
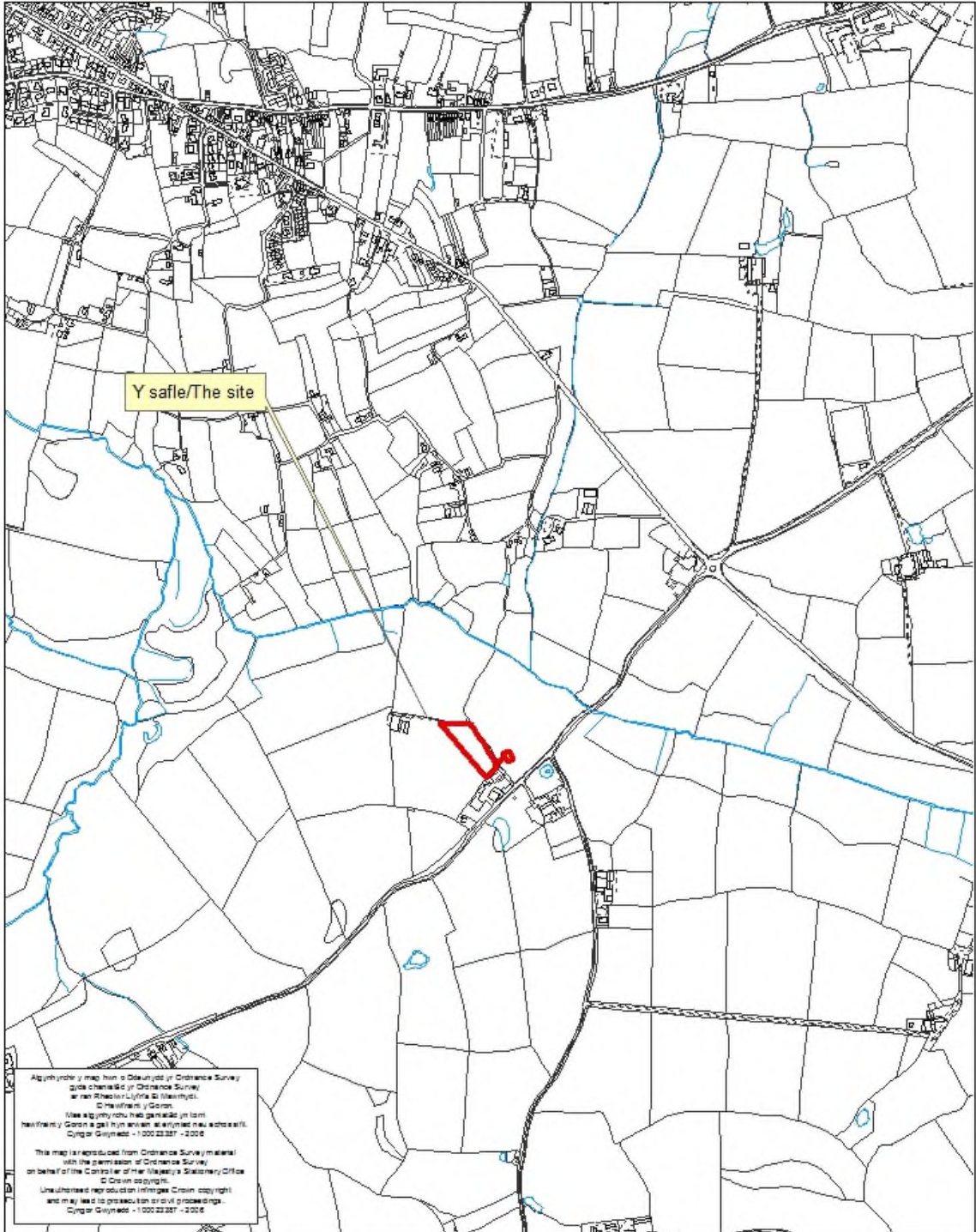


Number: 1

 Rhif y Cais / Application Number : C14/1218/33/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: 23/03/2015
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

Application Number: C14/1218/33/LL
Date Registered: 12/01/2015
Application Type: Full - Planning
Community: Buan
Ward: Efailnewydd/Buan

Proposal: CHANGE OF USE OF A FIELD TO FORM A TOURING CARAVAN SITE FOR 11 CARAVANS AND TWO CAMPING 'PODS' ALONG WITH BUILDING A TOILET/SHOWER BLOCK AND INSTALLING A NEW SEPTIC TANK
Location: PLAS YNG NGHEIDIO, BODUAN, PWLLHELI, GWYNEDD, LL538YL

Summary of the Recommendation:

To approve with conditions

1. Description:

- 1.1 The discussion on this application was deferred at the meeting of the Planning Committee of 2 March 2015 to receive further information from the agent regarding installing a reed bed between the proposed site and the Site of Special Scientific Interest and the Special Area of Conservation. An assessment will have to be conducted of the likely significant effect based on the new information that will be reported to the committee.
- 1.2 The proposal is for establishing a new touring caravan site for 11 caravans and installing two camping 'pods'. It is also intended to build an associated toilet/shower block and install a septic tank as part of the application. The field in question is located to the north of the Plas yng Ngheidio farmhouse and agricultural buildings. The units would be located along the north-eastern boundary of the field, with the toilet/shower block in the south-eastern corner near the gable end of the house and the two 'pods' would be adjacent.
- 1.3 The site is located in open countryside within a Landscape Conservation Area. A farm track that is also a public footpath runs parallel to the north eastern boundary of the field. The site is served by a third class road which runs parallel to the farm. Located to the north east of the farm is the Cors Geirch Site of Special Scientific Interest (SSSI) which is also a Ramsar site and the Llŷn Fens Special Area of Conservation (SAC).
- 1.4 Planning application no. C12/0195/33/LL for establishing a site for 12 static caravans on the same field was refused in 2012 on grounds of concern about the impact on the Landscape Conservation Area. Later, application number C12/0718/33/LL to undertake improvements to the access and engineering work to level the ground of the field was submitted and approved by the planning committee. The consent was implemented recently and the new vehicular access is more or less complete. It is proposed to use the new entrance to serve the caravan site.
- 1.5 A Design and Access Statement and Language and Community Statement were received as part of the application.
- 1.6 The application is submitted to Committee as it involves a development of more than five caravans. The application is submitted by a Local Member.

PWYLLGOR CYNLLUNIO	DYDDIAD: 23/03/2015
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

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.

POLICY B10 – SAFEGUARDING 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.

POLICY B15 – PROTECTION OF NATURE CONSERVATION SITES OF INTERNATIONAL SIGNIFICANCE - Refuse proposals which are likely to cause significant harm to the integrity of nature conservation sites of international significance unless they conform to a series of criteria aimed at managing, enhancing and safeguarding the recognised features of such sites.

POLICY B16 – PROTECTING NATIONALLY IMPORTANT NATURE CONSERVATION SITES - Refuse proposals which are likely to cause significant harm to nature conservation sites of national significance unless they conform to a series of criteria aimed at protecting, enhancing and managing the recognised features of the sites.

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 protecting the recognised features and amenities of the local area.

POLICY B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that the building materials are of a high standard and 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 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.

PWYLLGOR CYNLLUNIO	DYDDIAD: 23/03/2015
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

POLICY D19 – NEW SITES FOR TOURING CARAVANS, CAMPING AND TOURING UNITS - Proposals for developing touring caravan sites, camping, or new touring unit sites will be approved if they conform with specific criteria regarding the 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 C12/0718/33/LL Improvements to vehicular access and engineering work: Approved 16 July 2012.

3.2 C12/0195/33/A Site for 12 touring caravans and washing facilities: Refused 19 April 2012.

3.3 C08D/0048/33/AM Single-storey dwelling: Refused 14 April 2008.

3.4 C07D/0267/33/AM Erection of two houses: Refused 19 September 2007.

3.5 C02D/0035/33/LL Agricultural shed: Approved 12 April 2002.

4. Consultations:

Community/Town Council: No objection.

Transportation Unit: No objection to the proposal. The site is within a reasonable distance of the A497 and other roads from the Nefyn and Morfa Nefyn direction. The entrance has also already been widened to a satisfactory standard therefore I have no recommendation in this case.

Footpaths Unit: The Countryside and Access Department is anxious to ensure that Buan public footpath no.8 will be protected during and at the end of the development.

Environmental Health and Public Protection Unit: Observations about the need to comply with the 1983 Model Standards. Concerns about the parking spaces between units and the space between them.

Biodiversity Unit: Need to receive the design details for the reed bed before a Test of the Likely Impact can be undertaken.

Welsh Water: No objection, but propose a condition. The mains pipe is insufficient to ensure a supply; therefore the only way it can be received is by installing a tank and a pump to cope with the additional demand or to install a new service to another pipe.

Natural Resources Wales: NRW no longer object to the proposal as the applicant is willing to include a reed bed and a separate unit for the erosion of the chemical

PWYLLGOR CYNLLUNIO	DYDDIAD: 23/03/2015
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

toilet waste as part of the application. Two conditions to be included to this end.

Fire Service: No objection.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period ended on 6 February. Three objections to the application were received on the grounds of:

- Concerns about adequate water pressure and supply to their property and business, which is also a camping site.
- Concern regarding the cumulative visual effect of caravan sites in the landscape with the site of Graeanfryn located nearby and Carreg Lwyd and Tu Hwnt i'r Ffrwd approved recently.
- The four sites are linked to the Bryncynan roundabout and are visible from roads, footpaths and from Garn Boduan.
- The application should be refused or the need for landscaping to reduce the visual impact should be examined.

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 recent engineering works to reduce and level the land along with raising the height of the banks around the field has meant that the site, on the whole, is fairly concealed. The units would be located in a row behind a 2.2 metre high bank at its highest, which has recently been planted extensively with various trees. Although the trees have not yet established, the height of the northern banks would form a high screen which would enclose the majority of the units from the most prominent views, such as from the direction of Bryncynan. It is considered that the natural landform and the farm buildings would also conceal the development from views and the adjacent county road from the Dinas direction. It is believed that the plan submitted is of a suitable design and the building and units have been placed in areas which mean that they do not stand out in the landscape significantly. It is not considered that the proposal would cause significant harm to the visual quality of the landscape and as the landscape develops and matures the visual impact of the proposal would reduce for the users of the adjacent county road.
- 5.3 In respect of its proximity to the roads network, the site has direct access to a third class county road and a new standard entrance has been opened to it recently. The site is also within 550 metres of the A497 county road near the Bryncynan roundabout which is a reasonable distance.

PWYLLGOR CYNLLUNIO	DYDDIAD: 23/03/2015
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

5.4 A caravan storage area does not form part of the application and therefore it is considered that the touring caravans would not be retained on the land when not in use for holiday purposes. It would be appropriate to impose a planning condition to ensure that no storage takes place. It should also be ensured that the 'pods' are of a moveable type and it is expected for them to be removed from the field entirely in winter to avoid permanent siting on the land, which would be tantamount to static units.

5.5 Opposite the application site lies the exempt caravan site of Graeanfryn; Carreg Lwyd caravan site is also towards the direction of Ceidio. Permission was granted at the last committee for Tu Hwnt i'r Ffrwd caravan site which is also comparatively close to the application site. It is noted that one objector expressed concern about the cumulative impact of the caravan sites on the visual amenities of the area. Despite this, it is not considered that this addition would go beyond the reasonable capacity of the neighbourhood to cope with such a development at present, when considered in terms of their cumulative impact and the environmental, amenity and roads impact context which would justify refusing the application. The road leading up to Plas yng Nghaidio is wide enough and suitable to deal with the traffic flow.

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 from the most public areas such as the nearby roads, because of the banks, the higher ground in the background and the shadow of the farm buildings. The banks in the furthest part of the field are a little lower and more open to the north-western direction; however, extensive planting has been carried out which is likely to alleviate the impact after they have matured. Every effort would have to be made to ensure that this landscaping is maintained in the future.

5.7 There is no significant concern about the visual impact of the two 'pods' as they are of timber construction and covered with a green plastic cover, and therefore are very likely to merge into the landscape. It is also considered that the toilet block is acceptable in terms of design, size and scale and is located in the corner closest to the house, and therefore maintains a good relationship with the existing buildings. Given the levelling work that has been carried out, along with the high banks and planting, it is not considered that the proposal would cause significant harm to the visual quality of the landscape or have a detrimental impact on the Landscape Conservation Area. Consequently, it is considered that the proposal complies with policies B10, B22, B25 and B27 of the GUDP.

Transportation matters

5.8 A new wide vehicular access to the third class county road has already been approved and created and the work is more or less complete. The new entrance ensures better visibility to both directions than the original farm entrance. The Transportation Unit states that it is satisfied with the entrance and that it has been widened to an acceptable standard. The third class county road which leads from the Bryncynan roundabout to the site is comparatively open and the majority of it is wide enough for two vehicles and is therefore acceptable to accommodate the increase in traffic. It is considered that the distance of 550 metres to the main road of the A497 is a reasonable distance and is close enough to the highways network to satisfy the requirements of policies D19 and CH33 of the GUDP without harming road safety.

PWYLLGOR CYNLLUNIO	DYDDIAD: 23/03/2015
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

General and residential amenities

- 5.9 Other than the Plas yng Ngheidio farmhouse, there are two dwellings in the surrounding area, namely a bungalow known as Tŷ Ni which is within the ownership of the farm as well as the property known as Graeanfryn which is opposite. It is not considered that a site with 11 touring caravans and two 'pods' 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 Graeanfryn site itself acts as a Caravan and Camping Club exempt site, therefore the use in question is unlikely to affect the property any more than it currently experiences. 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.

Language 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 location, will 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. The response of the Joint Planning Policy Unit to the Language 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 Policy A2 as noted above.

Biodiversity Matters

- 5.11 Cors Geirch lies approximately 160 metres to the north of the site which runs parallel with Afon Geirch. The marsh has been identified as a Ramsar site and a Special Area of Conservation (SAC) which is of international conservation significance. The marsh is also designated as a Site of Special Scientific Interest (SSSI) of national significance. Observations were received from Natural Resources Wales expressing concern regarding the proposed sewerage disposal system and its possible impact on a conservation site. The applicant was advised to consider establishing a reed bed to treat effluent that would prevent impacting on the SAC. It was also suggested that they should install a separate unit for erosion of chemical toilet waste. The agent has confirmed their willingness to include both recommendations and further information is awaited prior to the committee. NRW has also suggested that the Council's Biodiversity Unit undertakes a Test of Likely Impact following receipt of further information and we will be reporting back on the result at the meeting of the committee. If the additional information is acceptable by the Biodiversity Unit, it is considered that the application is in accordance with the requirements of policies B15 and B16 of the GUDP.

Response to the public consultation

- 5.12 Two letters were received in response to the public consultation, expressing concern regarding the impact of the proposal on the water pressure and the water supply to the property known as Graeanfryn. It was noted that there are existing problems with water pressure as the supply serves the property of Plas yng Ngheidio first before the property of Graeanfryn and the proposed development would lead to more problems. The response of Welsh Water to the consultation was received which states that they have no objection to the proposal but confirm that the existing mains pipe is insufficient to ensure a supply and, therefore, suggesting that they install a tank and a

PWYLLGOR CYNLLUNIO	DYDDIAD: 23/03/2015
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

pump to cope with the additional demand or to install a new service to another pipe. The agent's response was received confirming their willingness to install a water storage tank in the ceiling of the toilet block and a pump to maintain water pressure. Therefore, it is considered that it is possible to overcome the water problems with the planning conditions suggested but it must be ensured that the systems are in place before the site is used.

6. Conclusions:

- 6.1 A previous application for a caravan site was refused in 2012 because of concerns about the visual impact of the proposal. Since that time, significant work has been carried out to level the land and landscape, which has improved the appearance of the site in the landscape. As a result of the work, along with the existing landscaping features, it is no longer 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 locating the units, maintaining the landscaping in the future, removing the 'pods' in the winter and ensuring that no storage is undertaken. 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 Policy Unit is awaited to the Language and Community Statement and also the response of the Biodiversity Unit after conducting the Likely Significant Impact Assessment on the additional information. The observations will be reported back to the committee.

7. Recommendation:

- 7.1 To approve subject to conditions:
1. Commence within five years.
 2. In accordance with revised plans
 3. The number of units on the site at any one time to be restricted to 11 and two pods
 4. Restricted to holiday season
 5. Holiday units only and a register must be kept
 6. Agree on details of the 'pods' and that they are of a removeable type
 7. No storage on the land and the 'pods' to be removed in winter
 8. Landscaping
 9. Maintain landscaping whilst the caravan use exists
 10. Welsh Water conditions
 11. Biodiversity conditions
 12. NRW conditions.

Note: Protect the public footpath
: Licence



Rhif y Cais / Application Number :

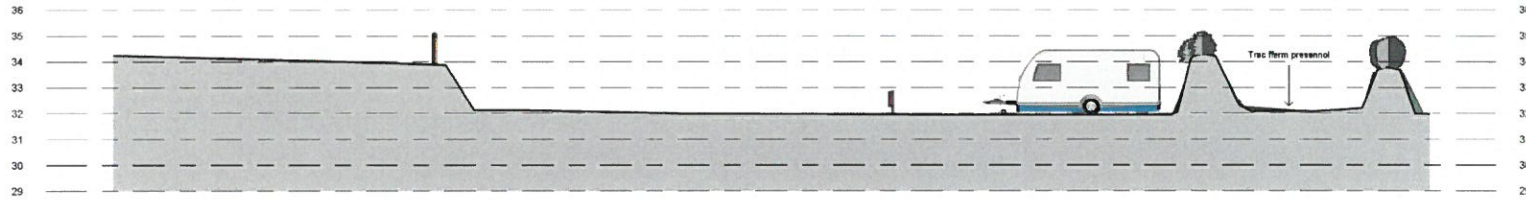
C14/1218/33/LL

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

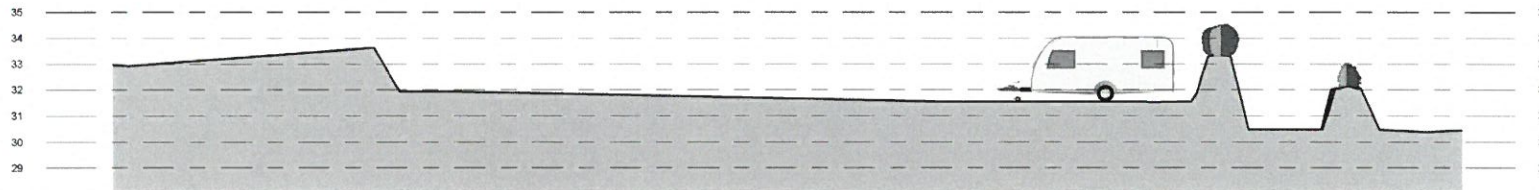


A gyfrinwch y map hon o Ddau Jedd yn Ordnance Survey
ydyd chanddi yn Ordnance Survey
arben Rhedol yn ym 2006.
© 2006 Ordnance Survey
Nid oes gwybodaeth parhau yn cael
hysbysu. Gwirneid ym 2006.
Cynllun Gwynedd - 1 000 20 000 - 2006

This map is reproduced from Ordnance Survey maps
with the permission of Ordnance Survey
on behalf of the Controller of Her Majesty's Stationery Office
© Ordnance Survey
Unauthorized reproduction infringes Crown copyright
and may lead to prosecution and/or proceedings.
Cynllun Gwynedd - 1 000 20 000 - 2006



1 **A-A**
1 : 100



2 **B-B**
1 : 100



3 **C-C**
1 : 100

HEIDADRŷ - NOTES

Rev	Description	Date
A	Revision 1	2/12/14

TEITL PROSECT - PROJECT TITLE

Parc Carafanau Teithiol, Plas Yng Ngeidio

TEITL TRIE

Trawsoriadau Safte

CLIENT - CUDR

R.O. & A.J. Davies

SECURITY MARK	APPROVAL DATE	DATE
Author	Checker	11/12/14
SCALE 1:100	PROJECT NUMBER	0297
DRAWING NUMBER	REV	A
A102	A	

TIUDADAU - NOTES

Rev	Description	Date
A	Revision 1	2/12/14

TITL PROSECT - PROJECT TITLE

Parc Carafanau Teithiol, Plas Yng Ngeidio

TITL TITL

Toriadau Hydredol

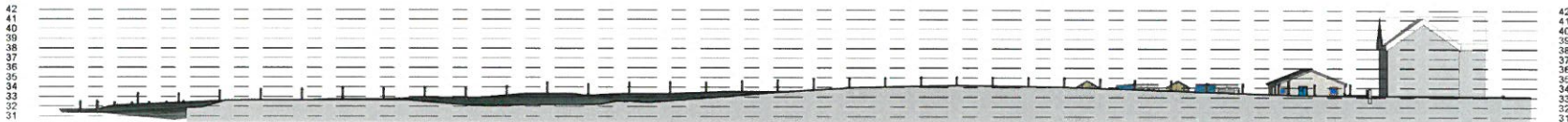
CLEENT - CLIENT

R.O. & A.J. Davies

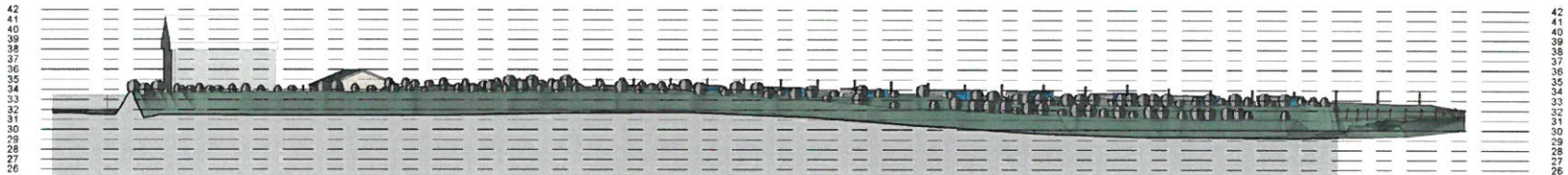
<small>DIGYDDYR Y PRYDEI</small> Author	<small>DIGYDDYR Y PRYDEI</small> Checker	<small>DYDDIAD Cychwyn</small> 11/12/14
<small>SCALE (A1)</small> 1:250	<small>PROSECT - PROJECT NUMBER</small> 0297	
<small>DYDDIAD Cychwyn - DRAWING NUMBER</small> A103		<small>REP</small> A



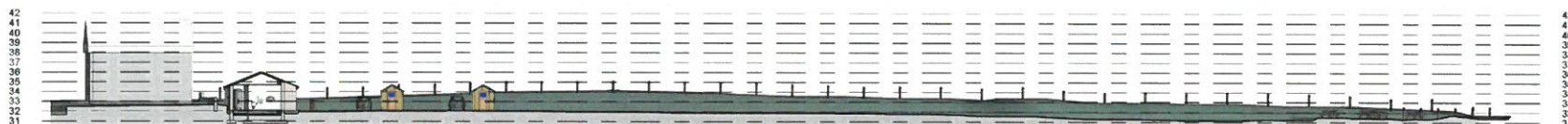
1 **D-D**
1 : 250



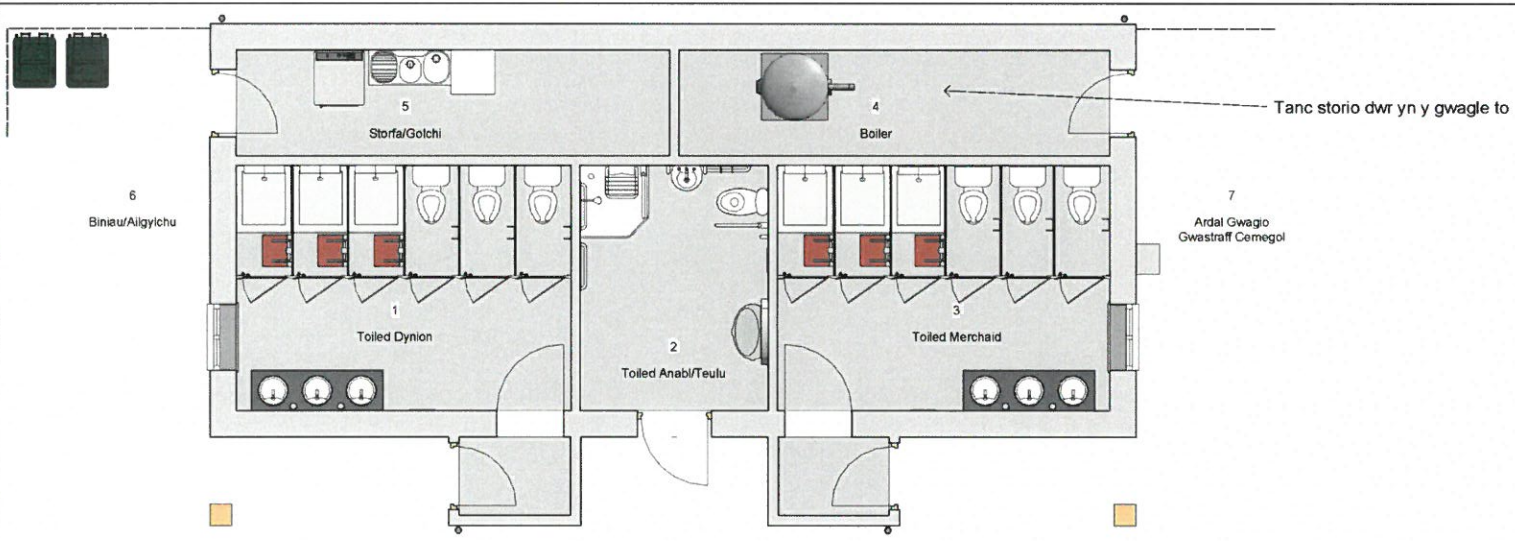
2 **E-E**
1 : 250



3 **F-F**
1 : 250



4 **G-G**
1 : 250

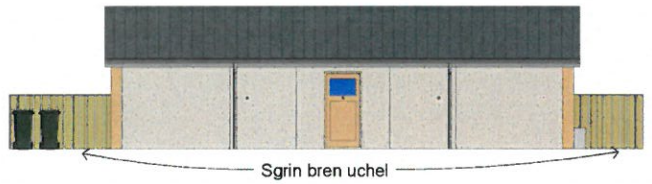


NOIDIADAU - NOTES

1 Cynllun Llawn
1 : 50



6 Edrychiad Allanol



2 Gogledd Orllewin
1 : 100

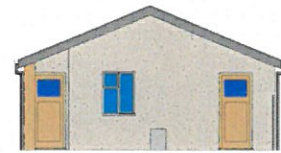


3 Gogledd Ddwyrain
1 : 100

To: 'Box Profile Roofing Sheets' i gydweddu efo'r adeiladau fferm gyfagos
Waliau: Gorffeniad i gydweddu efo'r adeiladau cyfagos



5 De Ddwyrain
1 : 100



4 De Orllewin
1 : 100



7 Edrychiad Mewnol

No.	Description	Date
A	Revision 1	2/12/14

TEITL PROSIECT - PROJECT TITLE
Parc Carafanau, Plas Yng Ngheidio

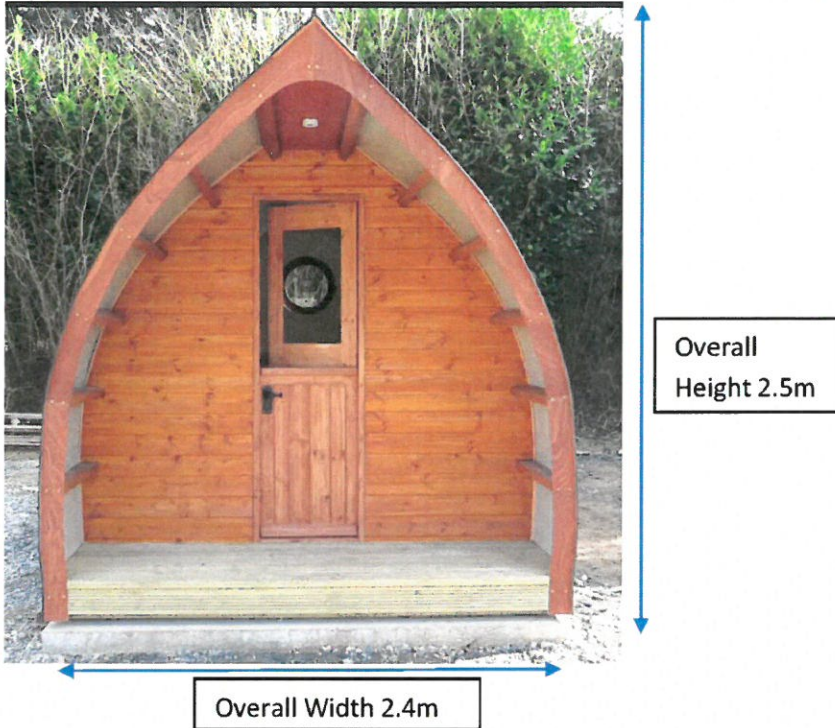
TEITL - TITLE
Bloc Toiledau

CLEIENT - CLIENT
R.O. & A.J. Davies

DEWLANYDD IAWN DRAWN BY GEW	GWYBODAETH IAWN CHECKED BY Checker	DIENODIAD DATE 13/11/14
GRADDFA - SCALE (@A2) As indicated		RHIF PROSIECT - PROJECT NUMBER 0297
RHIF CYNLLUN - DRAWING NUMBER B101		REV A

Moveable camping pods

Plas yng Ngheidio, Boduan, Pwllheli. Gwynedd. LL53 8YL



Outer Skin: Galvanised Plastic Coated sheets (Plastisol) BS12B29 Juniper Green

HAYDN E. WILLIAMS Cyf.
Syrfewyr Adeiladu Siartredig – Chartered Building Surveyors

Gellidara, Penrhos,
Pwllheli, Gwynedd. LL53 7HF

☎ 01758 614444
☎ 07881 641792
✉ haydnewilliams@btinternet.com

CYNGOR GWYNEDD
 ADARAN RHEOLBODIC
 - 9 MAW 2015
 CYMRU AWAETH CYMUNLUNIGUS
 YN Y CHIED

CYMLLUN DIWYGIEDIG
 REVISED PLAN
 9/3/15
 MEX



Nodiadau Cwiriad/Revision notes:

Rhif/Rev:	Dyddiad/Date:	Nodiadau/Notes:	Gan/By:	Checked:
A	22/12/2014		GEW	-
B	09/03/2015	All feoll tanc septig a phwll mwydo, cynnwys 'Reed Bed'	GEW	-

Darlunwys Gan/Drawn by:
 GEW

Cleient/Cliant:
 R O & A J Davies

Cynllun/Scheme:
 Parc Carafanau Teithol
 Plas yng Ngheidio, Boduan



Titt Lluniad/Drawing Title:
 Cynllun Lleoliad

Dyddiad/Date:
 04/09/2014

Graddfa/Scale @ A3:
 1:1250

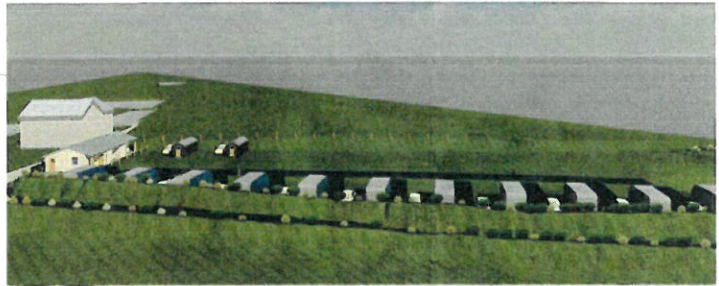
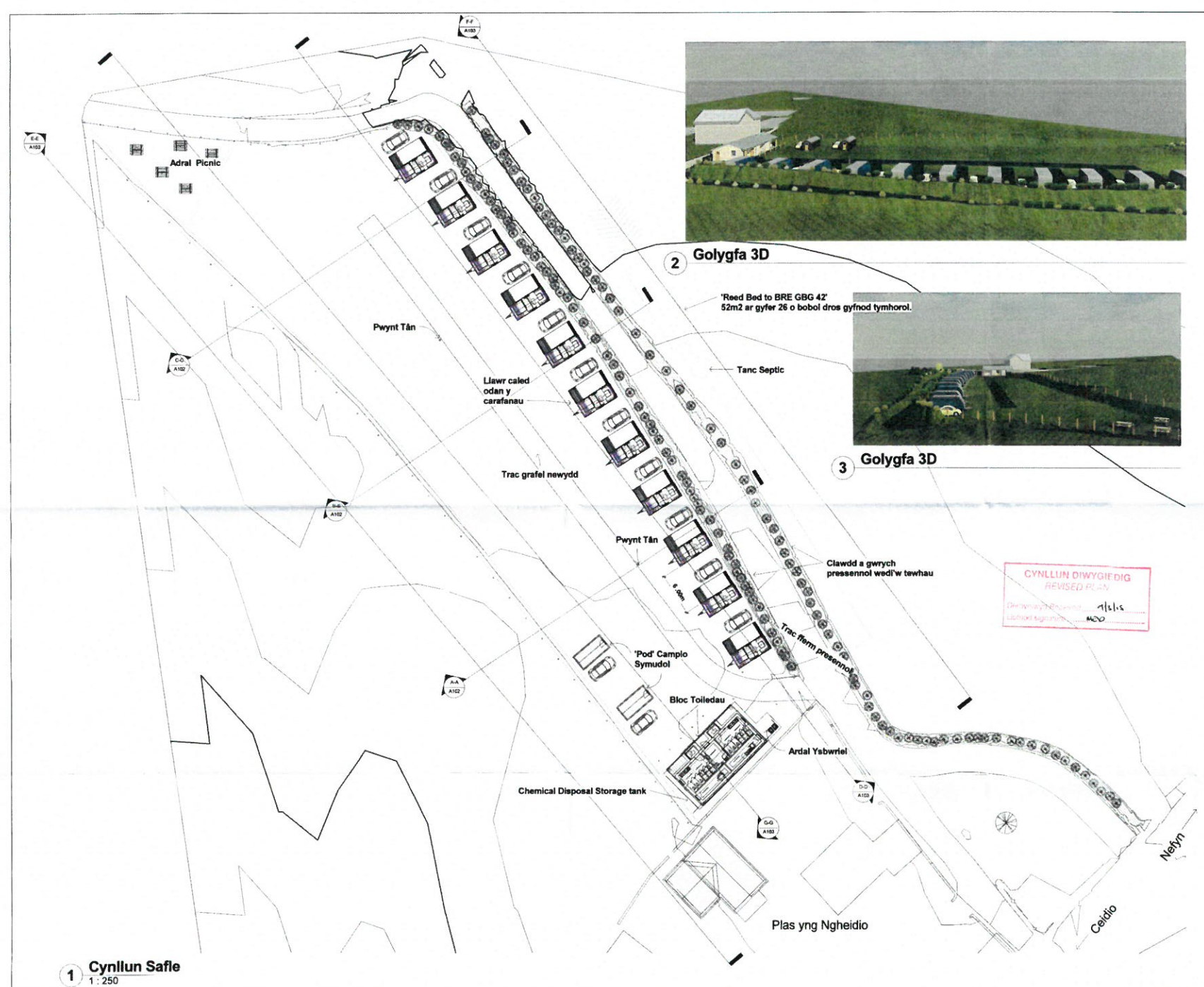
Rhif Lluniad/Drawing No:
 L101

Haydn E. Williams Cyf.
 Syrffwyr Adeiladu Siartredig
 Chartered Building Surveyors
 www.haydnwilliams.com
 info@haydnwilliams.com
 Gellidara, Penrhos, PWLLHELI, Gwynedd LL53 7HF

Do not scale this drawing. Contractors must check all dimensions from site. This drawing is copyright.

Design Change
 1 Mar 2015



2 Golygfa 3D



3 Golygfa 3D

CYNLLUN DIWYGIEDIG
 REVISED PLAN
 Design by: [Signature]
 Licensed Engineer: [Signature]

MODURDU / NOTES



Do not scale this drawing. Contractors must check all dimensions from site. This drawing is copyright.

Rev	Description	Date
A	Revision 1	2/12/14
B	All loci tanc septic a phyll rwyddo, cynnyws 'Reed Bed'	09/03/15

TITL PROJECT - PROJECT TITLE

Parc Carafanau Teithiol, Plas Yng Nghedid

TITL - TITLE

Cynllun Safle Arfaethedig

CLIENT - CLIENT
R.O. & A.J. Davies

DRAWN BY GEW	CHECKED BY HEW	DATE 11/11/14
-----------------	-------------------	------------------

SCALE: SCALE (AT)
 As indicated

PROJECT - PROJECT NAME
 R/O & A.J. DAVIES

DRAWING NUMBER
 A101

REV
B

1 Cynllun Safle
 1:250