

Application Ref: NP/17/0229/S73

Case Officer	Nicola Gandy		
Applicant	Mr D Brown, Seaside Inns Ltd		
Agent	Mr G Blain, Gerald Blain Ltd		
Proposal	Vary condition no. 2 of NP/15/0526/FUL - Alterations to Clubhouse		
Site Location	Buttyland Caravan & Camping Park, Manorbier, Tenby, Pembrokeshire, SA70 7SX		
Grid Ref	SS06949924		
Date Valid	24-Apr-2017	Target Date	18-Jun-2017

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

Consultee Response

PCNPA - Tree and Landscape Officer: No objection

PCC - Drainage Engineers: No objection

Manorbier Community Council: Recommend Refusal - Full Council remain concerned about the increase in height of the building

Public Response

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

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

- What part of the Town and Country Planning Act has the application been submitted under?
- Breach of conditions 3 & 4 of NP/15/0526/FUL
- Plans should be provided showing the height of the building as constructed, showing levels, ramps retaining walls
- Alterations made to barn at rear of Clubhouse
- Drainage Concerns
- Details of landscaping, access road and footpaths and outside seating areas should be provided.
- Hours of operation
- Details of external lighting/extraction units etc. should be provided
- Use class of the building/ open to the general public
- Plan should include all land owned by applicant

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 06 - Rural Centres

LDP Policy 08 - Special Qualities

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 35 - Visitor Economy

LDP Policy 43 - Protection of Employment Sites and Buildings

LDP Policy 53 - Impacts on traffic

Constraints

LDP Allocation

LDP Mineral Safeguard

Historic Landscape

Potential for surface water flooding

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

Recreation Character Areas

Landscape Character Assessment

Officer's Appraisal

Description of Proposal and Site

The application seeks permission to amend condition 2 of NP/15/0523/FUL for the erection of a Clubhouse. Condition 2 of NP/15/0523/FUL tied the permission to the approved plans, the building as constructed is not in accordance with the approved plans and this application seeks to regularise the following alterations:-

- Increase in height of building by 20cm.
- Erection of a first floor balcony with fire escape staircase
- Minor alteration to internal layout arrangement

The application site is a long established caravan site located on the eastern flank of Station Road running north toward Manorbier Station. The caravan site area straddles the Rural Centre boundary, as defined by Policy 6 of the Local Development Plan, with the eastern part of the site falling in the open countryside. The clubhouse is situated within the Rural Centre and within the existing curtilage of the caravan site.

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

Relevant Planning History

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

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

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

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

Key Issues

The application raises the following planning matters:

- Policy
- Siting, Design and Impact upon the Special Qualities of the National Park
- Access and parking
- Highway Safety
- Landscaping
- Biodiversity
- Drainage
- Response to consultation responses

Policy:

The application site is located within Manorbier, which is identified in the Local Development Plan (LDP) as being a Rural Centre, as such, Policy 6 applies. Policy 6 of the LDP states that in a Rural Centre, small scale employment development will be encouraged and one of the land use priorities is to protect and enhance a Rural Centre's range of facilities. Concerns have been expressed by local residents in respect of the use of the Clubhouse by members of the public, however, there were no restrictive conditions attached to the original approval (NP/15/0526/FUL refers) in terms of usage by the public and, as such, the principle of a Clubhouse being open to the general public at this location has already been approved. Furthermore, the use of the Clubhouse by members of the public will result in the building being a facility to serve the wider community and Rural Centre, therefore, the development is considered to comply with the land use priorities of Policy 6 of the LDP.

Policy 40 of the LDP states that the development of retail and other facilities on caravan sites will be permitted where the facility is not already available in the vicinity, the scale is not out of keeping and the vitality and viability of retailing and services of nearby Centres are not adversely affected. In the supporting text to Policy 40 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. In this instance the application is to make amendments to a previously approved Clubhouse, consequently, the principle of the Clubhouse to serve both the caravan site and the wider public at this location has already been established and accepted.

Siting, Design and Impact upon the Special Qualities of the National Park

Policy 8 of the LDP is a strategic policy which refers to the special qualities of the National Park and list priorities to ensure that these special qualities are protected. Policy 15 of the LDP refers to the conservation of the Pembrokeshire Coast National Park, with criterion (b) resisting development that would be insensitively and unsympathetically sited within the landscape.

The application seeks approval for an increase of 0.2m to the overall height of the previously approved building. The Clubhouse is set back from the highway some 25m, therefore, when viewed from public viewing points the building generally appears as previously approved and the alteration to the height does not have an adverse impact on the visual amenities of the immediate area or the on the special qualities of the National Park.

The application also includes the additional of a balcony with a fire escape staircase. These are located to the rear and are screened from the neighbouring properties and wider public views to the north by the rear two storey projection.

Having regard to the above the amendments are considered not to give rise to any overriding concerns in respect of the buildings impact on the visual amenities of the immediate area or on the special qualities of the National Park.

Amenity and Privacy:

Policy 30 of the LDP 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 which has a significant adverse impact.

There are a number of residential properties located to the north and north-west of the application site. Whilst the clubhouse is 0.2m higher than previously approved, given the distance of 15m between the Clubhouse and the nearest residential properties it is considered that the marginal increase in height does not result in any adverse overshadowing or dominance.

In respect of the balcony and external fire escape, these are screened from the neighbouring properties by the two storey rear projection and views from the balcony are restricted to the existing caravan site, consequently the balcony is not considered to raise any concerns in respect of privacy.

The Environmental Health Officer at Pembrokeshire County Council has been consulted on the application, however no comments have been received to date. Any comments received will be verbally reported at the Development Management Committee meeting. A condition is recommended requiring details of extraction

equipment to be submitted to and approved by the Local Planning Authority in order to protect residential amenity.

Access and Parking:

The existing access to the main road will be unaltered and parking will be provided on an existing hardstanding within the site. The Highways Officer at Pembrokeshire County Council has assessed the scheme and offered no objection in terms of highway safety or parking provision.

The car park and footpaths are shown on the submitted plans.

Landscaping:

There is a leylandi hedge along the northern boundary of the site, part of which has recently been removed. A requirement of planning permission NP/15/0526/FUL was to retain and protect all trees on site, however the applicant has advised that it was damaged during construction and removed. A breach of condition notice has been served and a replacement boundary treatment scheme has been submitted.

Biodiversity:

The Authority's Ecologist had no comments. However, on the previous approval for the Clubhouse a condition was attached requiring a scheme for external lighting, consequently, a similar condition is recommended for this application.

Land Drainage:

The Drainage Officer and Building Regulations department at Pembrokeshire County Council and Dwr Cymru have been consulted on the application. No responses have been received at the time of writing this report. However, there was no objection on drainage grounds on the original application (NP/15/0526/FUL refers) or the withdrawn application (NP/16/0502/FUL refers).

Concerns have been raised by local residents in regard to the drainage of the site. The application proposes to use an existing cesspit to drain the clubhouse. Any drainage will need to comply with Building Regulations, which is a separate regulatory regime to Development Management.

Response to consultation responses:

The majority of the objections raised have been addressed in the main body of the report, however, the following points address the other objections raised:-

- The application has been submitted under Section 73 of the Town and Country Planning Act 1990
- The agent has provided an amended plan to include additional land owned by the applicant

- The original plans (NP/15/0526/FUL) for the Clubhouse show the proposed building as being on a flat site and levels on site have been increased to this effect. The agent has advised that no details of original levels were available, however, the approved plans show the Clubhouse on a level site and it has been constructed in this manner. No ramps or retaining walls are proposed.
- The agent has advised that the buildings to the rear of the application site were not originally surveyed as they were not part of the development, as such, part of the barn to the rear had to be removed to accommodate the Clubhouse. Planning permission is not required for the removal of a small part of the barn.
- The Clubhouse is Sui Generis and does not fall within one of the categories in the Town and Country Planning (Use Class) Order 1987.
- In respect of the hours of operation, the application seeks to regularise alterations to the physical form of the building rather than the use of the building, as such, it is not considered reasonable to re-visit the operational hours or outdoor seating arrangements. Operation hours of the Clubhouse are controlled by PCC licencing.

Conclusion

Notwithstanding the objections raised, following consideration of the policies contained within the Local Development Plan and having regard to all material planning considerations it is considered that the amendments to the Clubhouse do not have a detrimental impact on the special qualities of the National Park or neighbouring amenity. The application is, therefore, recommended for approval subject to conditions.

Recommendation

APPROVE, subject to the following conditions:

Conditions/Reasons

1. The development shall be carried out in accordance with the following approved plans and documents: Location Plan Drawing No. 000 (Received 23rd May 2017), Existing and Proposed Block Plans Drawing No. 100 (received 23rd May 2017), Proposed New Club House Plan Drawing No. 101A (received 12th April 2017), Proposed New Club House Elevations Drawing No. 102 (received 23rd May 2017).
Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

2. Prior to the beneficial use of the building details for kitchen extractor systems, external plant and any associated flue(s) and equipment shall be submitted to and approved in writing by the Local Planning Authority. The details shall specify the proposed measures to attenuate noise and odour from the extractor system. The noise and odour control scheme as approved shall be installed to the satisfaction of the Local Planning Authority prior to commencement of use.

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

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

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

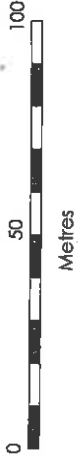
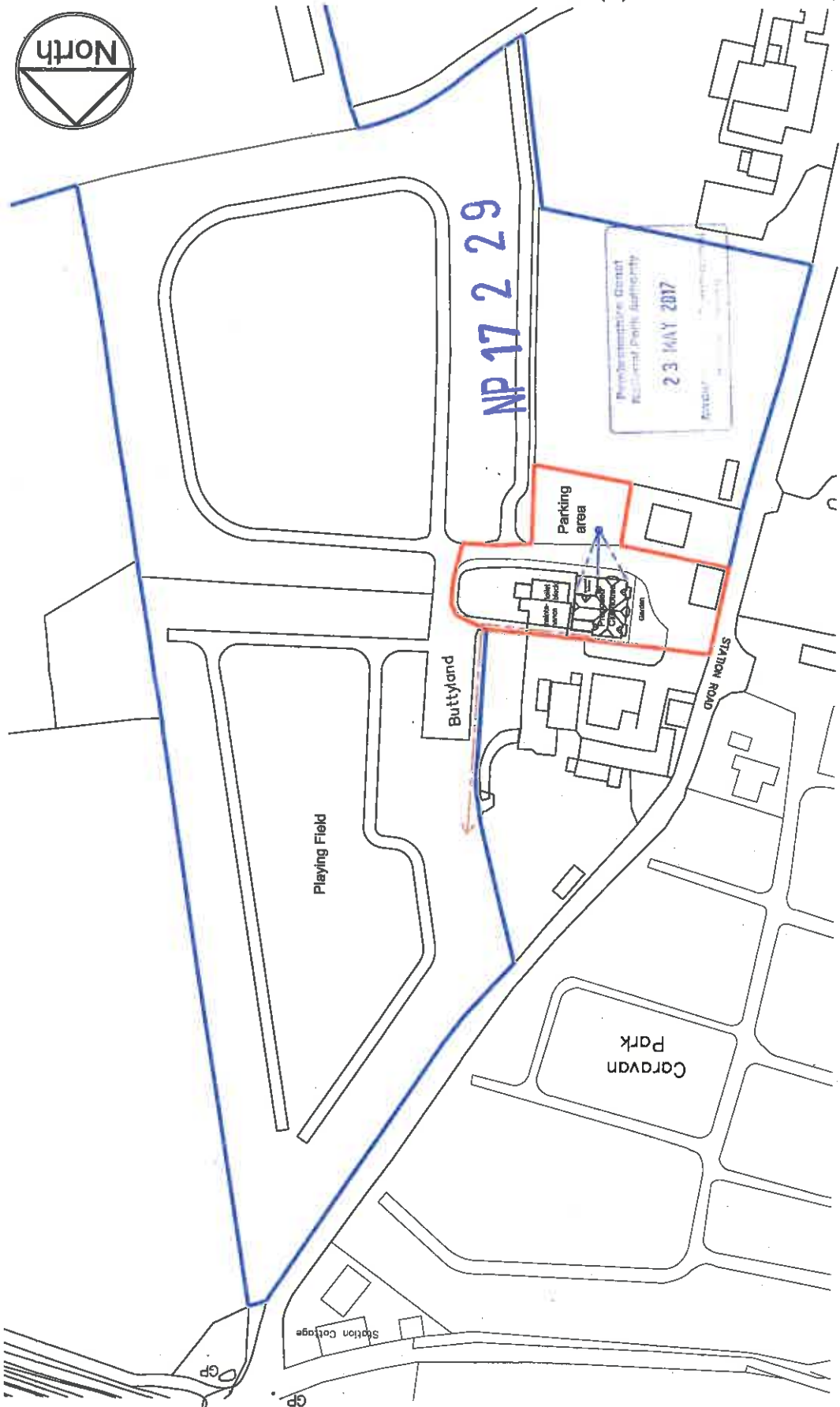
4. The 'managers accommodation' identified on drawing Number 101 shall be used for the purposes of the manager and staff as a rest room as set out in e-mail dated 15th December, 2015 part of planning permission NP/15/0526/FUL and shall specifically not be used as a separate residential unit.

Reason: The application provides insufficient information to justify this accommodation and the accommodation shown provides insufficient amenity space. Policy: Local Development Plan - Policy 30 (Amenity).

5. All remaining hedgebanks, natural stone boundary walls and tree/shrub growth shall be retained and protected at all times.

Reason: In the interests of maintaining a satisfactory scheme of landscaping and to protect the visual amenity of the area. Policy: Local Development Plan - Policy 15 (Conservation of the Pembrokeshire Coast National Park).

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PROPOSED CLUBHOUSE LOCATION PLAN

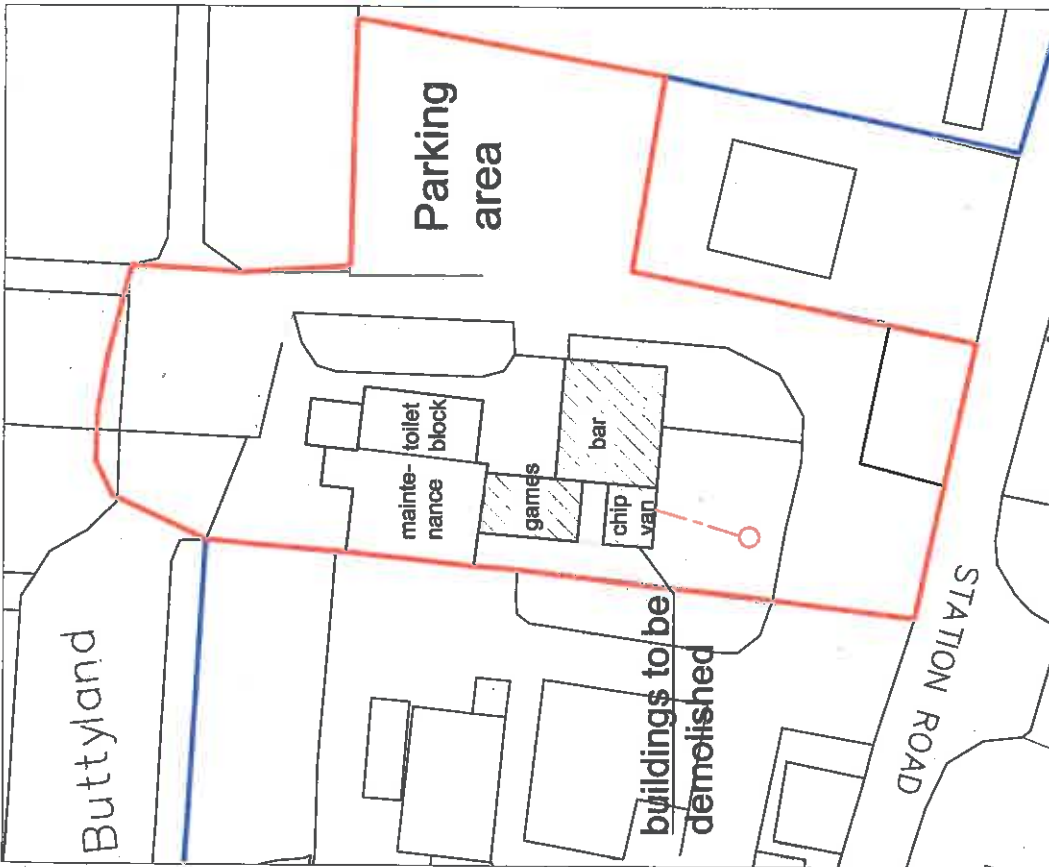


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 T: 01249 400800/01994 240366 M: 07970 420322

JOB:		PROPOSED REDEVELOPMENT OF OLURHURLE STATION RD, MANDRICK SA70 7BN	
DATE:		01/07/2015	
DRAWING NO.:		MS	
DATE:		01/07/2015	
DRAWING NO.:		MS	
SCALE:		1/1250	
DRAWN BY:		MR. D. BROWN	
CHECKED BY:		A3	

Item 5b)

REV H BLUE LINE AMENDED 22/09/2017
 REV G AMENDMENT ADDED & EXTERIOR AMENDMENTS
 31/03/2017



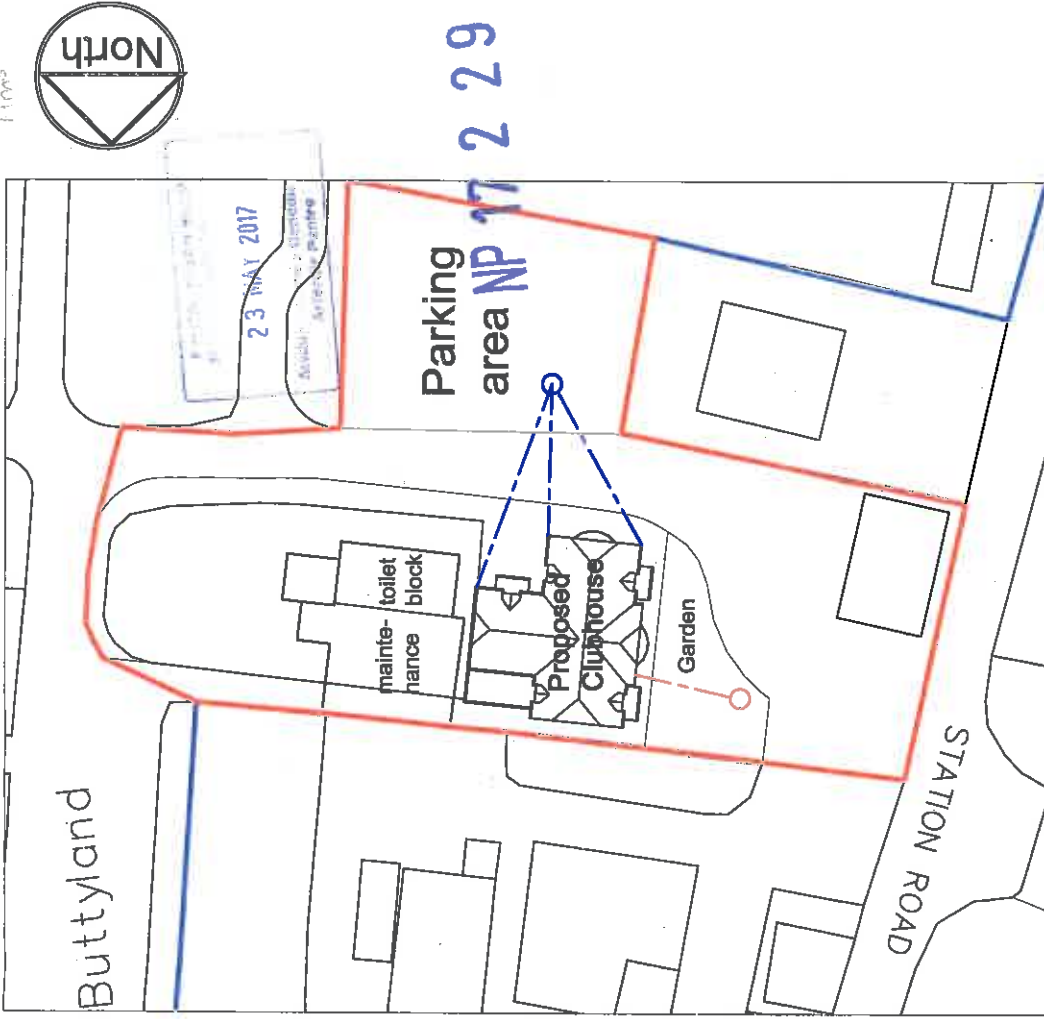
EXISTING

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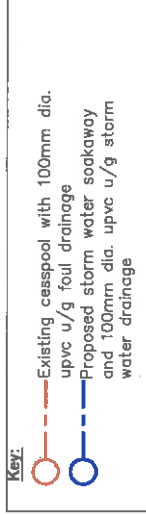


Metres

PROPOSED CLUBHOUSE BLOCK PLANS



PROPOSED



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 A S S O C I A T E S

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JOB: PROPOSED DEVELOPMENT OF CLUBHOUSE AT BUTTY AND DAKAR PARK, STATION RD, MANARBER	
DATE: 09/09/2015	SCALE: 1/500
DRAWN BY: MR. D. BROWN	REFERENCE: A3
CHECKED BY:	DATE:
DATE:	SCALE:
PROJECT:	SCALE:



23 MAY 2017

NP 17 2 29

Amended

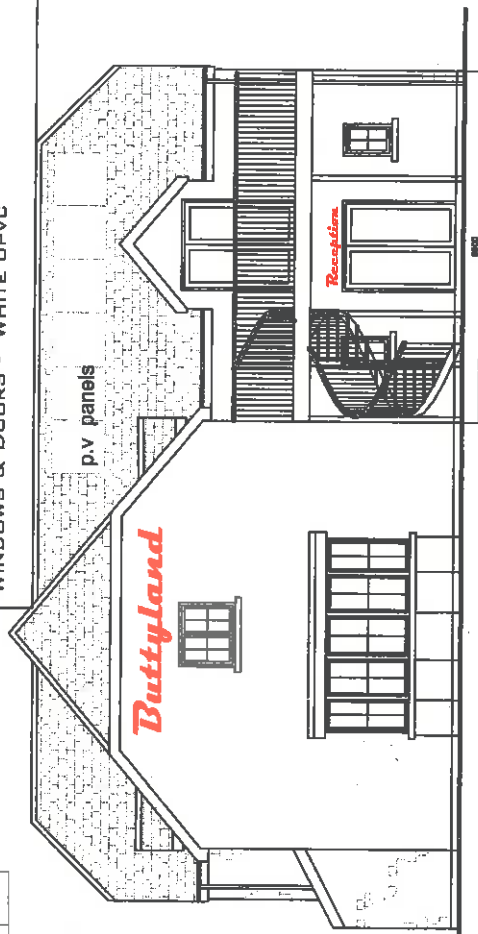
EXTERNAL MATERIALS
ROOF - MARLEY PLAIN SLATE GREY CONCRETE TILE
FASCIA & RAINWATER GOODS - WHITE/BROWN UPVC
WALLS - PAINTED RENDER & STONE DETAILING
WINDOWS & DOORS - WHITE UPVC

5m

0

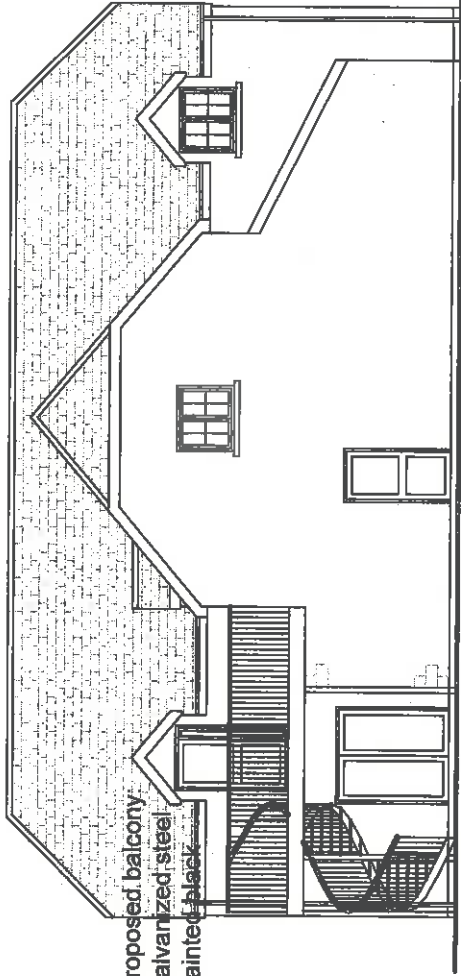


west (road) elevation



south (front) elevation

23 MAY 2017
Architectural & Planning Consultants
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15 St Johns Street, Whitland, Carmarthenshire SA34 0AN
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east elevation



north elevation

proposed balcony
galvanized steel
painted black

galvanized steel fire
escape painted black

Item 5b)

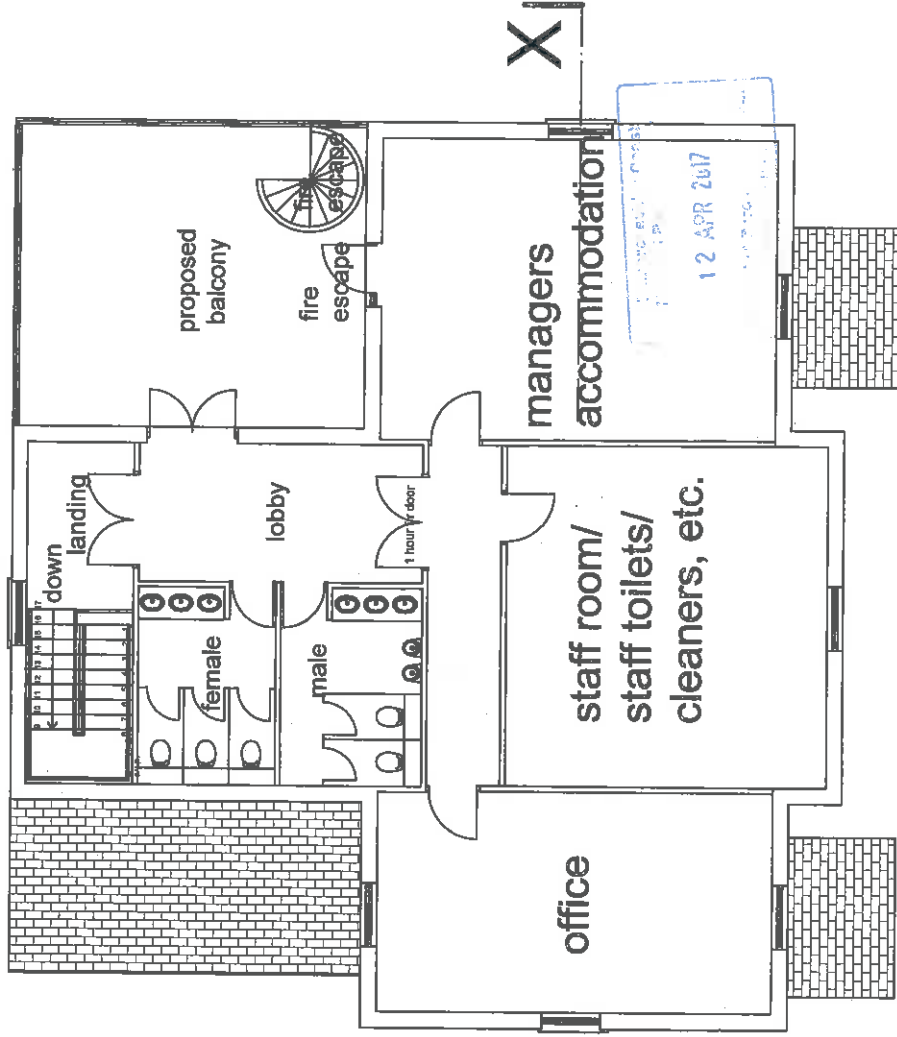
REV H KITCHEN FLOOR ABOVE REVISION 17
REV G BALCONY ADDED & EXTERIOR AMENDMENTS
31/03/2017

JOB:	PROPOSED REDEVELOPMENT OF CLUBHOUSE AT BUTTYLAND DARAVAN PARK, STATION RD, MANDRILLER
CLIENT:	PROPOSED NEW CLUB HOUSE ELEVATIONS
DATE:	10/06/2015
DESIGNED BY:	MB
DRAWN BY:	MB
CHECKED BY:	MR. D. BROWN
SCALE:	1/100
NO:	A3

GERALD BLAIN
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PROPOSED CLUBHOUSE



NP 17 2 29

Item 5b)

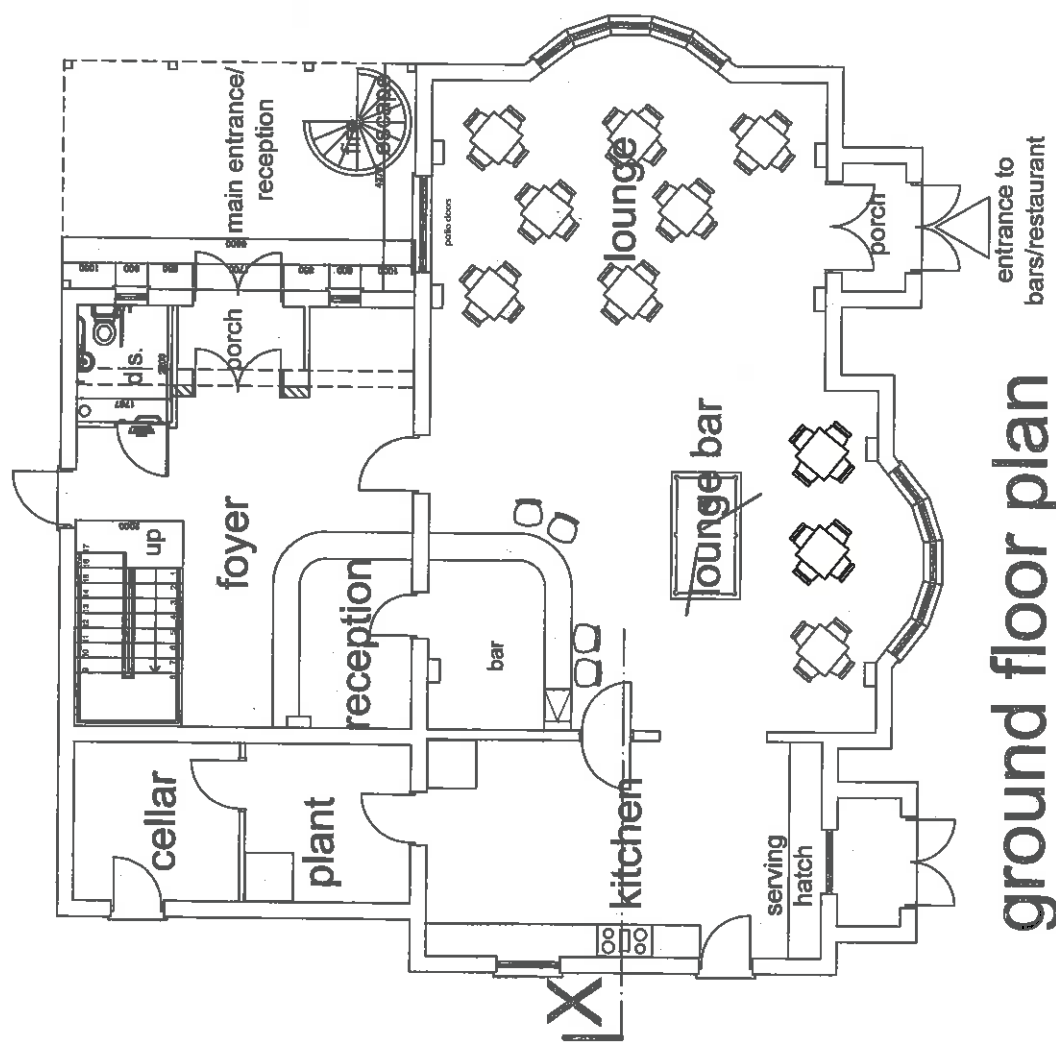
REVISE BALCONY ADDED & EXTERIOR AMENDMENTS
31/03/2017

JOB:		PROPOSED REDEVELOPMENT OF DLIHOUSE STATION RD., MANGRIBER	
DRAWN BY:		MR. D. BROWN	
CHECKED BY:		MR. D. BROWN	
DATE:		1/1/00	
PROJECT NO.:		17/100	
SCALE:		A3	

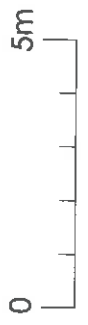
first floor plan



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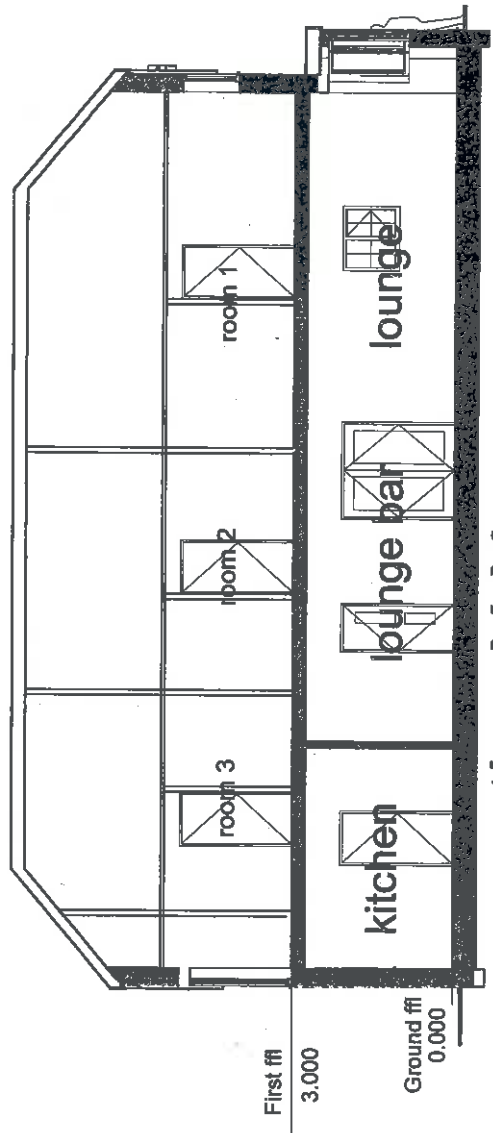
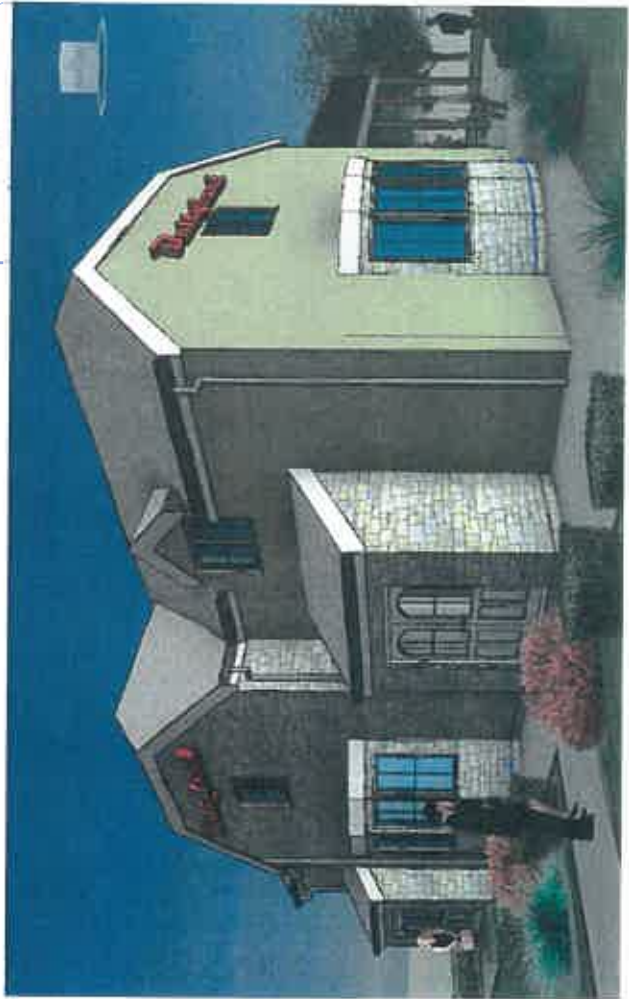
ground floor plan





EXTERNAL MATERIALS
 ROOF - MARLEY PLAIN SLATE GREY CONCRETE TILE
 FASCIA & RAINWATER GOODS - WHITE/BLACK UPVC
 WALLS - PAINTED RENDER & STONE DETAILING
 WINDOWS & DOORS - WHITE UPVC

12 APR 2017
 Awarded



section X-X

3D impression

NP 17 2 29

Item 5b)

REV IS BALCONY ADDED & EXTERIOR AMENDMENTS
 81/03/2017

JOB:		PROPOSED REDEVELOPMENT OF BLUEHOUSE STATION PARK, STATION RD, MANDRILLER	
DATE:		08/09/2015	
DRAWING NO:		102	
DRAWN BY:		MBS	
CHECKED BY:		M.R. D. BROWN	
SCALE:		1/100	
SHEET:		A3	

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A S S O C I A T E S