

**Application Ref: NP/17/0135/FUL**

**Case Officer** Caroline Bowen  
**Applicant** Mr N Houston  
**Agent**  
**Proposal** Change from 26 tent pitches to 13 tent pitches and 13 touring caravan pitches  
**Site Location** Sandy Haven Caravan Site, Herbrandston  
**Grid Ref** SM85770740  
**Date Valid** 20-Feb-2017      **Target Date** 15-Apr-2019

The application is referred to the Development Management Committee for consideration as the officer recommendation is contrary to that of the Highway Authority.

**Consultee Response**

**Dyfed Archaeological Trust:** No objection

**PCNPA - Access Manager:** No adverse comments - No PROW affected

**PCC - Transportation & Environment:** Recommend Refusal

**Public Response**

A site notice was posted in accordance with statutory requirements. No comments have been received during the required consultation period.

**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 30 - Amenity

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

LDP Policy 53 - Impacts on traffic

**Constraints**

Special Area of Conservation - within 500m

LDP Mineral Safeguard

Historic Landscape

Safeguarding Zone

Pembrokeshire Coast National Park Authority  
Development Management Committee – 4<sup>th</sup> December 2019

Regionally Important Geological Sites  
ROW Coast Path - within 10m  
Recreation Character Areas  
Landscape Character Assessment  
Seascape Character Assessment

### **Officer's Appraisal**

#### **Background and site description.**

The application site is a long established holiday park, located on the eastern side of the Sandy Haven inlet, and west of the village of Herbrandston. The site falls outside of a centre boundary as defined in the Pembrokeshire Coast National Park Local Development Plan. The Pembrokeshire Coast Path runs through the site.

The site comprises both static caravan and tent pitches, and is open between May to September only.

#### **Previous planning history**

- NP/247/89 – Touring caravan facility for vans. Refused.
- NP/141/95 – Extension to existing toilet/shower – Approved
- NP/088/97 – Workshop and office. Approved.
- NP/02/591 – Change of use to boat/dinghy park and recreational. Approved.

#### **Current planning proposal.**

Planning permission is sought for the change of use from 26 tent pitches to 13 tent and 13 tourer pitches.

#### **Key issues.**

- Principle of development
- Siting and design
- Amenity and privacy
- Biodiversity
- Historic Landscape

#### *Principle of development.*

Policy 41 of the Local Development Plan, specifically supports the change of use from tent pitches to touring caravan pitches provided there is no increase in the number of pitches overall, the approved site area is not enlarged, there is an overall enhancement and at least one third of the total number of the pitches remain exclusively for tents.

In this instance, the site is small scale and open in character with no additional landscaping other than the existing field hedgerows. The proposal would not result in the increase of pitches or site area, and half the tent pitches would be retained. In

terms of enhancement, whilst no additional landscaping is proposed, the character of the landscape setting is open in aspect, and the addition of further planting within a predominantly agricultural landscape may have the opposite effect and result in the caravan park being more visually apparent than currently exists. The proposed use is small scale, and would be considered to have no greater visual harm, as it would be sited adjacent to the existing caravan park with the public car park also in close proximity. The setting would not be considered to be adversely harmed, and in light of this, the proposal would be in accordance with the relevant Local Plan policy.

#### *Siting and design.*

The tent pitches are located on sections of the site to the east and west of the main entrance (which also serves a car park which is available for public use). No physical changes are proposed to the land.

#### *Amenity and privacy.*

The park is well established and it is considered that the pitches would have no greater impact on existing levels of amenity and privacy than those already existing.

#### *Access and parking*

Following consultation, the Highways Authority recommended refusal on the grounds that the existing road is inadequate in terms of width, alignment and lack of suitable passing places; expressing concern that the unclassified road is not capable of handling additional traffic.

From visiting the site, the access road is a 'no-through' road, which culminates in a slipway at Sandy Haven, and there are no restrictions on the type of traffic that can use the road. From the junction in Herbrandston, there are a total of 8 gateways which – whilst not formally set out - show evidence of being used to allow traffic to pass, and 3 long formal passing places. There is clear visibility along the road, such that vehicles would be able to see towing vehicles, and the site entrance is wide with good visibility.

In light of this, and in particular the lack of traffic restriction and passing bays, the Authority asked the Highway Authority to re-consider their response. To date, no response has been received.

Policy 53 requires the Authority to ensure that developments do not generate traffic that has an unacceptable impact on congested areas, occurs at inappropriate times, causes unacceptable impacts on road safety or causes significant environmental damage. It is not considered that the change of pitch type would result in significant impacts to the unclassified road network, and officers consider the development is in accordance with policies of the development plan.

#### *Biodiversity.*

The Authority's planning ecologist has been consulted on the application, and has no objection to the proposal.

### *Public footpath.*

Public footpath PP31/11 abuts the site, however, no objection has been received from the Authority's Access Officer subject to standard advice.

### **Conclusion.**

The proposed change of pitches would be in accordance with the Local Development Plan, and would not result in significant impacts on amenity and biodiversity.

The advice of the Highways Authority has been carefully considered. The development would not result in additional trips as the tourer pitches replace existing tent pitches. The unclassified road does not restrict the type of traffic that can access the road – there are passing places, and the road ends with a slipway to the estuary, which is currently still used. It is considered that the proposal would not result in significant harm to road safety over and above that which would normally occur on country lanes.

### **Recommendation.**

That the application be approved, 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 dated 20th February 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).
3. Prior to the first beneficial use of the consent, a Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall detail written advice - either to be provided on booking or via the caravan park website - as to visiting the site with caravans; and will specifically include details of the nature of the rural road network leading to the site. The development shall be carried out in accordance with the approved plan.  
**Reason:** To ensure a proper and safer standard of development. Local Development Plan Policy 8 (Special Qualities) and 53 (Impacts fo Traffic).

### **Informatives**

The Access Officer has made the following comments:-

- The public right of way must not be obstructed and remain available for use at all times.
- The safety of members of the public using the public rights of way must be ensured at all times.
- There must be no diminution to the width of the public right of way.
- No building materials should be stored on the public right of way.
- No damage is to be caused to the surface of the public right of way.
- Vehicle movements and parking must be arranged so as not to interfere unreasonably with public's use of the right of way.
- No barriers are to be placed over the public right of way, either of a temporary or permanent nature.