

**Application Ref: NP/18/0166/FUL**

<b>Case Officer</b>	Andrew Richards		
<b>Applicant</b>	Windy Hill Holiday Park		
<b>Agent</b>	Mr L Forse, Boyer		
<b>Proposal</b>	Regularising of the existing touring caravan site together with the removal of one of the two entrance points, relocation of one unit pitch and landscaping works.		
<b>Site Location</b>	Windy Hill Holiday Park, Stepside, Narberth, Pembrokeshire, SA67 8JX		
<b>Grid Ref</b>	SN13610715		
<b>Date Valid</b>	29-Mar-2018	<b>Target Date</b>	13-Jun-2018

This application has been reported to the Development Management Committee as the application is classed as major development.

**Consultee Response**

**Saundersfoot Community Council:** No objection  
**PCNPA Tree and Landscape Officer:** No Objection  
**PCNPA Planning Ecologist:** No comment  
**PCNPA Park Direction:** Support in principle  
**PCC Transportation and Environment:** No objection  
**PCC Drainage Engineers:** Conditional consent  
**Coal Authority:** No objection subject to informative  
**PCC Access and Rights of Way:** No objection subject to informative

**Public Response**

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. No responses have been received.

**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 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 35 - Visitor Economy

Pembrokeshire Coast National Park Authority  
Development Management Committee – 6<sup>th</sup> June 2018

LDP Policy 38 - Camping, Touring Caravans, Statics and Chalet Sites  
 LDP Policy 52 - Sustainable Transport  
 LDP Policy 53 - Impacts on traffic  
 PPW9 Chapter 03 - Making and Enforcing Planning Decisions  
 PPW9 Chapter 04 - Planning for Sustainability  
 PPW9 Chapter 05 - Conserving and Improving Natural Heritage and the Coast  
 PPW9 Chapter 07 - Economic Development  
 PPW9 Chapter 08 - Transport  
 PPW9 Chapter 11 - Tourism, Sport and Recreation  
 PPW9 Chapter 13 - Minimising and Managing Environmental Risks and Pollution  
 SPG05 - Sustainable Design  
 SPG06 - Landscape  
 SPG11 - Coal Works - Instability  
 SPG12 - Parking  
 SPG21 - Recreational and Leisure Activities  
 SPG23 - Enabling Sustainable Development in Welsh NPAs  
 TAN 05 - Nature Conservation and Planning  
 TAN 06 - Planning for Sustainable Rural Communities  
 TAN 12 - Design  
 TAN 13 - Tourism  
 TAN 15 - Development and Flood Risk  
 TAN 18 - Transport  
 TAN 23 - Economic Development

### **Constraints**

Biodiversity Issue  
 Rights of Way Inland - within 50m  
 Recreation Character Areas  
 Low Coal Risk  
 Surface Coal  
 High Coal Risk  
 Landscape Character Assessment

### **Officer's Appraisal**

#### **Background and History**

The host site forms a touring caravan site which has recently been granted a certificate of lawfulness for an existing use, and is located north of Sardis with access provided off the adjacent C3031 road which runs between Hean Castle and Kilgetty. The existing site comprises a mix of seasonal tourer pitches with winter storage and bookable touring pitches.

- NP/17/0130/CLE – Use of land as seasonal touring caravan site in respect of 71 pitches (61 seasonal pitches & 10 touring pitches) during period of 1st March to 30th November & winter storage of caravans on seasonal pitches

out of season, together with retention of existing buildings, structures, internal site roads & external works – Approved 12.12.2017

- NP/18/0084/FUL - Provision of gravel bases for touring pitches on existing site, together with gravel aprons connecting to internal site road – Approved 06.04.2018

### **Current Proposal**

Planning approval is sought to regularise the existing touring caravan site together with the removal of one of the two entrance points, relocation of one unit pitch and landscaping works.

### **Key Issues**

The application raises the following planning matters:-

- Principle of Development
- Policy and Impact on National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Stability
- Land Drainage and Flooding

#### *Principle of Development:*

The site has a Certificate of Lawfulness for the use as a caravan site, which is a material consideration, the application is therefore considered acceptable in this instance.

#### *Policy and Impact on National Park:*

The site is located within the countryside as defined by the Pembrokeshire Coast National Park Local Development Plan (LDP). Policy 38 of the Local Development Plan seeks to retain the status quo in terms of caravan and camping provision. Exceptionally, site areas may be enlarged where this would help to achieve environmental improvement. Unrelated improvements such as providing additional facilities or upgrading caravan provision will not be expected.

The existing site is considered to be well screened and not visible from public vantage points, and the minor changes proposed are not considered to have any significant impact on the wider landscape. Therefore, the proposal is considered to preserve the special qualities of this area of the National Park.

#### *Siting and Sustainable Design:*

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy 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', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the

National Park. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a').

The submitted details seek to block up one of the existing access points with a continuation of the existing hedge bank and also relocate a unit pitch within the site. Through the relocation of the pitch the rubbish storage area will also need to be relocated, and these works are considered to be acceptable.

*Amenity and Privacy:*

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity. The touring caravans within the site will not have any near neighbours and will be surrounded by mature planting. As such, it is considered that this proposal will not have any greater adverse impact on near neighbouring dwellings than the existing certificate allows.

The existing amenity buildings within the site have a design, layout and orientation which ensures that there is no direct overlooking to neighbouring properties and the proposed landscaping and separation distances are sufficient to ensure that the proposal does not cause any greater adverse impact on these adjacent properties than the existing permission allows. As such, the proposal can be supported in terms of Policy 30 of the LDP.

*Highway Safety and Access:*

The proposal will retain an access for the existing caravan site off the adjacent lane but now using just one the existing access points. The existing access will be blocked up with a new hedge bank.

Pembrokeshire County Council Transportation and Environment section has been consulted and consider the visibility of the proposed access points to the site will be improved as part of the development.

Pembrokeshire County Council Footpaths section does not raise objections to the current proposal subject to an informative being added to ensure the right of way adjacent to the site boundary is maintained.

*Landscaping:*

The existing site has a mixture of mature trees and traditional Pembrokeshire hedge banks which will be mainly retained as part of the current proposed scheme. Details of the extent of new and re-aligned hedge banks have been submitted in support of the application and the agent has indicated that these works will be carried out by hand which will remove the need for any hedge bank protection measures to be imposed.

*Biodiversity:*

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

The planning Ecologist has commented on the application stating that a protected species survey or habitat survey is not required in this instance. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

#### *Land Stability:*

The site is located within an area defined by The Coal Authority as containing potential high risk hazards arising from coal mining and falls within the defined Coal Mining Development Referral Area. No Coal Mining Risk Assessment (CMRA) was submitted to support the current application.

The Coal Authority does not consider that requiring a Coal Mining Risk Assessment would be proportionate to the scale and nature of the works in this particular case and does not object to this planning application. It does request that an informative note is added to any consent issued to inform the applicant of these potential hazards.

#### *Land Drainage and Flooding:*

PCC Drainage Engineers support the application subject to the discharge of surface water being directed to new soakaways or other forms of sustainable drainage systems. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which should be agreed in writing with the local planning authority.

### **Conclusion**

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 9, November 2016) and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP in that the development is considered to retain a development whilst sustaining the local character and not impacting on privacy or amenity of neighbours. As such, and subject to a schedule of suitable conditions, the development is considered to be acceptable and complies with the requirements of policies 1, 7, 8, 11, 15, 29, 30, 31, 32, 35, 38, 52 and 53 of the adopted Local Development Plan.

### **Recommendation**

To APPROVE the application subject to the following planning 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 (Received 15.03.2018)

16.8540/03 (Received 15.03.2018)

16.8540/05 (Received 15.03.2018)

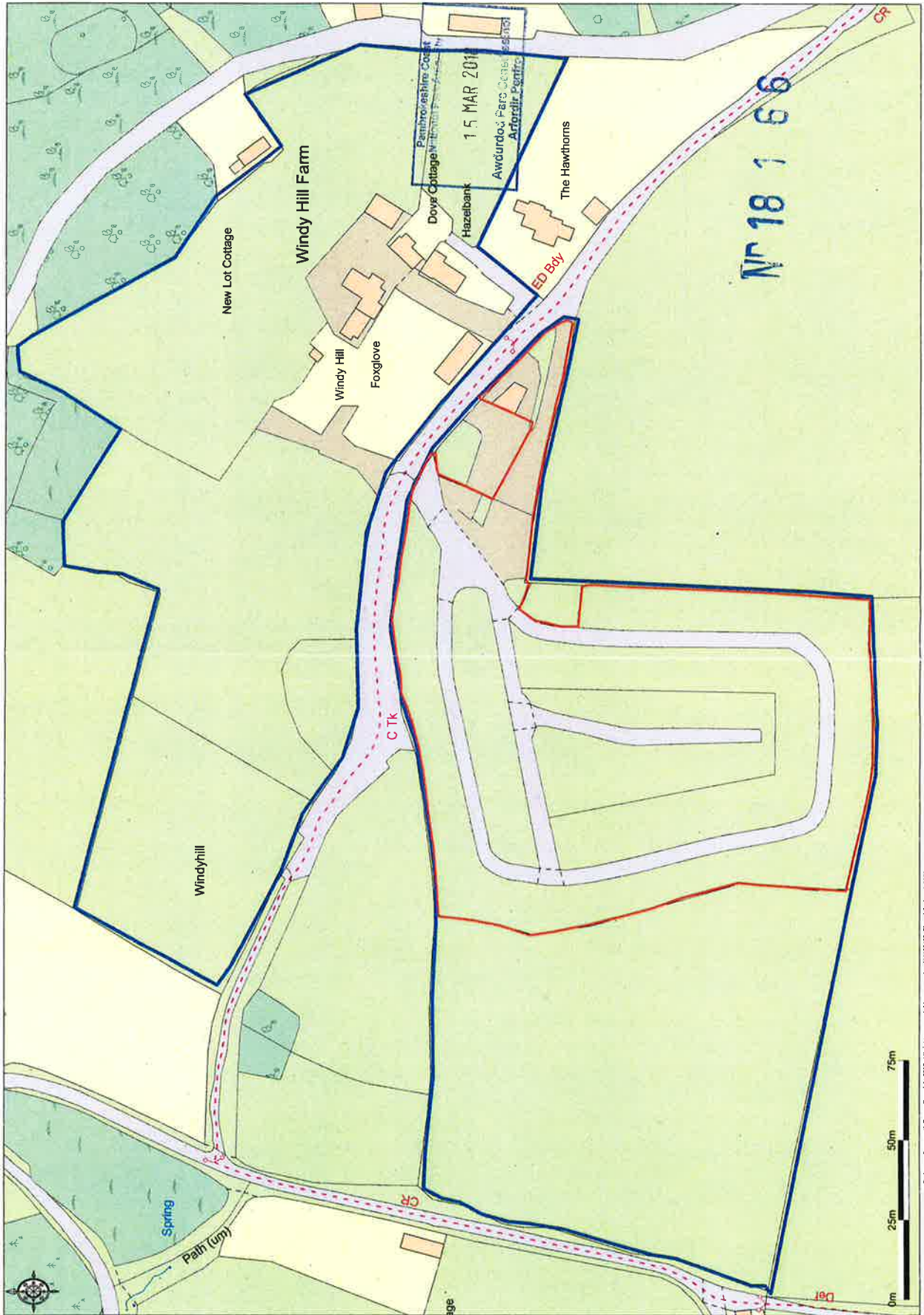
Pembrokeshire Hedgebank Detail – Option 1 (Received 15.03.2018)

**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. The touring caravan site in respect of 71 pitches (61 seasonal pitches and 10 touring pitches) hereby approved shall be used as seasonal holiday use between 1st March and 30th November in any calendar year, with associated winter storage on the 61 seasonal pitches out of season only.  
**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).
4. The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. 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 letting purposes only and not for any other residential purpose. Policy: Local Development Plan – Policy 37 (Self Catering Development).
5. The development shall utilise soakaways/infiltration type SuDS to dispose of surface water. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which shall be agreed, in writing, with the local planning authority. The development shall be carried out in accordance with the approved 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).

Windy Hill Holiday Park  
Steapside, Saundersfoot



Location Plan  
Scale 1:1250 @ A3

LEGEND

- Site Boundary
- Other Land within Applicant's Control

REV	DATE	DESCRIPTION	MG	DRW

CLIENT

Windy Hill Holiday Park

PROJECT TITLE

Retrospective Application

DRAWING TITLE

Existing Site Layout

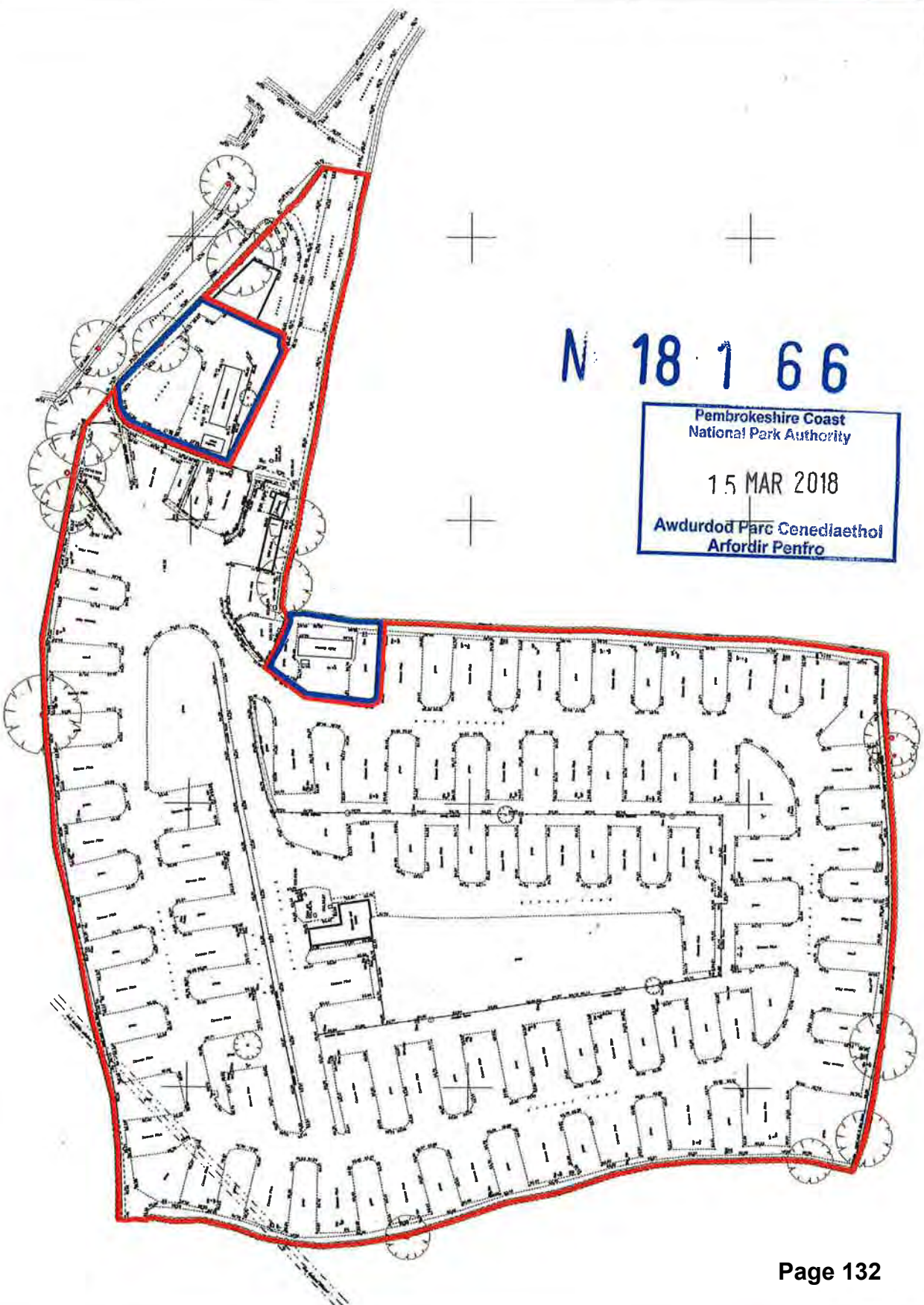
DATE 08 Mar 2018  
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 CHECKED LF  
 AUTHORISED LF  
 REV. REV. SCALE 1:1,000 @ A4

Item 5f

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Pembrokeshire Coast  
 National Park Authority  
 15 MAR 2018  
 Awdurdod Parc Cenedlaethol  
 Arfordir Penfro



LEGEND

- Site Boundary
- Other Land within Applicant's Control
- Touring Pitches
- Existing Location of Pitch No. 33
- New Location of Pitch No. 33
- New Concrete Access Road
- New Grass Area
- Existing Bin Storage Area
- Hedges to be removed
- New/Realigned Hedges
- New Pembrokeshire Hedgebank (Option 1)
- Gate to be removed

REV	DATE	DESCRIPTION	BY	CHKD

CLIENT  
**Windy Hill Holiday Park**

PROJECT TITLE  
Retrospective Application

DRAWING TITLE  
Proposed Site Layout  
(Inset)

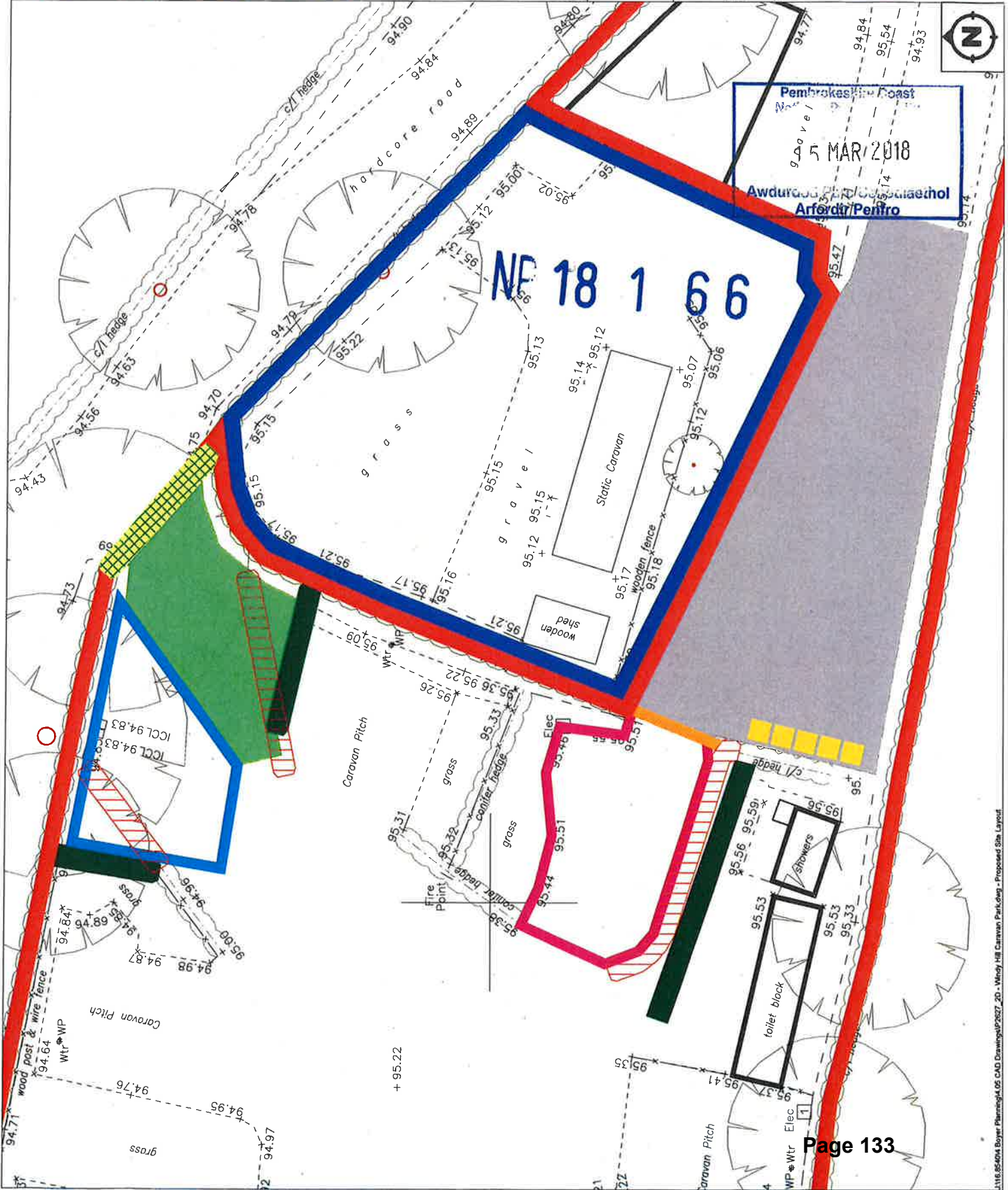
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 REV: -  
 SCALE: 1:250 @ A4

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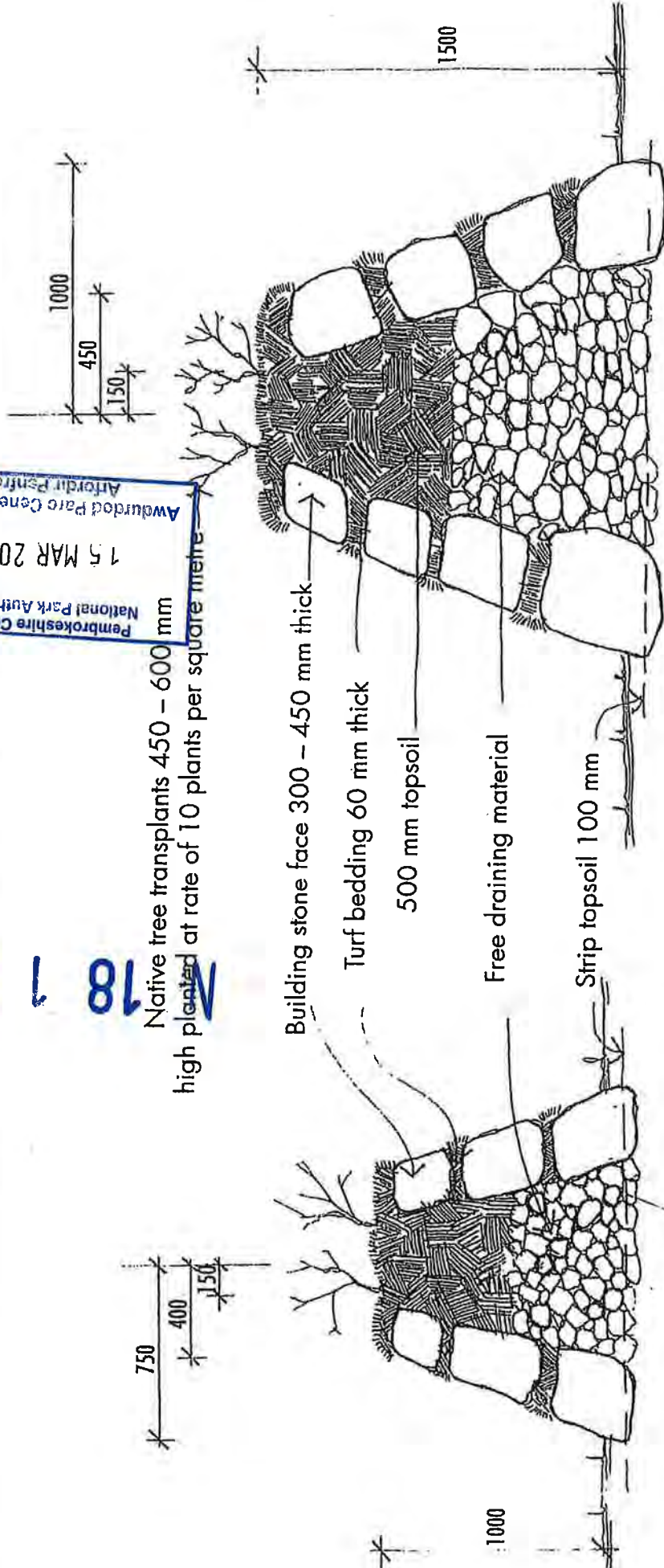


# Detail: Pembrokeshire Hedgebanks

18  
1  
9

Pembrokeshire Coast National Park Authority  
15 MAR 2018  
Awdurdod Parc Cenedlaethol Arfordir Penfro

Native tree transplants 450 – 600 mm high planted at rate of 10 plants per square metre



Option 1

Option 2



**Pembrokeshire Coast National Park Authority**  
Union Park, Pembroke Dock, Pembrokeshire SA72 6DY

Tel: 0845 345 7275  
Email: [info@pembrokeshirecoast.org.uk](mailto:info@pembrokeshirecoast.org.uk)  
[www.pembrokeshirecoast.org.uk](http://www.pembrokeshirecoast.org.uk)