

Application Ref: NP/21/0085/FUL

Case Officer	Matthew Griffiths		
Applicant	Mr Huw Pendleton, Celtic Holiday Parks		
Agent	Mr Gerald Blain, Gerald Blain Ltd		
Proposal	Change of use of land for the siting of 9 relocated static caravans, associated infrastructure, improvements to existing site access and ecological enhancement.		
Site Location	Meadow House Holiday Park, Stepside, Narberth, Pembrokeshire, SA67 8NS		
Grid Ref	SN15330702		
Date Valid	23-Feb-2021	Target Date	19-Apr-2021

The application is reported for determination by the Development Management Committee as the officer recommendation for approval is contrary to the recommendation of Amroth Community Council that the development should be refused.

Consultee Response

Amroth Community Council: Refuse

Amroth Community Council have received several letters of objection from local residents, regarding this latest application and following several developments that have recently taken place at the Meadow House Caravan Park site, most recently and notably, the current and ongoing conversion of the seasonal touring pitch into a year-round permanent static caravan site.

Concerns have been raised from residents regarding some privacy issues, the further extension of the site westwards and the density of caravans that this would impose in the immediate area of Summerhill and the wider designated Landscape Character Area 1 of the Pembrokeshire Coast National Park Authority Supplementary Planning Guidance Caravan Camping and Chalet policy.

The designated area for the proposed 9 caravans is on land that is higher than the public highway and overlooks some immediate neighbouring properties. Until recently this land was covered in mature trees, which have been felled in the last 6 months. The site is now very visible from the immediate neighbouring properties and from the Church View area of Summerhill, including the public footpath that runs along the back of Church View to Pleasant Valley. With the trees in place this provided a break between Meadow House Caravan Park and the immediate residential properties. With the 9 caravans placed as applied for, the most immediate residents will have caravans directly above them and behind them from Oakland Caravan Park, which will be very detrimental to their privacy and enjoyment of what is deemed a rural setting.

This land in question currently provides a break in the line of sight of caravans, although as mentioned above, this has been reduced given the recent felling of trees. This has become of even greater significance following the conversion of the seasonal touring field into a static caravan site. Whilst not yet fully completed, concrete bases have been laid and it is noted that some of these are requested to

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move as part of this application. As the bases have already been laid, a question has been asked regarding the purpose of laying these and what will be their use in the future? The seasonal touring field conversion development is now very visible from the public highway and has significantly changed the appearance and feel as you now enter the rural village of Summerhill and the outlook for residents of Church View, Summerhill. It has significantly extended the permanent site eastwards and into the village of Summerhill. Placing the 9 caravans on the proposed western side will result in a loss of this break in the line of caravans. The site along the highway will run fully east to west with the entrance in the middle and have caravans on the west from front to back. From Church View and the public footpath, no noticeable break in caravans will be offered on the western side between Meadow House Caravan Park and Oakland Caravan Park. The two sites will almost join up with no break in visibility of caravans. There is a real and growing concern from residents regarding the increasing size and spread of caravan parks and holiday sites in the immediate area and wider Amroth Community area, having a negative and detrimental effect on the National Park and on rural community living.

Residents have also expressed concern that this application does not address the policy implications of the Pembrokeshire Coast National Park Authority Supplementary Planning Guidance for Caravan Camping and Chalet. We note this SPG includes the following in relation to Landscape Character Area 1, Saundersfoot and Settled Coast, in which Meadow House sits:

“The area is at capacity because cumulatively the existing sites are having an adverse effect on the landscape character. The gaps between developments in places, especially south west, are narrow and are needed to be retained to maintain a sense of a rural character”;

“There is no further capacity for extensions to sites as many of the sites are medium or large with limited spacing between them and at dense spacing, and they are already cumulatively adversely affecting the landscape character”.

We would also note the SPG brings forward suggested mitigation which includes the following:

Reduce density of static caravan development creating green space with native tree planting between caravans, especially where caravans or chalets ‘stack up’ slopes.

Maintain and enhance the field boundary pattern including hedgerows and trees.

Upon review, Amroth Community Council does not consider that the proposed developments meet the requirements of the Local Development Plan. The proposals will add to caravan density, will actually be detrimental in visual impact and is contradictory to the mitigation requirements of the Supplementary Planning Guidance, where sites should be looking at reducing density and improving green spaces/trees, not increasing in size.

Finally, we would bring to your attention that this planning application is, in our understanding, not significantly different to an earlier proposal made by the applicant several years ago, which was refused both by Pembrokeshire Coast National Park and on appeal. Considering all of the above points and concerns raised by our residents, Amroth Community Council object to this this planning application.

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Coal Authority: No objections

Natural Resources Wales: Comments

National Trust: Objection

PCC Drainage Engineers: SAB approval required

PCC Transportation and Environment: Conditional consent

PCNPA Access Manager: No objection

PCNPA Tree and Landscape Officer: Conditional consent

PCNPA Planning Ecologist: Conditional consent

Dwr Cymru Welsh Water: No objection

Cadw: No response to date

Dyfed Archaeological Trust: No response to date

Public Response

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

Several letters have been received from nearby residents which raise the following matters:

- Highway safety and increased congestion from any further development;
- Flooding risk from site and potential issues of surface water flooding.
- Potential of failure of the private water drainage system at the site and of the proposal.
- Unacceptable landscape and visual impact
- Lack of capacity within LCA 1 for any static caravan development and contravenes the Caravan, Camping and Chalet SPG advice.
- Potential for future development of Heritage Park site and other sites in the locality will create further harmful cumulative impacts.
- Recent works to implement the change of the touring field to statics have been harmful.
- Potential harm to wildlife
- Increased noise and emissions from cars parked at the caravans.
- Light pollution from the site, impacting on dark skies, wildlife and amenity.
- Visual intrusion to neighbouring properties and impact on residential privacy, particularly due to the elevated nature of the site when compared to neighbouring properties.
- Large screening trees have been removed at the site.
- Caravans in the newly developed part of the site are located close to and less than the required 3 metres from the boundary of the site.
- Failure to comply with previous conditions and no enforcement of conditions on previous planning permissions.
- Note previous dismissed appeal which was dismissed in 2011 was for a similar application and the Authority should be consistent.
- Trees felled at the site have removed wildlife habitats and not all trees were authorised by TPO consent.
- Removal of trees has exacerbated noise and disturbance from the club house.

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- There is an appearance of ribboning of development within the village with the replacement of the touring caravans with statics to the north of the site and this proposal along the road frontage.
- The site is visible in long distance views such as from Sandy Hill Road, Saundersfoot and is a visual intrusion.
- Will lead to an increase in light and waste pollution.
- Potential of harm from the decking which is proposed due to overlooking.
- How high will the hedges be that provide screening to the site.

The above points have been addressed in the officer's appraisal.

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>

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 07 - Countryside

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 10 - Sites and Species of European Importance

LDP2 Policy 11 - Nationally Protected Sites and Species

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 29 - Sustainable Design

LDP2 Policy 30 - Amenity

LDP2 Policy 31 - Minimising Waste

LDP2 Policy 32 - Surface Water Drainage

LDP2 Policy 34 - Flooding and Coastal Inundation

LDP2 Policy 38 - Visitor Economy

LDP2 Policy 40 - Self-catering development

LDP2 Policy 41 - Caravan, Camping & Chalet Development

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

PPW11

SPG03 - Landscape

SPG08 - Seascape Character

SPG11 - Caravan Camping & Chalet

SPG12 - Biodiversity

SPG13 - Parking Standards

SPG16 - Sustainable Design & Development

TAN 05 - Nature Conservation and Planning

TAN 06 - Planning for Sustainable Rural Communities

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TAN 10 - Tree Preservation Orders
TAN 11 - Noise
TAN 12 - Design
TAN 13 - Tourism
TAN 15 - Development and Flood Risk
TAN 18 - Transport
TAN 23 - Economic Development
TAN 24 - The Historic Environment

Constraints

Special Area of Conservation - within 500m
Rights of Way Inland - within 50m
ROW Coast Path - within 10m
Nat Trust Covenants
Recreation Character Areas
Surface Coal
High Coal Risk
Affordable Housing Submarkets
Seascape Character Areas
Landscape Character Area

Officer's Appraisal

Background and Site Description

Meadow House is a large caravan park accommodating just under 200 static caravan pitches. The holiday park is situated to the south of Summerhill. The road running through Summerhill and past the application site forms the National Park boundary.

Forty-seven of these pitches were permitted under a change from 55 touring pitches at the northern end of the holiday park (reference: NP/10/0450). It is 9 of these pitches which are now being proposed for relocation to an area of land within the holiday park. The overall number of pitches within the site is not proposed to be increased. The application site is situated at the south-west of the holiday park in an area defined by the holiday park boundary to the west and the club house to the east. Immediately outside of the boundary in this location is the county road joining Wiseman's Bridge to Summerhill. There is a dwelling immediately adjacent to the south of the application site with several dwellings located to the west of the county road outside the holiday park boundary.

The ground levels within the application site slope downwards from east to west and north to south. The adjacent clubhouse building is at a higher level. The road running alongside the caravan park and directly adjacent to the application site slopes quite steeply from north to south. The road itself is considerably lower than the land within the application site, the boundary between the two being topped by hedgerow and mature trees providing additional height to their screening effect immediately

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adjacent to the site. This boundary treatment has been thinned recently as part of groundworks within the application site, which has also been largely cleared with the removal of conifer trees. Works to create hedgebanks have also been undertaken.

An application in 2011 to increase the number of caravan units within the site was refused on the basis of the policy position set out in the adopted development plan at that time which was to restrict further caravan development. The subsequent appeal was dismissed with the Inspector commenting that the additional lodges would be contrary to the Plan policy and be *“visually intrusive in the compact and intimate landscape in the vicinity of the appeal site.”* He further commented that: *“I am not convinced that the lodges would cause unacceptable harm to the amenity or enjoyment of residents of nearby dwellings, and no compelling evidence has been provided to indicate that harm would be caused to protected species in the area. I do not consider the proposed access and parking arrangements would compromise safety on the public highway.”*

Planning History

As outlined in the planning history above the site does have an extensive and also material planning history, which is summarised below:

NP/10/0450 - Variation of condition 2 of NP/320/93 for change of use of the site from 55 touring caravans to 47 static caravans - Meadow House, Summerhill, Amroth - Approve - 5 July 2011.

NP/10/451 – Alteration and extension to existing clubhouse and road improvements - Meadow House, Summerhill, Amroth – Allowed at appeal – 26 June 2012.

NP/11/180 – Stationing of 8 No. Lodges (no axel) – Dismissed at appeal – 26 June 2012 (same site as current proposal).

Current application

The application site is within the existing caravan park, although no caravans have previously been sited on the land. The proposal is seeking to relocate 9 caravans from the northern-most part of the site which was given planning permission to change 55 touring pitches to 47 static pitches in 2011. The relocation of 9 of these pitches is intended to improve the internal layout of the caravan park and to allow a greater degree of landscaping to the overall site. The reduction of nine units in the northern area of the site is shown on the submitted plans and are taken from across this area.

The proposed static caravans have been shown on plans measuring 10.6m in length by 6.09m in width and reach a maximum height of 3.9m. Each caravan will have a private deck area and will be finished with an option of timber cladding or composite cladding to three different colour options, UPVC glazing, and dark roof covering.

Key planning issues

Based on the nature of the development, planning history and policy context the following are considered to be the main material considerations in determining this planning application:

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- Principle of Development
- Landscape and Visual Impact
- Amenity and Privacy
- Siting and Sustainable Design
- Highway Safety and Access
- Biodiversity and Tree Impact

Principle of development

Policy 38 of LDP2 sets the strategy for considering visitor economy proposals and allows for limited camping, caravan and chalet development. Policy 41 of the Plan sets out in more detail where such proposals may be permitted – with new sites being permitted away from the coast and Preselis and in location not inter-visible with them. In this instance the proposal is not for a new site, but a reconfiguring of pitches within the existing holiday park area. Policy 41 allows for such extensions where the extension is in a well-screened location.

When considering proposals for development the policy requires that:

- Sensitive locations are avoided;
- Units can be readily assimilated into the landscape;
- There are no unacceptable cumulative effects when considered in conjunction with other development in the locality;
- Opportunities for enhancement achieve an overall environmental improvement with clear benefits in reducing the impact on the surrounding landscape.

Meadow House Holiday Park is approximately 6.3 hectares in size. The application site occupies approximately 0.6ha. According to the definition contained in Table 7 of LDP2 the application site is defined as a static: medium site, although the overall holiday park is within the definition of a large static site.

The Authority has produced draft Supplementary Planning Guidance on caravan, camping and chalet development. It considers the capacity within the landscape of the National Park to accommodate additional development of this type and is based on a study undertaken in 2015 to inform the Local Development Plan revision process and forms part of the evidence base to LDP2. The SPG uses the 28 landscape character areas contained in the Authority's Landscape Character Area SPG. The application site is Landscape Character Area 1 – Saundersfoot Settled Coast (LCA1). Each LCA is considered in terms of its sensitivity to additional development. As defined by the Landscape Character Assessment (LCA) Supplementary Planning Guidance (SPG). The area's special qualities are listed in this document, as follows:-

‘Although substantially settled, the area contains some attractive farmland and woodland patches which intersperse the smaller settlements and farmsteads

- There is a coastal feel with an open nature and attractive views along the coast, the view southwards from Amroth towards Tenby being notable for the prominent landmark of the church spire in the distance, seen above Monkstone Point in the middle ground
- Inland, the country estate landscape and parkland character around Hean Castle and Coppet Hall is very attractive and locally distinctive

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- There are some habitats of international importance here, contributing to some parts of the landscape having a high ecological value
- The historical and archaeological features recorded here are such that the whole area merits a high historical value, especially industrial relics, such as the tramway and incline, which are comparatively rare surviving elements of local extractive industries. This industrial past is a historical quality possessed by many of the coastal towns and villages in the National Park
- The recent changes in holiday trends have eroded the original seaside town character, but the essential feel is not yet lost.
- Saundersfoot has a Conservation Area centred on the old town area along the sea front and the harbour (designated in September 1995).'

Due to the large number of existing caravan and camping parks situated in the south-east of the National Park there is a high sensitivity in LCA1 to new development. The particular sensitivities are identified as the undeveloped coastal edge with highly visible coastal slopes visible across the bay with views from the coast path and from the sea. The SPG advises that there may be very limited capacity for extending some static caravan sites where the extension is less prominent, and the existing sites are improved within the guidelines. Paragraph 4.4 of the Guidance makes reference to the need for sites to be considered on a case-by-case basis.

As noted above the changes proposed to this as an existing caravan park, with no increase in units on land within the existing park could be in principle acceptable. However, any final conclusion will relate largely to the acceptability of the proposal in terms of the landscape and visual impact of development. This is considered in the following section of the report.

Landscape and Visual Impact

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 the 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, that would be insensitively and unsympathetically sited within the landscape. 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 the LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of the LDP2 seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

As noted above, the ground levels within the application site slope downwards from east to west and north to south. The adjacent clubhouse building is at a higher level.

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The road running alongside the caravan park and directly adjacent to the application site slopes quite steeply from north to south. The road itself is considerably lower than the land within the application site, the boundary between the two being topped by hedgerow and mature trees providing additional height to their screening effect immediately adjacent to the site. This boundary treatment has been thinned recently as part of groundworks within the application site, but the current application shows replacement landscaping treatment. It is considered that static caravan units placed within this land would be visually contained within the holiday park, particularly with the additional boundary treatments proposed which would provide additional screening along the boundary with the road and the for the property to the south.

As noted, the scheme will not result in an increase in the overall units at the site as the removal of other units in the northern area of the site can be secured by a section 106 agreement. It is using an area of land which has not been previously utilised. When approaching from the north of the site. It is the northernmost area of the caravan park that is most visible. The site is visually contained within the immediate vicinity and with the additional boundary landscaping proposed will be screened from neighbouring properties. This area of the site is not visible from the coast and will not appear as a skyline development. The plans accompanying the application show a layout compatible with the mitigation guidance listed for Landscape Character Area 1 – most notably that the density is caravans in the more prominent northern portion of the site is reduced, the proposed layout is not rectilinear but rather utilises the local topography and is introducing additional landscaping to further contain any visual impact. Lighting will need to comply with the requirements of Policy 9 of LDP2 and lighting detail can be secured by condition.

The applicant has submitted a landscaping scheme in order to provide mitigation against the visual impact of the proposed 9 static caravans. The landscaping scheme includes the creation of a hedgebank to the frontage to the public highway and planting along the site boundaries and between units. In terms of landscaping, the application proposes a good level of new soft landscaping throughout the site which will increase the screen planting around the caravan site.

Third party representations from neighbours as well as the National Trust have raised concern and objection to the proposal. They note that there will be a need to create improved access visibility to the site. This will result in a section of the hedgerow being removed to allow for improved visibility splay of 40 metres at the entrance. The landscaping scheme indicates that this impact will be mitigated by new planting including a section of new Pembrokeshire hedgebank set back behind the visibility splay. Representations have further raised concerns regarding the cumulative impact of development and the lack of capacity for caravan development in the area.

As noted above Policy 41 allows for development where sensitive locations are avoided, where the site can be assimilated into the landscape, where there are no unacceptable cumulative effects and where there is an overall environmental improvement. Subject to the securing of the reduction in numbers elsewhere in the park (this will require a section 106 agreement) and conditions to allow for appropriate landscaping, the proposal as a matter of planning judgement is considered to be acceptable.

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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 or Acadia and is therefore preferred for the walls and decking and this will be secured through a planning condition.

The previous appeal decision identified that a different scheme on the same site was visually intrusive. The policy context has changed since this appeal was determined with LDP2 and also the adoption of the caravan, camping and chalet development SPG. Additionally, the applicant is now proposing the relocation of units within the site which was not previously proposed. The Authority should consider all schemes on their individual merits and will need to take into account the differences in this scheme and the current policy context for this proposal. It is not considered in this case that the Authority would be bound by the precedent of the previous determination at appeal that the scheme was not acceptable in visual terms.

Assessed against the current policy context; subject to a section 106 agreement to secure the removal of units elsewhere in the overall site; and securing appropriate landscape mitigation, it is considered that the scheme can be supported in terms of its impact on the visual amenity and special qualities of the National Park.

Amenity and Privacy

Correspondence has been received which raises concerns on the privacy impact from the proposed static caravans on existing residential properties, as well as the potential for noise and disturbance from occupiers of the site. The site directly adjoins a property to the south known as Swn-y-Mor. Separated from the site by the adjoining public highway (C3015) is the property known as High Chaparral which adjoins the Oakland Caravan Park to the North. To the south of High Chaparral is the property known as Combe Dingle. Further to the south is Caledonia followed by four other properties to the west of the public road.

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 proposed caravans have been set back from the western boundary of the applicants' land ownership by around 7.5m to 10m they are then separated by the public highway to the neighbouring properties. This is an increase on the set back from the boundary of caravans elsewhere on the site.

Amenity was assessed on site during a site visit where the site was fully inspected, and the adjoining properties assessed from the adjoining carriageway which forms their road frontage. The layout of the units, the layout of neighbouring properties, the distances and separation by a public highway were considered to effectively mitigate privacy impacts to a large extent. Taken with improved landscaping along the western boundary which can be secured by condition this will further filter views between the site and neighbours. It was considered that subject to condition the proposal would not unacceptably impact due to a reduction in privacy.

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Concerns regarding other impacts to amenity such as noise and disturbance are noted and there will be an increase in activity in this area of the site which was not present previously. However, this will be in the context of the existing wider caravan park. The Inspector on the previous appeals at the site noted that he was “not convinced the lodges would cause unacceptable harm to the amenity or enjoyment of residents of nearby dwellings”. In assessing the impact on amenity, it is noted that the inspector in assessing the impact on living conditions of the club house stated that the impacts of it would be on the adjoining occupiers of the static caravans. While there is potential for some guests to be noisier and to cause more disturbance, it is reasonable to assume that the site operator / manager would ensure that the noise and disturbance was not allowed to reach such levels that they would cause unacceptable disturbance to the occupiers of other caravans on the site, and this would likely act to protect the amenity of neighbours. Details of noise management at the site can be secured by a planning condition.

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.

Siting and Sustainable Design

The siting of the 9 static units and associated works are considered to be appropriate in this instance and will result in a layout that provides a good degree of separation between units and an orientation which respects each unit’s privacy within the site and is less dense than elsewhere seen on the site. The design of these units is also considered to be acceptable and provides a good level of insulation to each unit.

Highway Safety and Access

Correspondence has been received which raises concerns about the potential for the access to be unsafe.

The local highways authority has advised that the visibility splay proposed will involve removing a length of hedge along the boundary to the Class 3 road and lowering a small section of stone wall on the junction bell mouth. They note that a reduction in visibility standards can be made to 33 metres and that this can be secured by a planning condition.

As noted, the scheme will not result in an increase in the overall units at the site as the removal of other units in the northern area of the site can be secured by a section 106 agreement. In light of this and the advice of the Local Highways Authority, which secures previously required improvements it is considered that the scheme is in accordance with Policies 59 and 60 of LDP2.

Biodiversity and Tree Impact

The applicant has indicated that the proposal will retain all trees at the site. Appropriate tree protection measures can be secured by a planning condition as recommended by the Tree and Landscape Officer.

As no trees are to be removed as part of the scheme and effective tree protection will be secured by condition, the concerns regarding potential bat occupation of trees expressed by NRW have been addressed. They note the potential for dormouse

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occupation of the hedgerow to the frontage of the site which will need to be set back to allow for the highway works at the site. They consider that any impact on dormouse from the hedge works will be effectively mitigated by a dormouse conservation plan which can be secured by a planning condition.

The proposed external lighting in the form of low-level bollard lighting is welcomed and will result in a controlled level of lighting for the site and will have a design and be positioned to avoid light pollution. The installation of appropriate lighting can be secured with a planning condition.

The application is proposing significant new planting including native species of trees and wildflowers. It is considered that this will provide effective mitigation and enhancement for the development and this can be secured by a planning condition.

In light of the above the proposal is considered to have an acceptable biodiversity and tree impact and to be in accordance with LDP policies:

Other material considerations

Correspondence has been received which raises concerns of flooding risk from site. Pembrokeshire County Council Drainage Engineers have indicated that the proposal will require formal SAB approval prior to the commencement of works and an informative note will be added to cover this aspect.

The proposed foul drainage is to use the existing facilities at the site with a holding tank on site pumping to the existing on-site treatment works. Natural Resources Wales have not raised any objection to the current proposal, but an informative note will be added to any consent in respect of foul drainage discharge. Welsh Water has raised no objection to the proposed development in terms of water supply.

The proposal has been identified as being in the high-risk area for coal. The application is supported by a mining report and the Coal Authority has advised that they do not object to the proposal but have requested the imposition of an informative note on to any planning permission.

Conclusion

Notwithstanding the objections received, following consideration of the policies contained within the Local Development Plan 2 and National Planning Policy in the form of Planning Policy Wales (Edition 11, February 2021) and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP2. The proposal is subject to effective landscaping and the reduction in units elsewhere on the site will have an overall effect that 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 Local Development Plan 2.

The proposal, to be acceptable, will require in effect a modification to an existing planning permission reference NP/10/0450. This planning permission will need to be modified to prevent the full development of the site as authorised. A modification of an extant planning permission such as this cannot be secured by a condition on a

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planning permission on a different site and will require an agreement under Section 106 of the Town and Country Planning Act 1990.

Recommendation

Delegate powers to the Director of Planning and Park Direction to APPROVE the application subject to an appropriate agreement made under section 106 of the Town and Country Planning Act 1990. Where, an agreement is not completed within six months of the resolution of Committee also delegate powers to REFUSE the application.

Conditions/Reasons

1. The development shall begin not later than five years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents:
 - 2020-01 - Site Location Plan / existing site layout
 - 2020-03 - Proposed Site Plan
 - 2020-04 - Proposed Landscape and Conservation Plan
 - 2020-06 - Proposed Landscape Strategy
 - 2020-05 - Proposed Single Unit Static Caravan (floor plans & elevations)
 - Ecological and Protected Species Survey and Recommendations (dated 3rd September 2020) by Neil Taylor Ecological Consultant.

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).

3. The development hereby permitted shall be carried out in accordance with the submitted plans and details, with no more than 9 static caravans sited at any one time in the positions shown on the approved drawing reference: 2020-03 - Proposed Site Plan.

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

4. Any caravan sited shall comply with the statutory definition of a caravan given within the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968. Any caravan and associated decking shall be in accordance with the design approved in drawing 2020-05 - Proposed Single Unit Static Caravan (floor plans & elevations).

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

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National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

5. The caravan(s) 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 – Policy 41 (Caravan, Camping and Chalet Development), para 4.220 (supporting text).

6. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, no development within Parts 4 and 5 of Schedule 2 (relating to temporary buildings, uses and caravan sites) 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 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

7. Prior to the first use of permanent lighting at the site, full details shall be submitted to and approved in writing by the Local Planning Authority. Lighting shall be installed and operated in accordance with the approved details. No additional lighting shall be installed unless a revised Lighting Strategy is submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 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) 12 (Local Areas of Nature Conservation or Sites of Geological Interest) (Light Pollution) and 14 (Conservation of the Pembrokeshire Coast National Park).

8. No development, including site clearance, shall commence until a Dormouse Conservation Plan for the works has been submitted to and approved in writing by the Local Planning Authority. The Dormouse Conservation Plan should include:
 - i. A plan showing habitat to be lost, habitat to be created and habitat to be retained, which should identify the extent and location on appropriate scale.

Item 5 - Report on Planning Applications

- ii. Details of protective measures to be taken to minimise the impacts.
- iii. Details of timing, phasing and duration of construction activities and conservation measures.
- iv. Timetable for implementation demonstrating that works are aligned with any proposed phasing of the development.
- v. Details of initial aftercare and long-term maintenance of new and retained habitats.
- vi. Actions to be taken in event previously unidentified species/habitat features are found.
- vii. Ecological Compliance Audit, including key performance indicators.
- viii. Persons responsible for implementing the works.
- ix. Details of measures to prevent or reduce incidental capture or killing. The Dormouse Conservation Plan shall be carried out in accordance with the approved details

Reason: To ensure that dormouse 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) 12 (Local Areas of Nature Conservation or Sites of Geological Interest) (Light Pollution) and 14 (Conservation of the Pembrokeshire Coast National Park).

9. A visibility splay shall be provided on the south-west side of the Caravan Park access giving a clear sight line of 33 metres along the nearside channel of the highway from within a distance of 2.4 metres back from the channel on the centre line of the access road.

Reason: In the interests of road safety. Policy: Local Development Plan 2 – Policies Policy 59 Sustainable Transport (Strategy Policy); and Policy 60 Impacts of Traffic

10. There shall be no obstruction to visibility over 0.9 metres above the level of the crown of the adjacent carriageway within the approved visibility splays.

Reason: In the interests of road safety. Policy: Local Development Plan 2 – Policies Policy 59 Sustainable Transport (Strategy Policy); and Policy 60 Impacts of Traffic

11. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, 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, and to accord with Policy 59 of the Local Development Plan 2 for the Pembrokeshire Coast National Park (adopted 2020).

12. 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.

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

Item 5 - Report on Planning Applications

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).

13. All retained trees, hedgebanks and hedge boundary features and/or any trees whose canopies overhang the site shall be protected by strong fencing, in accordance with BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations for the duration of the development, with the location and type agreed with this authority prior to commencement. The fencing shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

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), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

14. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved by the Local Planning Authority. This shall reflect the recommendations of Part 6 of the Ecological and Protected Species Survey and Recommendations (dated 3rd September 2020) by Neil Taylor Ecological Consultant and associated Landscape and Conservation Plan. The LEMP shall include the following:
- i. Details of habitats, landscape, environmental and ecological features present or to be created at the site
 - ii. Details of the desired conditions of features (present and to be created) at the site
 - iii. Details of treatment of site boundaries
 - iv. Details of the extent, distribution and type of new planting
 - v. Details of the extent, distribution and type of new habitat creation on the site
 - vi. Specification of ground preparation and planting operations - including specification of topsoil quality and depth, remediation of compacted soils, planting season, plant protection, watering of newly planted stock, mulching etc. Schedules of plants, (trees and hedges, including replacement trees where appropriate),
 - vii. Plant species, planting sizes and proposed numbers/densities where appropriate,
 - viii. Hedge planting density and method (e.g. double staggered);
 - ix. Pembrokeshire Hedgebank implementation (including cross-section);

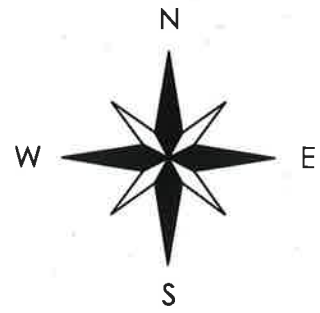
Item 5 - Report on Planning Applications

- x. Details of scheduling and timings of activities
- xi. Details of short and long-term management, monitoring and maintenance of new and existing landscape, environmental and ecological features at the site to deliver and maintain the desired condition
- xii. Details of replacement measures should any landscape or environmental features die, be removed or become seriously damaged or diseased within five years of planting
- xiii. Details of management and maintenance responsibilities including schedule setting out annual operations, frequency and standard of workmanship during the establishment period.
- xiv. Details of timescales, length of plan, the method to review and update plans (informed by monitoring) at specific intervals as agreed. The LEMP shall be carried out and maintained in accordance with the approved details.

Reason: A LEMP should be submitted to ensure necessary landscape and environmental management measures are agreed prior to commencement and implemented to ensure the site's landscape and environmental features are adequately managed for the long term. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

15. A noise management scheme detailing particulars of the transient noise sources (e.g. vehicles arriving leaving; loud amplified music/sound from vehicles etc) to be generated within the site together with their respective noise mitigation measures shall be submitted to and approved by the Local Planning Authority before the site is used for tents; and the development shall be used in every respect in accordance with the submitted management scheme.

Reason: In the interests of protecting the amenity of adjoining residential neighbours and in accordance with Policy 30 of the Pembrokeshire Coast National Park Local Development Plan.



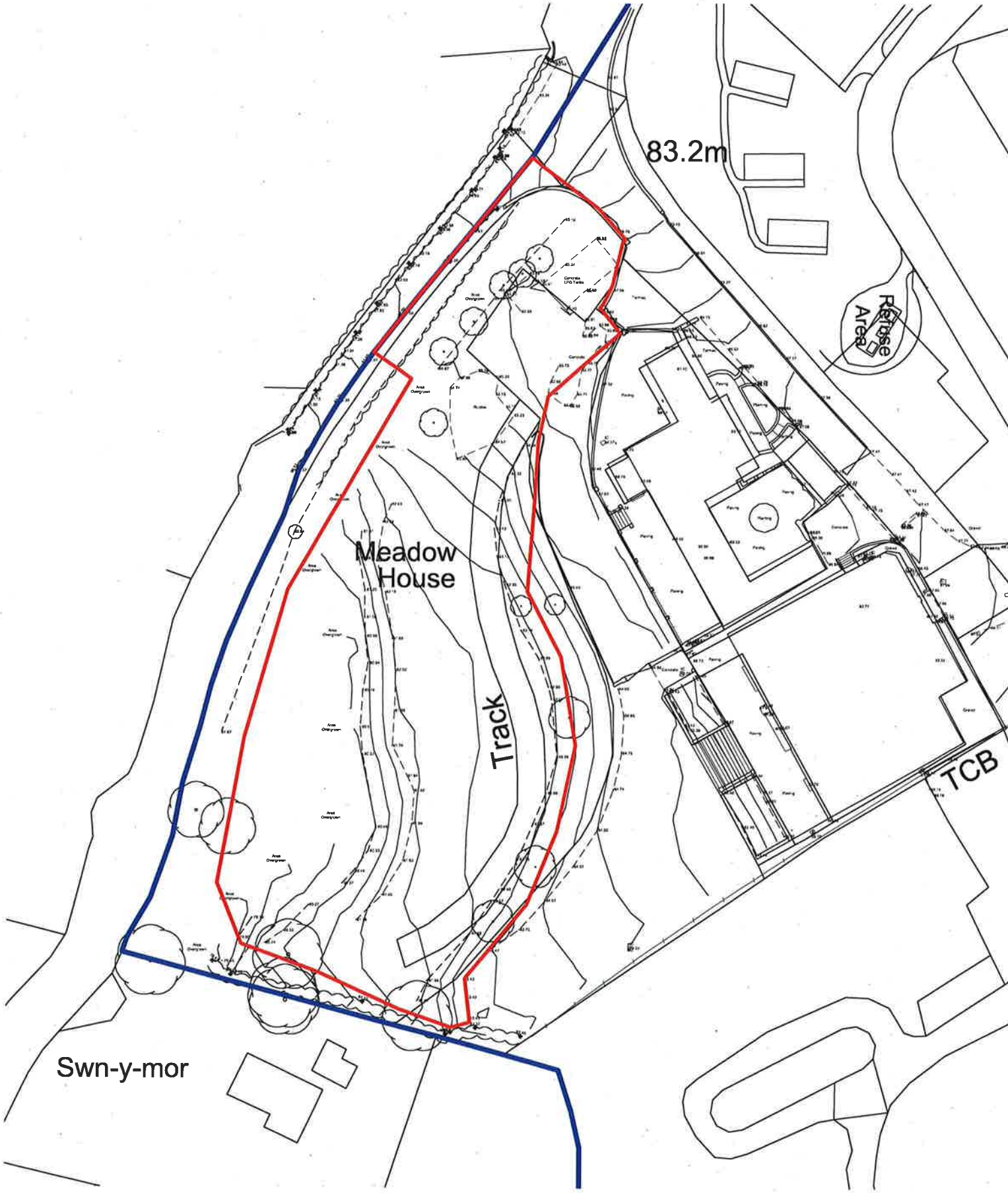
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Project: Proposed Relocation of Caravans @ Meadow House Caravan Park, Summerhill, Amroth	
Dwg. Title: Location Plan	

Client: Mr H Pendleton	
Scale: 1/2500	@A4
Drawing No: 01	
Drawn By: D.B	
Checked By: G.B	
Date: 11/2020	

GERALD BLAIN ASSOCIATES LTD
Architectural & Planning Consultants

Tel: 01994 240 366
Mob: 07970 420322
Email: Gerald@Geraldblainassociates.co.uk
Address: 15 St John Street, Whitland, SA34 0AN



Swn-y-mor

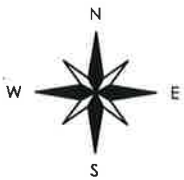
83.2m

Meadow House

Track

TCB

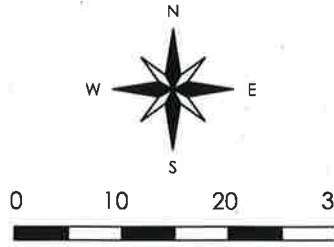
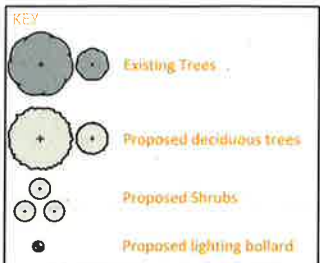
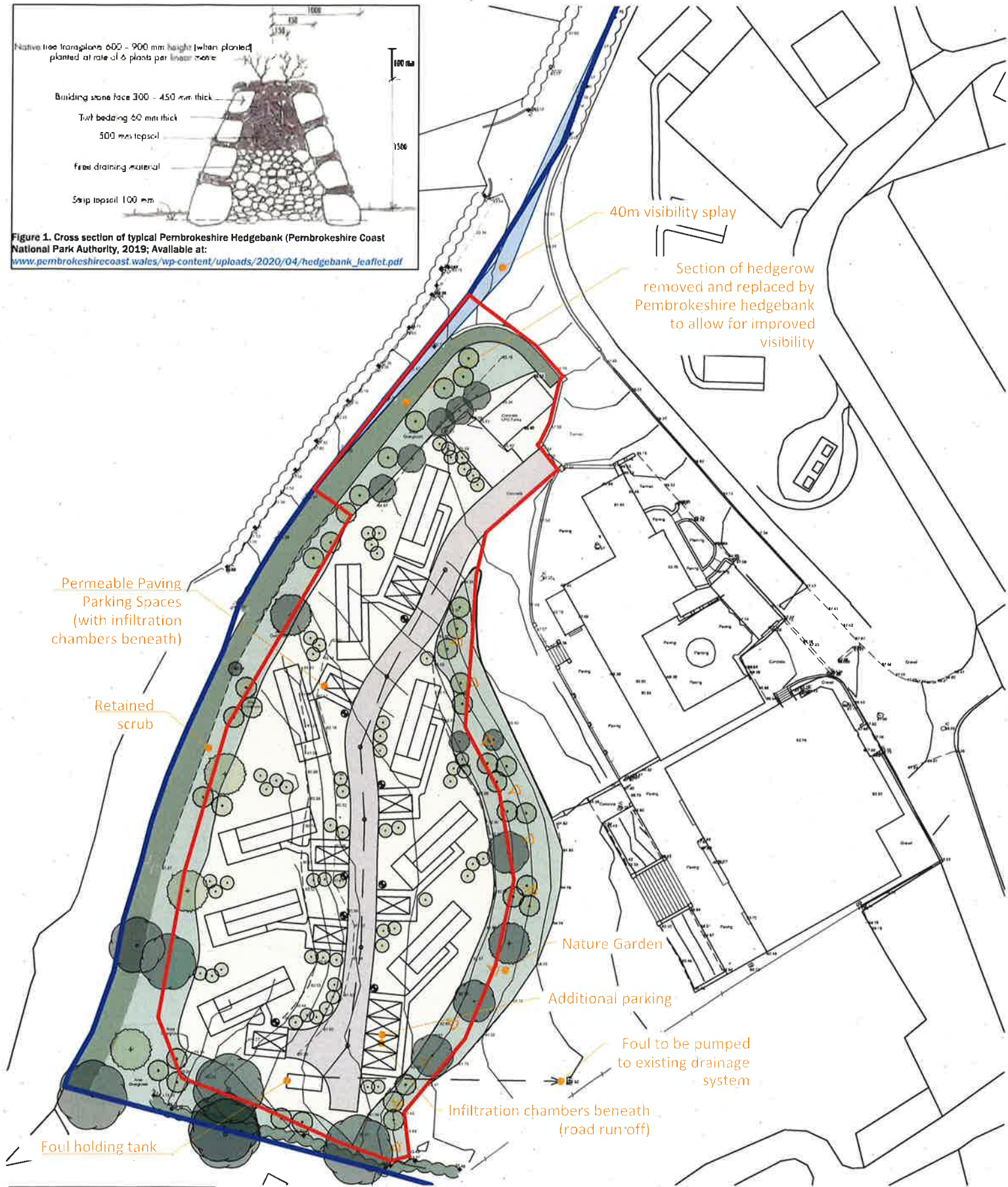
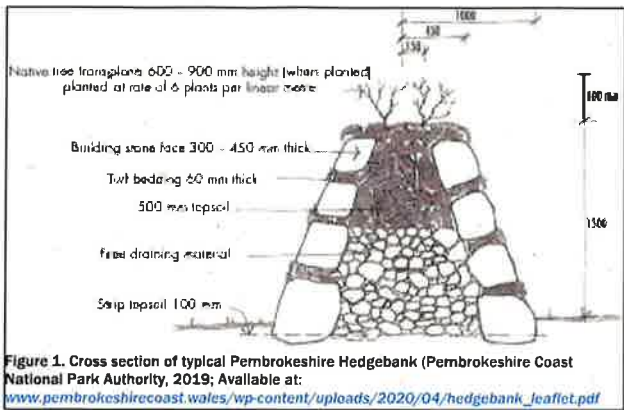
Refuse Area



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Project: Proposed change of layout, Meadow House Caravan Park, Summerhill, Amroth	
Drawn To: Existing Block Plan	
Client: Mr H Pendleton	Scale: 1/500
Drawn By: G.B.	Checked By: G.B.
Date: 11/2020	Drawn To: 0A3


Tel: 01954 240 366
 Mob: 07970 420322
 Email: Gerald@Geraldblainassociates.co.uk
 Address: 15 St John Street, Whitland, SA34 0AN



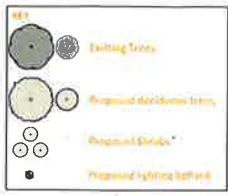
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Project: Proposed change of layout, Meadow House Caravan Park, Summerhill, Amroth	Client: Mr H Pendleton
Scale: 1/500	Sheet: #A3
Drawing No.: 03	Drawn By: G.B.
Checked By: G.B.	Date: 11/2020

Drawn Title:
Proposed Block Plan



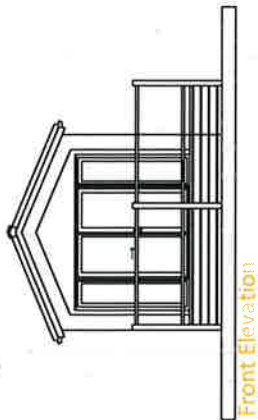
Tel: 01994 240 366
Mob: 07970 420322
Email: Gerald@GeraldBlainAssociates.co.uk
Address: 15 St John Street, Whitland, SA34 0AN



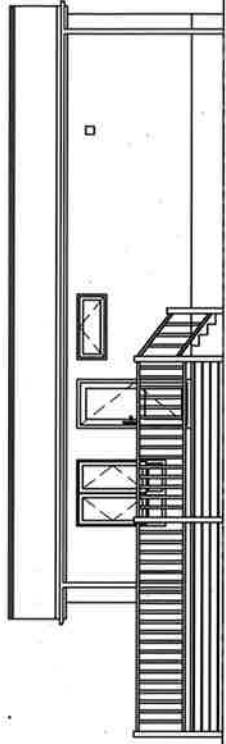
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Client	Mr W Ponderon
Scale	1/500
Drawing No.	042
Client Ref.	
Checked By	
Date	11/10/2022
Site	Proposed Block Plan A2

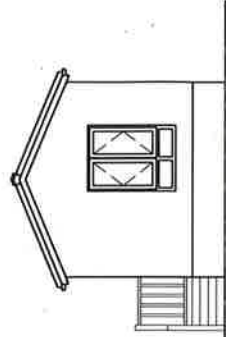
GERALD BLAIN
 Resources Ltd.
 1st Floor, 100 St. David's, Haverhill, SA42 2AA
 Email: gblain@geraldblainresources.com



Front Elevation

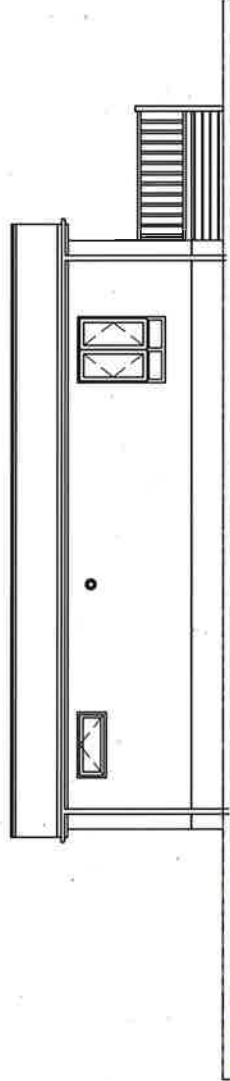


Side Elevation

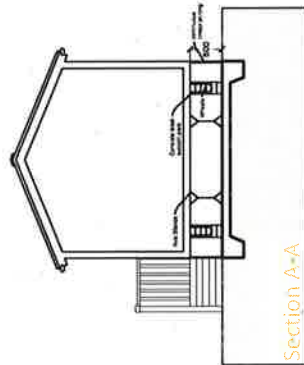
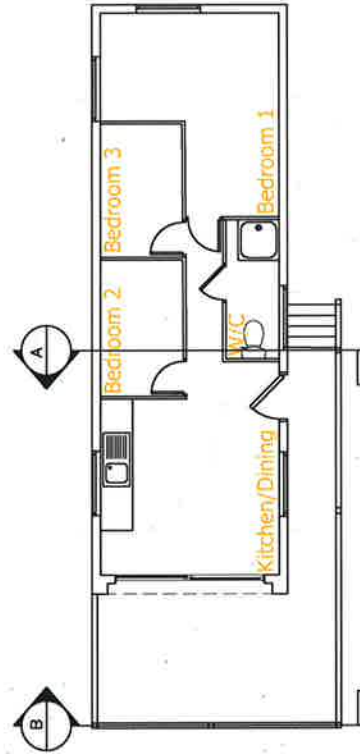


Rear Elevation

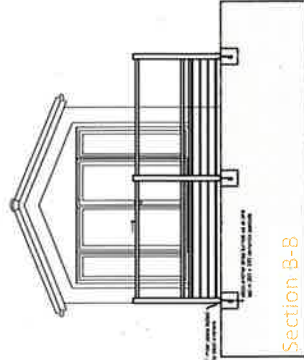
- Materials (see Materials and Finishes Palette)**
Fenestration, External Doors & Rainwater Goods
- UPVC - Anthracite Grey or White
- Roof**
- Britmet lightweight roofing sheets (or equivalent) - Charcoal.
- Cladding**
- Canexel composite timber effect cladding - Acadia, Sandilewood & Sierra



Side Elevation



Section A-A



Section B-B



Client: Celtic Holiday Parks

Scale: 1/100

Drawn: G.B. REV A

Checked: G.B.

Date: 11/2020

Proposed change of layout
Meadow House Caravan Park,
Summerhill,
Amroth

Scale: 1/100
Proposed Static Caravan Units

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Drawing Notes
 REV A - 16.02.21
 North points added for each unit
 Materials added