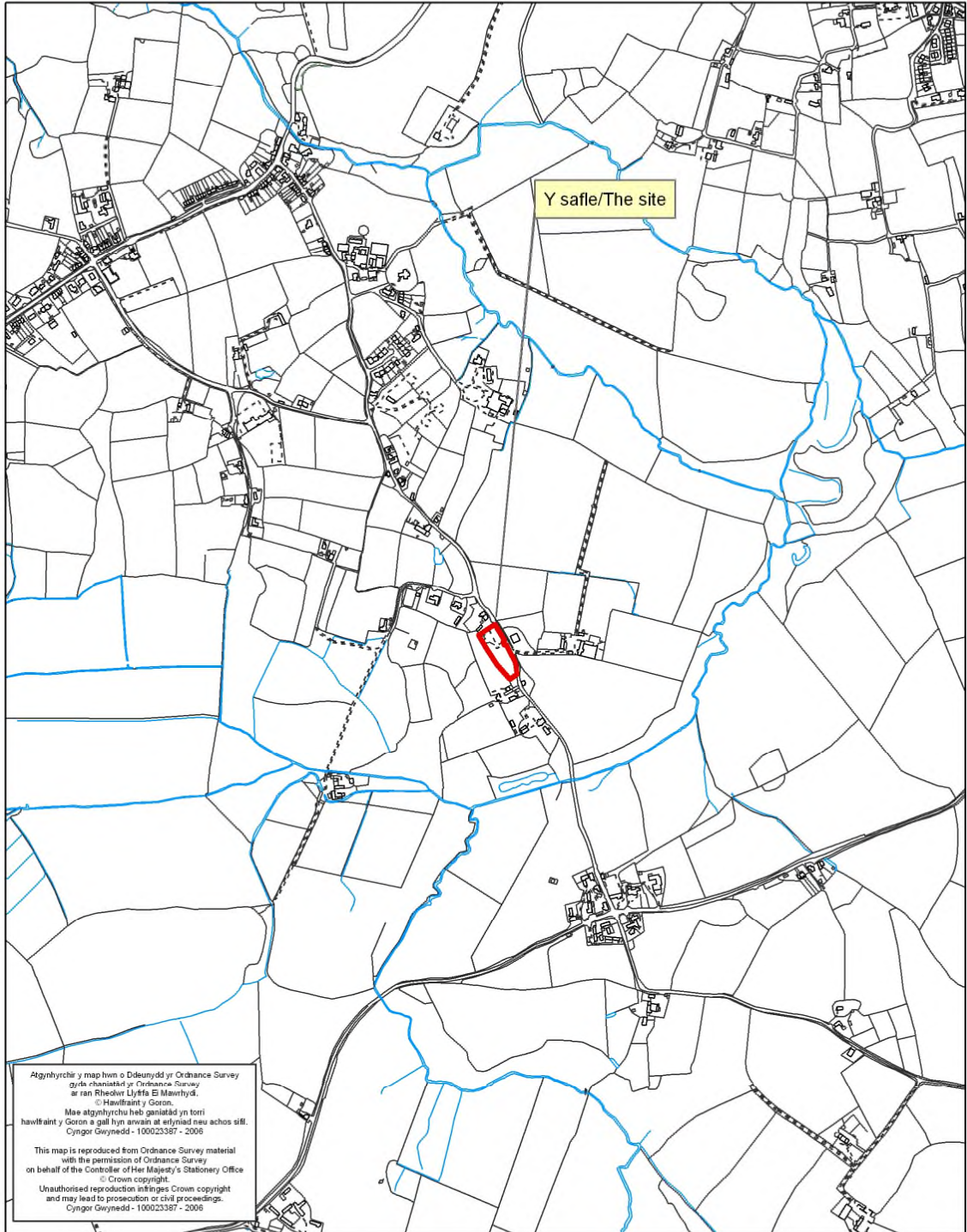


Number: 10



Rhif y Cais / Application Number : C14/0995/42/LL

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



<b>PWYLLGOR CYNLLUNIO</b>	<b>DYDDIAD: 15/12/2014</b>
<b>ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD</b>	<b>DOLGELLAU</b>

Application Number: C14/0995/42/LL  
Date Registered: 23/10/2014  
Application Type: Full - Planning  
Community: Nefyn  
Ward: Morfa Nefyn

Proposal: CHANGE OF USE OF FIELD TO FORM A TOURING CARAVAN SITE FOR 15 CARAVANS ALONG WITH BUILDING A TOILET BLOCK AND INSTALLING A SEWAGE TREATMENT TANK

Location: TYN LÔN, EDERN, PWLLHELI, LL536YX

**Summary of the Recommendation:** To delegate the right to approve with conditions

## 1. Description:

- 1.1 The application is for a new touring caravan site and for the siting of 15 caravans along with the construction of a building as a toilet block. It is also intended to install a sewage treatment tank as part of the application. The 15 touring caravans would be located near the site boundaries and the toilet / shower block would be located in the north-eastern corner of the site.
- 1.2 The site is located in the countryside within a Landscape Conservation Area. Hedges and trees surround the site. The site itself is flat and a garage is located in the north-western corner of the site. Towards the eastern boundary of the site, there is a third class road and there is access from the site to that road. The Mount touring caravan site is towards the western boundary of the site. Some residential dwellings are situated near the site.
- 1.3 A Design and Access Statement and Linguistic and Community Statement were received as part of the application.
- 1.4 The application is submitted to Committee as it involves more than five caravans.

## 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:  
POLICY A2 – PROTECTING THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES - Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.  
  
Policy B10 – PROTECTING AND ENHANCING LANDSCAPE CONSERVATION AREAS – Protect and enhance Landscape Conservation Areas by ensuring that proposals conform to a series of criteria aimed at avoiding significant damage to recognised features.

PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

POLICY B22 – BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

POLICY B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

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

POLICY C4 – ADAPTING BUILDINGS FOR RE-USE – Proposals to adapt buildings for re-use rather than demolish them will be approved provided that specific criteria can be met. These involve the suitability of the building for the proposed use, visual considerations and that the design respects the original building and the surrounding area. Buildings in the countryside must be permanent and structurally sound. Their conversion should be possible without the need for substantial construction work. They should not disperse activities on such a scale as to harm the vitality of towns and villages.

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

POLICY D19 – NEW SITES FOR TOURING CARAVANS, CAMPING AND TOURING UNITS - Proposals for developing touring caravan sites, camping, or new touring units will be approved if they conform with specific criteria regarding design, setting, appearance and location of the development, traffic issues, restrictions on use of the units and the accumulative impact on the local area.

Supplementary Planning Guidance: Holiday Accommodation (July 2011)

### 2.3 National Policies:

Planning Policy Wales (Issue 7, July 2014)

Technical Advice Note 13 – Tourism

Technical Advice Note 18 – Transport

### 3. Relevant Planning History:

3.1 C02D/0474/42/AM – Construction of a house – Refused 17 June 2003.

3.2 C13/0138/42/LL – Detached double garage – Approved 25 March 2013. This garage has not been built but it was to be located on the site where it is now intended to locate the toilet / shower block.

PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

#### 4. Consultations:

Community/Town Council: No objection.

Transportation Unit: No objection to the proposal. Visibility is approximately 45 metres in both directions from a distance of 2 metres into the entrance; however, I recommend a condition which requires splays of the same distance but from 2.4 metres in. It would be possible to provide this by cutting back some of the hedges on either side. Although the roads up to the site are narrow and winding in parts there are several similar developments there and various suitable passing places.

Welsh Water: Not received.

Natural Resources Wales: Natural Resources Wales does not object to the proposal. In our opinion, as explained below, the proposal is not likely to adversely affect any of the interests listed:-

##### Protected Sites

- Llŷn Fens Special Area of Conservation (SAC)
- Anglesey and Llŷn Fens RAMSAR site
- Cors Geirch Site of Special Scientific Interest (SSSI)

The proposed development is approximately 600m away from the protected sites listed above; therefore the proposed development is not likely to adversely affect any of the interests listed.

##### Protected Landscapes

- Llŷn Area of Outstanding Natural Beauty (AONB)

The proposed development is approximately 2km away from the listed site; therefore the proposed developments are not likely to adversely affect any of the interests listed.

##### Protected Species

- Water Voles—there are records of Water Voles present in the surrounding area; however it is not considered that these proposals will have a significant impact on this species.
- Bats – recommend that you liaise with your Authority's ecologist regarding whether a bat survey is required. If it is decided that a survey is required then we would be grateful if you would please reconsult with us once the survey results are available.

To conclude, Natural Resources Wales is of the opinion that the proposed development is unlikely to have an impact on the interests listed above and therefore NRW would not object to the proposal.

Public Protection: Not received.

Biodiversity Unit: Not received.

Caravan Officer: Not received.

PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has come to an end and a letter was received in support of the application but no reasons were given for supporting.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 Policy D19 permits proposals to develop new touring caravan and touring unit sites provided they conform to all of the noted criteria. These include the need for the development's design, setting and appearance to be of a high standard and that it is sited in an unobtrusive location, screened effectively by existing landscape features and/or where touring units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape; that the site is close to the main highway network and that adequate access can be provided; that the site is used for touring purposes only, and that the proposal will not exceed the reasonable capacity of the immediate locality to accommodate the development taking into account any accumulative impact of existing touring caravan sites.
- 5.2 The site in its current form is fairly concealed as trees and hedges surround the site. This currently also includes substantial hedges which are located directly on the boundary with the adjacent county road. However, in their current form, these hedges affect the visibility from the entrance and, therefore, in order to improve the entrance to the site the hedges would be required to be reduced to 1 metre high within the visibility splays. This would result in the site being more visible from the county road. It would be possible to have higher hedges within the visibility splays and it is considered that a condition should be imposed to ensure that the new hedges are planted on the internal side of the visibility splays in those parts where the existing hedges needs to be lowered. Until such time that the hedges are established and matured fully the site would be more visible from the adjacent county road. However, it is not considered that the proposal would cause significant harm to the visual quality of the landscape and as the new hedges would mature the impact of the proposal would reduce for the users of the adjacent county road.
- 5.3 In respect of proximity to the roads network, the site has direct access to a third class county road. Adaptations would need to be made to the entrance in terms of ensuring that there is nothing higher than 1 metre within the visibility splays. However, it is not considered that this would cause significant harm to the character and features of the landscape.
- 5.4 There is no caravan storage area as part of the application; therefore it is considered that the touring caravans would not be kept on the land when not in use for holiday purposes.
- 5.5 Although there are a few other touring caravan sites nearby, the proposal does not go beyond the locality's reasonable capacity to accommodate such a development when considering the cumulative impact of existing sites within the area. The Transportation Unit's observations also note that there are similar developments in the locality but they are not concerned in terms of the capacity of the local roads network to cope with the increase in traffic arising from the site for 15 touring caravans.

PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

### **Effect on the visual amenities of the area**

- 5.6 One of the main objectives of policy B10 is to safeguard and enhance Landscape Conservation Areas and ensure that developments are integrated well in the landscape. As already noted, it is not considered that the site in its current form is too intrusive in the landscape because of the location of the caravans and the existing mature boundaries. However, the existing hedges near the county road would have to be reduced in order to create acceptable visibility splays and, therefore, whilst a new hedge is maturing the proposal would be more visible from the adjacent county road. However, this impact would be limited to this small part of the county road and not to the wider landscape, therefore, it is not considered that the proposal would cause significant harm to the visual quality of the landscape and as the new hedges mature the impact of the proposal would reduce for users of the adjacent county road. Consequently it is not considered that the touring caravan site would stand out prominently in the landscape, and it is not considered that it would have an adverse impact on the Landscape Conservation Area.
- 5.7 The plans submitted show an intention to carry out some additional planting on either side of the road leading up from the entrance. It is considered that a condition should be imposed on the permission to ensure further planting on the internal side of the visibility splays in order to ensure that the proposal would not be visible from the county road in the long term. As part of the application it is also intended to build a toilet / shower block in the north-eastern corner of the site. The building would have a pitched roof and finished with grey steel profile sheets. The external walls would have a timber cladding. The building appears acceptable in terms of scale, size, form and location. Due to its location, it is not considered that it would be prominent in the landscape which is designated a landscape protection area. Consequently, it is considered that the proposal complies with policies B10, B22, B25 and B27 of the GUDP.

### **Transportation matters**

- 5.8 The observations of the Transportation Unit have been received regarding the proposal. It would need to be ensured that there would be nothing higher than 1 metre within the visibility splays with the county road which would mean lowering the hedges abutting the county road. The Transportation Unit is not concerned about the increase in traffic using the county road and notes that there are passing places available on the road. Therefore, it is not considered that the proposal is likely to be detrimental to road safety, and it is therefore considered that the proposal is acceptable in respect of policy CH33.

### **General and residential amenities**

- 5.9 There are some dwellings in the locality. It is not considered that a site with 15 touring caravans would be an over-development of the site and would not lead to additional traffic to an extent that would significantly harm local amenities. The caravan site would have seasonal use, and it is usual to impose a condition restricting the season to between 1 March and 1 October. As a result, the site would be used on a seasonal basis and the caravans would not be sited on the land throughout the year. This would mean that there would be no change to local residents' amenities outside the occupancy season. Therefore, it is not considered that the proposal would cause significant harm to the amenities of the local neighbourhood and it is considered that the proposal is acceptable in terms of policy B23 of the GUDP.

### **Linguistic matters**

- 5.10 Policy A2 of the GUDP states that proposals that would cause significant harm to the social, linguistic or cultural cohesion of communities, due to their size, scale or

PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

location, will be refused. As the proposal involves a tourism development and will create ten or more holiday units there is a requirement for a Linguistic and Community Statement to be prepared in order to comply with the Supplementary Planning Guidance: Planning and the Welsh Language. A Linguistic and Community Statement was received as part of the application and the Joint Planning Policy Unit was consulted on the application. The response of the Joint Planning Policy Unit to the Linguistic and Community Statement had not been received at the time of preparing this report. Should favourable observations be received it is considered that the proposal would be in accordance with Poliy A2 as noted above.

### **Biodiversity Matters**

5.11 Observations were received from Natural Resources Wales noting that they had no objection to the proposal and that they were of the opinion that the development was unlikely to have an impact on protected sites, protected landscapes or protected species. However, Natural Resources Wales suggested that we contacted the Council's Biodiversity Unit to ensure that a bat survey was not required. The Biodiversity Unit was contacted and their response is awaited.

### **6. Conclusions:**

6.1 Due to the scale and location of the application together with existing natural features it is not considered that the site is obtrusive in the landscape, nor is it considered that it is likely to have a significant harmful impact on the visual amenities of the Landscape Conservation Area in the long term. A condition would be required in terms of additional landscaping within the visibility splays as a result of the need to lower the hedges within the visibility splays from the entrance to the county road. It is not considered that it would have a detrimental effect on the amenities of the local neighbourhood. In relation to ensuring that the site is correctly managed it is considered that this can be ensured through relevant conditions. The response of the Joint Planning Policy Unit to the Linguistic and Community Statement, as well as the response of the Biodiversity Unit, is expected prior to the date of the Committee and it is intended to report those observations orally at that time.

### **7. Recommendation:**

7.1 To delegate the power to the Senior Planning Manager to approve the application subject to receiving favourable observations from the Joint Planning Policy Unit to the Linguistic and Community Statement and also favourable observations from the Biodiversity Unit and the following conditions:

1. Commencement within five years.
2. In accordance with submitted plans.
3. The number of units on the site at any one time to be restricted to 15.
4. Conditions on the timeframe for siting caravans/holiday period/moving the caravans when not in use.
5. No storing on the land.
6. Records list.
7. Landscaping – specifically additional planting on the internal side of the visibility splays where existing hedges need to be lowered.
8. Highways conditions.



Rhif y Cais / Application Number : C14/0995/42/LL

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



Atgynhychir y map hwn o Ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyso Eidd Newydd, © Hawlfraint y Goron.  
Mae atgynhychu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos siâl.  
Cynkor Gwynedd - 100023387 - 2006

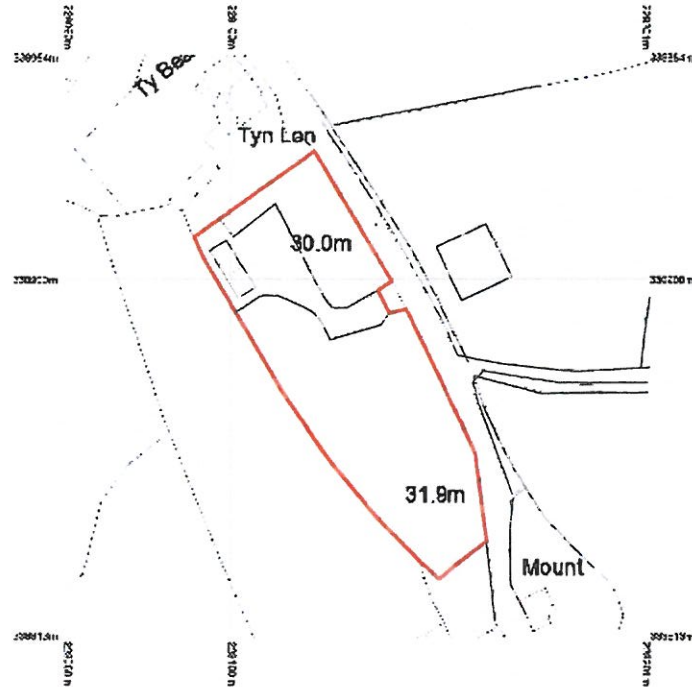
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.  
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
Cynkor Gwynedd - 100023387 - 2006



10



1 3 HYD 2014

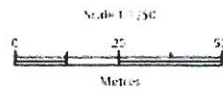


Revised plans were prepared, checked and issued in accordance with the provisions of the Building Regulations.

In these plans, all the CC (Construction) registered trade marks and CC (Materials) or a trademark of another society, for reference and identification of the building.

The responsibility for the design and construction of the building is that of the client.

The responsibility for the design and construction of the building is that of the client.



Supplier: (getmapping)  
Carta co-ordinates: 330911 330924  
TY'n Lôn: 330911 330924

Ty Newydd, Ceidio, Pwllheili LL53 8UG  
Tel: 0770 925 8926 | 01758 720762  
ebost: gwyn@ty-newydd.com  
www.ty-newydd.com

**Ty - Newydd**  
Dylunio a rheolaeth project  
Design & project management

**Ty'n Lôn, Edern**  
Cynllun lleoliad

1225 /01  
1:1250  
03-03-2014

10

lleoliad biniau/  
ailgylchu wedi  
ei sgrinio gyda  
ffens bren

Ty'n Lon

< Ederm

bloc toiledau a cawod

tanc septic  
5000l

gwrych presennol

plannu ychwanegol i gynnwys  
Rowen, draenen wen, draenen ddu,  
onnen a celyh.

pwyrnt tân  
2x 10l dwr

Carafanau  
teithiol  
0.32ha

← tac

Ceidio →

gwrych presennol

G



1 3 HYD 2014

Ty Newydd, Ceidio, Pwllheli LL53 8UG

Tel: 0770 925 8926 | 01758 720762  
ebost: gwyn@ty-newydd.com

www.ty-newydd.com

**Ty - Newydd**

Dylunio a rheolaeth project  
Design & project management

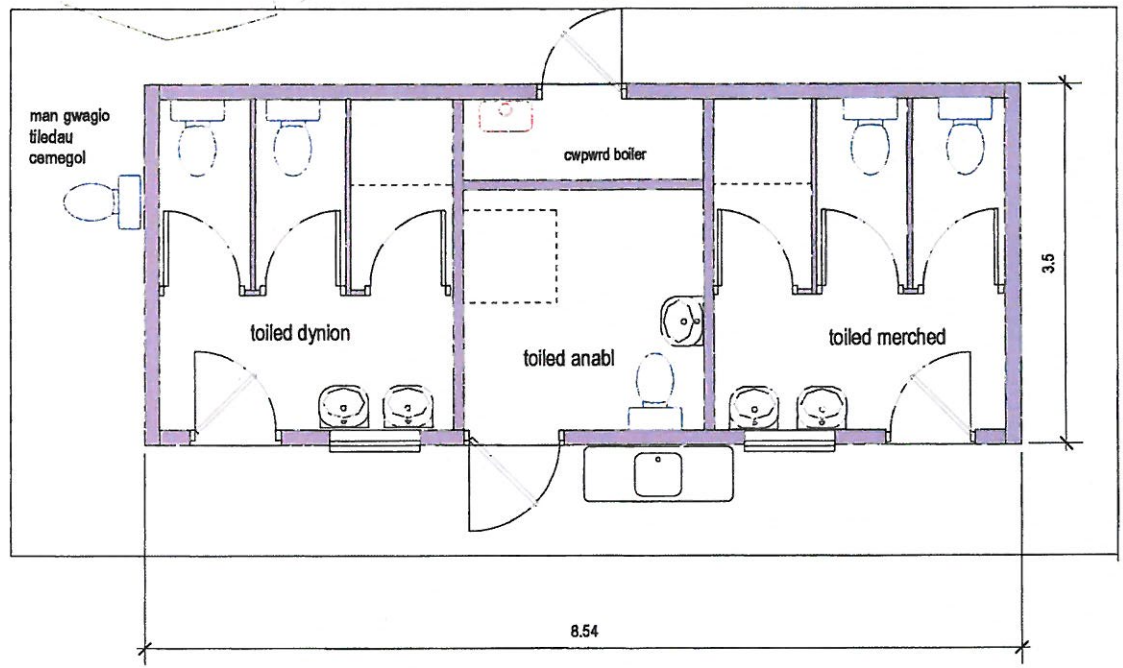
**Ty'n Lôn, Ederm**

Cynllun safie

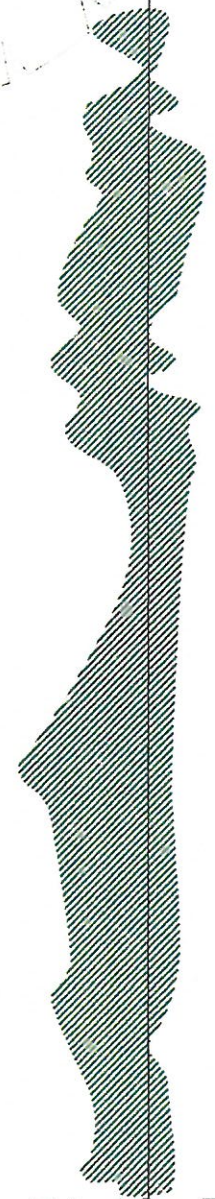
1225 /02

1:500

03-03-2014



13 HYD, 2014

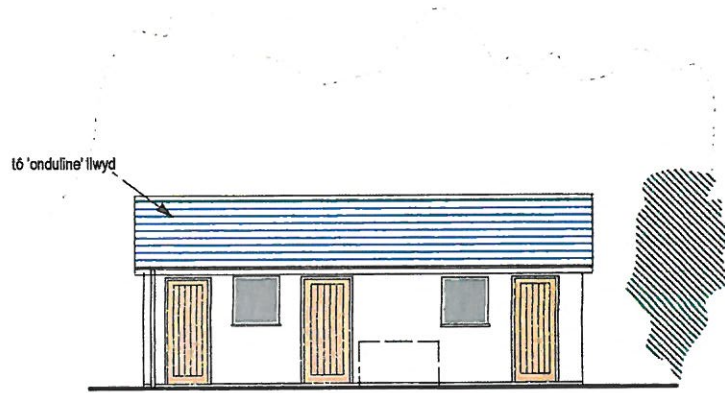


**Ty'n Lôn, Edern**  
 Cynllun bloc toiled

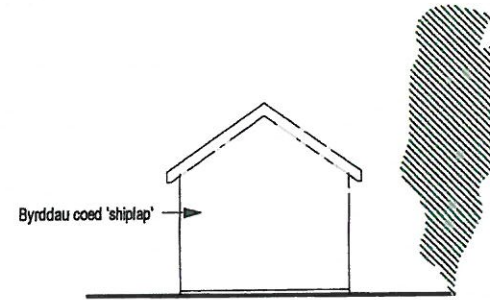
**Ty - Newydd**  
 Dyfynio a rheolaeth project  
 Design & project management

Ty Newydd, Ceidio, Pwllheli LL53 8UG  
 Tel: 0770 925 8926 | 01758 720762  
 ebost: gwyn@ty-newydd.com  
 www.ty-newydd.com

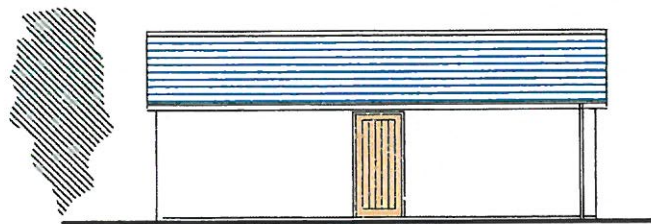
**1225** /03  
 1:50  
 03-03-2014



De Ddwyrain



Gogledd Orllewin



Dê Orllewin



Gogledd Orllewin

CYMRU  
CYMRU  
1 3 ILYD 2014

**Ty - Newydd**  
Dylunio a rheolaeth project  
Design & project management

Ty Newydd, Ceidio, Pwllheli LL53 8UG  
Tel: 0770 925 8926 | 01758 720762  
ebost: gwyn@ty-newydd.com  
www.ty-newydd.com