

**Application Ref: NP/19/0522/FUL**

<b>Case Officer</b>	Andrew Richards
<b>Applicant</b>	Mr D Brown & ATEB
<b>Agent</b>	Mr G Blain, Gerald Blain Ltd
<b>Proposal</b>	Outline planning permission for 14 affordable housing units. Full planning permission for the change of use of land from 85 tents & tourers to 85 static caravans with associated landscaping, distributor roads and new sewage pumping station
<b>Site Location</b>	Buttyland Caravan & Camping Park, Manorbier, Tenby, Pembrokeshire, SA70 7SX

<b>Date Valid</b>	28-Jul-2020	<b>Target Date</b>	21-Sep-2020
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This application was previously considered at the Development Management Committee on the 21st October 2020 where Members were minded to refuse the application contrary to policy and indicating the grounds for taking the decision as overdevelopment of the site, impact on local residents and highway safety. A 'cooling off' period was then invoked.

The key issues to be considered in this case are the compliance of the development with policies contained in LDP2 and the landscape impact. The updated Committee report details why officers consider the development to be acceptable in terms of local policy, highway safety and landscape impacts (see Appendix 1 below).

Having regard to the previous committee report the recommendation remains for approval subject to a S106 legal agreement and conditions as set out in the committee report enclosed.

Notwithstanding the above, if Members are minded to refuse the application based on the reasons cited on 21st October the following wording for any reasons for refusal are suggested for Members consideration:-

1. Highways -  
By virtue of the scale and nature of the proposed development the development would result in significant increase in vehicle movements to and from the site that would adversely affect the free flow of traffic on the immediate highway network and adversely impact on highway and pedestrian safety, which is contrary to Pembrokeshire Coast National Park Local Development Plan 2 (Adopted 2020) Policy 60 (Impacts of Traffic).
2. Over-development in terms of landscape impact -  
The proposal to provide 85 year round static caravans on a site located in a countryside location will result in an adverse impact on the immediate and wider landscape and the special qualities of the National Park, which is contrary to Pembrokeshire Coast National Park Local Development Plan 2 (Adopted 2020) Policies 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 38 (Visitor Economy), 40 (Self-Catering Development) and 41 (Caravan, Camping and Chalet Development).

3. Impact on residential amenity -

The proposal would introduce a development which has a scale and siting which will result in a significant impact on the privacy and amenity of neighbouring properties and is contrary to Pembrokeshire Coast National Park Local Development Plan 2 (Adopted 2020) Policies 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

**Appendix 1 - Updated Committee Report**

**Manorbier Community Council:** Refusal as proposal is considered to constitute over development of the site and lack of traffic impact assessment.

**PCNPA Planning Ecologist:** Conditional consent

**PCNPA Tree and Landscape officer:** Conditional consent

**Dwr Cymru Welsh Water:** Conditional consent

**Dyfed Archaeological Trust:** No adverse comments

**PCC Housing Strategy officer:** Affordable housing need confirmed

**PCC Drainage Engineers:** No objections subject to SAB approval required

**PCC Transportation and Environment:** Conditional consent and informative

**Natural Resources Wales:** No objection

**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.

Letters of objection were received from local residents and also the Friends of Pembrokeshire Coast National Park. The material objections are summarised below and full copies of the objections are available to inspect on the application file:-

- Contrary to policy
- Harmful visual impact on the surrounding landscape and on the special qualities of the National Park
- No need for additional affordable housing and its proposed siting also causes concern
- Impact from affordable housing on surrounding landscape and infrastructure
- Lack of information to support the application
- Lack of a suitable buffer between the development and the school
- Privacy and noise impacts between the existing school and proposed residential housing development
- Impact from overspill carpark on nearby residential properties and the moving of the recycling centre to accommodate the new overspill car park
- Loss of established hedgerow and trees to create new pumping station access
- Housing layout, density and design not considered to be acceptable
- Traffic increase and highway safety
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- Sewer capacity
- Local electricity sub-station is already nearly at capacity
- School is at capacity and the proposed development should not be built so close to the facility
- Light pollution impact
- Traffic assessment needed and visibility sight lines queried
- No need for proposed workshop structure

The majority of the objections are addressed in the main body of the report, however, the following comments are made in relation to objections not covered:-

- In respect for the need and amount of affordable housing Planning Policy Wales 10, which states at para 4.2.25 that *'A community's need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies and determining relevant planning applications . Affordable housing for the purposes of the land use planning system is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers'*. This development would meet a proven need for affordable housing to serve the Community Council area.
- In respect of the concern in relation to light pollution, if the application were recommended for approval it would be subject to a condition requiring a lighting scheme to be submitted to and agreed in writing by the local planning authority.
- The most recent Pembrokeshire County Council's Admissions to Schools information confirms that there is capacity for 86 pupils, with the current number on the roll being 59. The development would, therefore, not be considered to result in unacceptable pressure on the local school.
- If the caravans were considered acceptable a condition could be attached to any permission granted to ensure that the caravans are not used as permanent residences.
- The majority of the proposed properties are to be provided by a registered social landlord who would assess the viability of a scheme prior to progressing it.
- Officers have tried to contact the local electricity network distributor to query the local capacity without reply. It is considered that this aspect will be address as part of any formal request to them for new connections at the appropriate time.

### Description of Development and Site

The current application is a **'hybrid' application**; that is, one that seeks outline **planning permission** for one part and full **planning permission** for another part of the same site.

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The amended hybrid application seeks planning permission for the following:-

- Outline consent for 14 No. Affordable housing units
- Full planning permission for upgrading of existing caravan park from 70 seasonal touring pitches and 15 tents pitches to 85 year round static caravans
- Full planning permission for new sewage pumping station

The proposed affordable housing will be comprised of a mixture of 2, 3 and 4 bedroom two storey houses and 1 and 2 bedroom bungalows, with associated car parking and gardens. Access to the site will be gained via the highway to the west.

The upgrading of the caravan park proposes changing the existing permissions on the site from 70 tourers and 15 tents to 85 static caravans, with associated landscaping.

A sewerage pumping station is also proposed along the northern boundary of the caravan site and access to this will be gained via a proposed separate access point directly off the highway.

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 2, with the eastern part of the site (the caravan and camping site) falling in the open countryside.

Note that the initial application included the provision of 2 full market dwellings which were omitted from the overall scheme due to a recent change in planning policy from LDP1 to LDP2 in respect of the housing allocation for this area.

### **Relevant Planning History**

NP/18/0700/FUL – Proposed winter storage of 35 touring caravans from 28th September to 28/29th February in any year in addition to and on the same site as existing planning permission NP/13/0260 for 35 touring caravans – Refused 16<sup>th</sup> January 2019

NP/18/0643/FUL – Vary condition 2 and remove condition 5 of NP/15/0526/FUL to allow for restaurant at first floor level – Refused 15<sup>th</sup> January 2019

NP/18/0559/FUL – 14 affordable housing units, 2 open market houses and upgrading 85 tents and tourers to 85 static caravans with associated landscaping and roads including new pumping station – Refused 23<sup>rd</sup> January 2019

NP/18/0543/DOC – Discharge condition no's 2 & 5 of NP/17/0258/FUL – Refused 25<sup>th</sup> October 2018

NP/18/0212/DOC – Discharge condition no's 2, 3 & 6 of NP/17/0229/S73 – Discharged 30<sup>th</sup> July 2018

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An Environmental Impact Assessment (EIA) Opinion was sought prior to submission to ascertain whether an EIA would be needed to accompany the application. The opinion of the Authority was that an EIA was not necessary (NP/17/0221/SCO refers)

NP/17/0691/FUL - 14 affordable houses, 2 open market houses, 85 static caravans and pumping station – Withdrawn 5<sup>th</sup> June 2018

NP/17/0597/S73 - Variation of conditions 2 & 5 of NP/15/0526/FUL (Clubhouse) – Withdrawn 24 January 2018

NP/17/0596/CLE – Use of the south field as a touring & camping field for up to 140 touring caravans and tents at any one time on a seasonal basis for holiday purposes only from 1st March up to 28th September in any one year - Refused 27/11/2017

NP/17/0258/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 porta cabin as a temporary reception office. – Approved 9<sup>th</sup> August 2017

NP/17/0229/S73 – Vary condition no. 2 of NP/15/0526/FUL - Alterations to Clubhouse – Approved 9<sup>th</sup> August 2017

NP/17/0082/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 porta cabin as a temporary reception office, extend holiday season and winter storage - Refused 10<sup>th</sup> April 2017

NP/17/117/NMA – Non material amendment alteration in fenestration material – Approved 8<sup>th</sup> March 2017

NP/17/171/NMA – Non material Amendment – Increase in height of building – Withdrawn 6<sup>th</sup> April 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 - Withdrawn 6<sup>th</sup> February 2017

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

NP/15/0131/FUL - 35 No. Caravans for winter storage in the western field - 10<sup>th</sup> January – 28<sup>th</sup> February - Approved 3<sup>rd</sup> June 2015

NP/13/260/CLE - 35 No. touring caravans or tents in the northern field – 1<sup>st</sup> March – 28<sup>th</sup> September – Granted 8<sup>th</sup> August 2013

NP/464/93 – Use of site for 35 touring caravans and 15 tent pitches between – Approved 1994

### Key Issues

The application raises the following planning matters:

Pembrokeshire Coast National Park Authority  
Development Management Committee – 9<sup>th</sup> December 2020

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- Policy and Principle of the Development
- Visual Amenity and Special Qualities of the National Park
- Neighbouring Amenity
- Highway Safety
- Biodiversity
- Drainage

There has been extensive pre-application discussion by your officers with the agent and landowner and the housing association regarding the principles of such an application. Your officers considered there was potential to release an allocated housing site, provide long term environmental gains through the development of strategic landscaping and improved sewerage for the settlement. However, such a proactive and holistic planning solution requires a negotiated package – including land transfer, timing and construction phasing, all which would require legal agreements to secure the planning gains. A draft legal agreement has now been received

### *Policy and Principle of the Development*

The site is no longer allocated for residential use and has been taken out of the Centre boundary for Manorbier Station in adopting LDP2. Policy 7 of LDP2 is relevant. This Policy sets out the types of development that may be permitted in the countryside and includes the release of land adjoining Centres for affordable housing to meet an identified local need.

Policy 41 of LDP2 is the strategic visitor economy policy and allows for limited caravan, camping and chalet development. This is based on a study undertaken in 2015 to establish the capacity of the National Park landscape to absorb further such development. The study took into account the presence of existing sites. The site is within Landscape Character Area 4 and the study concludes that within this area there is scope for improvements within existing sites to achieve a reduction in visual impact. Mitigation guidance includes reducing density of caravans and interspersing with green areas and native trees. Changing the colour of caravans to less obtrusive shades is also suggested. The proposed landscaping plan submitted with this application takes several of the suggestions into account and additional landscaping within and around the site will help to reduce visual impact from its current level.

Policy 41 of LDP2 adds further detail when considering proposals for caravan, camping and chalet proposals. It requires new units to be sited where they can be readily assimilated into the landscape without causing an unacceptable adverse effect of the National Park landscape; there are no unacceptable adverse cumulative effects when considered in conjunction with other development in the locality and enhancement opportunities achieve and overall environmental improvement whereby there are clear benefits in reducing the impact on the surrounding landscape. The current application, with a much improved landscaping scheme will achieve this overall improvement from the current situation and the masterplan shows that the layout of the caravan park will help to consolidate the overall appearance of the site.

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These improvements to the proposal will also help to meet the requirements of LDP2 policies 1, 8 and 14 of the Plan which seek to protect the National Park landscape and its Special Qualities.

Policy 30 of LDP2 considers the amenity enjoyed by people living working or visiting the National Park. Whilst compatible, the adjacent residential and caravan uses will need to ensure that the amenity of the occupants of either is not detrimentally impacted.

Therefore, the proposal including the improved landscaping and the removal of the two market dwellings from the site, is considered to be compatible with the policies of LDP2. Delivery of affordable housing is a priority of the Authority through LDP2, with a need for 18 affordable units required annually in this area, and certainty of delivery will be ensured by means of a S106 Agreement to ensure early and appropriate transfer of the housing site to a housing association. The principle of the development is therefore considered acceptable.

### *Visual Amenity and Special Qualities of the National Park*

Policy 8 of LDP2 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. Particularly relevant to this application area priority a) sense of remoteness and tranquility is not lost and wherever possible enhanced and c) pattern and diversity of the landscape is protected and enhanced.

Policy 14 of LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, introducing or intensifying a use which is incompatible with its location. Criteria 'c' and 'd' 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 LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of LDP2 seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

The application site lies within Landscape Character Area 4 (Manorbier/Freshwater East) as defined by the Landscape Character Assessment (LCA) Supplementary Planning Guidance (SPG). The area's special qualities are listed in this document, one of which is as follows:-

*'There is a very strong historical and cultural sense of place here, which is very different from that encountered in north and west Pembrokeshire, typified by the Medieval open field system which has survived remarkably well in the area - the stripfields which lie either side of the Ridgeway between Lamphey and to the south of St Florence. The wealth of historical and archaeological sites documented means that extensive areas of historic landscapes have an outstanding value attributed to them. Of particular note are the medieval buildings: the Lamphey Bishop's Palace, a moated house site at Hodgeston and the extremely well preserved manorial*

*landscape of Manorbier, with its imposing castle dominating the village scene, the prominent church and a dovecote. The historical value in turn supports'*

Within this LCA caravan sites and modern housing are noted as visual detractors and management guidelines include measures to improve the integration of tourism development into the landscape and regular cyclical management of hedgerows.

The area also lies within LANDMAP Visual and Sensory Aspect Area PMBRKVS059 evaluated as Moderate, and within Historic Landscape Aspect Area PMBRKHL46082 evaluated as Outstanding for its prehistoric/medieval strip fields. However, it is noted that the site does not lie within the strip field system or include traditional stone faced Pembrokeshire hedgebanks.

Natural Resources Wales (NRW) advise that the site is of high sensitivity, lying as it does within the National Park and comprising open fields and hedgerows, though with touring caravans and tents during the summer months. This would change to permanent housing and static caravans, roads and hard surfacing. It is considered that the impact on the site to be major/moderate adverse, reducing with time as landscape mitigation takes effect if approved. Beyond the site, effects on LCA 4 are considered minor in the submitted appraisal but NRW consider these to be likely moderate in the locality of the site, reducing to minor at distances of approximately 1.5km from the site.

They also consider the proposed development to result in some adverse impact on tranquility, on distinctive settlement character and diversity of landscape. Increased numbers of residents and tourists along with increased traffic would reduce tranquility to some extent. Although not of traditional village character, the settlement character would be further eroded by a large area of static caravans. The development of green fields with built development reduces landscape diversity.

During the Pre-application Consultation NRW had been consulted and advised that any further planning application should be accompanied with a Landscape Assessment of the scheme. A Landscape and Visual Statement (LVS) has now been submitted in support of the planning application and officers have visited the site and surrounding landscape with NRW officers to assess this document and consider the proposed development.

The applicant has submitted an amended landscaping scheme in order to attempt to provide mitigation against the visual impact of the proposed 85 static caravans. Whilst the site boundaries comprise hedgebanks with trees which are mainly to be retained, many of these boundaries are thin with lots of gaps and provide very little screening in the winter months. Some trees have already been seen to be pruned / removed during a recent site visit and sections of hedgerow would require removal for the two new access points.

In terms of landscaping, the application proposes an appropriate level of increase to the screen planting around the caravan site boundaries, some central planting areas and a wildlife area with the aim of improving the environment of the site and its setting in the surrounding landscape. The majority of the existing trees and hedges



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to the site boundaries are to be retained with the removal of 25m of roadside hedge for access to the proposed pumping station.

In terms of the impact of the development on the wider setting, it is considered that the proposal to allow 85 static caravans in place of seasonal touring and tent pitches would result in a large extension to the built form of the existing village, outside of the rural centre and has the potential for detriment impact of the rural character of the area without the proposed level of landscaping being provided within the current scheme.

The proposed static caravans will measure 12.76m in length by 3.64m in width and reach a maximum height of 3.24m. Each caravan will have a private deck area and will be finished with aluminum cladding, UPVC glazing, and onduline pantile roof.

The development would result in 85 year-round static caravans which, due to their position, layout, design and materials will be highly prominent in the landscape when travelling from the north along the Ridgeway, to the detriment of the special qualities of the National Park and the immediate visual amenities of the area.

The Roadside hedgerow in particular is considered to be a strong feature in the landscape and the loss of this as a result of the development has not been mitigated for on the proposed landscaping plan.

In respect of the housing, this element is located on an area which is currently used for caravans all year round (winter storage area) and is within the built form of Manorbier Station, as such, the proposed houses are not considered to have an adverse impact on the wider landscape. In terms of design the houses are traditional in form and materials and additional landscaping could be dealt with by means of conditions.

In respect of the pumping station, the details submitted indicate that there will be a significant amount of hard standing proposed together with boundary fencing, there is the potential that this would have a detrimental urbanising visual impact on the rural character of the area. The current proposal includes the translocation of the existing hedgebank to be used to form part of the boundary of the pumping station compound. Other landscaping around this area will also assist in screening this area from the wider landscape but given the nature of the use of this compound and the requirement for vehicles to access it there will be some visual impact from the hard landscaping on the immediate landscape when viewed from the adjacent road which cannot be mitigated against. Officers consider that this impact is limited to this area and would not outweigh the current application as a whole and can be supported.

NRW welcome the revised landscape strategy, which is now considered to fully address the previous concerns raised. They note the inclusion of additional native tree planting which would assist in integrating the development with its surroundings in the long term. It is important to ensure that there is a good proportion of larger growing species in the tree mix i.e. Oak, Aspen, Alder and Wild Cherry and this aspect will be covered by a condition on any consent granted.

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NRW would advise that a Landscape and Ecological Management Plan for the site is required to ensure the success of the proposed mitigation and this will also be linked to a section 106 agreement. In addition the agent has provided further information on the proposed materials and colours to be used for the proposed static caravan units and associated decking areas. Officers consider that Sierra Brown panels are likely to be recessive and less visible than the paler Sandalwood and is therefore preferred for the walls and decking and this will be secured through a planning condition.

Planning conditions will be imposed on any consent granted to ensure that all new electricity or telephone supplies to the site shall be by underground cables only. In addition the scale and layout of the residential plots are small and any further alterations and extensions to these dwellings will need to be carefully considered to ensure amenity space is maintained. As such, a condition will also be imposed to remove permitted development rights from these dwellings to ensure that the local planning authority can formally consider any further proposed extensions.

The specific need for a proposed workshop structure is considered to be acceptable within this application given the scale of the site and that the existing structure is to be removed to provide the area for the overspill car park. The proposed location and design is also considered to be appropriate in this instance.

Therefore, it is considered that the amended scheme can be supported in terms of its impact on the visual amenity and special qualities of the National Park.

### *Neighbouring Amenity*

Policy 30 of LDP2 refers to matters of amenity, and requires proposals to be appropriate to where people live and work, compatible with its setting, should not lead to an increase in traffic, odour, noise or light, and should not be visually intrusive.

The application proposes a residential development which would generate some amount of noise, however, the residential noise associated with these 14 dwellings is not considered to be so significant as to warrant refusal of the application.

In respect of the 85 static caravans, again these would be year round caravans and some increase in noise would be expected. However, this noise again would be similar to residential noise and is not considered to generate an unacceptable level of noise.

In respect of the amenity of future occupiers of the dwellings they have been designed so as to ensure there is no adverse overlooking, overshadowing or dominance. Whilst the gardens are modest in scale they are considered to be proportionate to the scale of the dwellings proposed, which are also modest.

Concerns have been raised in respect of amenity from the proposed new car park overspill and recycling areas within the site. Officers consider that these areas are required to support the proposed static caravan site as each static unit only has two parking spaces directly associated and each unit will have three bedrooms so could

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potentially generate more than two vehicles for each unit and therefore the overspill area will ensure that these vehicles are contained within the site.

In respect of the recycling centre which will be located adjacent to the internal access road this is considered to form an important facility to ensure the waste generated from the 85 holiday units is appropriately stored within the site before being taken away for processing.

Having regard to the above the proposed development is considered to be acceptable in terms of amenity and complies with policy 30 of the LDP2.

### *Highway Safety*

The objections received raised concerns in respect of highway safety and the need for a traffic assessment.

The application has been assessed by the Highways Authority which considers that the proposed change to static caravans will not lead to an increase in peak traffic generation from the site and there will be a highway safety benefit of a reduction in touring caravan movements on the approach roads.

In respect of the proposed housing, existing site access and the pumping station entrance the Highway Authority has raised no objection to the development in terms of highway safety subject to a condition requiring detailed plans of the access roads including levels, gradients and disposal of surface water. The submission of a Construction Phase Traffic Management Plan will also be required to agree details of vehicle sizes, movements for deliveries, timing to avoid peak activities and measures to maintain road safety. Other conditions would cover works within the site in respect of access and parking etc. As such, the concerns raised are not shared by the Highways Authority.

### *Biodiversity*

Policy 11 of LDP2 refers to the protection of biodiversity, and requires that development that would impact on habitats and species will only be permitted subject to suitable mitigation.

The ecological report by Habitat Matters updated June 2020, concluded that the site has very low potential to support wildlife, with the roadside hedge offering the most ecological value. The proposed landscape strategy received on 27<sup>th</sup> July 2020 details biodiversity enhancement measures to the caravan development including – a bug hotel, wildflower, shrub and tree planting and retention and enhancement of existing hedgerows along Northern and Eastern boundary). The scheme also includes a small number of low level bollard lights, the will ensure nocturnal wildlife such as bats will not be impacted by excessive light spill from the proposal.

To ensure biodiversity enhancement measures are included the housing development must be carried out strictly in accordance with the current landscape strategy and each new dwelling will need to include either a bat or bird box in an appropriate location. In addition works affecting vegetation/hedgerows on site will

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need to avoid the bird nest season and all external lighting on the new dwellings must be low level, downward facing, hooded and on a PIR activated timer.

These aspects will be controlled through conditions which will achieve overall biodiversity enhancement to the development site. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP2 policies 10 and 11.

### *Drainage*

Policy 29 of the LDP2 requires all development proposals to be well designed in terms of water and drainage (criterion 'h'), Policy 32 of LDP2 requires development proposals to incorporate sustainable drainage systems for the disposal of surface water on site.

The Drainage Department at Pembrokeshire County Council was consulted as part of the application and has raised no objection to the proposal in respect of surface water drainage subject to a note to advise the applicant that separate consent will be required through the Sustainable Drainage Approval Body (SAB) at Pembrokeshire County Council.

In respect of foul water drainage the application proposes a pumping station to the north western boundary of the site, which will be served by its own separate access, and will serve both the proposed static caravan site and the housing development. Welsh Water has assessed the scheme and have raised no objection subject to conditions relating to the approval of a suitable drainage scheme and that the marking of the public sewer which crosses the site be completed before work commences on site.

### **Conclusion**

Notwithstanding the objections received, following consideration of the policies contained within LDP2 and National Planning Policy in the form of Planning Policy Wales (Edition 10, December 2018) and having regard to all material considerations, including landscape and biodiversity mitigations, it is considered that the development will be in keeping with the aims of the LDP2 in that the development will conserve and enhance the existing character of the site and the special qualities of this area of the National Park. As such, and subject to a schedule of suitable conditions to control the development, the development is considered to be acceptable and complies with the requirements of LDP2.

### **Recommendation**

That the application be delegated to the Chief Executive/Director of Planning / Team Leader to grant outline planning permission subject to the conditions as outlined within the report and completion of the Section 106 Agreement in respect of the provision of affordable housing within 3 months of this meeting. The Section 106 legal agreement will be required within three months of the date of the meeting, and if not received within this time, officers will refuse the application on lack of information under delegation procedures.

## **Conditions**

### **General**

1. A construction phase traffic management plan will be agreed in writing with the Local Planning Authority including details of maximum vehicle sizes and numbers and routes to be used along with times at which deliveries will occur to avoid conflict with peak activities, and any measures required to maintain road safety. Prior to commencement of the development the details agreed under this plan shall be fully implemented and kept in place for the duration of the construction works.

**Reason:** To ensure adequate and safe access is achieved during the construction period. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity), 60 (Impacts on Traffic) and Planning Policy Wales (Edition 10, December 2018) – Chapter 6 (Distinctive and Natural Places).

2. No development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the immediate landscape. The approved scheme shall include the following details:

- Arboricultural Impact Assessment (AIA)
- Arboricultural Method Statement (AMS)
- Landscaping details including:
- Hedgebank translocation
- Wildflower species details
- Landscape implementation and management
- Arboricultural observation and adherence confirmation

The development shall be carried out in accordance with the approved details.

**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 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

3. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

**Reason:** To prevent hydraulic overloading of the public sewerage system, to

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protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Policy: Local Development Plan 2 – Policy 29 (Sustainable Design) and Planning Policy Wales (Edition 10, December 2018) – Chapter 6 (Distinctive and Natural Places).

4. The proposed development is crossed by a public sewer with the approximate position being marked on the attached informative note (Statutory Public Sewer Record). The position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.  
**Reason:** To protect the integrity of the public sewer and avoid damage thereto protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Policy: Local Development Plan 2 - Policy: 32 (Surface Water Drainage).
5. Works must be undertaken in strict accordance with the approved Landscape and Ecological Management Plan (Received 13.10.2020).  
**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 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species) and 14 (Conservation of the Pembrokeshire Coast National Park).
6. A biodiversity enhancement scheme to include provision of an integrated bird or bat box on each new dwelling, in an appropriate location away from any external lighting shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be undertaken and/or installed prior to the first beneficial use of the development hereby approved, in accordance with the approved details.  
**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 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
7. Any works affecting vegetation/hedgerows on site must be done outside the nesting season, which is recognised to be from March to August inclusive, unless it can be demonstrated that nesting birds are absent. It should be noted that birds may still be nesting outside this season, therefore care should be taken to ensure that no nesting birds are affected.  
**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

## Item 5 - Report on Planning Applications

biodiversity value. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

8. Any external lighting on the proposed dwellings must be low level, downward facing, hooded and on a PIR activated timer.

**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), 10 (Sites and Species of European Importance), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species) and 14 (Conservation of the Pembrokeshire Coast National Park).

### Detailed element

9. 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).

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

Drawing Reference: 849/LOC/Rev G (Received: 03.07.2020)

Drawing Reference: 849/Exist/Rev G (Received: 01.10.2019)

Drawing Reference: 849/Eng/Rev G (Received: 03.07.2020)

Drawing Reference: 849/MAS/Rev G (Received: 03.07.2020)

Drawing Reference: 849/200/1/Rev A (Received: 10.06.2020)

Drawing Reference: 849/Type 1/Rev A (Received: 01.10.2019)

Drawing Reference: 849/Type 3/Rev A (Received: 01.10.2019)

Drawing Reference: 849/Type 4/Rev A (Received: 01.10.2019)

Drawing Reference: 849/Type 5/Rev A (Received: 01.10.2019)

Drawing Reference: 849/Type 6/Rev A (Received: 01.10.2019)

Drawing Reference: 849/RECY (Received: 12.02.2020).

Drawing Reference: 849/Workshop (Received: 12.02.2020).

Drawing Reference: Suggested Materials Palette (Received: 28.05.2020)

Drawing Reference: EDP5474 d001f Plan (Received: 03.07.2020)

Drawing Reference: 19381/P1 – Existing Site Survey Plan (Received: 03.10.2019)

Drawing Reference: 19381/P1 – Adoptable Foul Water Pumping Station Plans (Received: 03.10.2019)

Drawing Reference: 19381/P2 (Received: 03.10.2019)

Drawing Reference: 19381/P3 (Received: 03.10.2019)

Drainage Strategy Report (Received: 01.10.2019)

Design and Access Statement – Revised July 2020 (Received: 27.07.2020)

Landscape and Ecological Management Plan (Received 13.10.2020)

**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 2 – Policies 1 (National Park Purposes

## Item 5 - Report on Planning Applications

and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

11. 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 reception building 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 2 – Policy 40 (Self Catering Development).

12. Before any construction work is commenced the access, estate road and turning area must be constructed up to and including road base level and be suitably drained for the use of construction traffic and approved visibility splays constructed.

**Reason:** In the interests of road safety and to ensure that no deleterious material is carried onto the road. Policy: Local Development Plan 2 - Policy 60 (Impacts on Traffic).

13. Before any construction work is commenced adequate and suitable areas shall be provided within the site for the parking and turning, loading and unloading of all vehicles attracted to the site and for the storage of building materials clear of the public highway.

**Reason:** To reduce the likelihood of obstruction of the highway or danger to road users. Policy: Local Development Plan 2 - Policy 60 (Impacts on Traffic).

14. Before any the development is brought into beneficial use the access roads and footways from the existing public highway shall be laid out and constructed to at least surface base course levels up to that dwelling.

**Reason:** In the interests of public amenity and convenience. Policy: Local Development Plan 2 - Policy 60 (Impacts on Traffic).

15. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the development is brought into beneficial use, and thereafter retained for that purpose.

**Reason:** To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area. Policy: Local Development Plan 2 - Policy 60 (Impacts on Traffic).

16. Notwithstanding the details submitted on the colours for the wall cladding on the static caravans and associated decking, Sierra Brown colour is to be used on the wall cladding and associated decking. The development shall be carried out in accordance with the approved details and thereafter maintained in perpetuity.

**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 2 – Policies 1 (National Park Purposes



and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

**Outline element**

17. The development of the 14 new dwellings shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

**Reason:** Required to be imposed pursuant to Section 92 (2) of the Town and Country Planning Act 1990.

18. The first reserved matters application shall follow the scaled parameters for all the 14 new dwellings within the development site as set out on drawing references: 849/Type1/Rev A, 849/Type3/Rev A, 849/Type4/Rev A, 849/Type5/Rev A & 849/Type6/Rev A (All received 01.10.2019). The development shall be carried out in accordance with the approved details.

**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), Policy 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design) and 30 (Amenity).

19. Detailed plans shall be submitted showing levels, gradients and construction for the estate road, and to include details of the collection and disposal of surface water from the access road, and these plans must be approved before any construction work commences on site.

**Reason:** To ensure a satisfactory standard of estate road design. Policy: Local Development Plan 2 - Policy 60 (Impacts on Traffic).

20. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling and to development or the siting of a caravan within the curtilage of the dwellinghouse), no development of Parts I, 2 and 5 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.

**Reason:** To preserve the character of the area. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

21. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) any electricity or telephone supplies to the site shall be by underground cables.

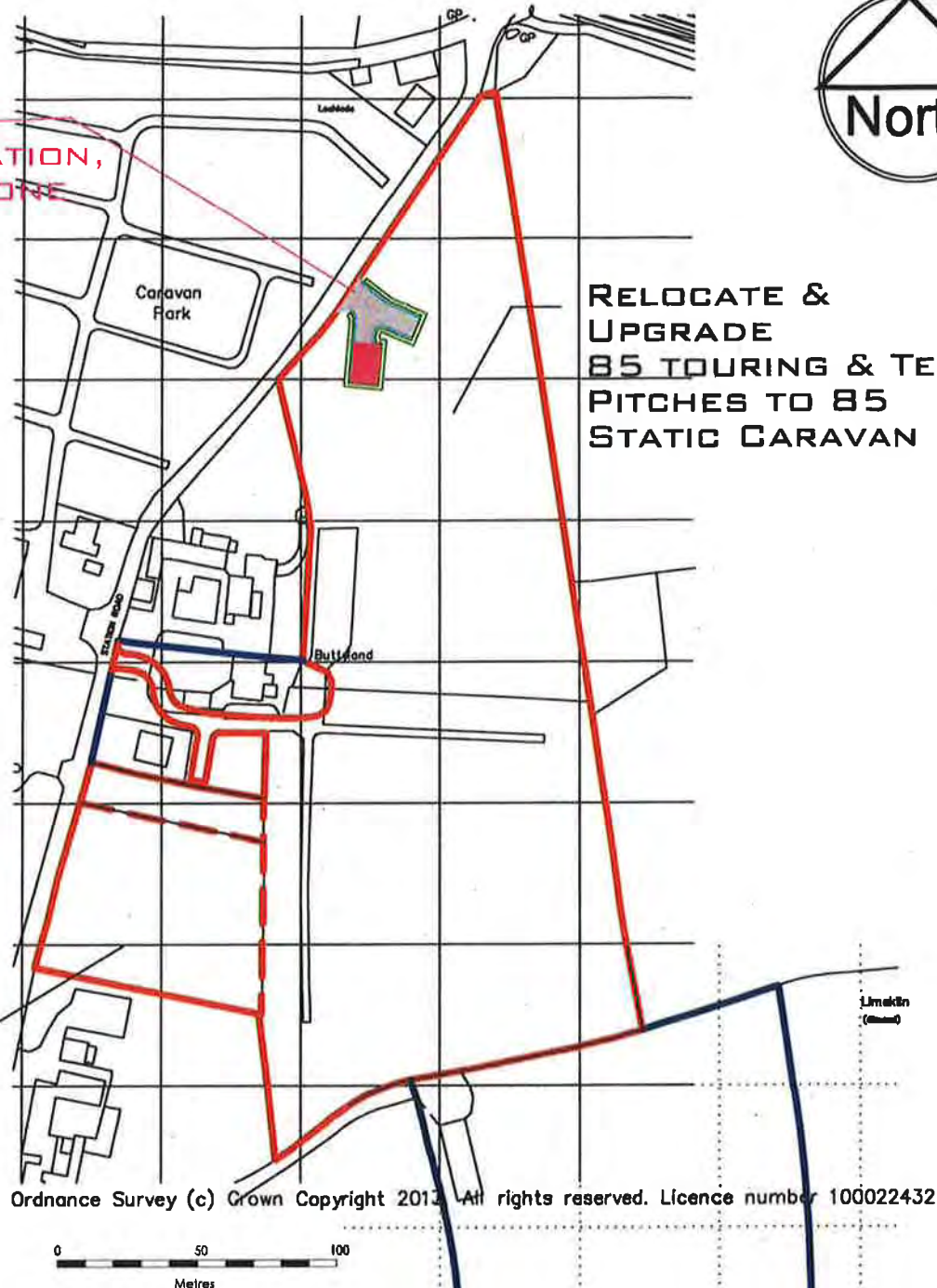
**Reason:** To preserve the character of the area. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty) and 14 (Conservation of the Pembrokeshire Coast National Park).



PROPOSED  
PUMPING STATION,  
EXCLUSION ZONE  
AND ACCESS

RELOCATE &  
UPGRADE  
85 TOURING & TENT  
PITCHES TO 85  
STATIC CARAVAN UNITS

LAND BEING  
RELEASED FOR  
AFFORDABLE  
HOUSING



REV G 2 NO. RESIDENTIAL BUNGALOWS REMOVED 29/06/2020  
REV D NEW PLANNING APPLICATION 06/08/2018  
REV A AMENDED AS PER MEETING WITH PCNPA 06/12/2017

**GERALD BLAIN**  
ASSOCIATES

ARCHITECTURAL & PLANNING CONSULTANTS  
15 St Johns Street, Whitland, Carmarthenshire SA34 0AN  
T: 01994 240366 M: 07970 420322

**JOB:**

PROPOSED SITE REDEVELOPMENT AT  
BUTTYLAND CARAVAN PARK, STATION RD,  
MANORBIER

**DRAWING-NO:**

849/LOC

**DATE:**

30/10/17

**DRAWN BY:**

MS

**CHECKED BY:**

**DWG. TITLE:**

LOCATION PLAN

**CLIENT:**

MR. D. BROWN/PHA

**SCALE:**

1/2500

A4







NOTES:  
1/ FOR LANDSCAPING DETAILS SEE  
LANDSCAPING PLAN (SEPARATE).  
2/ FOR DRAINAGE DETAILS SEE DRAINAGE  
STRATEGY (SEPARATE)



## LEGEND:



Land to be gifted to PHA



T1 6 no. 1b2p bungalow



T3 2 no. 2b3p semi-detached bungalow



T4 2 no. 2b4p semi-detached house



T5 2 no. 3b4p semi-detached house



T6 2 no. 4b6p semi-detached house



5.5m wide carriageway with 1.8m footway or verge

Metres

REV B AMENDED AS PER MEETING WITH PCNPA 06/12/2017  
REV A AMENDED AS PER MEETING WITH PCNPA 06/12/2017

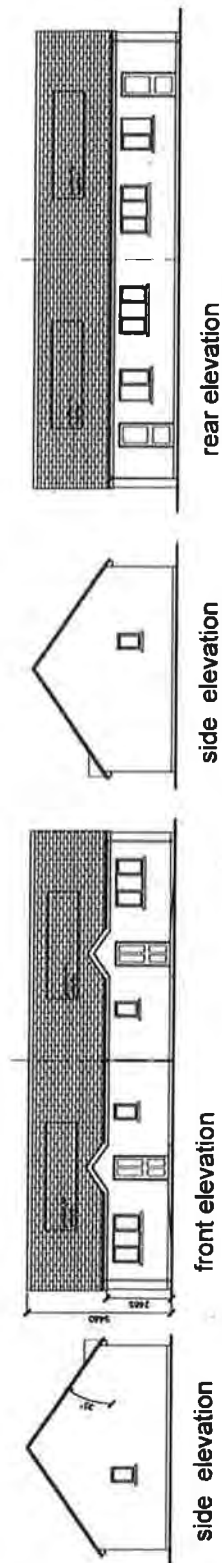
**GERALD BLAIN**

ARCHITECTURAL & PLANNING CONSULTANTS  
49-50 New Road, Chippingham, Wiltshire SN15 1HL  
15 St Johns Street, Whitland, Carmarthenshire SA34 0AN

JOB:	PROPOSED SITE REDEVELOPMENT AT BUTTYLAND CARAVAN PARK, STATION RD, MANDORBIER	DRAWING-NO:	849/100	DATE:	30/10/2017
DWG. TITLE:	AFFORDABLE HOUSING SITE PLAN	DRAWN BY:	MS	CHECKED BY:	
		CLIENT:	MR. D. BROWN/PHA	SCALE:	1/500
					A3

# EXTERNAL MATERIALS

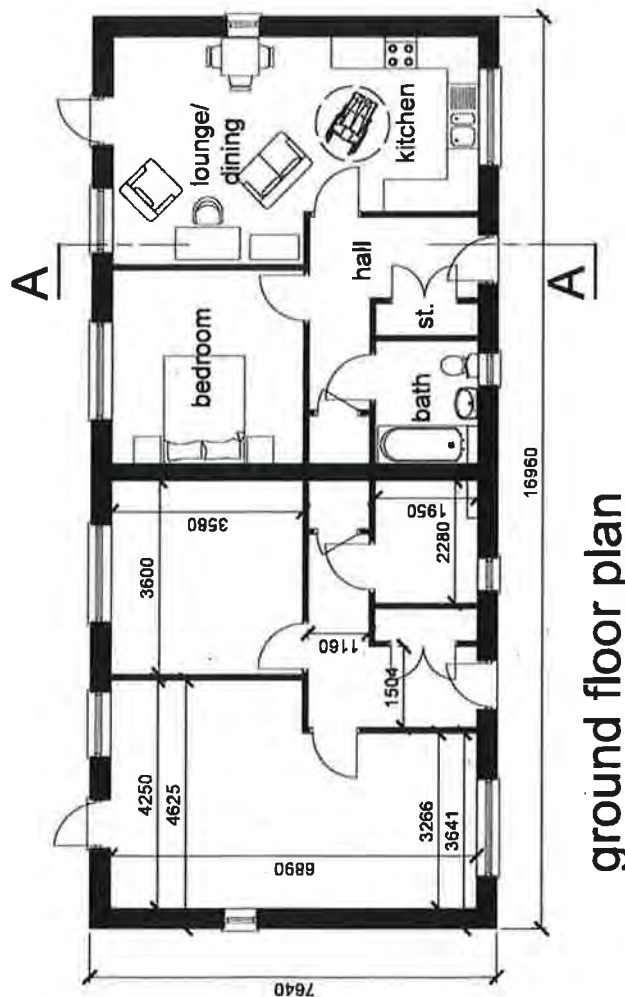
Roof: Artificial slates with textured surface and dressed eaves as 'SVA Cornleigh Feature', Welsh Blue colour.  
 Ridge Ules: Terracotta.  
 Dry verge system.  
 Sola/PV panels where indicated.  
 Walls: Smooth sand/cement or traditional roughcast render & colour washed.  
 Windows: White painted timber side-hung casements to approval.  
 Doors: Composite stained timber doors.  
 Rainwater goods: Black uPVC half round gutters and circular downpipes.



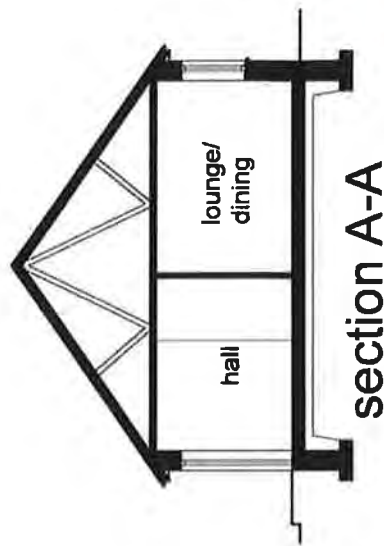
Elevations Scale 1/100



3D visualisation (n.t.s.)



ground floor plan



section A-A

Plan & Section Scale 1/50

Type 1 - 1 bedroom 2 person bungalow - 6 no. Plots 5,6,7,8,9 &10

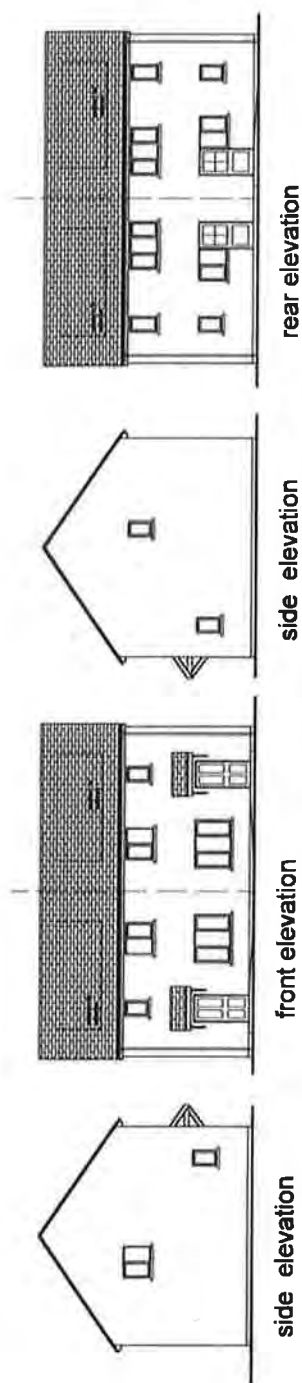
REV A AMENDED AS PER MEETING WITH PC/UPA 06/12/2017

**GERALD BLAIN**  
 ASSOCIATES  
 ARCHITECTURAL & PLANNING CONSULTANTS  
 15 HAWTHORNE ROAD, SOUTHAMPTON, SO9 4AA  
 T: 0703 200000 E: gblain@geraldblain.co.uk

PROJECT: 2114 HAWTHORNE ROAD, SOUTHAMPTON, SO9 4AA	DATE: 06/12/2017
CLIENT: 6 no. Plots 5,6,7,8,9 &10	DATE: 06/12/2017
PROJECT: 2114 HAWTHORNE ROAD, SOUTHAMPTON, SO9 4AA	DATE: 06/12/2017
CLIENT: 6 no. Plots 5,6,7,8,9 &10	DATE: 06/12/2017
PROJECT: 2114 HAWTHORNE ROAD, SOUTHAMPTON, SO9 4AA	DATE: 06/12/2017
CLIENT: 6 no. Plots 5,6,7,8,9 &10	DATE: 06/12/2017







## Elevations & Section - Scale 1/100

## EXTERNAL MATERIALS

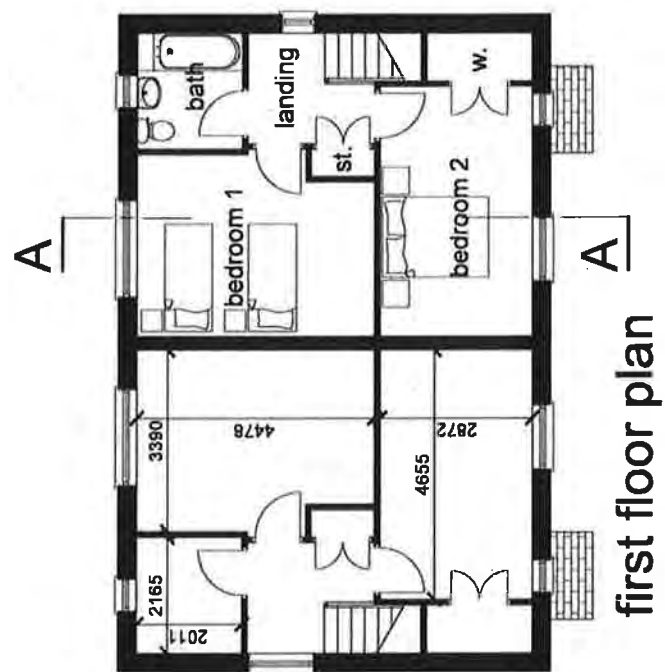
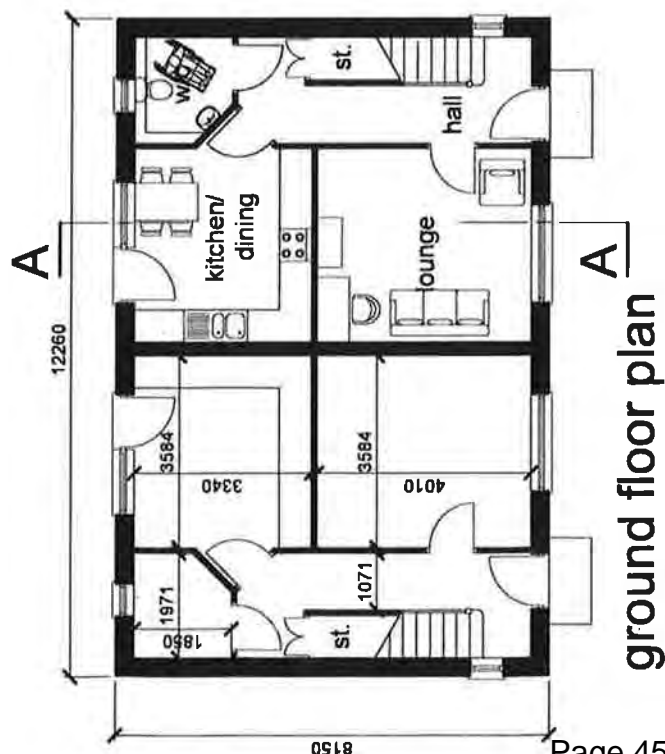
Roof: Artificial slates with textured surface and dimmed edges as SKV 'Cromleign Textured',  
 Wall: Blue colour. Ridge tiles: Terracotta colour. Dry verge system. Solar/PV panels where indicated.

**Walls:** Smooth sand/cement or traditional roughcast render & colour washed.

**Windows:** White painted timber slide-hung casements to approval.

**Doors: Composite stained timber doors.**

**Rainwater goods: Black uPVC half round gutters and circular downpipes.**



### 3D visualisation (n.t.s.)

Page 45 of 91

100-443680-230

GERALD BLAIN

**A S S O C I A T E S**  
**ARCHITECTURAL & PLANNING CONSULTANTS**  
1110 Johns Street, Westbury, Connecticut 06591 (203) 344-1111

[illegible]

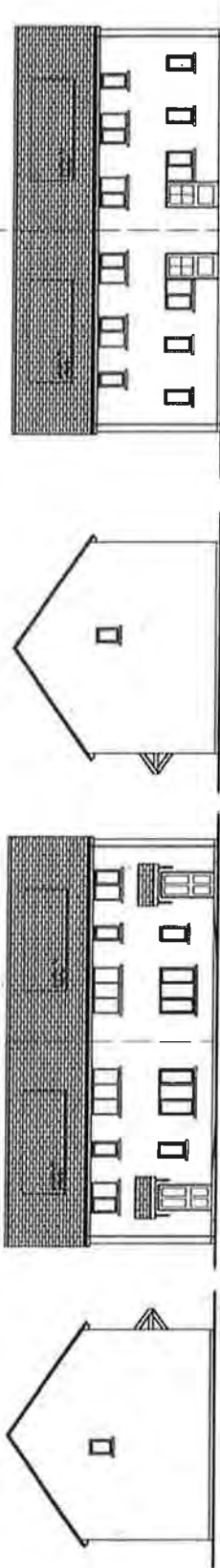






**EXTERNAL MATERIALS**

Roof: Artificial slates with textured surface and dressed edges as  
SVK 'Cromleigh' Textured. Welsh Blue colour.  
Ridge tiles: Terracotta. Dry verge system. Solar/PV panels where indicated.  
Walls: Smooth sand/cement or traditional roughcast render  
& colour washed.  
Windows: White painted timber sash-hung casements to approval.  
Doors: Composite stained timber door.  
Rainwater goods: Black uPVC half round gutters and circular downpipes.



rear elevation

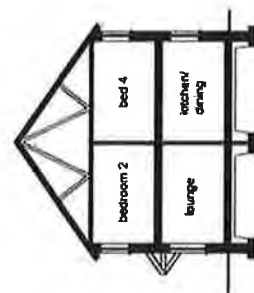
side elevation

front elevation

side elevation

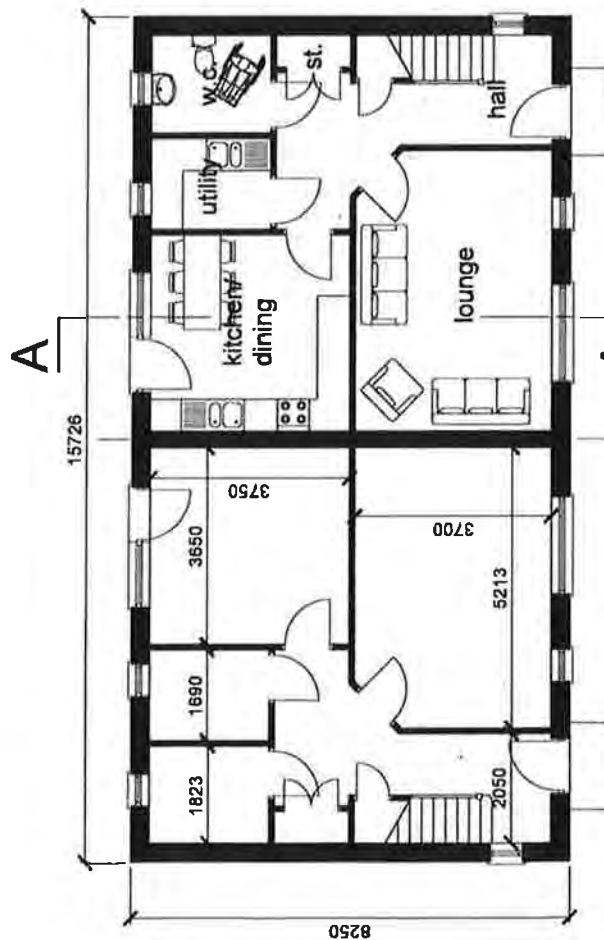
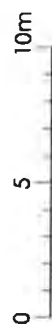


3D visualisation (n.t.s.)

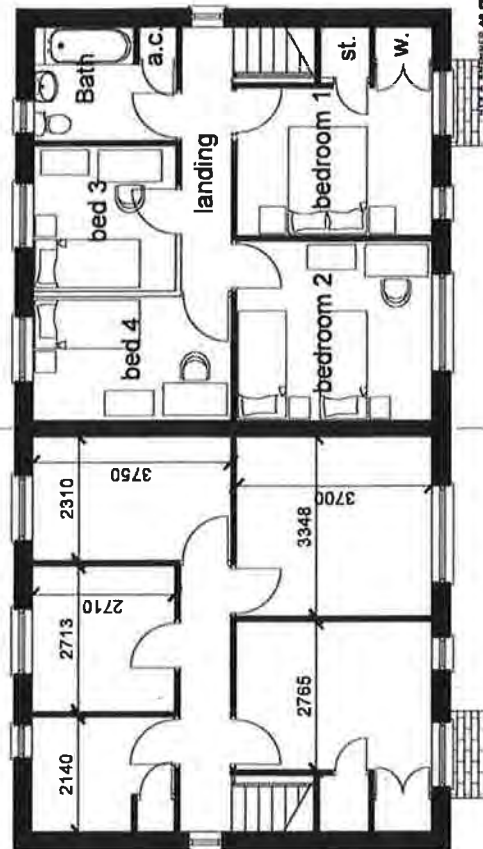


section A-A

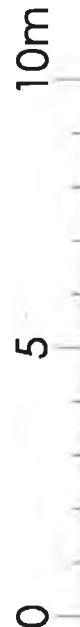
# Elevations & Section - Scale 1/100



ground floor plan



first floor plan



# Floor Plans - Scale 1/50

Type 6 - 4 bedroom 6 person semi detached house - 2 no. Plots 3 & 4

ALL DIMENSIONS ARE PER METRE WITH PERMITS (2012/2013)

**GERALD BLAINE**  
ARCHITECTURAL & PLANNING CONSULTANTS  
35 St. John Street, Dublin 1, D01 N001  
T: 01 454 1000 & 01 454 1001

Project No.	10000000000000000000	Client	Mr. & Mrs. J. & M. O'Sullivan
Site No.	10000000000000000000	Project Name	semi-detached house
Scale	1/50	Drawn by	Mr. J. O'Sullivan
Check by	Mr. J. O'Sullivan	Date	01/01/2013
Rev.	1	Rev.	1



Limetilin (disused)

NOTES:  
1/ FOR LANDSCAPING DETAILS SEE LANDSCAPING PLAN (SEPARATE).  
2/ FOR DRAINAGE DETAILS SEE DRAINAGE STRATEGY (SEPARATE)  
3/ FOR LIGHTING LAYOUT SEE LANDSCAPING PLAN (SEPARATE)

PROPOSED LANDSCAPING  
(FOR DETAILS SEE  
LANDSCAPING PLAN)

NEW FOOTPATH WITH  
ASSOCIATED  
PEDESTRIAN ACCESS  
IMPROVEMENTS TO  
HIGHWAY

RELOCATE & UPGRADE  
B5 TOURING & TENT  
PITCHES TO B5  
STATIC CARAVAN UNITS

INCREASED SCREENING  
AROUND WHOLE SITE TO  
ACHIEVE AN ENVIRONMENTAL  
IMPROVEMENT, BOTH FOR THE  
SITE AND ITS SETTING IN THE  
SURROUNDING LANDSCAPE

NP/14/0088 LAYDOWN  
AREA/OVERSILL CAR PARK

NEW SITE FACILITY

REMOVE CARAVAN

2.4M X 2.5M  
VISIBILITY SPLAY

ROAD TO  
ADAPTABLE  
STANDARD

DOWN SLOPE

8' high water main with 6 metre wide exclusion zone.  
200mm public utility main with 6 metre wide exclusion

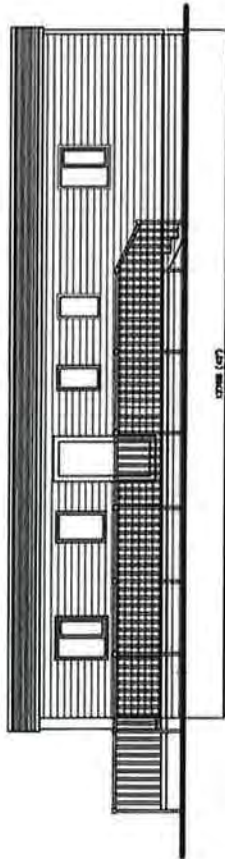
REV D 2 NO. RESIDENTIAL BUILDINGS REMOVED 29/06/2020  
REV C REVISED TO CARP OFFERS COMMENTS 07/01/2020  
REV D NEW PLANNING APPLICATION 05/08/2018  
REV C AMENDED TO SITE MEETING 20/03/2019  
REV D AMENDED TO SITE MEETING 01/01/2021  
REV A1 AMENDED AS PER MEETING WITH PCNPA 06/12/201

**GERALD BLANE**  
ARCHITECTURAL & PLANNING CONSULTANTS  
25 St John Street, Whitland, Carmarthenshire SA34 0AN  
T: 01392 240386 W: 01392 240322

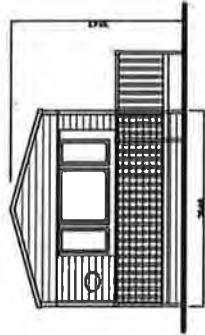
PROPOSED SITE DEVELOPMENT AT BUTTYLAND CARAVAN PARK, STATION RD, MANDRILLER	DATE 30/10/2017	SCALE 1:500	AD
MASTER SITE PLAN	DATE 30/10/2017	SCALE 1:500	AD
DATE 30/10/2017	SCALE 1:500	AD	
DATE 30/10/2017	SCALE 1:500	AD	
DATE 30/10/2017	SCALE 1:500	AD	
DATE 30/10/2017	SCALE 1:500	AD	
DATE 30/10/2017	SCALE 1:500	AD	
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DATE 30/10/2017	SCALE 1:500	AD	
DATE 30/10/2017	SCALE 1:500	AD	



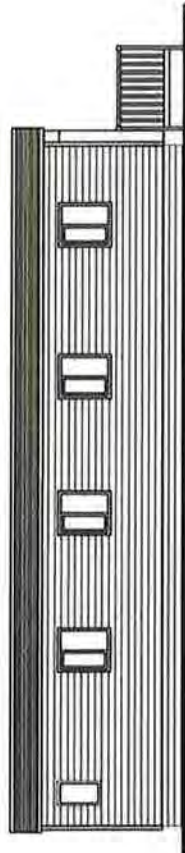
Page 49 of 91



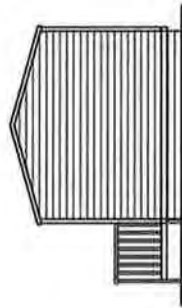
front elevation



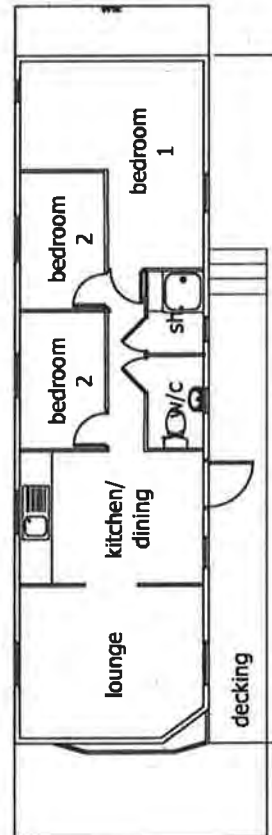
end elev.



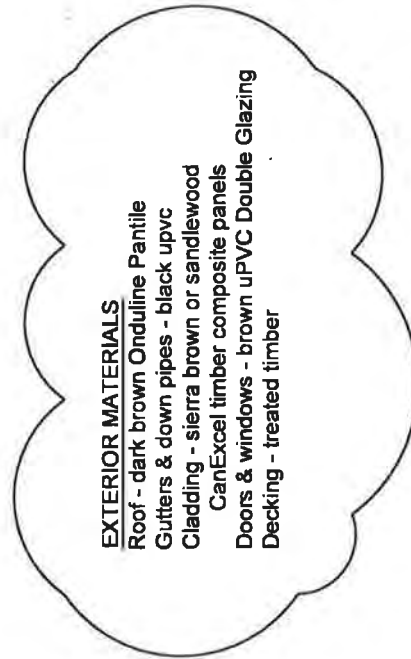
rear elevation



end elev.



plan view 0 5m



**EXTERIOR MATERIALS**

Roof - dark brown Onduline Pantile  
Gutters & down pipes - black upvc  
Cladding - sierra brown or sandelwood  
CanExcel timber composite panels  
Doors & windows - brown upVC Double Glazing  
Decking - treated timber



# Suggested Materials Palette

Buttylands Caravan and Camping Park, Manorbier



Alnus glutinosa



Sorbus aucuparia



Quercus robur



Prunus avium



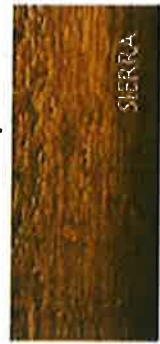
Two suitable cladding options given below. LPA to advise which is preferred:



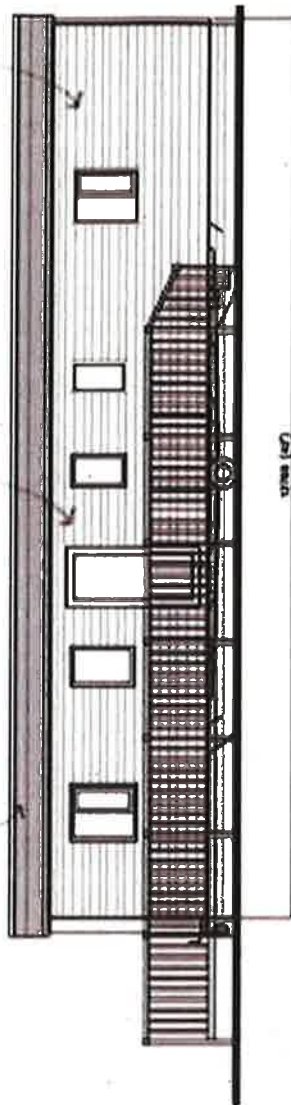
Shaded Brown Roof  
(Onduline Pantile Roof)



Sandalwood Green Panels  
(CanExel Premium Cladding)



Sierra Brown Panels  
(CanExel Premium Cladding)



Front Elevation

See Drawing 849/200/01 by Gerald Blain Associates for detailed layout)

## Pembrokehire Hedgebank Detail

Native tree transplants 450 – 600 mm high planted at rate of 1.0 plants per square metre

Building stone face 3.00 – 4.50 mm thick

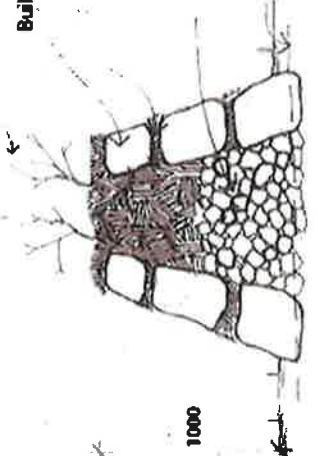
Turf bedding 60 mm thick

500 mm topsoil

Free draining material

Strip topsoil 1.00 mm

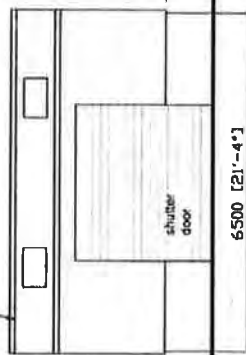
750  
400  
150



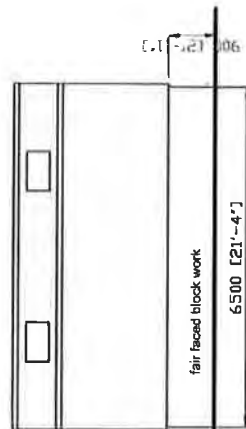
Pembrokehire Hedgebank Detail Option 1 extract from PCNPA sketch

19 5 22

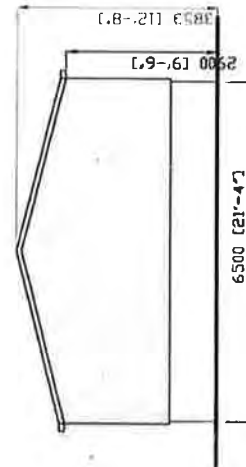
Single skin steel box profile (colour coated green)  
with 4 no. rooflights



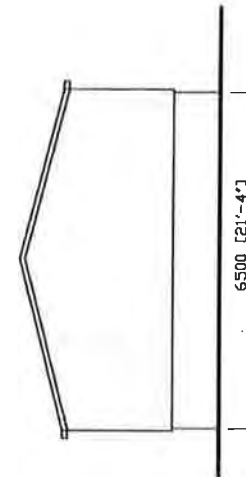
north elevation



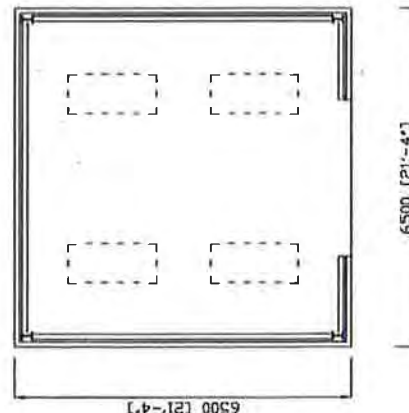
south elevation



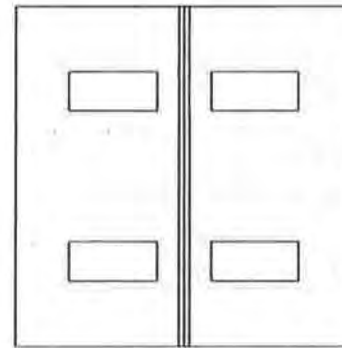
west elevation



east elevation



plan view



roof plan

Single skin steel box profile (colour coated green)  
with 4 no. rooflights

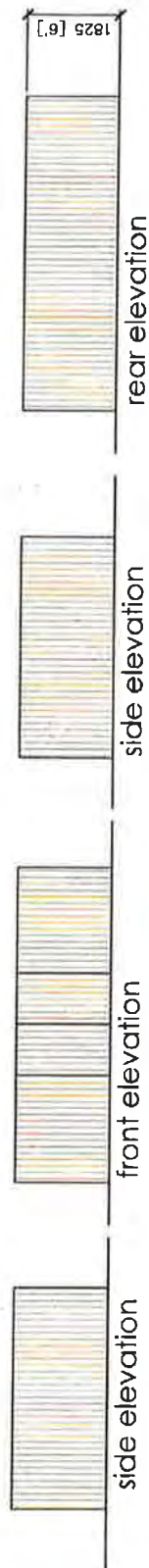


0

10metres

12 FEB 2020



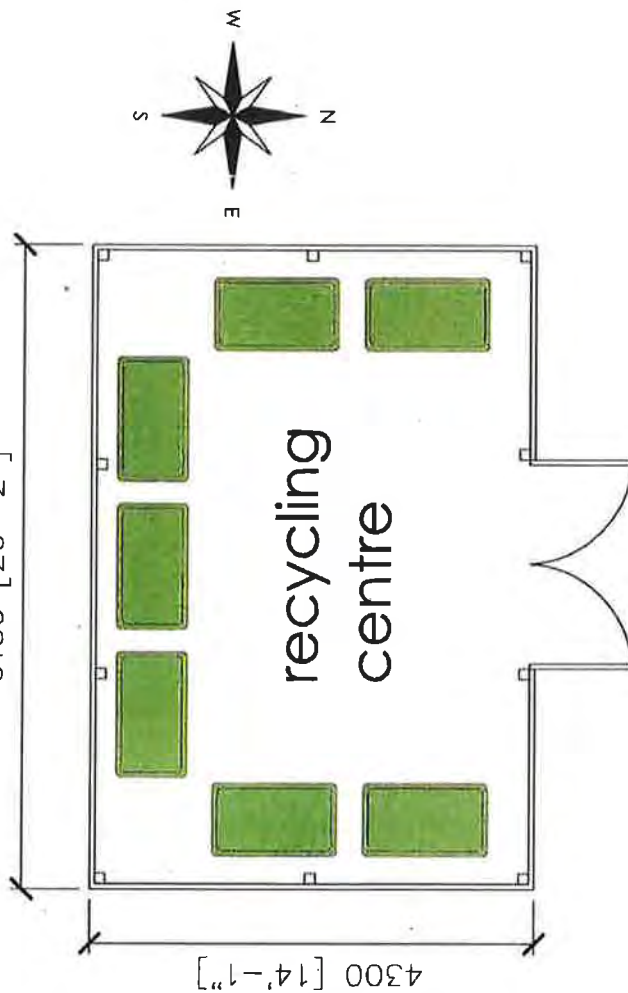


elevations - scale 1/100



**Proposed Recycling Centre**  
**materials:**  
 walls - stained timber close boarded fence  
 base - concrete

6150 [20'-2"]



plan view - 1/50

5m



19 5 22

12 FEB 2000

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<b>PROPOSED SITE REDEVELOPMENT AT BUTTLAND CARAVAN PARK, STATION RD, MANDREIER</b>	<b>Proposed Recycling Centre</b>
DRAWN BY: Mr D Brown SCALE: 1/50 & 1/100 CHECKED BY: [blank] DATE: 12 FEB 2000	SHEET NO: [blank] TOTAL SHEETS: [blank] PROJECT NO: [blank] CLIENT: [blank]