

Application Ref: NP/17/0258/FUL

Case Officer	Nicola Gandy		
Applicant	Mr D Brown		
Agent	Mr G Blain, Gerald Blain Ltd		
Proposal	Retention 35 hardstandings & electric hook-up points; temporary change of use of existing building as a fish & chip shop; use of portacabin as a temporary reception office		
Site Location	Buttyland Caravan & Camping Park, Manorbier, Tenby, Pembrokeshire, SA70 7SX		
Grid Ref	SS06909899		
Date Valid	03-May-2017	Target Date	27-Jun-2017

A Committee site visit took place on Monday 3rd July 2017, where Members viewed the site and the developments.

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

Consultee Response

PCC - Drainage Engineers: Advised surface water drainage

PCC - Transportation & Environment: No objection

PCC - Head of Public Protection: Conditional Consent

Manorbier Community Council: Recommend refusal for the hardstandings and electric hook up points and temporary approval for a period of 6 months for the fish and chip shop and reception portacabin

Public Response

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

Two letters of objection were received from local residents. The objections are summarised below and full copies of the objections are available to inspect on the application file:-

- Certificate of Lawful Use should not have been granted for the field
- Hardstanding should not be granted as caravans were allowed as part of a certificate application
- Visual impact on landscape of National Park
- Change of use of the land
- Increased noise and disturbance
- Increased traffic
- Temporary period of 3 years is too long
- Will the facilities be used by the general public

- Parking provision/highway safety
- Restricted opening hours
- Outside seating
- Drainage concerns
- Extraction Flue has been erected

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 43 - Protection of Employment Sites and Buildings

LDP Policy 53 - Impacts on traffic

Constraints

LDP Allocation

LDP Mineral Safeguard

Historic Landscape

Potential for surface water flooding

LDP Centre:50pc aff housing;30 units/ha

Recreation Character Areas

Landscape Character Assessment

Officer's Appraisal

Description of Proposal and Site

The application seeks permission for the retention of 35 hardstandings and electric hook up points, the change of use of the existing reception building to a temporary fish and chip shop and the retention of a temporary reception building (portacabin). The temporary uses and building are required whilst works are ongoing on the Clubhouse.

Application NP/17/0082/FUL was refused planning permission as the proposed extended holiday season and winter storage period were contrary to the adopted Local Development Plan policies. The current application differs from the previously

refused application (NP/17/0082/FUL refers) in that the proposed extension of the holiday season and winter storage has been removed.

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 reception building and clubhouse are situated within the Rural Centre and within the existing curtilage of the caravan site.

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

Relevant Planning History

NP/17/82/FUL – Retention of 35 hard standings and electric hook up points, temporary change of use of existing building as fish and chip shop and use of portacabin as a temporary reception office, extend holiday season and winter storage - Refused 10/04/2017

NP/17/117/NMA – Non material amendment alteration in fenestration material – Approved 8/03/2017

NP/17/171/NMA – Non material Amendment – Increase in height of building – Withdrawn 6/04/2017

NP/16/0502/FUL – Amendment to NP*/15/0526/FUL comprising change of use of first floor staff/managers accommodation to guest rooms and alterations to clubhouse - Withdraw 6th February 2017.

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

NP/15/031/FUL - 35 No. Caravans for winter storage in the western field - 10th January – 28th February

NP/13/260/CLE - 35 No. touring caravans or tents in the northern field – 1st March – 28th September Granted Certificate of Lawful Use - Existing

Key Issues

The application raises the following planning matters:

- Policy
- Siting, Design and Impact upon the Special Qualities of the National Park
 - Amenity
- Highway Safety
- Drainage

- Response to consultation responses

Policy:

The caravan site straddles the Rural Centre Boundary of Manorbier as defined by Policy 6 of the adopted Local development Plan (LDP), and the open countryside. The temporary reception building and fish and chip shop fall within the Rural Centre boundary however the northern field, where the hardstandings and electric hook up points are located, falls within the open countryside.

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. The principle of the proposed uses have already been accepted by granting the permission for the Clubhouse (NP/15/526/FUL refers) and as these temporary uses and building are required whilst construction works are on-going they are considered to be acceptable in policy terms subject to a condition restricting the use/development to a temporary period only.

The northern field, where retention of the hardstandings and electric hook ups is sought, is located within the open countryside, as such, Policy 7 of the LDP is relevant. Policy 7 of the LDP strictly controls development within the countryside and permits development where it relates to tourist attractions or recreational activity and where a need to be located in the countryside is essential. Policy 7 makes reference to Policy 35 of the LDP being applicable.

Policy 35 of the LDP is the strategic policy for the visitor economy in the National Park. Policy 35 seeks to attract visitors outside of the peak season while ensuring that National Park environment is conserved and enhanced as a landscape of national and international importance by a) not allowing any additional camping, caravanning or chalet pitches.

The northern field was granted a Certificate of Lawful Use Existing (NP/13/260/CLE refers) for 35 caravans or tents between 1st March – 28th September in any one year. The application does not propose an increase in the number of pitches or extend the holiday season but the retention of hardstandings and electric hook ups serving the existing lawful pitches. Given that these pitches have been granted a certificate of Lawful Development Existing the principle of the hardstandings and hook up points is considered acceptable in this instance.

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

The temporary reception building is set within the application site and is proposed for a temporary period only, which can be controlled by condition, consequently the impact of this building on the visual amenities of the area and the wider National Park is considered to be acceptable.

In terms of the hard standings and hook up points, it is considered that as these serve the existing lawful 35 caravans or tents between 1st March and 28th September they are acceptable. However, in order to ensure that the visual impact of the hardstandings and electric hook up points is limited outside of the lawful period a condition is recommended requiring details of materials and colour to be submitted to and agreed in writing by the local planning authority. Consequently, it is considered that there is not a significant harmful impact on the visual amenities of the area or the special qualities of the National Park as to warrant refusal of the development.

The change of use of the reception building to a temporary fish and chip shop involves little external alterations, as such, it is considered acceptable in terms of its visual impact. A condition is recommended requiring details of the extraction system to be submitted to and agreed in writing by the National Park.

Amenity

As permission is sought for a temporary period only whilst the Clubhouse is being constructed, the impact of the development on residential amenity is not considered to be exacerbated in comparison to the existing situation. However, in order to protect residential amenity a condition is recommended restricting the opening hours of the fish and chip shop.

Highways

The Highways Authority at Pembrokeshire County Council was consulted on the application and has raised no objection to the development in terms of highway safety or parking provision.

Drainage

The Drainage department at Pembrokeshire County Council was consulted as part of the application and has raised no objection to the proposal.

Response to public 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:-

- NP/13/360/CLE was granted as it was considered that based on the evidence submitted the site had been used as a caravan site between the periods of 1/3-28/9 for a period in excess of 10 years.

- The hardstandings and electric hook up points are operational development and do not amount to a change of use of the land. The Certificate application (NP/13/360/CLE) granted a lawful change of this land in 2013.
- It is considered that a temporary period of 3 years is excessive for the fish and chip shop and the reception building given that the majority of the construction work on the Clubhouse is completed. A condition is recommended restricting the change of use to the fish and chip shop and the reception building to 1 year.
- There will be no restrictions posed in terms of use by the general public, as mentioned previously, the site is within a Rural centre and such facilities are acceptable at this location. However, a condition is recommended limiting the opening hours of the fish and chip shop.
- There are no details of outside seating areas.

Recommendation

APPROVE, subject to the following conditions:

1. The development shall be carried out in accordance with the following approved plans and documents: Location Plan Drawing No. 01 (received 3rd May 2017), Existing and Proposed Site Plan Drawing No. 02 (received 3rd May 2017), Existing and proposed Building layout Drawing No. 500 (received 3rd May 2017), Proposed Temporary Reception Building Drawing No.600 (received 3rd May 2017).

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).

2. Within 1 month of the date of this permission details for kitchen extractor systems, 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 shall be installed to the satisfaction of the Local Planning Authority prior to commencement of use.

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

3. Prior to the erection of external lighting, a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

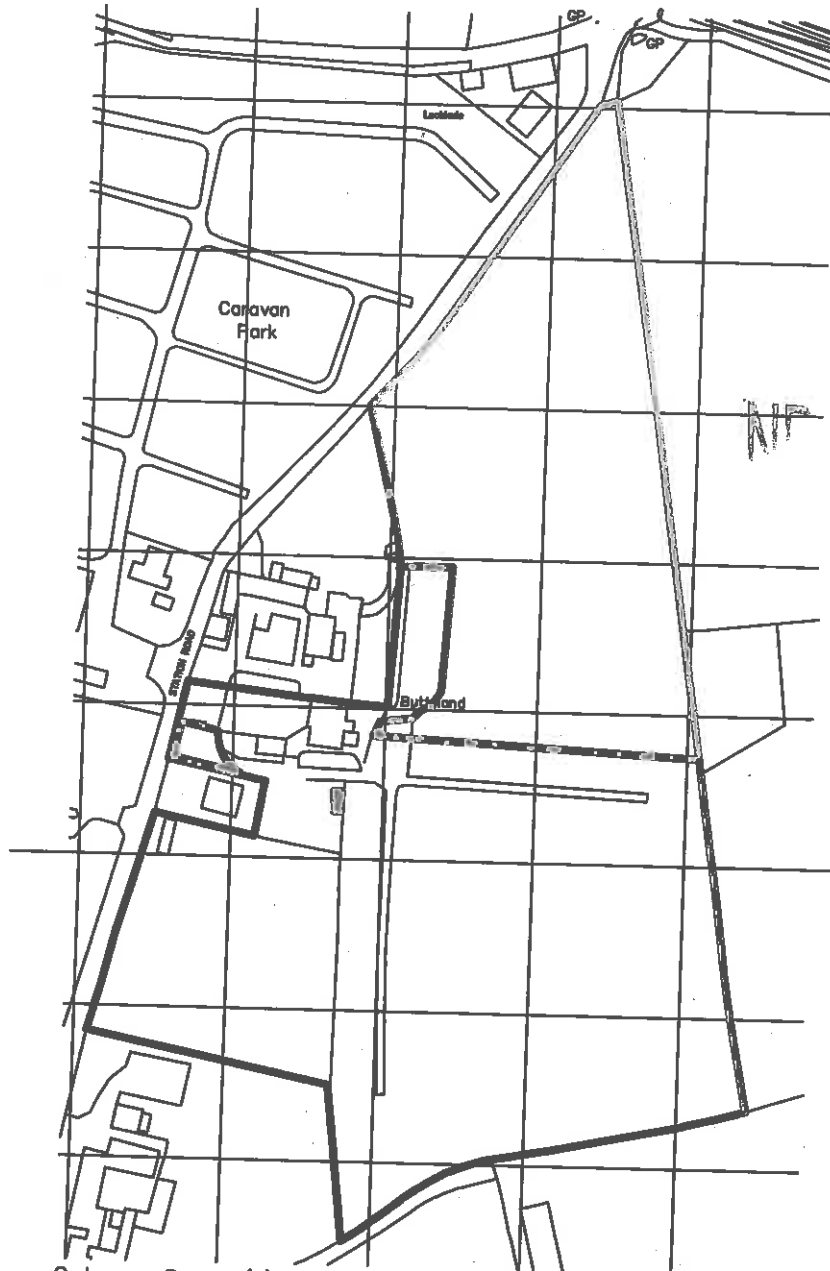
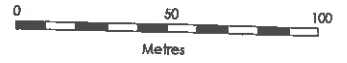
(Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

4. The temporary fish and chip shop hereby permitted shall not be open outside of the hours of 0800- 2300 Monday to Sunday.
Reason: To protect the amenities of the occupiers of nearby dwelling house.
Policy: Local Development Plan – Policy 30 (Amenity)
5. Within 1 month of the date of this permission a scheme showing alternative materials for the hardstandings and a colour scheme for the electric hook up points shall be submitted to and agreed in writing by the local planning authority. The scheme shall be implemented and retained as approved.
Reason: 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).
6. The fish and chip shop use shall be discontinued and any associated paraphernalia, including extraction equipment associated with the use shall be removed from the building in its entirety within 1 year of the date of this permission.
Reason: In the interests of residential amenity. Policy: Local Development Plan – Policy 30 (Amenity)
7. The temporary reception building hereby approved shall be removed from site and any associated paraphernalia associated with the temporary reception shall be removed from site in its entirety and the land shall be restored to its former condition within 1 year of the date of this permission.
Reason: 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)
8. The development shall utilise soakaways to dispose of surface water. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, and alternative method of disposal will be required, which shall be submitted to and agreed in writing by the Local Planning Authority prior to beneficial use. The development shall be carried out in accordance with the agreed details.
Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan – Policy 29 (Sustainable Design).

Informative

The applicant is advised that surface water from all impermeable areas created by the development should be discharged to some form of sustainable drainage system in accordance with the requirements of TAN15.

Item 5h)



NP 17 2 5 8

Pembrokeshire Coast
National Park Authority
03 MAY 2017
Awdurdod Parc Cenedlaethol
Arfordir Penryn

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

JOB:
HARSTANDINGS & ELECTRIC HOOK-UPS, ETC, AT
BUTTLAND CAMPING PARK, STATION ROAD,
MANDRIBIER, TENBY,
PEMBROKESHIRE SA70 7BN

DWG. TITLE:
LOCATION PLAN

DRAWING-NO:
01
DATE:
01/02/2017

DRAWN BY:
MS
CHECKED BY:

CLIENT:
MR. D. BROWN
SCALE:
1/2500 @ A3



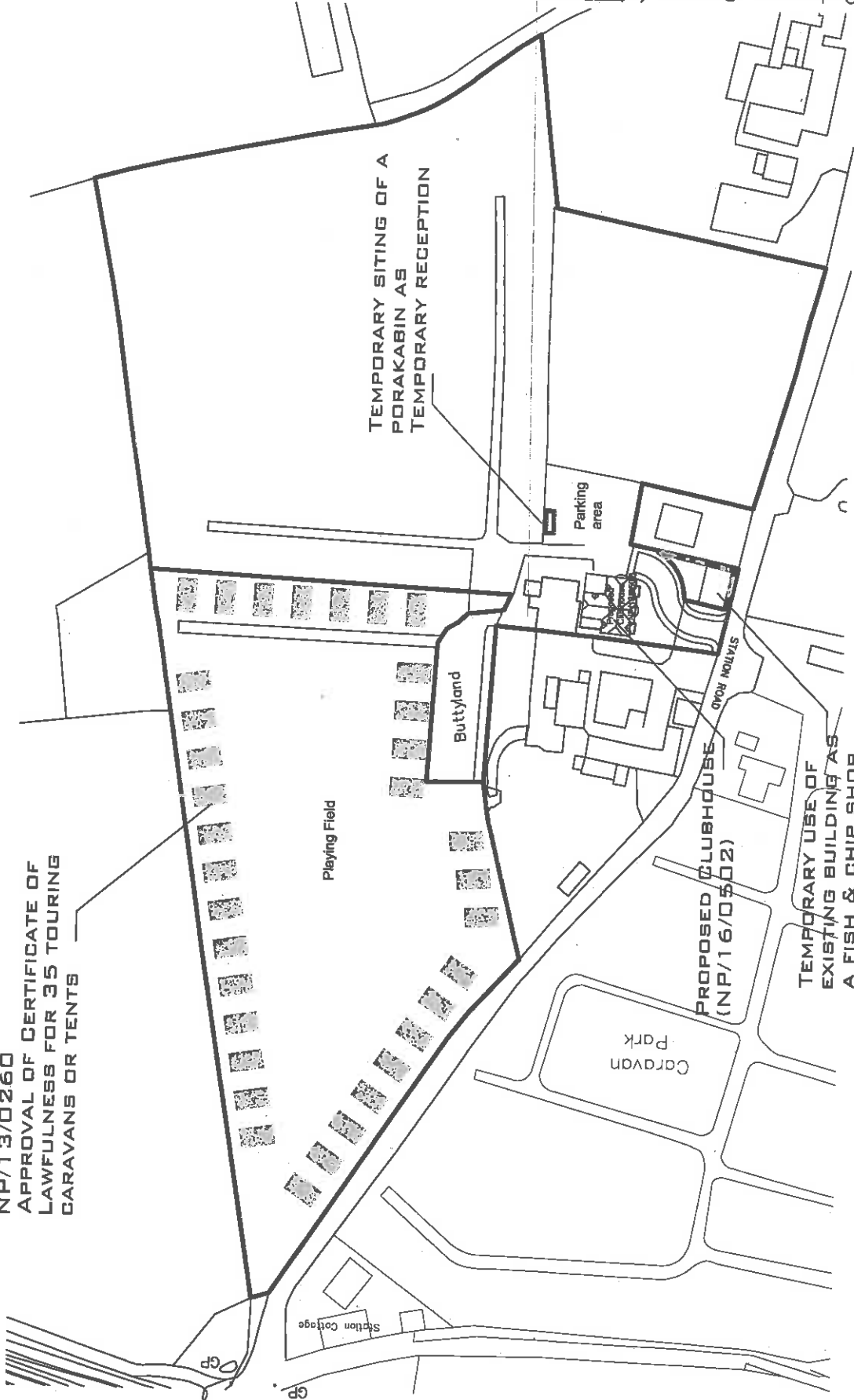
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03 MAY 2017
 GERALD BLAINES ARCHITECTURAL
 15 ST JOHN'S STREET, WHITLAND, CARMARTHENSHIRE SA34 0AN

Item 5h)

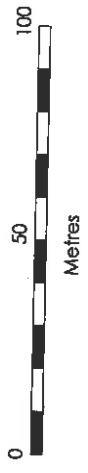
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DATE: 01/05/2017	SCALE: 1/1250 @ A3
DRAWN BY: M.B.	DESIGNED BY:
CHECKED BY:	DATE:
DATE:	DATE:

HARDSTANDINGS AND ELECTRIC HOOK-UP POINTS RELATING TO NP/13/0260 APPROVAL OF CERTIFICATE OF LAWFULNESS FOR 35 TOURING CARAVANS OR TENTS



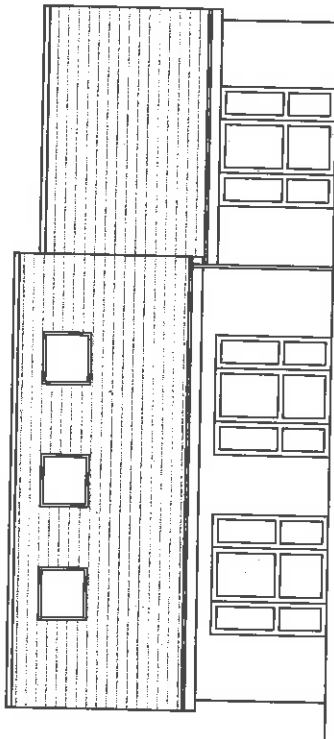
TEMPORARY USE OF EXISTING BUILDING AS A FISH & CHIP SHOP

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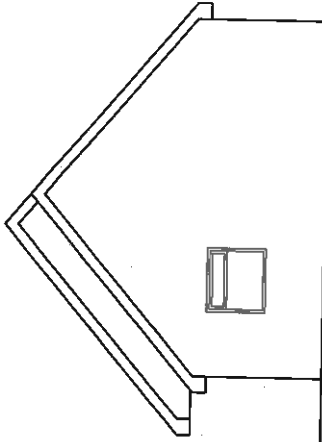


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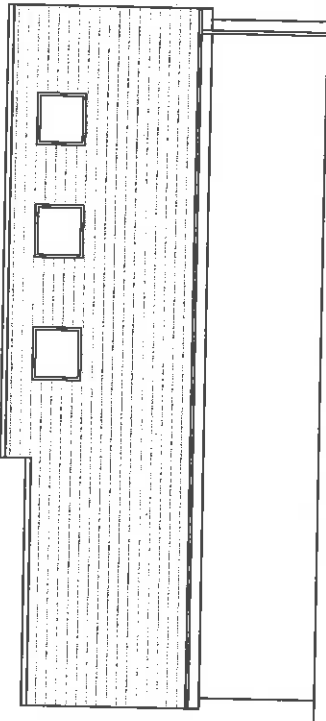
0 5m



front (east) elev.

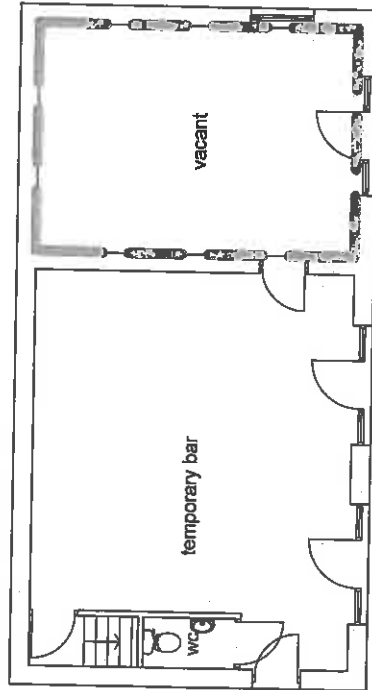


end (north) elev.

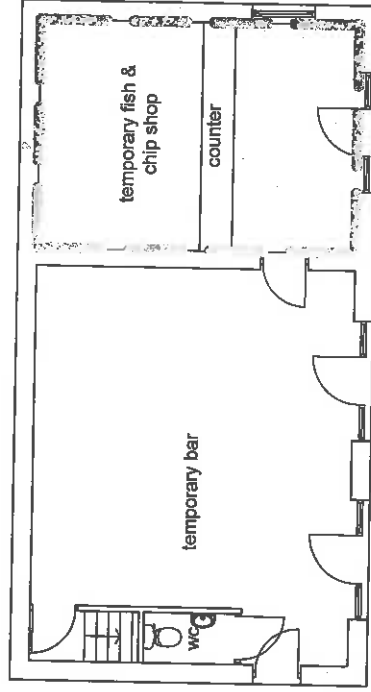


road (west) elev.

EXISTING ELEVATIONS (NO CHANGE)

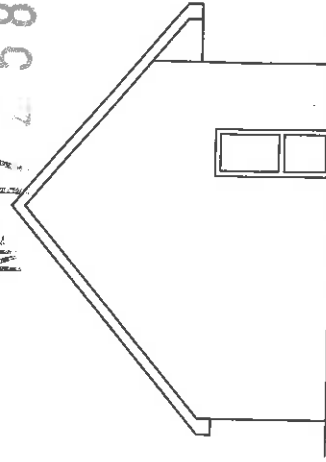


existing ground floor plan



proposed ground floor plan

MP 17 2 58

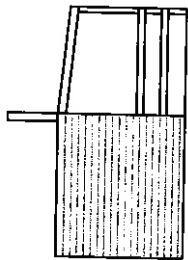


end (north) elev

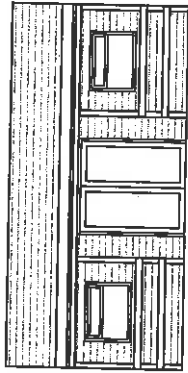
03 MAY 2017
 17/03/2017
 CHECKED BY
 17/03/2017
 SCALE: 1/100
 A2

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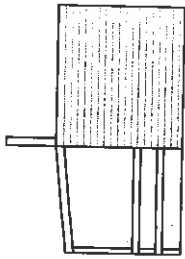
DATE	03 MAY 2017
PROJECT	PROPOSED TEMPORARY FISH & CHIP SHOP AT BLUNNAN PARK, STATION RD., MANORBER
DRAWN BY	MRS
CHECKED BY	17/03/2017
SCALE	1/100
A2	



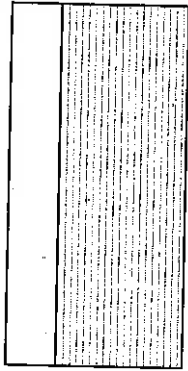
side elev.



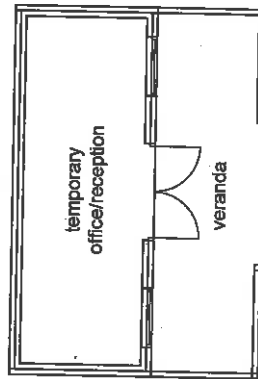
front elev.



side elev.



rear elev.



floor plan



External Materials:
Walls: Stained timber cladding
Doors/windows: White uPVC
Rainwater goods: Brown uPVC



NP 17 2 58

Permitted to be used
National Park Authority

03 MAY 2017

Item 5h)

JOB:	PROPOSED TEMPORARY RECEPTION AT BURNHAM PARK, MANDRILL STATION RD, MANDRILL
DWG. TITLE:	PLAN & ELEVATION (AS EXISTING)
DRAWING NO:	600
DATE:	17/02/2017
DRAWN BY:	ME
CHECKED BY:	
SCALE:	M.F. D. BROWN 1/100 AB

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