

## Item 5 - Report on Planning Applications

---

### **Application Ref: NP/15/0526/FUL**

<b>Case Officer</b>	Caroline Bowen		
<b>Applicant</b>	Mr D Brown		
<b>Agent</b>	Mr G Blain, Gerald Blain Ltd		
<b>Proposal</b>	New Clubhouse		
<b>Site Location</b>	Buttyland Caravan Park, Station Road, Manorbier, Pembrokeshire, SA70 7SN		
<b>Grid Ref</b>	SS06879913		
<b>Date Valid</b>	21-Sep-2015	<b>Target Date</b>	15-Nov-2015

### **Summary**

Planning permission is sought for a new clubhouse, which is to replace a group of existing buildings providing on-site facilities at an established caravan and tent site in Manorbier Station.

Following consultation, the Community Council has expressed concern at the proposal in respect of the amount of development taking place on the site, the level of use the new clubhouse will generate, the impact of the use on neighbouring amenity and privacy, the use of outside space and opening hours.

Four letters of concern have been received from neighbouring properties, who have raised similar issues in respect of noise and disturbance and level of use, together with concerns at scale, height and proximity, and the need to retain existing landscaping.

In the supporting text to Policy 40 – Site Facilities on Tent, Chalet and Caravan Sites, it is accepted that sites would require good quality facilities, and for larger sites, can be considered in circumstances where such facilities are lacking in the immediate locality. The caravan site falls within the Rural Centre of Manorbier Station, and currently offers a range of site facilities housed in a group of single storey buildings. The new clubhouse will be sited on the footprint of the existing buildings, and will be a two-storey structure providing a reception, lounge bar, restaurant, kitchen and storage at ground floor, with public toilets, staff facilities, office and managers accommodation at first floor.

It is considered that the new clubhouse is acceptable in the level of facilities provided, and whilst the design introduces hipped roof profiles which are not a design approach common to the village, this is acceptable as it does not look 'domestic' in appearance, and Manorbier Station is characterised by a mix of building types and styles.

The proposed use would be compatible with the caravan site use and setting, and would provide facilities that would be available to the Rural Centre. In light of this, the proposal would not be considered harmful to its setting, nor would harm the special qualities of the National Park setting. The application

## Item 5 - Report on Planning Applications

---

can be supported by officers, and the recommendation is, therefore, of approval, subject to conditions.

### Consultee Response

**Natural Resources Wales:** Objecting - unless further information is provided regarding the foul water drainage at the site.

**Manorbier Community Council:** Comments deferred.

**PCC - Ecologist:** Given the types of buildings and limited roosting opportunities the demolition of the buildings would not be considered likely to result in any adverse impact to bats. The construction of a new building however does present an opportunity to include biodiversity enhancements such as bird and bat boxes. These could be incorporated into the designs very easily and would provide a biodiversity gain. Consideration will also need to be given to lighting to ensure proposed new external lights do not deter foraging bats. Lights should be on a sensor, be as dim as possible and not point directly at any habitat features such as hedgerows or trees.

**Dyfed Archaeological Trust:** No objection

### Public Response

A site notice was posted in accordance with statutory requirements, and neighbouring properties notified by letter. Four letters of concern were received from neighbouring properties who, in summary, raise the following issues;

- The clubhouse in its current form is run as a public house, not as intended as a clubhouse for park guests.
- The noise which comes from the clubhouse is atrocious, especially in the warmer weather when every door and window is open. Loud music is always blaring out, sometimes music from live bands as well... ...are regularly kept awake by the noise of the music/ people drinking/smoking outside.
- Disruption and disturbance from parking.
- Concern as to what will happen to the existing reception and managers' bungalow.
- In principle, no objection to the development provided the hedge between the site and them is not compromised, that the building be reduced in height, that entrances, seating areas and parking are sited away from neighbours, further clarification of the proposed uses for the rest of the building and that the facilities do not overlook neighbours.
- The building needs to be further away from the boundary.
- Sound insulation needs to be included
- There should be no windows overlooking the adjoining properties
- The development would need extra provisions for sewage
- The facilities should coincide with the opening times of the camp and caravan site.

## Item 5 - Report on Planning Applications

---

- Customers congregating, eating and drinking and parking on this road frontage area cause noise and general disturbance. The entrance and serving hatch are not well located to serve the occupiers of the caravan site, and they attract passing trade.
- Any advertisements being restricted by condition and only allowed if appropriate in scale, design and location.

### **Policies considered**

Please note that these policies can be viewed on the Policies page Pembrokehire 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 30 - Amenity  
 LDP Policy 35 - Visitor Economy  
 LDP Policy 40 - Site Facilities on Tent, Chalet and Caravan Sites  
 LDP Policy 53 - Impacts on traffic  
 PPW7 Chapter 03 - Making and Enforcing Planning Decisions  
 TAN 12 - Design  
 TAN 23 - Economic Development

### **Constraints**

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

### **Officer's Appraisal**

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

The application site is a long-established caravan site located on the eastern flank of the Station Road running north toward Manorbier Station. The caravan site area straddles the Rural Centre Boundary, with the eastern part of the site falling in open countryside. The area of land, subject of this application, falls within the Rural Centre boundary and within the existing curtilage of the caravan site.

The site is mainly flat in profile, and is screened from views from the adjacent road by close board fencing. The site comprises a modern bungalow, small bar/clubhouse, chip van, games room, toilet block, and a reception building, with the main body of the caravans located on the land to the south of these

buildings. To the north beyond an existing mature hedgerow, there are residential properties; to the west is a garden centre and holiday park; and to the south is Manorbier Primary School. To the east are open fields.

### Planning History.

- NP/15/0131 - Change of use of land to winter storage of 35 caravans from 10th January to 28th February in any future year (in retrospect). Approved.
- NP/14/0693 – C/U land to winter storage of up to 50 touring caravans from 10/1 to 28/2 in any year. Withdrawn. February 2015.
- NP/14/0442 – Variation of conditions 2 & 3 of NP/464/93 to change 50 tourer/tent pitches to 50 static caravan pitches. Cancelled.
- NP/14/0088 - Laydown area comprising of a grasscrete parking/turning area and provision of a recycling area (in retrospect). Approved.
- NP/13/0260 - Certificate of Lawfulness for touring and camping field for up to 35 touring caravans or tents at any one time on a seasonal basis for holiday purposes only from 1st March up to 28th September in any one year. Appeal allowed.
- NP/09/544 – Buttyland Caravan and Camping Park, Manorbier – Garaging and new reception/booking office for caravan site and conservatory extension to bungalow within caravan park boundary – Approved – 14 February 2010
- NP/09/315 – Buttyland Caravan Park, Manorbier – Signage – Approved - 17 September 2009
- NP/09/170 - Buttyland Caravan Park, Manorbier – Signage – Withdrawn – 19 May 2009
- NP/07/549 – Buttyland Caravan Park, Manorbier – Residential Development (2 dwellings) (Outline) – Refused – 5 December 2007 – Appeal Dismissed – 23 September 2008
- NP/93/464 – Buttyland Tent & Caravan Park, Manorbier – Change of use of Caravan/Tent Park to Provide 35 touring unit pitches and 15 tent pitches – Approved – 6 July 1994
- NP/474/92 – Buttyland Touring Caravan and Tent Park, Manorbier – Change of use of caravan tent park to provide 110 touring unit pitches – Refused – 23 November 1992 – Appeal dismissed 20 April 1993
- NP/46/91 - Buttyland Caravan and Tent Park, Manorbier – Removal of Condition No. 4 of NP/478/90 – Refused – 23 April 1991
- NP/478/90 – Buttyland Caravan and Tent Park, Manorbier – Change of use of caravan/tent park to provide 20 touring caravan pitches and 30 tent pitches – Approved – 7 January 1991
- NP/139/90 – Buttyland Caravan and Tent Park, Manorbier - Application for Established Use Certificate for 100 tents – Refused – May 1990
- NP/629/88 – Buttyland Caravan and Tent Park, Manorbier - Application to increase number of touring caravans to 65 – Refused – December 1989
- PR/1006/T – Buttyland Caravan and Tent Park, Manorbier - Application for 10 touring caravans – Approved – June 1972

## Item 5 - Report on Planning Applications

---

- PR/2000 – Buttyland Caravan and Tent Park, Manorbier - Application for 50 tents and 40 touring caravans – Refused – January 1967

### **Constraints.**

- LDP Rural Centre
- LDP Allocation – MA 895: Mixed Residential (15 units)/Education.
- LDP Mineral Safeguard
- Biodiversity
- Historic Landscape
- Potential for Surface Water Flooding
- Recreation Character Area

### **Current proposal**

Planning permission is sought for the construction of a new clubhouse to replace the existing bar, games room, and chip van at the northern side of the caravan site. The building will be constructed on their footprint, and will take the form of a two storey building providing a reception, lounge bar, restaurant, kitchen and storage at ground floor, with public toilets, staff facilities, office and managers accommodation at first floor. The building will retain a garden to the front elevation (west) which will be used for external seating, as currently exists. No alteration to the existing access point is proposed, and the existing boundaries will be retained. Parking for the clubhouse will be on an existing parking hardstand to the south of the new building.

### **Key issues**

- Policy and principle of development
- Siting
- Design
- Amenity
- Access
- Landscaping
- Biodiversity
- Other material considerations

### *Policy and principle of development*

Policy 6 (b) states that in Rural Centre, small scale employment development will be encouraged and (c) that one of the land use priorities is to protect and enhance the Centre's range of facilities. In the supporting text to Policy 40 – Site Facilities on Tent, Chalet and Caravan Sites, it is accepted that sites would require good quality facilities, and for larger sites, these can be considered in circumstances where such facilities are lacking in the immediate locality. It also states that, wherever possible, such provision should be made by the adaptation or conversion of existing buildings – in this instance, the existing buildings are of limited visual value, and a new building would allow the facilities to be consolidated in a modern building, on the same footprint. It

is considered, therefore, that the provision of a new clubhouse on the existing caravan site is acceptable.

### *Siting*

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) 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. This policy is supported by supplementary planning guidance on landscape assessment – the application site falls within LCA 4 – Manorbier/Freshwater East, which is identified as a large tract of rolling lowland, with an indented cliff coastline; and punctuated with small villages and farmsteads. The SPG notes that caravan parks have eroded the visual quality in places, particularly on the coastal edge, and recommends that tourism development be integrated better into the landscape, particular with regard to the rural coastal landscape.

In this instance, there are existing site facilities at Buttyland, and the applicant's intention is to improve their quality and appearance. The siting is considered to be appropriate, being on the footprint of existing buildings and adjacent to other existing buildings at the site.

### *Design*

Policy 15 of the LDP seeks to conserve the Pembrokeshire Coast National Park, with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. It further resists development that would not be compatible with its location (criterion 'c'). In addition Policy 29 requires all development proposals to demonstrate an integrated approach to design and construction.

The building is of a traditional form and layout, and would have a slate roof and rendered external walls, which are finishes that can be seen in the wider setting. The roof profile is hipped on the main gables, which is intended to reduce the overall mass of the structure, and would contrast with the domestic properties in the wider setting.

### *Amenity*

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

In respect of amenity, the proposed clubhouse would not be considered inappropriate to or incompatible with the existing site - it would replace existing facilities within a long-standing site on the same siting. The new building would not be considered to be visually harmful to the particular setting, as per the reasoning set out above.

## Item 5 - Report on Planning Applications

---

As the main public facilities are confined to the ground floor area, officers do not anticipate that the new facilities would lead to an unacceptable increase in traffic and noise. However, neighbours have raised issues of noise and disturbance as a concern. In light of this, the Authority has consulted the Environmental Health Section of Pembrokeshire County Council – at the time of writing this report, officers are awaiting their response, and will make a further verbal update at committee.

In respect of privacy and overlooking – there are residential properties to the north of the caravan site, separated by an existing mature hedge. The applicant has indicated that the existing hedge would be retained; and, to the northern facing elevation, the first floor window serves an office which would be non-habitable in nature. There is considered to be sufficient separation between the site and residential properties to ensure that the development would not adversely impact on privacy.

### *Access and parking*

The existing access to the main road will be unaltered, and parking is to be provided on an existing hardstand to the south of the new building.

### *Landscaping*

In the information supporting the application, it is stated that no trees or hedges are to be removed, New landscaping will include the planting of low level shrubs to the front of the new building.

### *Biodiversity*

The application site is within an area where biodiversity is a known constraint. The Authority's Ecologist was consulted on the loss of the existing buildings, and advised that given the types of buildings and limited roosting opportunities, the demolition of the buildings would not be considered likely to result in any adverse impact to bats. External lighting should be on a sensor, directed away from existing trees and hedgerows, and should be as dim as possible.

### *Other material considerations*

- *Historic Landscape*  
The application site falls within a landscape designated for its historic interest – Dyfed Archaeological Trust was consulted and recommended no objection.
- *Foul and Surface Water Drainage*  
The applicant indicates on the submitted forms that foul sewage will be disposed of to a cesspit, and that surface water drainage will be directed to soakaways. NRW have sought to clarify whether the existing cesspit can handle the additional demand, and the applicant

has responded to advise that the cesspool is emptied as required, due to the fluctuation in visitors using the site, and that the existing tank would be used, subject to Building Regulations approval. In light of the concerns raised by neighbours and NRW, officers have consulted Dwr Cymru Welsh Water on the proposal, and will update members on its response at committee.

- *Neighbour concerns*

The main issues of concern raised were in respect of noise and disturbance, based upon existing experience of living adjacent to the caravan site; and whether the new clubhouse would lead to a further increase in disturbance. It is recognised that there are facilities at the site at the moment, which can be used by the public, and that would be considered acceptable for community use within the Rural Centre. In recognising that these issues are of concern, the Environmental Health section has been consulted for its views on the proposal, and a verbal update will be provided to members at committee as to its response and whether any mitigation measures would be required.

The issues in respect of the landscaping, siting and design have been addressed in the relevant sections above.

### **Conclusion**

The replacement of the existing site facilities with a new clubhouse would not be considered to have a harmful effect on the existing landscape setting – officers consider that a new modern building would not look out of place at this location, and that the level of facilities is appropriate to the size of the site.

In light of this, the proposal would not be considered harmful to its setting, nor would harm the special qualities of the National Park setting. The application can be supported by officers, and the recommendation is, therefore, of approval, subject to conditions.

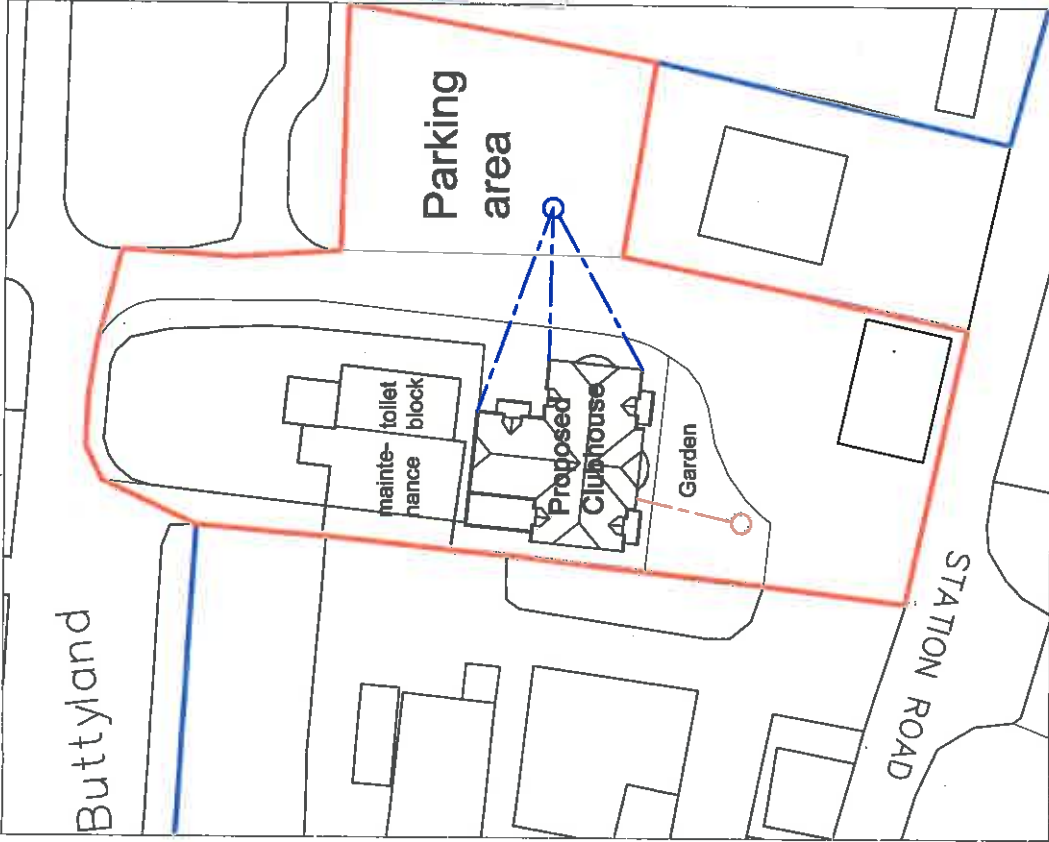
### **Recommendation**

That, subject to no objections being received from Dwr Cymru Welsh Water and Environmental Health, the application be delegated to officers to issue an approval, subject to conditions relating to time, accordance with plans, retention of existing boundary treatments and conditions recommended by statutory consultees.



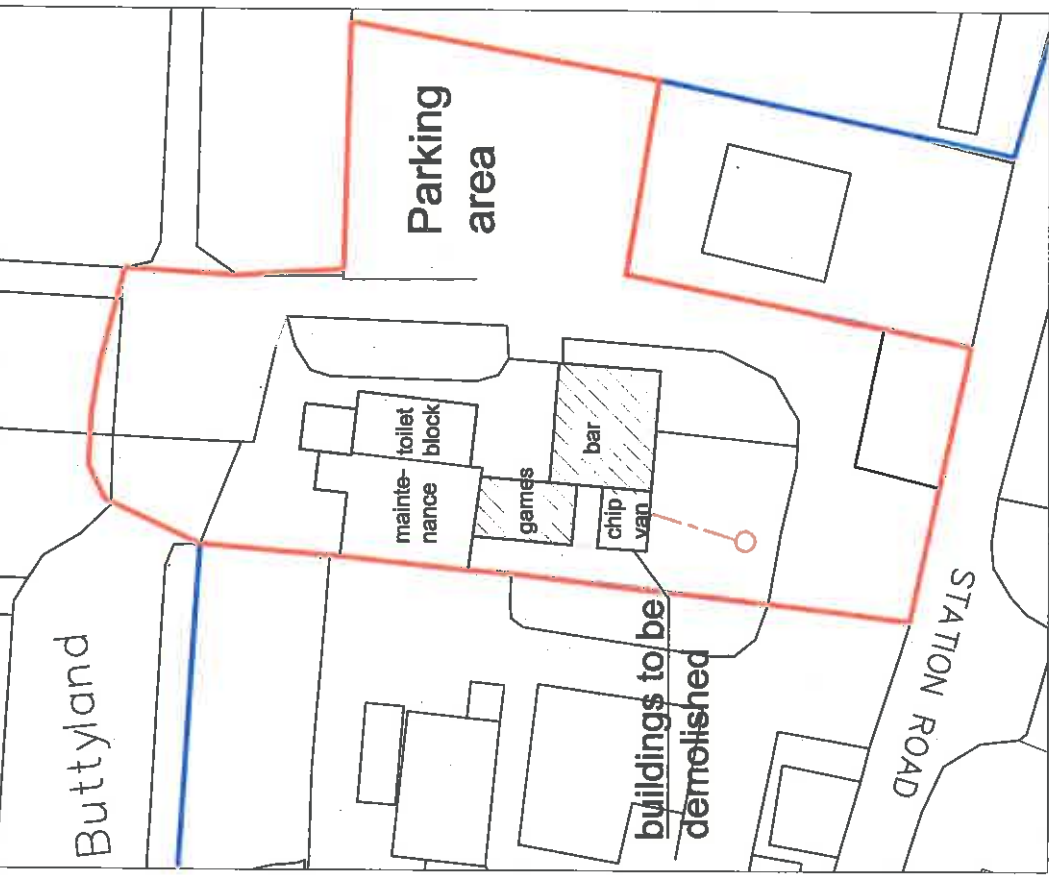


21 SEP 2015

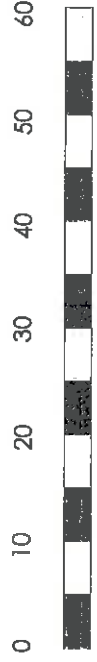


# PROPOSED

- KEY:**
- Existing cesspool with 100mm dia. upvc u/g foul drainage
  - Proposed storm water soakaway and 100mm dia. upvc u/g storm water drainage



# EXISTING



Metres

# PROPOSED CLUBHOUSE BLOCK PLANS

N-15 5 26

Item 5c)

JOB: PROPOSED REDEVELOPMENT OF CLUBHOUSE AT BUTTYLAND GABAVAN PARK, STATION RD, MANDREIK	
SCALE: 1:500	DATE: 15/09/2015
DESIGNED BY: MR. D. BROWN	DRAWN BY: MR. D. BROWN
CHECKED BY:	DATE:
DATE:	SCALE:
AS	AS



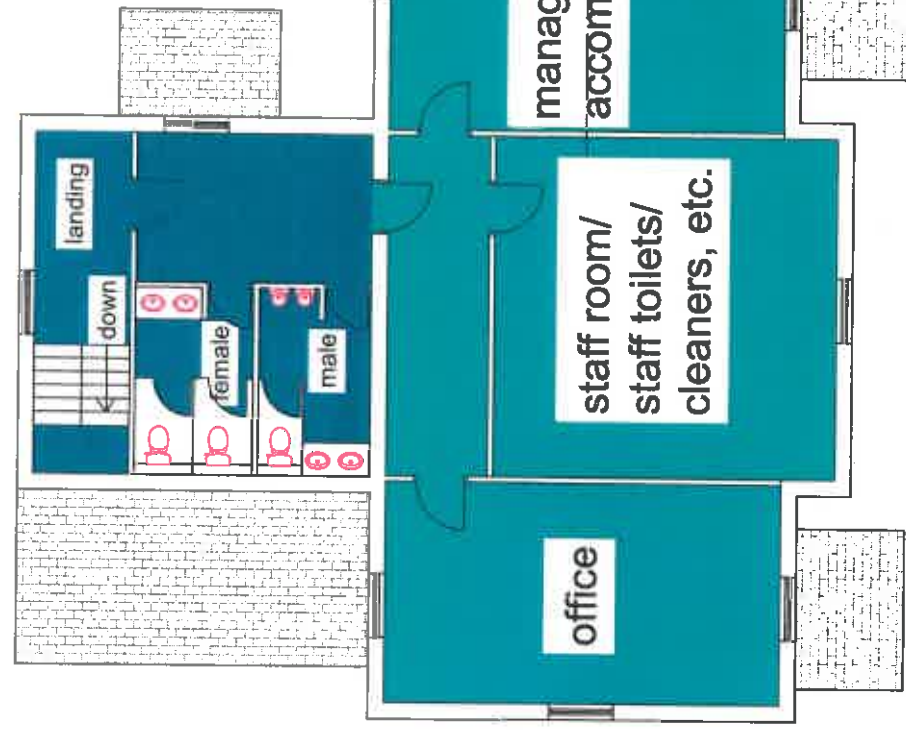
**ARCHITECTURAL & PLANNING CONSULTANTS**  
 49 - 50 New Road, Chippingham, Wiltshire SN15 4HL  
 15 St Johns Street, Whitland, Carmarthenshire SA34 0AN  
 T: 01249 400800/01994 240366 M: 07970 420322



21 SEP 2015

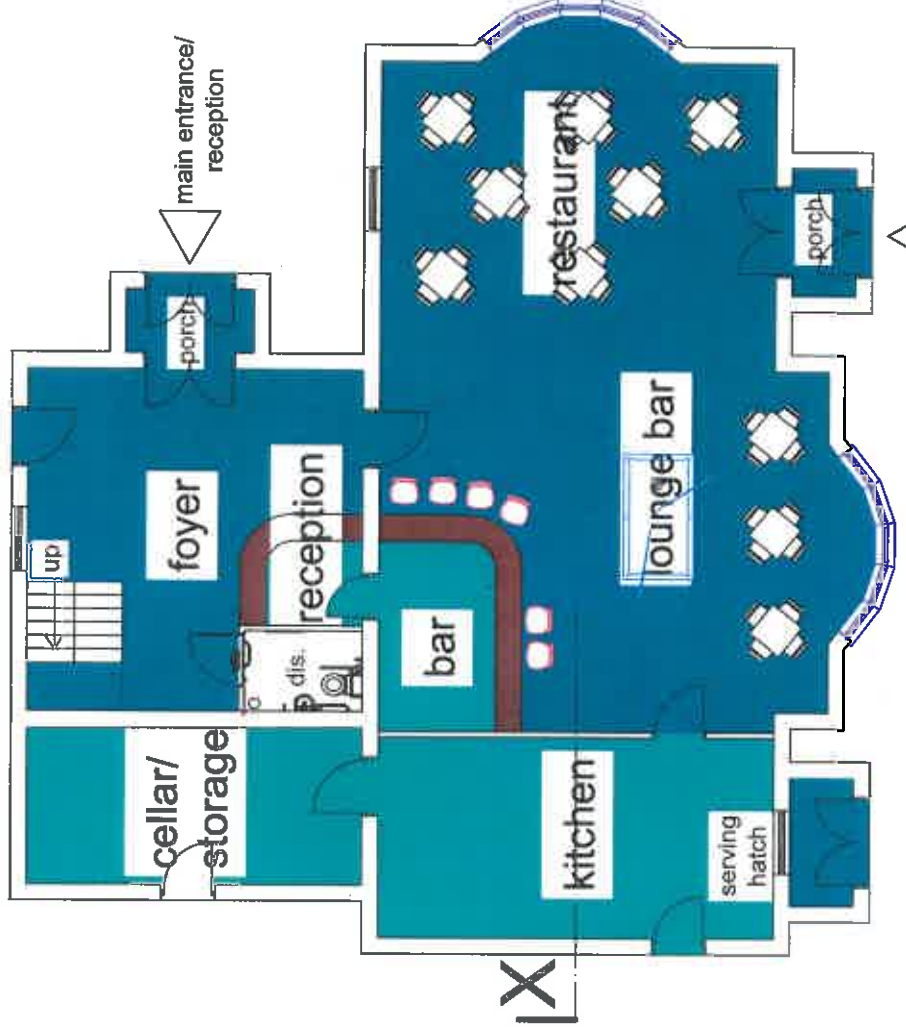
key:

- public areas
- staff areas



first floor plan

NP 15 5 26



ground floor plan



top 50

JOB:	PROPOSED REDEVELOPMENT OF CLUBHOUSE AT BLITTYLAND DARAVAN PARK, STATION RD, MANDRIER
DATE:	08/09/2015
DRAWN BY:	MB
CHECKED BY:	
SCALE:	1/100
AS	

**GERALD BLAIN**

A S S O C I A T E S

ARCHITECTURAL & PLANNING CONSULTANTS  
 49 - 60 New Road, Chippenham, Wiltshire SN15 4HL  
 15 St. Johns Street, Whitland, Carmarthenshire SA34 0AN  
 T: 01249 400800/01994 240366 M: 07970 420322

PROPOSED CLUBHOUSE



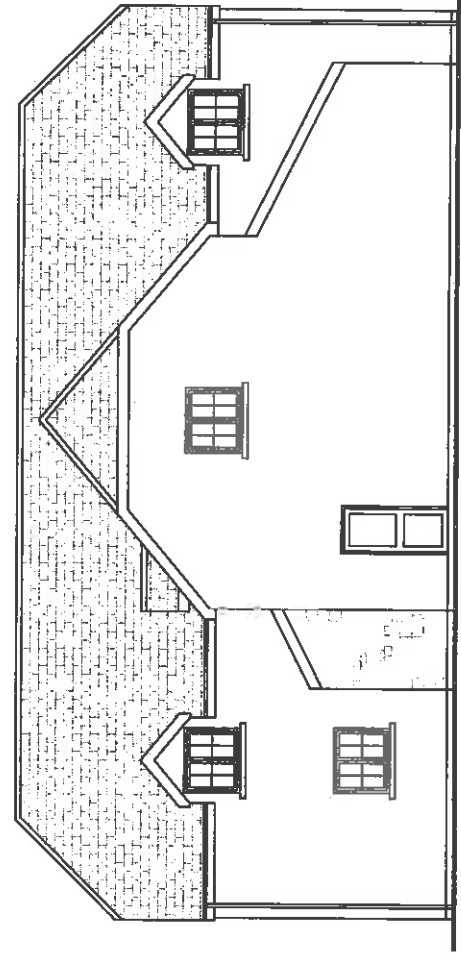
EXTERNAL MATERIALS  
 ROOF - MARLEY PLAIN SLATE GREY CONCRETE TILE  
 FASCIA & RAINWATER GOODS - BROWN UPVC  
 WALLS - PAINTED RENDER & STONE DETAILING  
 WINDOWS & DOORS - LIGHT OAK EFFECT UPVC



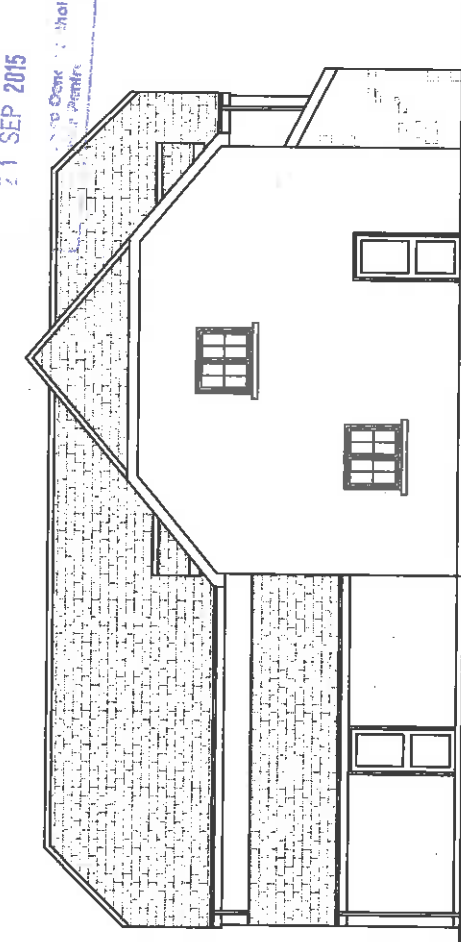
west ( road ) elevation



south ( front ) elevation



east elevation



north elevation

21 SEP 2015

**PROPOSED CLUBHOUSE**

**GERALD BLAIN**  
 ARCHITECTURAL & PLANNING CONSULTANTS  
 49 - 50 New Road, Chippenham, Wiltshire SN15 1HL  
 15 St. Johns Street, Whitland, Carmarthenshire SA34 0AN  
 T: 01245 400800/01994 240366 M: 07970 420322

N: 15.5.26

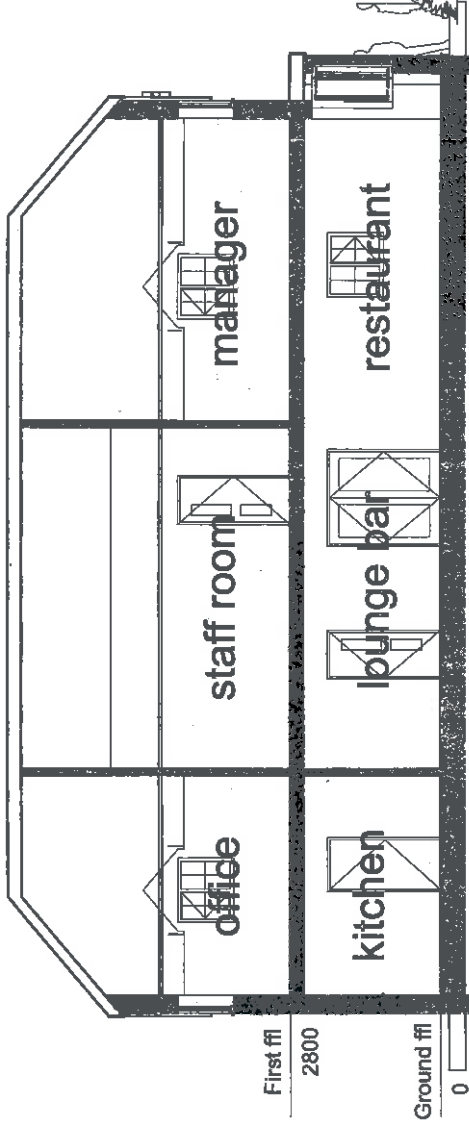
top 56

JOB: PROPOSED REDEVELOPMENT OF CLUBHOUSE AT BUTTYLAND DANAVAN PARK, STATION RD., MANDRIBER	
DATE: 08/09/2015	SCALE: 1/100
DESIGNER: MR. D. BROWN	AS
DRAWN BY: MS	
CHECKED BY: MS	
DATE: 08/09/2015	
JOB TITLE: PROPOSED NEW CLUB HOUSE ELEVATIONS	



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

For Wiltshire Coast  
 Marine & Ports Authority  
 21 SEP 2015



section X-X



3D impression

NF 15 5 26

**GERALD BLAIN**  
 ARCHITECTURAL & PLANNING CONSULTANTS  
 49 - 50 New Road, Chippenham, Wiltshire SN41S 1HL  
 15 St Johns Street, Whitland, Carmarthenshire SA34 0AN  
 T: 01249 400800/01984 240366 M: 07970 420322

JOB:	PROPOSED RED DEVELOPMENT OF CLUBHOUSE AT BUCKINGHAM PARK, STATION RD, MANDRILL
DATE:	06/09/2015
BY:	MB
CHECKED BY:	MR. D. BROWN
SCALE:	1/100
NO:	A3