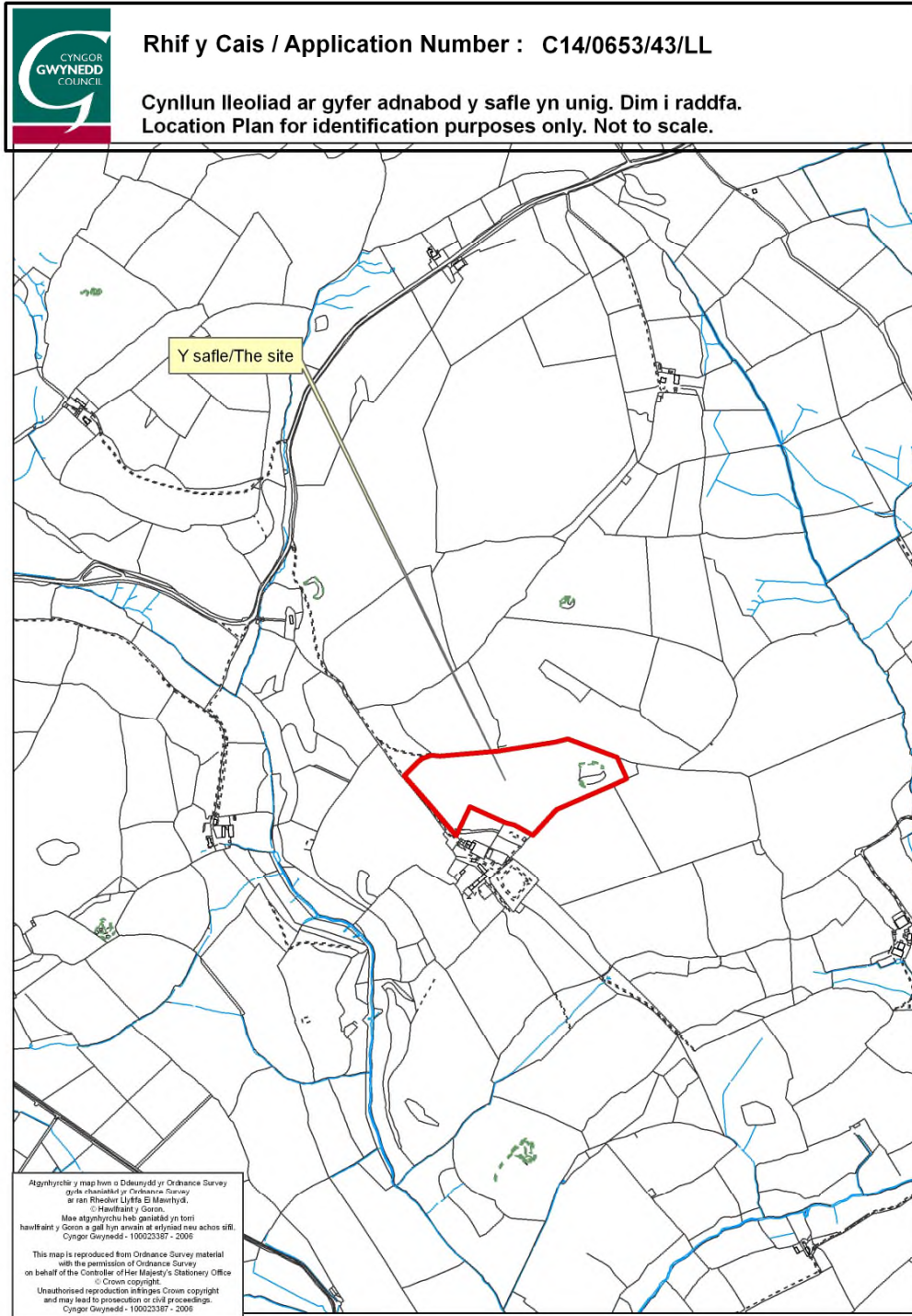


Number: 5



PLANNING COMMITTEE	DATE: 24/11/2014
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Application Number: C14/0653/43/LL
Date Registered: 11/07/2014
Application Type: Full - Planning
Community: Pistyll
Ward: Llanaelhaearn

Proposal: UPGRADE EXISTING STATIC CARAVAN SITE AND RELOCATE IT FROM PART OF FIELD 472 TO PART OF FIELD 470
Location: GWYNUS CARAVAN PARK AND GOLF COURSE, PISTYLL, PWLLHELI, GWYNEDD, LL536LY

Summary of the Recommendation: TO REFUSE

1. Description:

- 1.1 The application was postponed at the request of the Planning Committee Members at the Committee on 22 September 2014 in order to undertake a site visit.
- 1.2 The application relates to upgrading the existing static caravan site and relocating it from part of field 472 to part of field 470 that currently has permission to be used as a golf course. The proposal would include relocating the entire static caravan site (10 in number), to the new site. The proposed holiday units would measure approximately 12.2 metres by 6.1 metres and they would be finished with a timber effect appearance. No details were received to explain what the proposal is in terms of field 472, namely the exiting static holiday caravan site
- 1.3 There is currently permission to site a total of 10 static and 55 touring caravans on the caravan site. The static caravans are located on part of field 472 and the touring caravans on fields 471 and 475. There is also permission for storing 40 touring caravans on the northern part of field 472 during the winter months. At the moment, there is planning permission to use field 470 as a golf course. Application C13/0532/43/LL was approved in November 2013 to upgrade existing static caravans for holiday lodges and relocate them to field 471, move touring units from that field to static caravan field 472, together with the demolition of pigsties and construct a new reception in its place with counter to sell small goods. When dealing with the application, the use of part of field 4942 was formalised to locate touring caravans where previously there had been no permission and therefore the application also included extending the boundary of the touring caravan site. This planning permission has been implemented by virtue of the fact that touring caravans have been located on part of field 4942 where previously there was no planning permission for this. This application was a proposal to upgrade the site by relocating the static caravan site to field 471. However, it is understood that following receipt of this permission, the applicant contacted the manufacturers of the static units and he was given to understand that only five or six units at most would be possible to locate on field 471. Also, it is understood that it will only be possible to locate around two units on the existing static caravan site on field 472.
- 1.4 From the information submitted as part of the application, it is understood that the Golf Course is no longer viable as a consequence of competition from other courses and also as a result of poor seasons for sport. Therefore, it is the applicant's intention to make alternative use of the golf course. In the information submitted with the application, the applicant considers that this would be a means of:-
 - Upgrade the provision offered on site.

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- Separating the static units from the touring units.
- Provide a unique resource by combining the holiday units with the greens of the golf course and market them with private putting greens.
- Ensure that the family business continues.

He also considers that the site in question is the best site in terms of its needs associated with the proposal. The logic for choosing to locate the static units on part of field 470 as submitted in the application includes the following:-

- Offers sufficient space between units
- Views
- A separate site from the touring caravans.
- A location near the existing greens.
- Hundreds of trees have been planted around and in the centre of the field and they are indigenous, deciduous trees that form natural boundaries.

It is hopeful that this proposal will create one additional full-time job. It is also proposed to use a local company to produce the units along with local contractors to undertake the preparatory work.

1.5 The site is situated in the countryside and lies within an Area of Outstanding Natural Beauty (AONB). The site lies within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. The site is served by an unclassified road off the second class county road to the north west. There are public footpaths in the vicinity. A static and touring caravan park is located on the site and a golf club and a number of trees have already been planted and established around and within the site boundary so as to reduce the impact of the site on the landscape.

1.6 The application is submitted to Committee as the site is owned by a Council member.

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

B8 - THE LLŷN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB) - Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features of the site in accordance with the statutory requirements of the Countryside and Rights of Way Act 2000.

B12 – PROTECTING HISTORICAL LANDSCAPES, PARKS AND GARDENS - Safeguard landscapes, parks and gardens of special historical interest in Wales from developments which would cause significant damage to their character, their appearance or their setting.

B27 – LANDSCAPING SCHEMES - Ensure that permitted proposals incorporate soft/hard landscaping of a high standard which is appropriate for the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

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CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they comply with specific criteria relating to the vehicular access, the standard of the existing roads network and traffic calming measures.

CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

D16 – PROVISION OF NEW STATIC HOLIDAY CARAVAN AND HOLIDAY CHALET SITES - Proposals for the development of new sites for static holiday caravan (single or twin caravan) units or holiday chalets will be refused.

D17 – UPGRADING OF EXISTING STATIC HOLIDAY CARAVAN AND HOLIDAY CHALET SITES Proposals to upgrade existing static holiday caravan and holiday chalet sites using specific methods will be approved provided they conform to criteria regarding improving the range and quality of accommodation and facilities; substantial and permanent improvements to the design, setting, and appearance of the site and its setting in the surrounding landscape; together with increasing the number of units.

Supplementary Planning Guidance – Holiday Accommodation (2011)

2.3 National Policies:

Planning Policy Wales (Issue 7), July 2014
 Technical Advice Note 13 – Tourism

3. Relevant Planning History:

- 3.1 95/00260/COU - Extend static caravan site and increase the number from 6 to 10 – Approved 10 January 1996.
- 3.2 C00D/0446/43/LL – Establish a nine-hole golf course including engineering works, parking provision and landscaping, site static caravan for use as reception, establish a touring caravan park including associated access road, changes to access junction, and installation of new septic tank for the existing touring caravan site – Approved 12 March 2001.
- 3.3 C02D/0079/43/LL - Construct a toilet block for a caravan site and provision of children's play area – Approved 20 May 2002.
- 3.4 C03D/0391/43/LL – Amend condition 10 on planning permission no. C00D/0446/43/LL to exchange four touring caravans for four additional static caravans – Refused 26 September 2003.
- 3.5 C03D/0578/43/LL - Use part of a touring caravan site to store eight touring caravans between 31 October and 1 March – Approved 11 March 2004.
- 3.6 C04D/0624/43/LL - Retain and continue to use a field to site 10 touring caravans, construct a new toilet block for the disabled and change of use of agricultural field to playing field – Approved 22 February 2005.
- 3.7 C06D/0017/43/LL - Siting of eight pine cabins – Refused 14 March 2006.

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- 3.8 C06D/0285/43/LL - Siting of six pine cabins – Refused 18 April 2007.
- 3.9 C06D/0441/43/LL – Increase the number of touring caravans from 18 to 25 by siting seven additional touring caravans on field number 471 and increasing the number of touring caravans to be stored over the winter on field number 471 from eight to 18 – Approved 20 March 2007.
- 3.10 C07D/0496/43/LL – Change of use of land to create a site for 12 touring caravans – Approved 3 January 2008.
- 3.11 C08D/0371/43/LL – Create a site for nine additional touring caravans on field no. 475 and four passing places on the access road – Application withdrawn on 12 July 2010.
- 3.12 C010D/0303/43/LL - Increase the number of touring caravans on the site from 37 to 55 by locating 16 additional caravans on field 475 and two additional caravans on field 471 and increase the number of touring caravans to be stored over winter on field 472 from 18 to 40 and change of use of a part of field 4942 to create a football and games area for the site – Approved 29 September 2010.
- 3.13 C12/1467/43/CR - Demolish existing pig-sties and site a new timber building for use as a reception – Withdrawn 28 January 2013.
- 3.14 C12/1508/43/CR - Demolish existing pig-sties and site a new timber building for use as a reception – Withdrawn 28 January 2013.
- 3.15 C13/0302/43/LL – Exchange four touring caravans on field 471 for two holiday cabins – Withdrawn 23 April 2013.
- 3.16 C13/0532/43/LL - Upgrade existing static caravans for holiday lodges and relocate to field 471, move touring units from that field to static caravan field 472, together with the demolition of pigsties and construct a new reception in its place with a counter to sell small goods.
- 3.17 C13/0533/43/CR - Demolish existing pigsties and erect a new building for use as a reception – Approved 16 January 2014.

4. Consultations:

Community/Town Council: Not received.

Transportation Unit: No recommendation as it is assumed that the proposed development would not have a detrimental impact on any road or proposed road.

Caravans Officer: Need to ensure that the application is based on the 1989 Model Standards requirements (licence conditions) and that it also complies with the requirements of health and safety requirements when using the golf course.

AONB Unit: Gwynys is a historical farm located in the countryside on the outskirts of Pistyll. The house, the outbuildings and the surrounding land are within the Llŷn AONB, which is an area that was designated for

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national conservation. The AONB is protected by national and local policies. The site is also within an area that is included on the Register of Landscapes of Outstanding Historic Importance in Wales. There have been several developments on the site over the years, including the golf course and sites for static and touring caravans. The most recent application approved was to exchange static units for cabins on field 471 in 2013. The intention with the current application is to exchange 10 static caravans for chalets measuring 12.2m by 6.1m and to locate them on field 470. Currently this field, which is of a substantial size, is part of the golf course and is outside the boundary of the existing caravan site. Field 470 is in quite a prominent position in the rural landscape although as noted by the applicant, several indigenous trees have been planted on the site recently. A public byway runs along its boundary and the chalets would be prominent from this road. The development would also be clearly visible from the road between Pistyll and Pentreuchaf and some other places. No information has been included in the Design and Access Statement regarding the proposal in terms of field 472. Having considered that relevant matters, there is concern that extending the site by siting 10 chalets of a substantial size on field 470 would have a detrimental impact on the rural landscape of the Area of Outstanding Natural Beauty of this part of Llŷn.

Footpaths Unit: No observations on the application as it does not directly affect rights of way.

Welsh Water: Not received.

Public Consultation: A notice was placed on the site and in the press. The consultation period has ended and two letters were received supporting the proposal on the following grounds:

- The business supports and employs local companies to undertake work on the caravan site.

5. Assessment of the material planning considerations:

The principle of the development

5.1 Policy D17 approves proposals to upgrade static holiday caravan sites and existing holiday chalets by:-

- Small extensions to the area of land.
- Relocating static holiday caravan units or holiday chalet sites from prominent sites to less prominent locations.
- A small increase in the number of units.
- Exchange touring pitches for static holiday caravan units.

5.2 The application proposes to upgrade the site by relocating the touring caravan site in its entirety from part of field 472 to part of field 470 that currently has permission to be used as a golf course. The applicant has already received planning permission C13/0532/43/LL for upgrading by means of:-

- Relocating the static caravans to field 471.
- Moving the touring units from field 471 to the field of the static caravans.

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- Constructing a new reception with a counter for selling small goods.

The relocation elements that were the subject of that application were located within definite boundaries of the existing caravan site. In contrast to that application, the proposal now in question involves with exchanging 10 existing static holiday caravans for 10 double static holiday caravans and relocate them on part of the land of the Gwynus golf course which is above and beyond the boundaries of the existing caravan park. As a consequence of this development, the golf course would not be available to the public but it is intended for it to be set-aside for the sue of users of the static holiday caravans. The caravans would be distributed over a wider area than the size of the existing static holiday caravan site on field 472 and it does not appear that there would be definite boundaries to the site.

- 5.3 As can be seen, Policy D17 approves proposals to upgrade static holiday caravan sites and existing holiday chalets. It can be seen that the policy supports relocating static holiday caravan units or holiday chalets from prominent sites to less prominent sites. The advantage of this principle is to enable existing caravan sites located in prominent visible sites, especially within the AONB, to be relocated to less prominent sites and thus reduce the visual impact on the landscape. In contrast to the previous application, the current application means relocating the existing static holiday caravans from a fairly concealed location within the boundary of the existing caravan park to a more visible open site outside the boundaries of the existing caravan site. It is considered that this is contrary to the principle of Policy D17 in terms of relocating as it is not proposed to relocate the units from a prominent site to a less prominent location. Also, it is not proposed here to relocate a few static caravans but to relocate the whole static caravan site from its current location to a site that is located outside the current boundary of the caravan park.
- 5.4 Policy D17 also supports the principle of small extensions to the areas of land of existing static holiday caravan sites. However, it is not considered that the existing planning application is eligible to be considered as an 'extension'. It is proposed to relocate all of the 10 existing caravans and, therefore, relocate the static holiday caravan site in its entirety to a new location. Also, there is no physical connection between that element of the existing holiday caravan park and the proposed location.
- 5.5 Policy D17 also seeks that the proposal is part of a development that proposes substantial and permanent improvements to the design, setting and appearance of the site and its setting in the surrounding landscape. The proposal would relocate the static holiday caravans to a site that is more prominent in the landscape and that is outside the existing boundaries of the caravan park. Therefore, it is not considered that the proposal would comply with criterion 2 of Policy C17 as the proposal would highlight the site in the landscape rather than making improvements to its appearance within the protected landscape.
- 5.6 Therefore, as a result of the above, it is not considered that the proposed proposal complies with the principle or the criteria of policy D17 of the GUDP. Indeed, it could be argued that the proposal in question is to create a new static caravan site and that would be completely contrary to the requirements of Policy D16 of the GUDP, that states that proposals to develop new sites for static holiday caravan units or holiday chalets will be refused.

Visual amenities

- 5.7 Policy B8 of the GUDP assesses the impact of developments on the AONB. The proposal would mean relocating the static caravan units to part of the existing golf

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course. Although a number of trees have been planted around the periphery of the golf course as well as in its centre, these have not matured and are not as thick as the landscaping that has been undertaken around the existing caravan site. Therefore, it is considered that the site that is the subject of the application is more open than the existing caravan site. The site of the golf course has also various landforms and slopes within it and this could be of assistance in terms of landscaping the proposed development.

- 5.8 The observations of the AONB unit were received on the application and they state that the site forms part of the golf course and it is outside the boundaries of the existing caravan site and it is quite a prominent site in the rural landscape, although as noted by the applicant, several indigenous trees have been planted on the site recently. A public byway runs along its boundary and the chalets would be prominent from this road. The development would also be clearly visible from the road between Pistyll and Pentreuchaf and some other places. Having considered the relevant issues, there is concern that extending the site by locating 10 chalets of quite a substantial size on field 470 would have a detrimental impact on a rural landscape in the Area of Outstanding Natural Beauty in this part of Llŷn.
- 5.9 As noted above, the landforms within the site along with the planted trees are of assistance in terms of landscaping the site. The landscaping that has been undertaken around part of the existing caravan site would also assist in landscaping the site. However, the site would be visible from the byway running along the boundary of the golf course. Also, it is considered that the site would be visible from public footpaths located on higher ground and further away from the site. It is noted that the AONB Unit have stated that the development would be clearly visible from the road between Pistyll and Pentreuchaf. Although it is agreed that a glimpse of the site can be seen from parts of this road it is not considered, as a result of the planting that has been undertaken over the years that the proposal can be seen clearly from the road between Pistyll and Pentreuchaf or from other roads in the locality. However, it is considered that the proposed location is more visible in terms of location than the existing caravan site because of the more open nature of the field. As a result, it is not considered that the proposal would ensure that the character of the AONB would be protected, maintained or improved and, therefore, the proposal would significantly harm the rural landscape of the AONB contrary to the requirements of Policy B8 of the GUDP.
- 5.10 The site also lies within the Llŷn and Bardsey Island Landscape of Historic Interest. As stated above, there are concerns about the impact of the site on the visual amenities of the area and its impact on the landscape. However, it is not considered that the proposal would be contrary to Policy B12 of the GUDP as it would not be a development on such a large scale that it would not have more than a local impact on the historical landscape.
- 5.11 The proposed plan shows details of the existing woods and hedges. It is considered that the trees/hedgerows are suitable to the site and are in keeping with the current character of the area, and therefore comply with policy B27 of the GUDP. It would also be possible to impose a condition for more landscaping. Despite this, because of the nature and lay of the land, the landscaping measures are unlikely to conceal the development completely from distant views.

Transport and access matters

- 5.12 It is proposed that the existing entrance to the site be used to serve the site from the county road. A new track will be constructed from the existing road that serves the

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caravan site and the golf course to the point where it is proposed to locate the static caravans. The Transportation Unit submitted observations confirming that they had no objection to the plans. In light of this, the proposal is considered acceptable in terms of road safety and policy CH33 of the GUDP. Sufficient informal parking spaces would be available near the units for the vehicles which complies with the requirements of policy CH36 of the GUDP.

6. Conclusions:

- 6.1 Permission has already been granted to upgrade and relocate the static holiday caravans within the boundaries of the existing caravan park along with extending the boundaries of the touring caravan park to part of field 4942. This application has been implemented since caravans have been sited on part of field 4942. The current application is for relocating the static caravan site in its entirety to the golf course that is situated outside the current boundary of the caravan park. Relocating the static holiday caravan site to this location means siting the caravans in a more visible location than the existing site and as a result, it does not comply with the requirements of policy D17 from the perspective of relocation. Also, because of the separate location of the application site, it is not considered that the proposal is appropriate to be considered as an extension to the existing site and, therefore, this element of policy D17 is not relevant to the proposed proposal. It is also considered that the proposal would not offer substantial and permanent improvements to the design, setting and appearance of the site and its setting in the landscape but rather it would make the site more prominent in the landscape and it would be located beyond the existing boundaries of the caravan park. It is therefore considered that the proposal is contrary to policy D17 of the GUDP.
- 6.2 It was considered that the proposed location was more visible in terms of its location than the existing caravan site. As a result, it is not considered that the proposal would ensure that the character of the AONB would be protected, maintained or improved and, therefore; the proposal would significantly harm the rural landscape of the AONB contrary to the requirements of Policy B8 of the GUDP.

7. Recommendation:

To refuse -

1. The proposal would mean relocating the static caravan site in its entirety to a more prominent and visible site in the landscape and it is not considered that the site that is the subject of the application is an extension to the existing site and, therefore, it is considered that the proposal is contrary to the requirements of Policy D17 of the GUDP.
2. It is considered that the proposed location would be more visible in terms of its location than the existing caravan site and consequently, it is not considered that the proposal would ensure that the character of the AONB is protected, maintained or enhanced and therefore, the proposal would cause significant harm to the rural landscape of the AONB contrary to the requirements of Policy B8 of the GUDP.



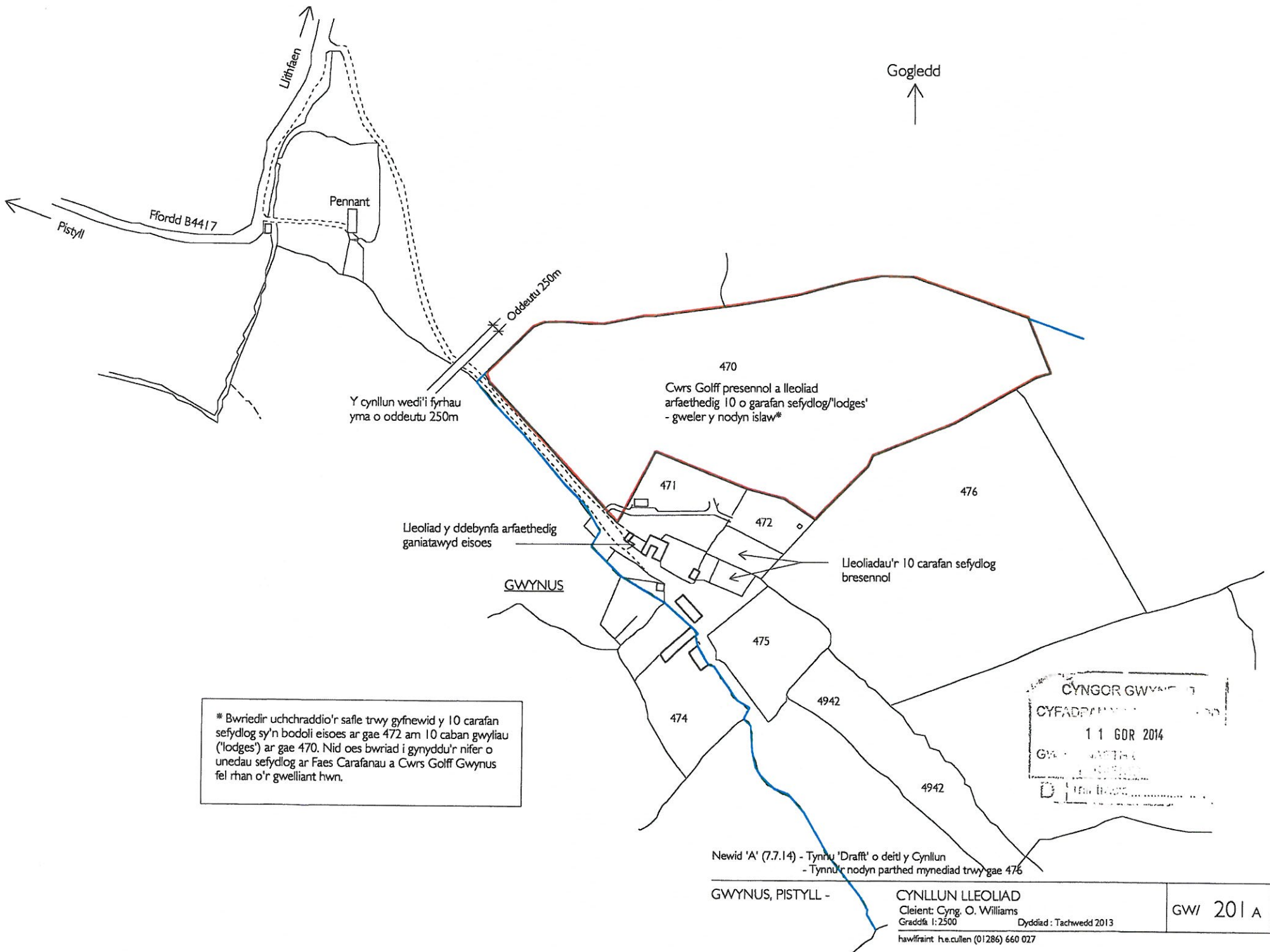
Rhif y Cais / Application Number : C14/0653/43/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



Atgynhyrchir y map hwn o Ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyffs E Mawrthud.
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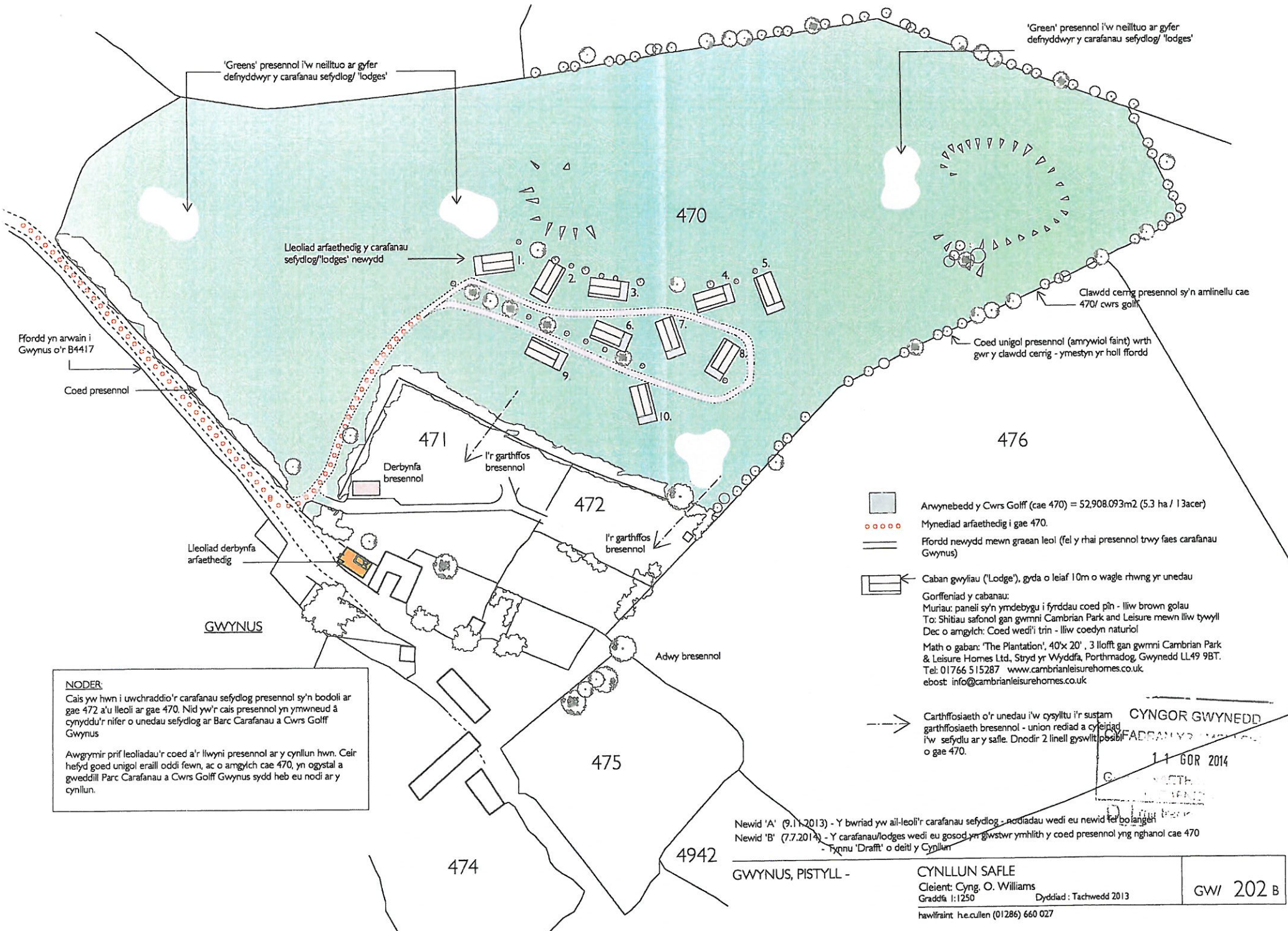
* Bwriedir uchchraddio'r safle trwy gyfnewid y 10 carafan sefydlog sy'n bodoli eisoes ar gae 472 am 10 caban gwyliau ('lodges') ar gae 470. Nid oes bwriad i gynyddu'r nifer o unedau sefydlog ar Faes Carafanau a Cwrs Golf Gwynus fel rhan o'r gwelliant hwn.

CYNGOR GWYNUS
 CYFADRAITH
 11 GOR 2014
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 D

Newid 'A' (7.7.14) - Tynnu 'Drafft' o deitl y Cynllun
 - Tynnu'r nodyn parthed mynediad trwy gae 476

GWYNUS, PISTYLL -	CYNLLUN LLEOLIAD Cleient: Cyng. O. Williams Graddfa 1: 2500 Dyddiad: Tachwedd 2013 hawlfraint h.e.cullen (01286) 660 027	GW/ 201 A
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'Greens' presennol i'w neilltuo ar gyfer defnyddwyr y carafanau sefydlog/ 'lodges'

'Green' presennol i'w neilltuo ar gyfer defnyddwyr y carafanau sefydlog/ 'lodges'

Lleoliad arfaethedig y carafanau sefydlog/ 'lodges' newydd

Ffordd yn arwain i Gwynus o'r B4417






Coed presennol

Lleoliad derbynfa arfaethedig

GWYNUS

Adwy bresennol

NODER
 Cais yw hwn i uwchraddio'r carafanau sefydlog presennol sy'n bodoli ar gae 472 a'u lleoli ar gae 470. Nid yw'r cais presennol yn ymwneud â cynyddu'r nifer o unedau sefydlog ar Barc Carafanau a Cwrs Golf Gwynus
 Awgrymir prif leoliadau'r coed a'r llwyni presennol ar y cynllun hwn. Ceir hefyd goed unigol eraill oddi fewn, ac o amgylch cae 470, yn ogystal a gweddill Parc Carafanau a Cwrs Golf Gwynus sydd heb eu nodi ar y cynllun.

-  Arwynebedd y Cwrs Golf (cae 470) = 52,908.093m² (5.3 ha / 13acer)
-  Mymediad arfaethedig i gae 470.
-  Ffordd newydd mewn graean leol (fel y rhai presennol trwy faes carafanau Gwynus)
-  Caban gwyltiau ('Lodge'), gyda o leiaf 10m o wagle rhwng yr unedau
- Gorffeniad y cabanau:
 Muriâu: paneli sy'n ymdebygu i fyrddau coed pin - lliw brown golau
 To: Shtiau safonol gan gwmni Cambrian Park and Leisure mewn llw tywyll
 Dec o amgylch: Coed wedi'i trin - lliw coedyn naturiol
 Math o gaban: 'The Plantation', 40'x 20', 3 llofft gan gwmni Cambrian Park & Leisure Homes Ltd, Stryd yr Wyddfa, Porthmadog, Gwynedd LL49 9BT.
 Tel: 01766 515287 www.cambrianleisurehomes.co.uk
 ebost: info@cambrianleisurehomes.co.uk
-  Carthffosiaeth o'r unedau i'w cysylltu i'r sustam garthffosiaeth bresennol - union rediad a cyfeiriad i'w sefydlu ar y safle. Dnodir 2 linell gyswilt posibl o gae 470.

CYNGOR GWYNEDD
 11 GOR 2014

Newid 'A' (9.11.2013) - Y bwriad yw ail-leoli'r carafanau sefydlog - nodiadau wedi eu newid fel y gwelir
 Newid 'B' (7.7.2014) - Y carafanau/lodges wedi eu gosod yn gwestwr ymhlith y coed presennol yng nghanol cae 470
 - Ffynnu 'Drafft' o deiti y Cynllun

