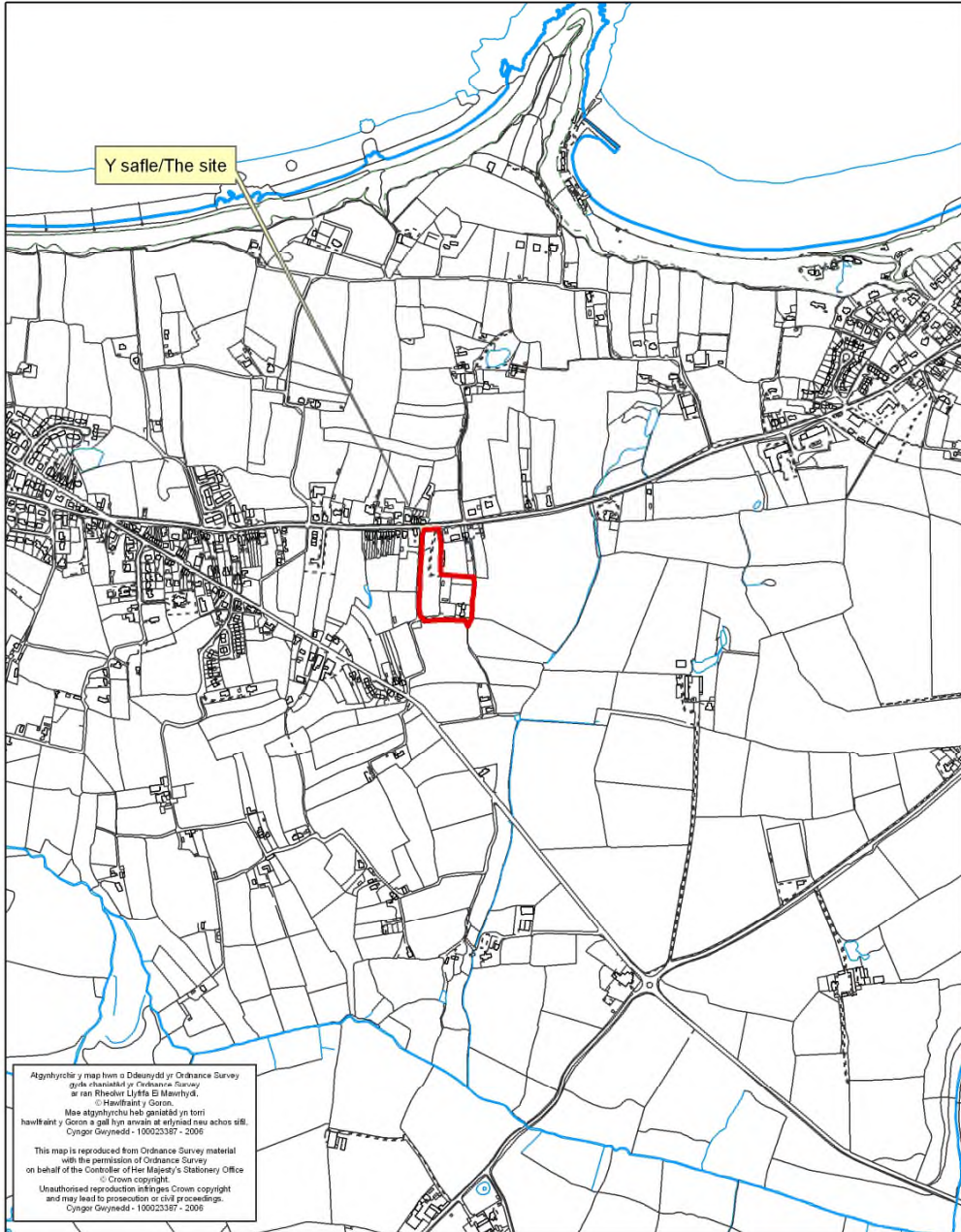


Number: 9



Rhif y Cais / Application Number : C14/1065/42/LL

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



PWYLLGOR CYNLLUNIO	DYDDIAD: 12/01/2015
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

Application Number: C14/1065/42/LL
Date Registered: 20/10/2014
Application Type: Full - Planning
Community: Nefyn
Ward: Morfa Nefyn

Proposal: LOCATE 7 NEW TOURING CARAVAN PITCHES ON THE EXISTING SITE AND EXTEND THE SITE TO LOCATE 14 TOURING CARAVAN PITCHES ALONG WITH IMPROVEMENTS TO THE SITE ENTRANCE, LANDSCAPING AND ASSOCIATED WORKS

Location: Tŷ'N Y COED TOURING PARK, MORFA NEFYN, PWLLHELI, GWYNEDD, LL536BP

Summary of the Recommendation:

TO APPROVE SUBJECT TO CONDITIONS

1. Description:

1.1 This is an application to increase numbers and extend an existing 20 touring caravan site at Tŷ'n y Coed, Morfa Nefyn. The proposal would involve adding seven new pitches within the existing site and would include improvements to the entrance, landscaping and associated works. It is also proposed to extend the site to an adjoining field, where the current toilet facilities and a historical static caravan are located, in order to site 14 touring caravans around the boundaries of the field. The proposed additional number of 21 caravans would therefore give a total of 41 units on the site.

1.2 The site lies in the village of Morfa Nefyn and is accessed from the county main road, the B4417. It is understood that the site has been operating as a touring caravan park since the early 1990s. The site's boundaries are landscaped with mature hedgerows and trees here and there within the site. There is a public footpath beyond the eastern boundary hedge of the extended site, and there is an unclassified narrow county road beyond the western boundary of the site. The site is outside the development boundary of Morfa Nefyn village and is within land that is defined in the inset maps of the Gwynedd Unitary Development Plan as protected open land between the village of Morfa Nefyn and the Nefyn local centre.

1.3 The application is submitted to the Committee as it involves a development of five or more 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 – PROTECT 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.

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POLICY B11 – OPEN SPACES BETWEEN OR WITHIN VILLAGES AND TOWNS – Ensure that proposals which would cause significant harm to the function or importance of open spaces between towns/villages or open spaces within towns or villages that are important to their character are refused.

POLICY B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities 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 CH22 – All parts of the cycling network, footpaths and rights of way will be protected by encouraging proposals to incorporate them satisfactorily within the development and by refusing proposals which will prohibit plans to extend the cycling network, footpaths or rights of way. Should this not be possible, appropriate provision will have to be made to divert the route or to provide a new and acceptable route.

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 D20 SITES FOR TOURING CARAVANS, CAMPING AND TOURING UNITS – EXTENSIONS, ADDITIONAL PITCHES, RELOCATION AND EXCHANGES – Proposals for an increase in the number of pitches, extensions to sites, or the relocation or exchange of pitches will be approved if the proposal forms part of a plan to secure environmental and visual improvements, and meets other criteria that relate to the impact of the development on the local area.

Supplementary Planning Guidance, Gwynedd Council: Holiday Accommodation (July 2011)

Supplementary Planning Guidance, Gwynedd Council: Planning and the Welsh Language (November 2009)

2.3 National Policies:

Planning Policy Wales 2014

Technical Advice Note 13 – Tourism

Technical Advice Note 18 – Transport

Technical Advice Note 20 – Planning and the Welsh Language

3. Relevant Planning History:

C00D/0163/42/LL Construct a toilet and shower block: Approved 23 June 2000

C98D/0453/22/LL Locate 10 additional caravans: Approved 3 June 1999

C98D/0218/22/LL Use land for storing touring caravans during the holiday season: Refused 31 July 1998

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2/22/310C – A site for 10 touring caravans: Approved 21 July 1994

2/22/310B Toilet facilities: Approved 22 January 1992

2/22/310A – A site for 10 touring caravans (not implemented): Approved 31 October 1986

2/22/310 – An entrance for touring caravans: Approved 1 March 1983

3/4/816 – Locate one (static) caravan: Approved 30 July 1965

4. Consultations:

Community/Town Council: No objection.

Transportation Unit: I refer to the above application, and confirm that I have no objection to the proposal. The site abuts one of the main roads, namely the class B road between the villages of Nefyn and Morfa Nefyn, therefore the increase in numbers is unlikely to have a detrimental effect on the roads network. I also note the aim to change the boundaries with the main road and I confirm that I have no objection provided the proposal keeps to the same landscaping line.

Public Protection Unit: Submit observations in relation to compliance with the site licence.

Footpaths Unit: The Countryside and Access Department is anxious to ensure that public footpath no. 11 Nefyn will be protected during and at the end of the development.

Welsh Water: Not received

Fire Service: Not received

Public Consultation: A notice was placed on the site and the nearest neighbours were informed. The advertising period ended on 27 November 2014. No objections had been received.

5. Assessment of the material planning considerations:

The principle of the development

5.1 Policy D20 of the GUDP approves proposals to increase the number of pitches on existing touring caravan sites by means of an extension provided the proposal forms part of a plan that will secure environmental and visual improvements in terms of the location, layout, design and appearance of the site, and its position in the surrounding landscape. Furthermore, it is a requirement that the proposed development will not exceed the reasonable capacity of the immediate locality to accommodate such a development, taking into account the cumulative impact of existing touring caravan sites.

5.2 The proposal to hand is an extension to a site that currently has permission to site 20 touring caravans. It is intended to add seven new pitches to the existing site, undertake improvements to the entrance, undertake landscaping and locate 14 new

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touring caravans on an adjoining field, which would give a total of 41 units on the site. The current field is long and level and extends away from the B4417 county road, and goes fairly unnoticed in the landscape. A *clawdd* is planted on the boundary with the road. There are mature trees on the remaining boundaries. The field where the extension will be is also obscure, located behind the agricultural buildings of the Bryn Iddon property, but again it is well landscaped around the boundaries. The block containing the site's toilet facilities is located in this field, along with a historical static caravan. It appears that environmental improvements have already been made recently within the site, with a road of fine slate, a parking area and planting having been undertaken. It is intended to undertake further landscaping as part of the proposal, which would include planting a row of trees in the middle of the extension field, and planting trees within the boundaries of the existing hedges. The site is neither prominent nor intrusive in the landscape, and does not have a harmful impact on the visual amenities in the vicinity. It is believed that the location and layout of the units and landscaping within the site ensures that the new units would integrate acceptably with the site. Whilst it is realised that that number of touring units are doubling on the site, it is believed that the numbers are within the reasonable capacity of the locality to accommodate the increase, given that the site is central in the village and is close to the county roads network and public transport. The environmental improvements proposed are also acceptable to improve the appearance of the site, which is already of a good and desirable standard. There is no touring site in the immediate vicinity of the site, or in the same visual context, therefore it is not considered that a cumulative effect exists in this case. It is therefore considered that the proposal in question complies with the requirements of policy B27 landscaping and policy D20 of the GUDP which relates to extensions and additional pitches on existing touring caravan sites.

5.3 It is noted that the application site is on land designated in the proposals maps of the GUDP as protected open land between the villages of Morfa Nefyn and Nefyn. As this is an existing touring caravan site, with the extension located amongst and behind existing buildings, it is not considered that the proposal compromises or causes a substantial visual intrusion to the open space that is to be protected. The proposal is considered acceptable in terms of Policy B11 of the GUDP.

5.4 **The amenities of nearby residents**

The caravan site is located in the centre of Morfa Nefyn village and consequently there are residential dwellings in the vicinity of the site. It is considered that there is sufficient space for the increase in numbers without overdeveloping the site and although there would be some increase in the traffic using the site, it is not considered that this increase would cause significant harm to local amenities bearing in mind the standard of the road. The site is well-screened and therefore its impact is contained within the boundaries. Taking the current use into consideration, it is not considered either that the proposal would cause significant harm to the amenities of the local neighbourhood. No objection was received to the proposal from neighbours. It is believed that the proposal is acceptable in respect of Policy B23 Amenities of the GUDP.

5.5 **Transport and access matters**

The site is accessed from the second class county road, the B4417 which is straight and flat, and the opening is slightly outside the 30 miles per hour zone. There is adequate visibility in both directions, and it is considered acceptable in terms of road safety. It is not considered that the increase in numbers is likely to have an adverse effect on the roads network given the standard of the road. There is sufficient parking

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space within the site, and there is an overflow car park which has been improved recently. It appears that recent work has been undertaken on the entrance as well, and it is intended to improve the planting on the *clawdd*. The Transportation Unit has no objection to the proposal, therefore it is considered to comply with the requirements of policy CH33 which relates to road safety.

5.6 As the public footpath is on the other side of the eastern boundary hedge of the field which is the subject of the extension, the proposal will not affect the course of the path nor will it obstruct its use in this case. The proposal is therefore acceptable in respect of policy CH22 of the GUDP.

5.7 **Language Matters**

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 location, should be refused. As the proposal involves a tourism development which will create ten or more holiday units there is a requirement for a Language and Community Statement to be prepared in order to comply with the Supplementary Planning Guidance: Planning and the Welsh Language. A Language and Community Statement was received as part of the application and the Joint Planning Policy Unit was consulted. Their response was received which notes that it is not believed that the nature or scale of the development are likely to have an adverse impact on the Welsh language. Since the proposal is solely for touring caravan pitches and not permanent pitches, it is unlikely that the development will have an impact on inward migration to the area. Based on the response, it is considered that the proposal is acceptable in the context of policy A2 of the GUDP.

6. **Conclusions:**

6.1 The site in question is not intrusive or prominent in the landscape, and therefore it is believed that the site is suitable to accommodate additional units. The site is of a high standard and is well-screened along the boundaries, and the additional landscaping would lead to environmental improvements which would contribute positively to its setting and appearance in the landscape. It is not considered that the application will lead to harming neighbouring residents' amenities, given that this is an existing site and is close to the roads network. As it is a touring site it is not considered that the development will have a harmful impact on the Welsh language. It is considered that the proposal complies with the policies discussed above, and is therefore acceptable to be approved with relevant planning conditions.

7. **Recommendation:**

7.1 To approve with conditions –

- Five years
- In accordance with the plans
- Restrict the numbers
- Restrict operation
- Time period / touring only
- Holiday only
- Keep a register
- Landscaping
- Protect public footpaths
- No storing



Rhif y Cais / Application Number : C14/1065/42/LL

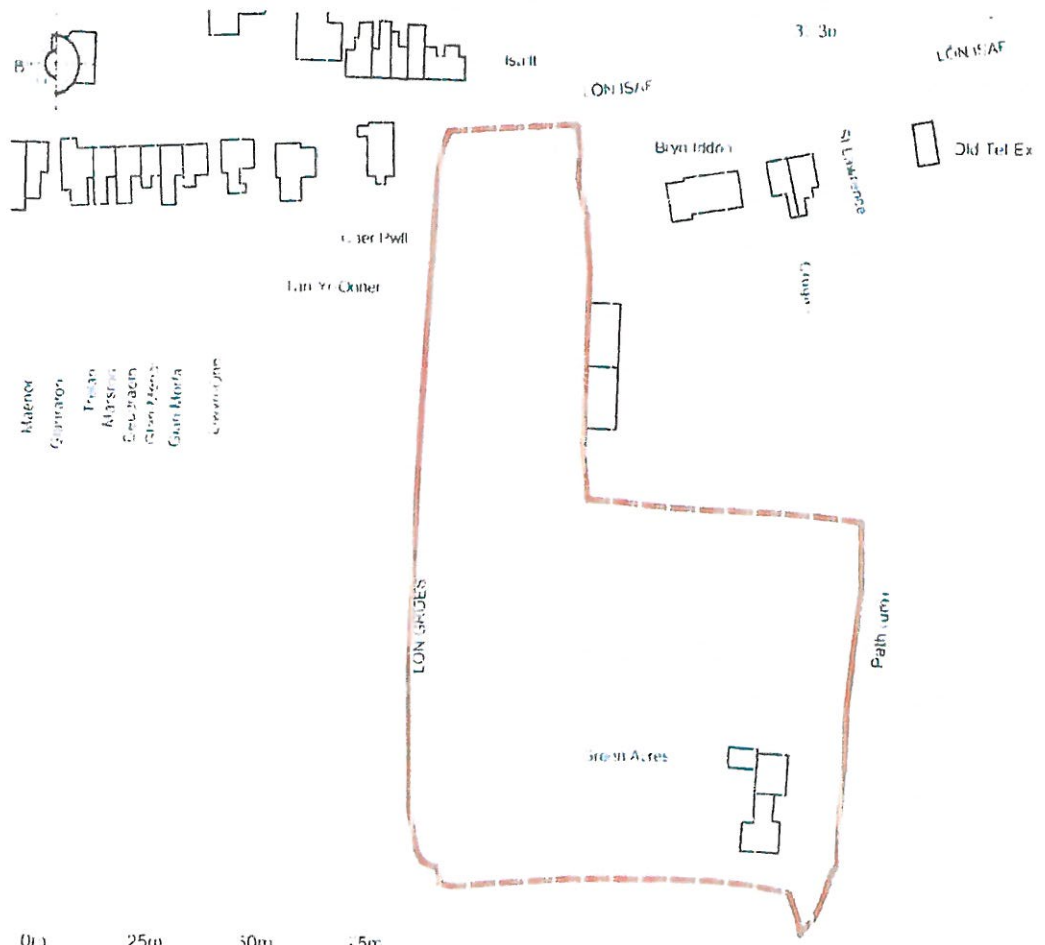
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Location Plan for identification purposes only. Not to scale.**



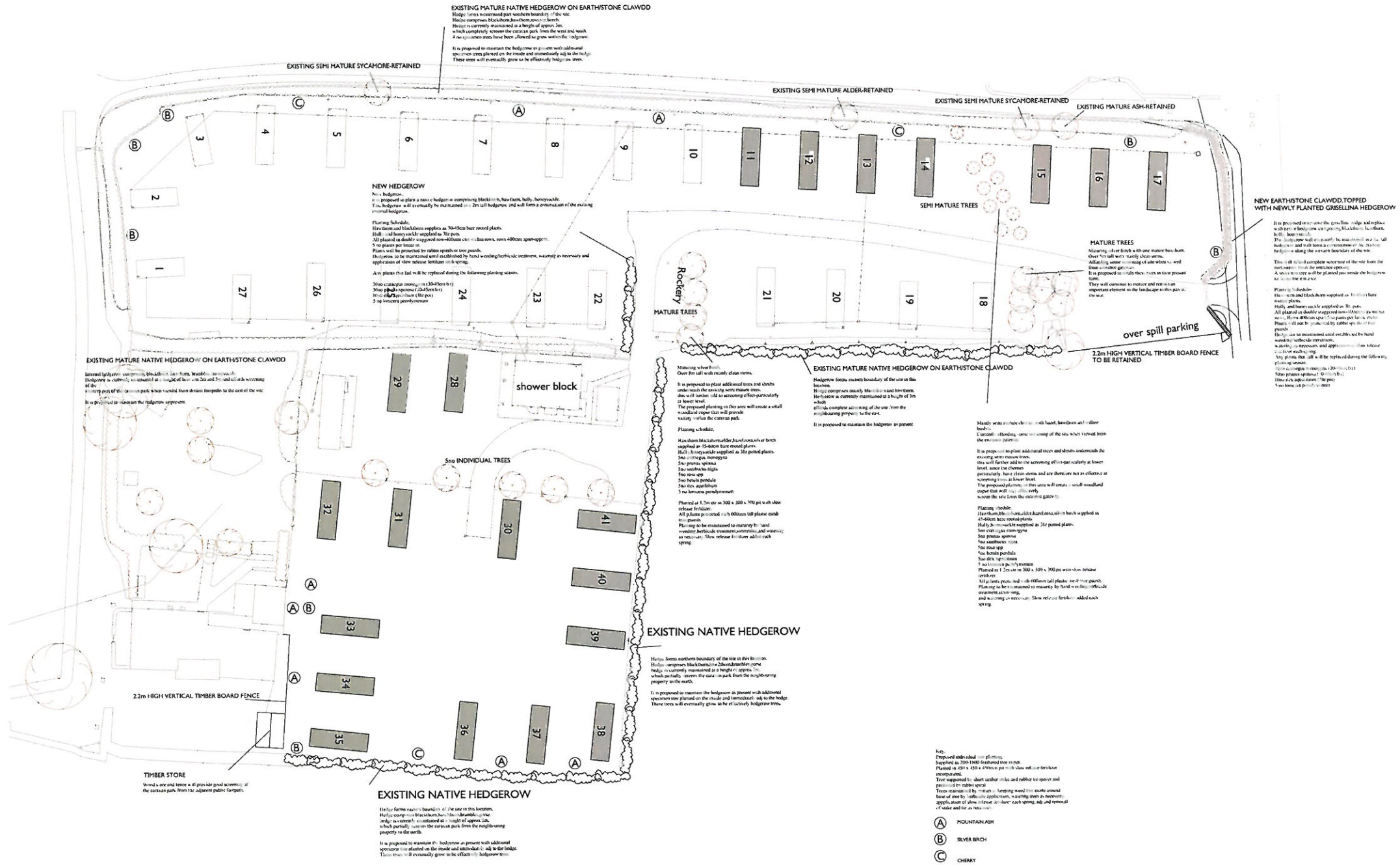
Atgynhyrchir y map hwn o Ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa El Mawrhydi.
Hawlfraint y Goron.
Mae atgynhyrchu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos eidd.
Cynkor Gwynedd - 100023387 - 2006

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20 HYD 2014



Groeriacres Caravan Park
 Morfa Neŷyn,
 Pwllheli
 LL53 6EP



EXISTING MATURE NATIVE HEDGEROW ON EARTHSTONE CLAWDOW
 Hedge forms western part southern boundary of the site.
 Hedgerow comprises Blackthorn, Hawthorn, Dog Rose, Bramble, and other native species.
 It is currently maintained as a height of approx 2m, which completely screens the car park from the road and road.
 It is proposed to maintain the hedgerow as present with additional species trees planted on the inside and immediately adjacent to the hedge.
 These trees will eventually grow to be effectively hedge line trees.

EXISTING SEMI MATURE SYCAMORE-RETAINED

EXISTING SEMI MATURE ALDER-RETAINED

EXISTING SEMI MATURE SYCAMORE-RETAINED

EXISTING MATURE ASH-RETAINED

NEW HEDGEROW
 New hedgerow.
 It is proposed to plant a new hedgerow comprising Blackthorn, Hawthorn, Holly, Honeysuckle.
 This hedgerow will eventually be maintained at 2m tall hedgerow and will form a continuation of the existing hedgerow.
 Planting schedule:
 Hawthorn and Blackthorn supplied as 70-80cm bare rooted plants.
 Holly and Honeysuckle supplied as 100 pots.
 All plants to be protected from frost by mulch.
 This hedgerow will be maintained until established by hand weeding/chemical treatment, watering as necessary and application of slow release fertilizer in spring.
 Any plants that fail will be replaced during the following planting season.
 5000 Hawthorn (100-120cm BxH)
 5000 Blackthorn (100-120cm BxH)
 5000 Holly (100-120cm BxH)
 5000 Honeysuckle (100-120cm BxH)

EXISTING MATURE NATIVE HEDGEROW ON EARTHSTONE CLAWDOW

Hedgerow forms western part southern boundary of the site.
 Hedgerow is currently maintained as a height of approx 2m, which completely screens the car park from the road and road.
 It is proposed to maintain the hedgerow as present.

EXISTING MATURE NATIVE HEDGEROW ON EARTHSTONE CLAWDOW
 Hedgerow forms eastern boundary of the site in this location.
 Hedgerow is currently maintained as a height of approx 2m, which completely screens the car park from the road and road.
 It is proposed to maintain the hedgerow as present.

EXISTING NATIVE HEDGEROW

Hedge forms northern boundary of the site in this location.
 Hedgerow comprises Blackthorn, Hawthorn, Dog Rose, Bramble, and other native species.
 It is currently maintained as a height of approx 2m, which partially screens the car park from the neighbouring property to the north.
 It is proposed to maintain the hedgerow as present with additional species trees planted on the inside and immediately adjacent to the hedge.
 These trees will eventually grow to be effectively hedge line trees.

NEW EARTHSTONE CLAWDOW TOPPED WITH NEWLY PLANTED GISELLINA HEDGEROW

It is proposed to remove the existing hedge and replace with a new hedgerow topped with GiseLLina.
 The hedgerow will be maintained as a height of approx 2m, which completely screens the car park from the road and road.
 It is proposed to maintain the hedgerow as present.

Planting Schedule
 Hawthorn and Blackthorn supplied as 70-80cm bare rooted plants.
 Holly and Honeysuckle supplied as 100 pots.
 All plants to be protected from frost by mulch.
 This hedgerow will be maintained until established by hand weeding/chemical treatment, watering as necessary and application of slow release fertilizer in spring.
 Any plants that fail will be replaced during the following planting season.
 5000 Hawthorn (100-120cm BxH)
 5000 Blackthorn (100-120cm BxH)
 5000 Holly (100-120cm BxH)
 5000 Honeysuckle (100-120cm BxH)

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 5000 Blackthorn (100-120cm BxH)
 5000 Holly (100-120cm BxH)
 5000 Honeysuckle (100-120cm BxH)

TIMBER STORE
 Wood store and fence off private road access of the car park from the adjacent public car park.

Plotted 1:1000
 20% scale
 Do not scale from this drawing
 If in doubt - ask
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Cyber: 316
TYN Y COED MORFA NEFYN
 Drawn - Drawing
PROPOSED SITE PLAN

1:250 @ A1
 MAR 2014

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 Tel: 01248 722333
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- (A) MOUNTAIN ASH
- (B) SILVER BIRCH
- (C) CHERRY