residential amenity (Local Development Plan Policy 30: Amenity)

4. The use of the building hereby approved shall be limited to a Clubhouse and Guest accommodation only and shall be used for no other purpose.

Reason: In order to be clear on the extent of the permission granted and to

protect residential amenity. Policy: Local Development Plan Policy 30 (Amenity)

5. The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

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 35 (Visitor Economy)

6. Customers, other than those staying in the first floor guest accommodation, are not permitted on the premises hereby permitted outside the hours of 0800 to 0000 Monday to Sunday.

Reason: To protect the amenities of the occupiers of nearby dwelling houses. Policy: Local Development Plan – Policy 30 (Amenity).

7. Deliveries and collections associated with the premises hereby approved shall not take place outside of the hours of 0700 and 1900.

Reason: To protect the amenities of the occupiers of nearby dwelling houses. Policy: Local Development Plan - Policy 30 (Amenity)

8. The garden area, as shown on Drawing No. 100, shall not be used for outside drinking and eating after the hours of 2100 each day.

Reason: To protect the amenities of the occupiers of nearby dwelling houses. Policy: Local Development Plan - Policy 30 (Amenity)

9. Prior to the beneficial use of the building details for a kitchen extractor system, external plant and any associated flue(s) and equipment shall be submitted to and approved in writing by the Local Planning Authority. The details shall specify the proposed measures to attenuate noise and odour from the extractor system. The noise and odour control scheme as approved by the Local Planning Authority shall be installed to the satisfaction of the Local Planning Authority prior to the commencement of use.

Reason: To protect the amenity of local residents from odour/fumes and noise. Policy: Local Development Plan - Policy 30 (Amenity)

10. Prior to the erection of any external lighting, a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats shall be submitted to the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the

site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

11. Within 3 months of the date of this permission a scheme of landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include :

- Details of landscaping/planting along the northern boundary
- Indication of all existing hedgebanks and trees on the land
- Identify trees and hedge banks to be retained and removed
- Details of soft landscaping
- Implementation programme of all landscaping works

The scheme shall be implemented as approved in writing by the Local Planning Authority

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

INFORMATIVES

The applicant is advised that any proposed advertisements will require separate advertisement consent.

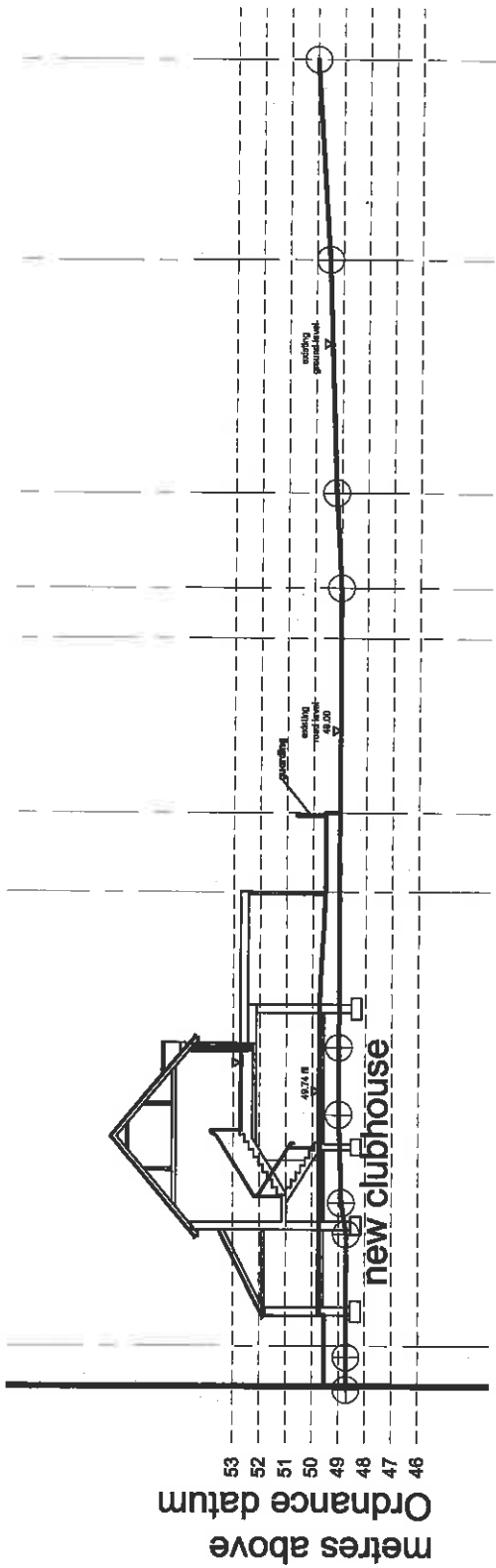
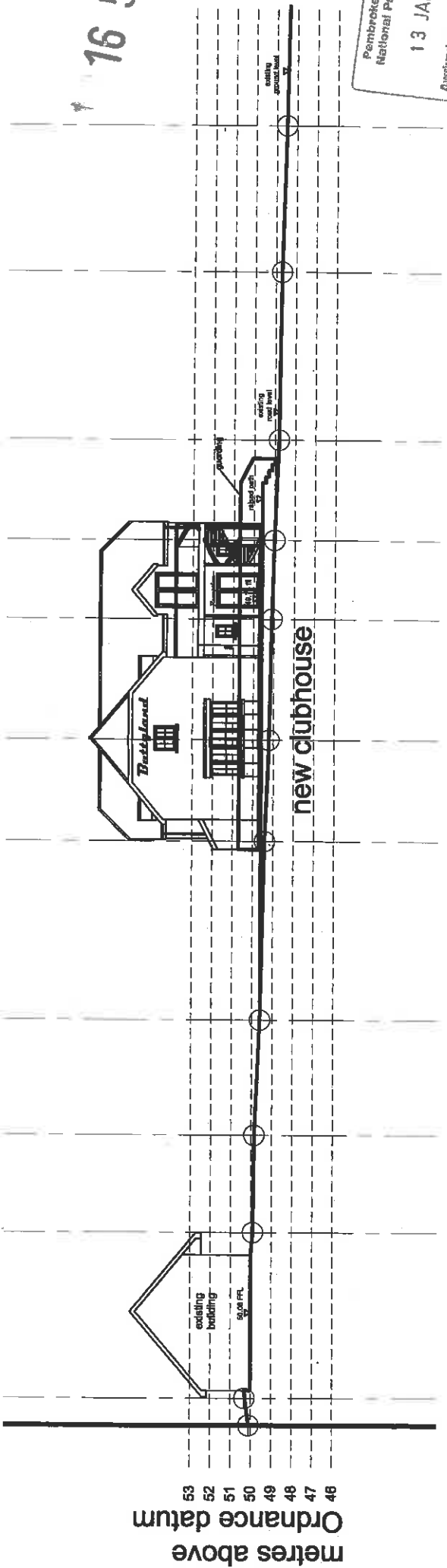
If any unexpected contamination is found during construction, work should cease immediately and the developer should contact the Environmental Health department of the Local Authority.

The placing of refuse, such as bottles, into receptacles outside the premises shall not take place between the hours of 2300 hrs and 0700 hours.

There shall be no speakers in external areas.

16 5 02

Pembrokeshire Coast National Park Authority
13 JAN 2017
Awdurdod Parc Cenedlaethol Arfordir Pembro



Metres

PROPOSED CLUBHOUSE SITE SECTIONS

GERALD BLAIN
A S S O C I A T E S

ARCHITECTURAL & PLANNING CONSULTANTS
49-50 New Road, Chipperton, Wiltshire SN15 1PL
15 St. Johns Street, Whitland, Carmarthenshire SA33 0AN
T: 01434 880000 F: 01434 880001 E: gblain@gbain.co.uk

JOB: PROPOSED REDEVELOPMENT OF CLUBHOUSE AT BUTTYLAND DARAVAN PARK, STATION RD., MANDRIBER	
DATE: 08/09/2015	SCALE: 1/2500
DESIGNER: M.B.	DRAWN BY: M.B.
DATE: 08/09/2015	SCALE: 1/2500
DESIGNER: M.B.	DRAWN BY: M.B.
SUBJECT: MR. D. BROWN	



Pembrokeshire Coast National Park Authority
 13 JAN 2017
 Approved For Construction
 Arfon Park

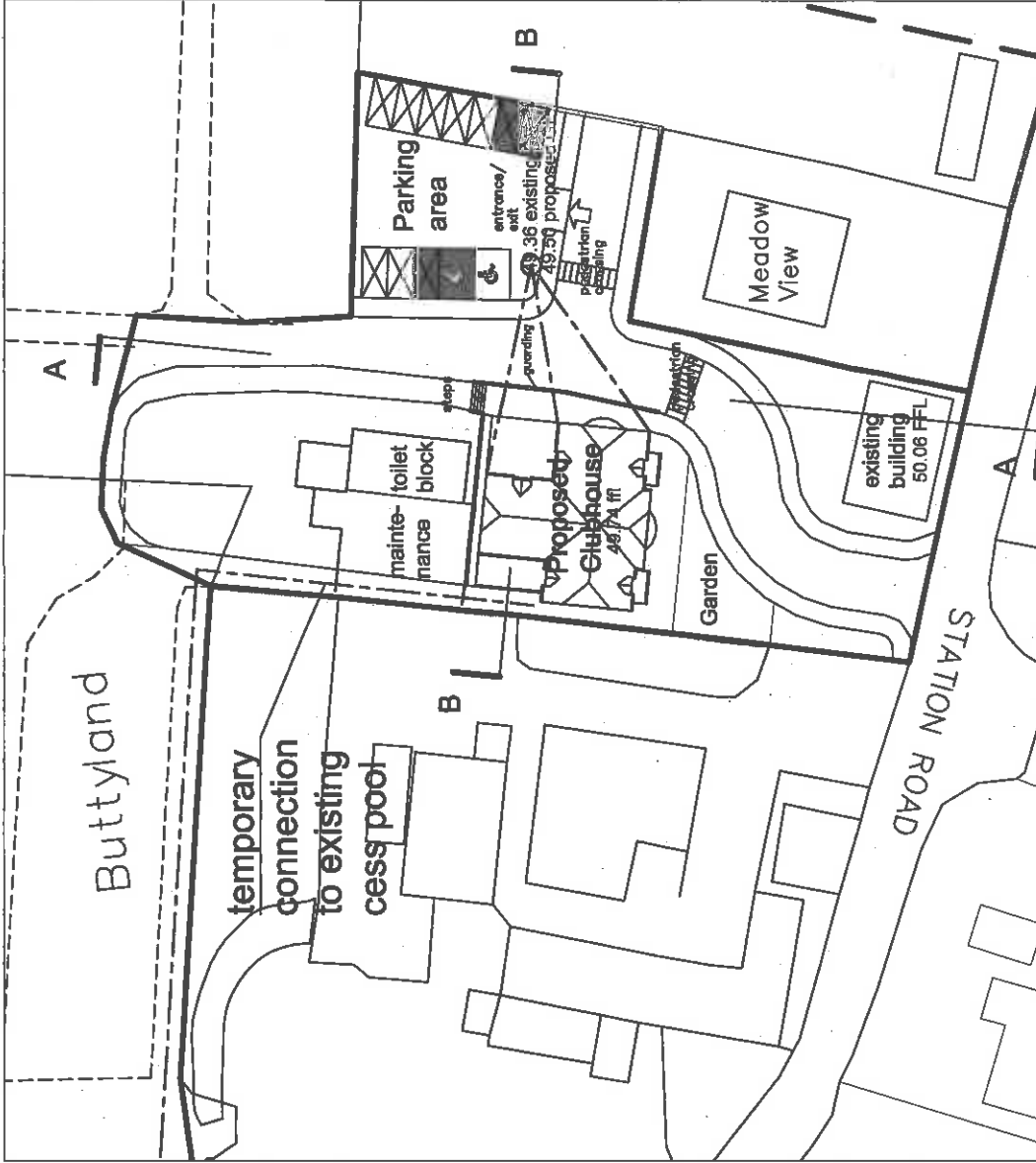
NF 16 5 02

AMENDED PLAN

REV F AMENDED TO PNPA SMALL 12/01/2017
 REV E AMENDED TO PNPA SMALL 11/01/2017
 REV D PARKING BAYS ADDED 07/12/2016
 REV D FIRE ESCAPE AMENDED 14/09/2016
 REV A FIRE ESCAPE, BALCONY ADDED 25/07/2016

Item 5b)

JOB TITLE BLOCK PLAN AS PROPOSED	
DATE 10/09/2015	SCALE 1/500
DRAWN BY M.D.	CHECKED BY
DATE 1/5/00	SCALE A3

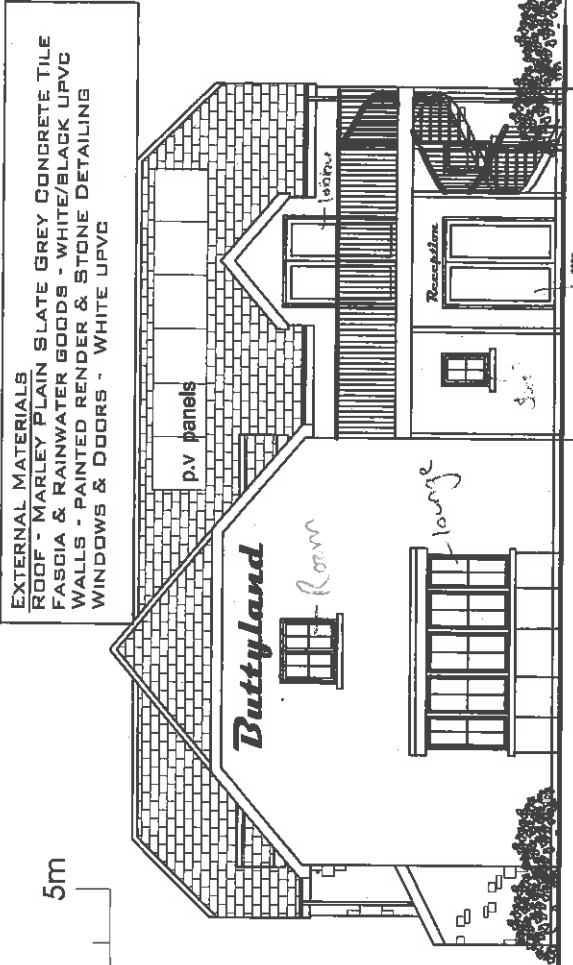


Metres

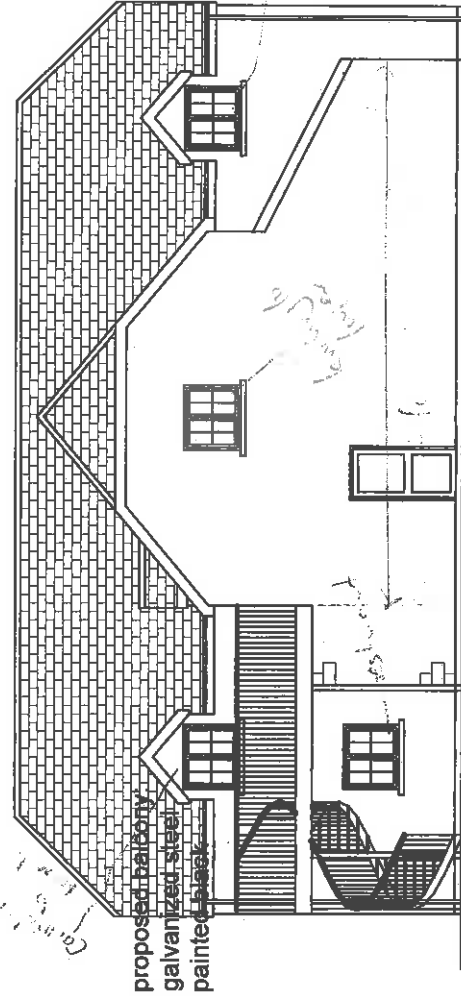
GERALD BLAIN
 ARCHITECTURAL & PLANNING CONSULTANTS
 49 - 60 New Road, Chilpenham, Wiltshire SN15 1HL
 15 St. Johns Street, Whitland, Carmarthenshire SA34 0AN
 T: 01249 400800/01994 240366 M: 07970 420322

**PROPOSED CLUBHOUSE
 BLOCK PLANS**

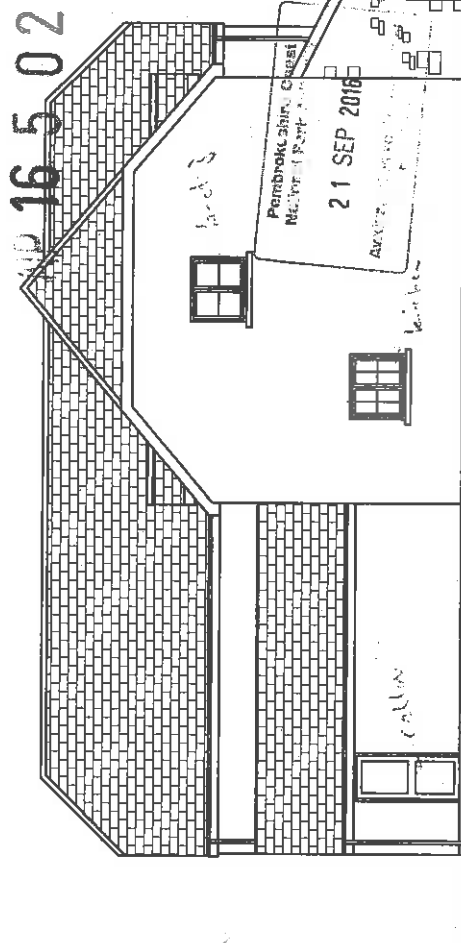
A S S O C I A T E S



south (front) elevation



west (road) elevation



north elevation

16 5 0 2

galvanized steel fire escape painted black

REV C FIRE ESCAPE AMENDED 14/09/2016
 REV B FIRE ESCAPE, BALCONY ADDED 25/07/2016
 REV A GABLE ROOF AMENDED TO HALF HEIGHT TO REDUCE VISUAL IMPACT AS PER PONDIA LETTER DTD 14/09/2015
 JOB: PROPOSED REDEVELOPMENT OF CLUBHOUSE AT STATION PARK, STATION RD, HAUGHERS
 CLIENT: NEW CLUB HOUSE ELEVATIONS
 DATE: 08/09/2015
 DRAWN BY: MS
 CHECKED BY: MS
 SCALE: 1/100
 A3

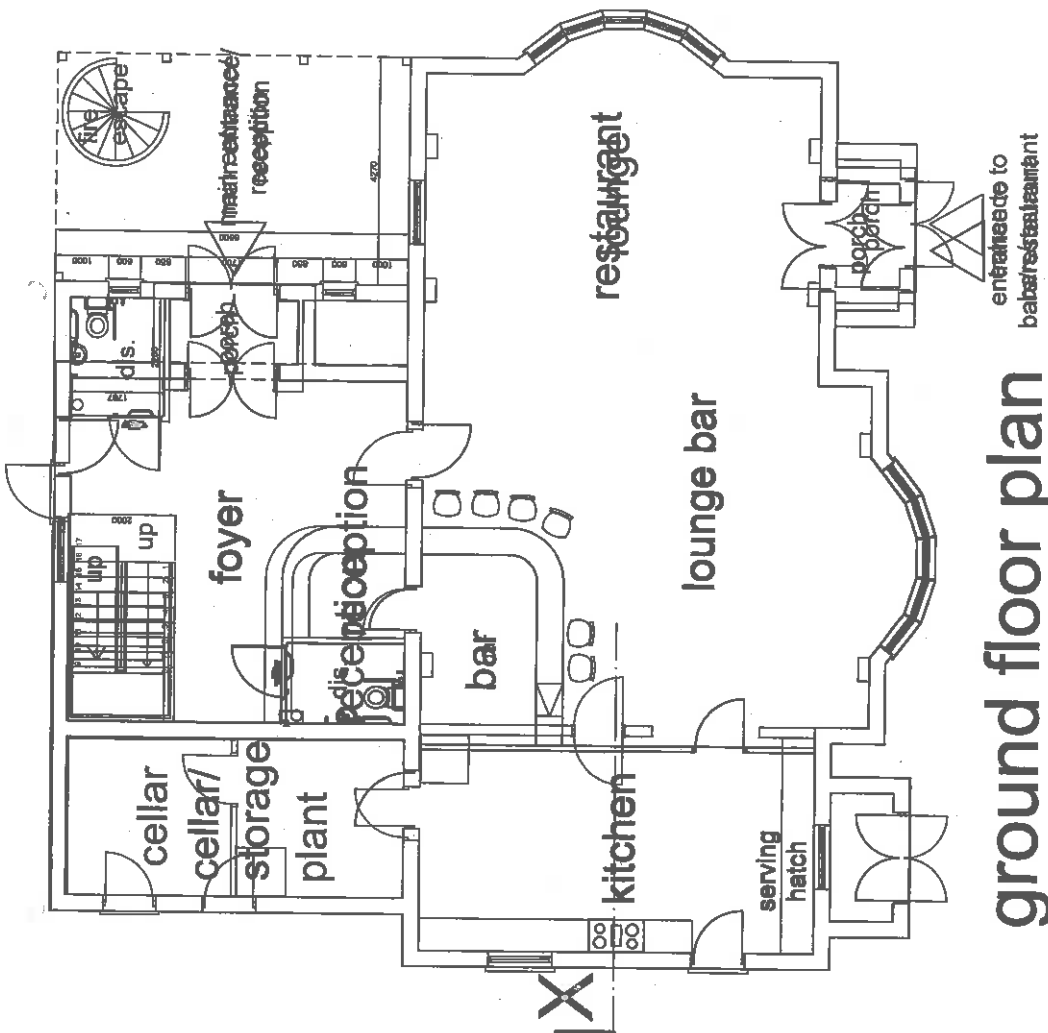
GERALD BLAIN
 ARCHITECTURAL & PLANNING CONSULTANTS
 49 - 50 New Road, Chippenham, Wiltshire SN15 1HL
 15 St. Johns Street, Whitland, Carmarthenshire SA34 0AN
 T: 01249 400800/01994 240366 M: 07970 420322

PROPOSED CLUBHOUSE

F. Wiltshire Coast
National Park Authority
27 OCT 2016
Awdurdod Parc Cenedlaethol
Pŵys Wiltshire



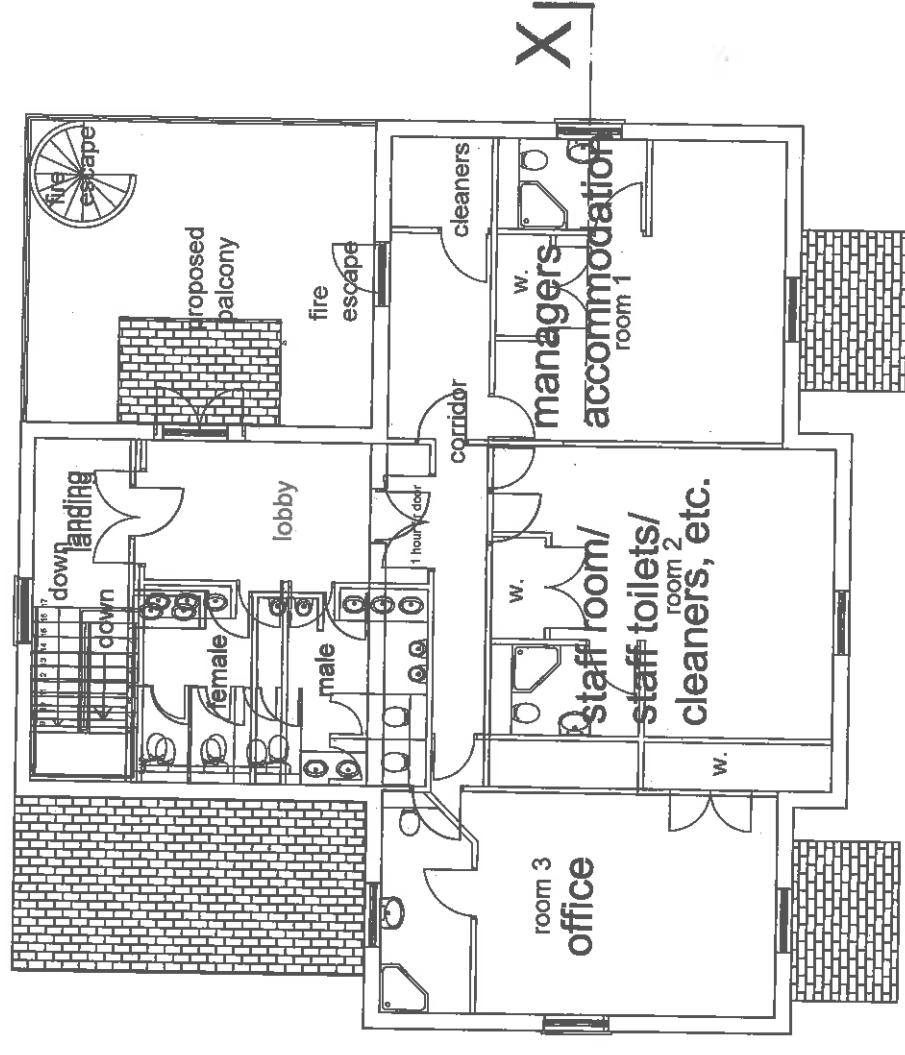
0 5m



ground floor plan

KEY:

- granted under NP/15/0526/FUL
- proposed under NP/16/0502



first floor plan

JOB: PROPOSED SITE REDEVELOPMENT: BUTTYLAND CARAVAN PARK, STATION RD, MANDRILLER	
USER/TITLE: PROPOSED NEW CLUB HOUSE PLANS	
DRAWN BY: LDB	DATE: 27/10/2016
DESIGNED BY: M.B.	CHECKED BY:
SHEET: MR. D. BROWN	SCALE: 1/100 A3

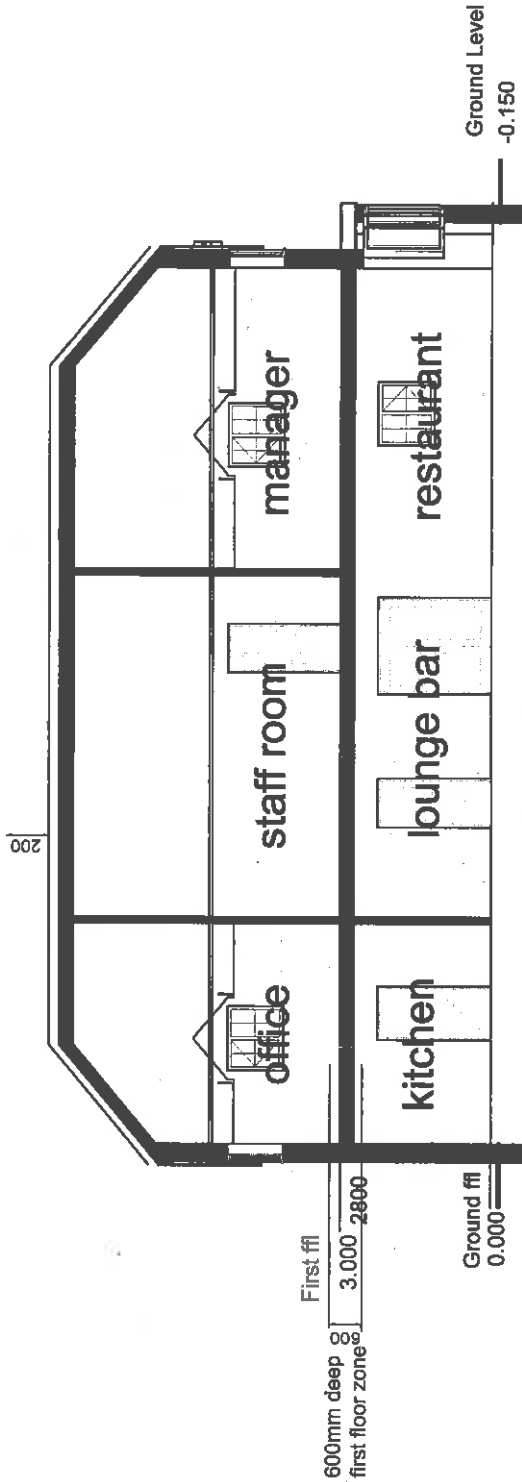
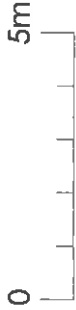
NP 16 5 0 2

Item 5b)

GERALD BLAIN
ARCHITECTURAL & PLANNING CONSULTANTS
49 - 50 New Road, Chippenham, Wiltshire SN15 2JL
15 St John Street, Wilton, Carmarthen SA34 0AN
T. 01453 440000, 01453 440001, 01453 440002

A S S O C I A T E S

EXTERNAL MATERIALS
 ROOF - MARLEY PLAIN SLATE GREY CONCRETE TILE
 FASCIA & RAINWATER GOODS - WHITE/BLACK UPVC
 WALLS - PAINTED RENDER & STONE DETAILING
 WINDOWS & DOORS - WHITE UPVC



section X-X

KEY:

- granted under NP/15/0526/FUL
- proposed under NP/16/0502

(n.b.200mm increase in f.f./ridge height requested because of 600mm deep first floor zone needed for structural steelwork/services)

NP 16 5 02

Permitted under
 National Park Authority
 27 OCT 2016
 Authorising Officer: [Signature]

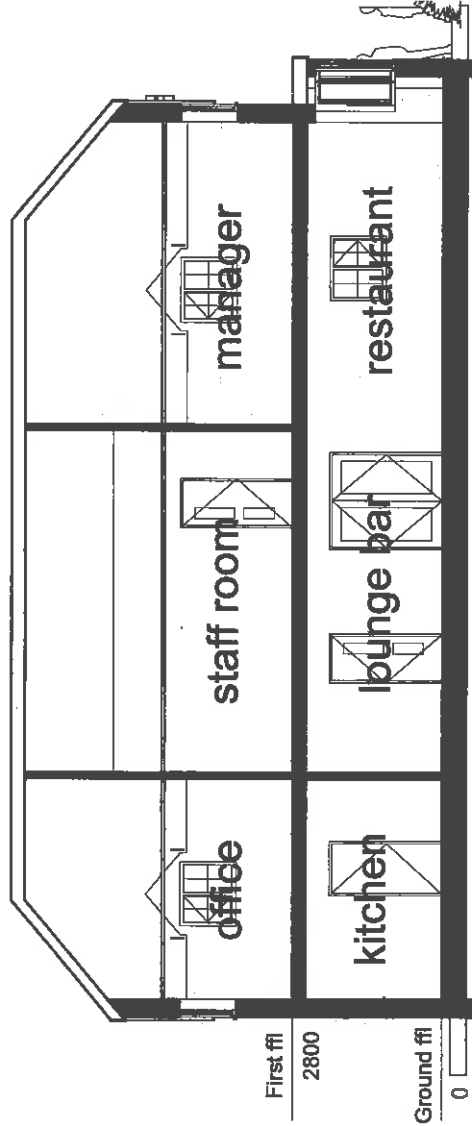
Item 5b)

JOB: PROPOSED REDEVELOPMENT OF CLUBHOUSE AT BUTTLAND GARDIAN PARK, STATION RD, MANDRISK	
DATE TITLE:	MR. D. SHOWN
DESIGNER:	MR. D. SHOWN
DATE:	27/10/2016
DRAWN BY:	PHB
CHECKED BY:	MR. D. SHOWN
SCALE:	1/100
AB	AB

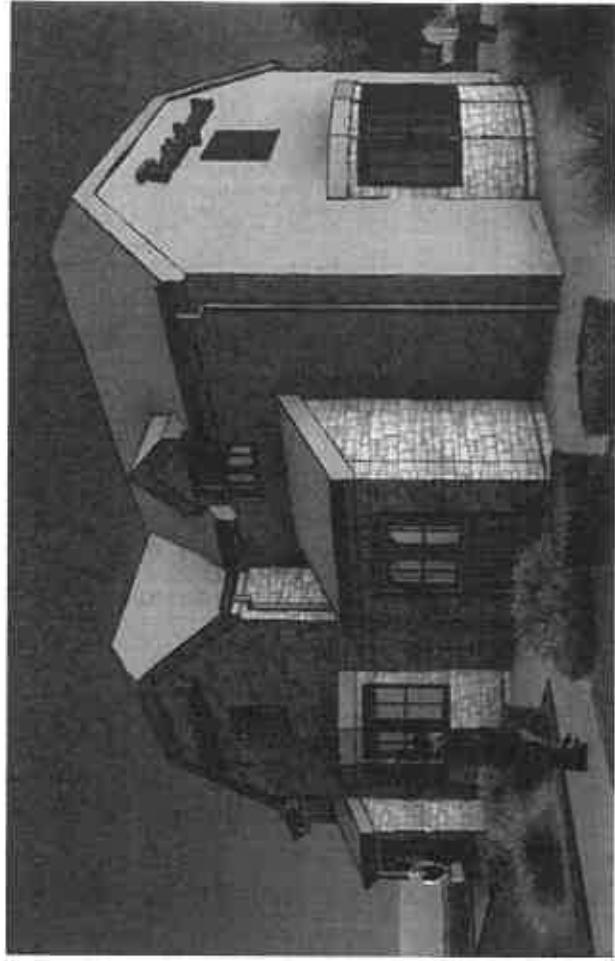
GERALD BLAIN
 ARCHITECTURAL & PLANNING CONSULTANTS
 49 - 60 New Road, Chippenham, Wiltshire SN16 1HL
 15 St. Johns Street, Whitland, Carmarthenshire SA34 0AN
 T: 01249 400800/01994 240366 M: 07970 420322



EXTERNAL MATERIALS
 ROOF - MARLEY PLAIN SLATE GREY CONCRETE TILE
 FASCIA & RAINWATER GOODS - BROWN UPVC
 WALLS - PAINTED RENDER & STONE DETAILING
 WINDOWS & DOORS - LIGHT OAK EFFECT UPVC



section X-X



NP 16 5 02

3D impression

Permitted under the
 Planning (Listed Buildings and
 Conservation) Regulations 2015
 27 OCT 2016
 Approved Plans: 2016/01010
 14/10/2016

Item 5b)

JOB:		PROPOSED REDEVELOPMENT OF CLUBHOUSE AT BUTTYLAND CANAVAN PARK, STATION RD, MANDORRIB	
DATE:	PROJECT:	PROPOSED NEW CLUB HOUSE DRESS SECTION AND 3D IMPRESSION	
DRAWN BY:	DATE:	1/03	08/09/2015
CHECKED BY:	DATE:	MS	08/09/2015
SCALE:	SCALE:	1/100	A3
DRAWN BY:		M. R. D. BROWN	

GERALD BLAIN
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 49 - 50 New Road, Chippingham, Wiltshire SN15 1HL
 15 St. Johns Street, Whitland, Carmarthenshire SA34 4AN
 T: 01249 400800/01994 240366 M: 07970 420322