
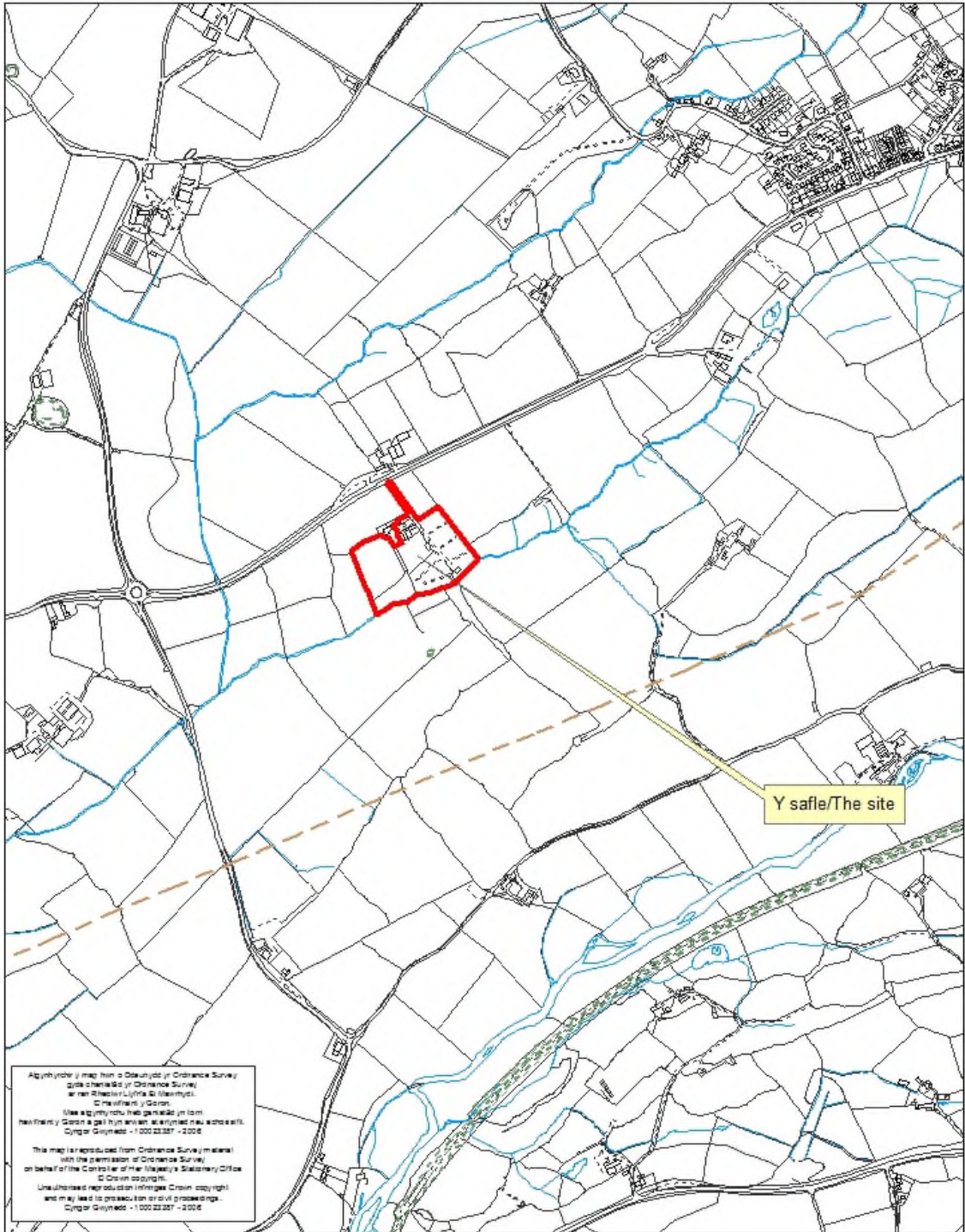


Number: 7

 Rhif y Cais / Application Number : C15/0003/18/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: C15/0003/18/LL
Date Registered: 12/01/2015
Application Type: Full - Planning
Community: Llanddeiniolen
Ward: Bethel

Proposal: CHANGE OF USE TO CREATE TWO LATE ARRIVAL PITCHES, SITING OF 13 ADDITIONAL TOURING UNITS WITHIN THE EXISTING SITE, REPLACE 6 CAMPING PITCHES WITH 6 CAMPING PODS, TOGETHER WITH LANDSCAPE AND ENVIRONMENTAL IMPROVEMENTS TO THE SITE

Location: RHYD-Y GALEN CARAVAN & CAMPING PARK, BETHEL, CAERNARFON, GWYNEDD, LL55 1UL

Summary of the Recommendation:

TO DELEGATE THE RIGHT TO APPROVE

1. Description:

- 1.1 The application is for changing the use of part of a field to create two 'late arrival' pitches for touring units, siting 13 additional touring unit pitches within the existing site, siting six camping pods within an area that is already being used for camping, together with landscape and environmental improvements to the site.
- 1.2 The application site is within an existing caravan park and there is extant planning permission under reference C10A/0409/18/LL for siting 50 touring units, 6 tents, a caravan for the manager and a storage provision for 20 touring caravans. The holiday season currently operates between 1 March and 31 October, and there is no intention to change this through this application.
- 1.3 The site is located between the village of Bethel and the town of Caernarfon, with access from the B4366. The site is located on a lower level than the road, and is landscaped from every direction with mature hedges and trees. The park is located on land that is on a slight slope, and the river Cadnant flows along the bottom of the site.
- 1.4 The application is a scheme to upgrade the park and it includes the following elements:
 - Plant a double overlapping row of hedge (approximately 190m long) by the B4366 main road in order to create a wildlife corridor and landscaping for the park.
 - It is intended to provide two 'late arrival' pitches to be located immediately outside the boundaries of the existing park. It is proposed to site them here because a security barrier at the entrance to the site is closed during the night to protect the site. This arrangement is normal for a caravan park of this type. The location is immediately adjacent to the site's buildings, and a landscaping bund and an additional hedge have already been planted in order to screen these pitches.
 - It is intended to relocate the children's play equipment to another location within the site's existing boundaries.
 - It is proposed to site three new touring units on land near the existing toilet block.
 - It is proposed to provide two additional hard-standing pitches by the site's storage buildings, to be used by motorhomes.

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- It is proposed to site eight new touring units on land that is located within the current boundaries of the site on its northern boundary. It is proposed to enhance the current landscaping on this northern boundary in order to ensure that the site is screened from the B4366.
- It is proposed to site 6 camping pods in an area that is currently used for camping. There is existing electricity supply to these six pitches, and it is intended to remove these camping pods during the winter to a storage area and they will not be used.
- Electric cables and poles have already been removed from the site and installed underground.
- It is proposed to add to the nature conservation/wildlife habitat area which will mean doubling its size.

1.5 A Design and Access Statement and a Community and Language Statement have been submitted as part of the application.

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 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 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.

D20 – TOURING CARAVAN, CAMPING AND TOURING UNIT SITES – EXTENSIONS, ADDITIONAL PITCHES, RELOCATION AND EXCHANGES

Proposals for increasing the number of pitches, extensions to sites, or for the relocation or exchange of pitches will be approved if the proposal forms part of a scheme to ensure environmental and visual improvements, and meets other criteria relating to the impact of the development on the local area.

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POLICY D21 – STORING TOURING CARAVANS

Proposals for storing touring caravans will be permitted provided they conform to criteria relating to the impact of the development on the local area and using the site to store unused touring caravans.

Supplementary Planning Guidance – Holiday Accommodation – July 2011

2.3 National Policies:

Planning Policy Wales, Edition 7, 2014
TAN 13 Tourism

3. Relevant Planning History:

- 3.1 C10A/0409/18/LL – extend the touring caravan site from 35 to 50, increase the number of tents from 5 to 6, site a caravan for a seasonal manager. Retain the winter storage for 20 touring caravans together with environmental and landscape improvements – approved 12.10.2010
- 3.2 C05A/0518/18/LL – extension to the existing toilets – approved – 18.08.2005
- 3.3 C96A/0279/18/CL – extension to touring caravan site – approved 02.10.1996

4. Consultations:

Community/Town Council:	No response
Transportation Unit:	It is not intended to make a recommendation as it is supposed that the proposed development would not have a detrimental impact on any road or proposed road.
Natural Resources Wales:	No objection to the proposal but note that an Environmental Permit will be required from Natural Resources Wales unless it is exempted.
Welsh Water:	No observations
Environmental Health:	No response
Caravans Officer:	No objection as long as the development complies with the Model Standards 1983. It is assumed that the camping pods will be defined under a planning permission in order to license them under the correct legislation. The applicant will be required to vary the site licence for the Health and Safety Unit, the Public Protection Service and the Regulatory Department should this application be approved. The application must comply with the requirements of the following: the Caravan Sites and Control of Development Act 1960, Public Health Act 1936, Health and Safety at Work etc. Act 1974, Model Standards 1983.
Biodiversity Unit:	The application involves creating new hedges and extending the wildlife area. There are no biodiversity concerns regarding the application, and no further observations to be made.

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Fire Officer: No observations to offer.

Public Consultation: A notice was posted on the site and neighbouring residents were notified. The advertising period has ended and no letters/correspondence were received objecting to the proposal.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy D20 of the UDP relates to extending existing touring caravan and camping sites, together with creating new pitches, and the relocation and exchange of pitches. The policy approves proposals to increase the number of pitches on existing touring caravan, camping and touring unit sites, or to extend the sites, to relocate pitches from visually prominent sites, or to exchange tent or touring caravan pitches for an appropriate number of touring unit pitches, provided that the proposal forms part of a scheme that will result in environmental and visual improvements in terms of the siting, layout, design and appearance of the site and its position in the surrounding landscape, and that the proposed development will not exceed the reasonable capacity of the locality (e.g. environmental, social and cultural, the roads network, amenities etc.) to accommodate such developments, taking into account the cumulative effect of existing and approved touring caravan, camping and touring unit sites within the locality.
- 5.2 The proposal involves providing two 'late arrival' pitches outside the existing site and by the entrance, siting 11 new touring units within the boundaries of the existing site, providing two additional hard-standing pitches within the existing site to be used by motorhomes, and installing six new camping pods within the boundaries of the existing site. This would mean that the site would provide space for 63 touring units, together with 6 camping pods and two 'late arrival' pitches.
- 5.3 The proposal offers new hedges and an earthen bund alongside the B4366 road, a new hedge on the northern boundary of the 'late arrival' pitches, and additional planting within the site around the new touring pitches. It is intended to plant a mixture of blackthorn, dog rose, hawthorn, hazel, holly, hornbeam and wild privet. It is also intended to enhance the existing nature conservation area which is designated near the site, in order to double its size. It is also intended to move the children's play area and equipment to another location within the site.
- 5.4 The site is already substantially screened and this landscaping blends in with the landscape. The proposed planting reinforces the existing natural features around the site. The proposal to add to the nature conservation area also reinforces the current situation, and it is believed that this along with the landscaping will result in improving the site, both environmentally and visually. It is not believed that the development is beyond the reasonable capacity of the locality to accommodate such a development, and there are no other caravan sites within 1.4km of the site.
- 5.5 Therefore, it is considered that the proposal complies with the requirements of policy D20 above.
- 5.6 Policy D21 of the UDP relates to storing touring caravans, and the policy permits proposals to store touring caravans provided they can comply with the following criteria:

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1. The caravans are located in appropriate existing buildings, or
2. Where there are no appropriate existing buildings available that unobtrusive outdoor locations are used;
3. The site will be used to store unused touring caravans.

5.7 There is already a building on the site for storing touring caravans, and consequently, it is intended to store the camping pods outdoors during the winter season on a hard-standing pitch which is used for parking when the caravan site is open during the holiday season. This site is located at the bottom of the caravan site and is heavily screened, and unobtrusive. It is considered that the proposal complies with the requirements of Policy D20 and that it ensures that the pods are removed from the seasonal site and are not used during the winter.

Visual, general and residential amenities

5.8 Policy B23 of the UDP relates to safeguarding the amenities of the local neighbourhood. The site is located over 100m away from any other property (apart from the property that is owned by the applicant), and the nearest dwellings to the site are dispersed in the surrounding area. The site is already concealed and it is proposed to landscape it further. Given that the site already exists, and taking into account the scale of the proposal, it is not considered that the proposal is likely to cause an additional detrimental effect to the amenities of any resident or to the amenities of the local neighbourhood, therefore the proposal is considered to comply with the requirements of policy B23 above.

5.9 Policy B27 of the UDP involves assessing applications for landscaping sites. The policy permits proposals subject to the plans incorporating soft / hard landscaping of a high standard which is appropriate for the site and the local area. The proposal offers new hedges and an earthen bund alongside the B4366 road, a new hedge on the northern boundary of the 'late arrival' pitches, and additional planting within the site around the new touring pitches. It is intended to plant a mixture of blackthorn, dog rose, hawthorn, hazel, holly, hornbeam and wild privet. It is also intended to enhance the existing nature conservation area which is designated near the site, in order to double its size. It is considered that the landscaping is suitable and reinforces the existing screening on the site. Therefore, it is considered that the proposal complies with the requirements of Policy B27 of the UDP.

Transport and access matters

5.10 Policy CH33 of the Gwynedd Unitary Development Plan involves assessing proposals in terms of safety on roads and streets. It is considered that the existing roads network which includes class I and II roads is more than adequate to serve the additional traffic movements associated with this proposal. It is also considered that the roads network within the site is adequate. The Transportation Unit has no objection to the application. Therefore, it is considered that the proposal complies with the requirements of Policy CH33.

Language Matters

5.11 Policy A2 of the UDP relates to protecting the social, linguistic and cultural cohesion of communities, and refuses proposals that would due to their size, scale or location cause significant harm to the social, linguistic or cultural cohesion of communities. A Language and Community Statement was submitted as part of the application which

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states that the development is likely to have a positive impact on the language and the local community. The response of the Joint Planning Policy Unit had not been received at the time of preparing this report, but we are confident that we will have received it by the date of the Committee. If confirmation is received that the content of the Statement is acceptable, it can be considered that the proposal complies with the requirements of policy A2, and that the proposal would be unlikely to cause significant harm to the social, linguistic or cultural cohesion of communities.

6. Conclusions:

- 6.1 Based on the above assessment, it is not considered that the proposal is contrary to any relevant policy noted or that it is likely to have a detrimental effect on the amenities of the local area or any neighbouring property.

7. Recommendation:

- 7.1 To delegate the right to the Senior Planning Manager to approve the application, subject to receiving favourable observations from the Joint Planning Policy Unit on the Community and Language Statement and to the following relevant conditions:

1. Five years
2. Complete the development in accordance with the plans submitted
3. Holiday season from 1 March until 31 October
4. Storage area for pods and touring units/no storing outside this area
5. Remove the touring units and the pods completely from the land outside the holiday season (apart from the area that has been identified for storage)
6. Restrict the use of the caravan for the warden
7. Restrict the occupancy of the warden's caravan to the period 22 February – 7 November
8. Restrict the site to 63 touring units, 6 camping pods and 2 late arrival pitches
9. To implement landscaping in accordance with the plan.
10. To complete all planting within the next planting season.
11. Keep a register/holiday use only.

Note: licensing.



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Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
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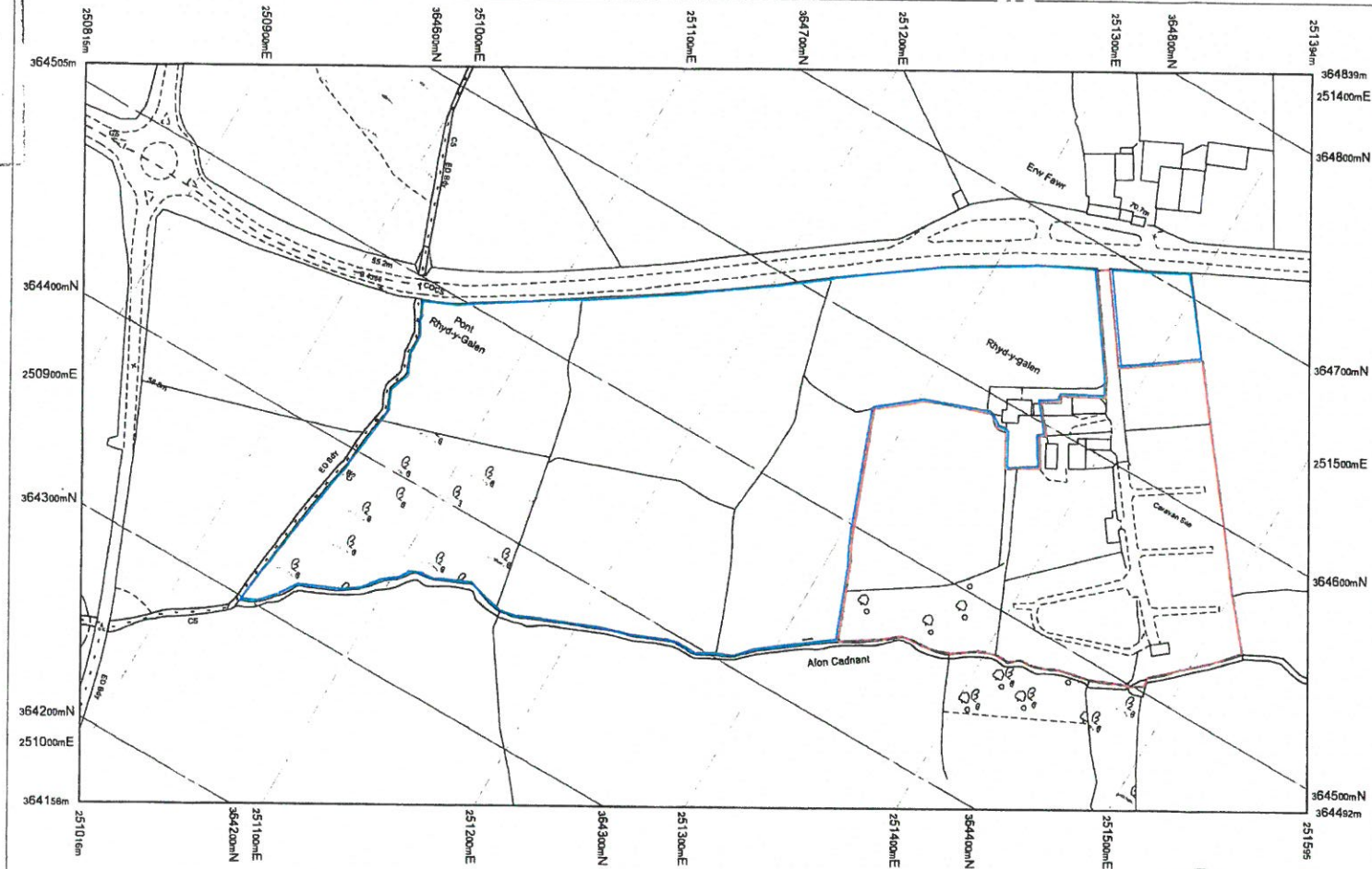


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Location Plan: Rhyd-y-Galen Caravan and Camping Park. Bethel. Caernarfon. Gwynedd. LL55 1UL.

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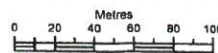


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Scale 1:2500



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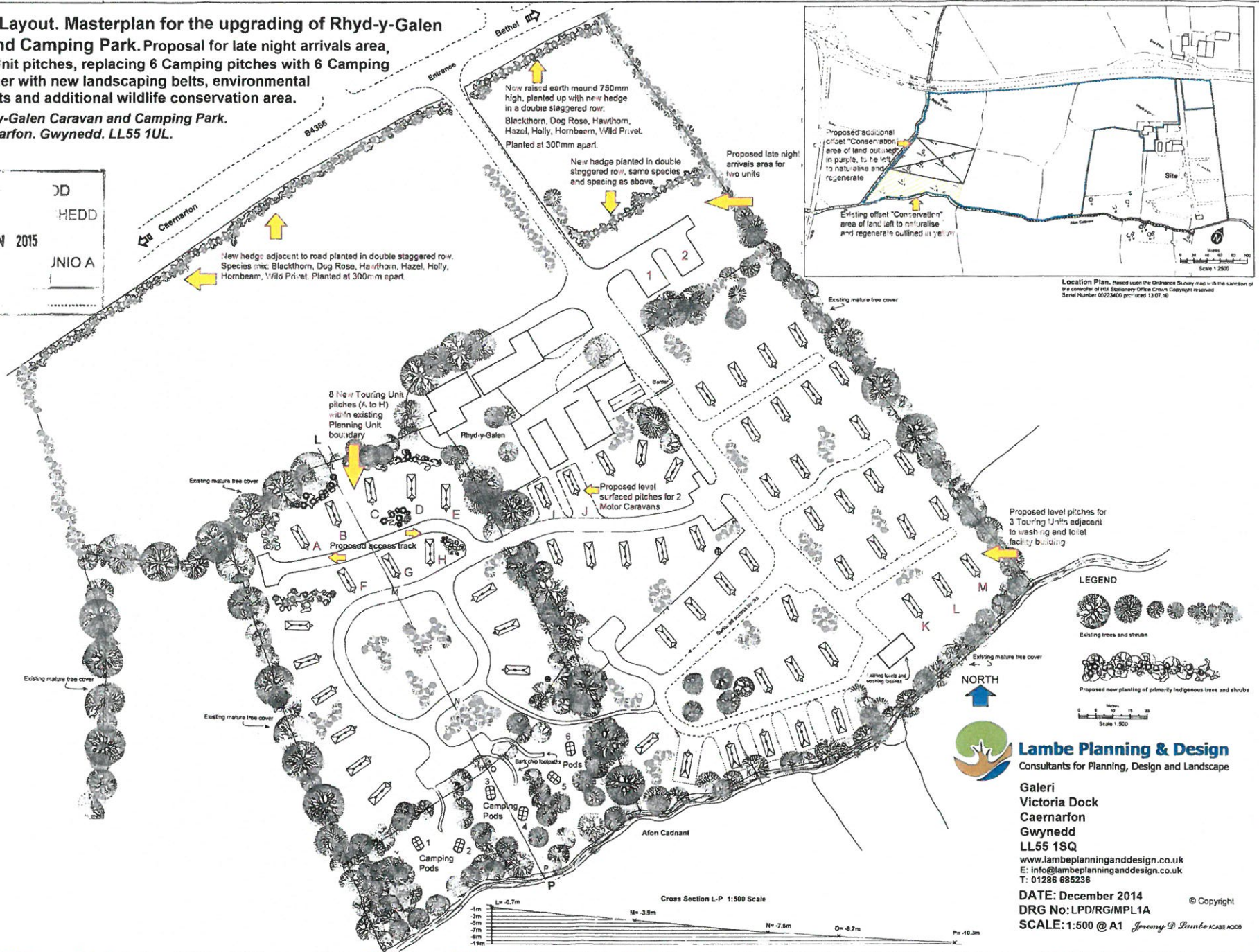
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Proposed Layout. Masterplan for the upgrading of Rhyd-y-Galen Caravan and Camping Park. Proposal for late night arrivals area, 13 Touring Unit pitches, replacing 6 Camping pitches with 6 Camping Pods, together with new landscaping belts, environmental improvements and additional wildlife conservation area.

Client: Rhyd-y-Galen Caravan and Camping Park. Bethel, Caernarfon. Gwynedd. LL55 1UL.

CYNGORDD DD
CYFARTUN HEDD
6 ION 2015
GWASGŨR JUNIO A



New raised earth mound 750mm high, planted up with new hedge in a double staggered row: Blackthorn, Dog Rose, Hawthorn, Hazel, Holly, Hornbeam, Wild Privet. Planted at 300mm apart.

New hedge planted in double staggered row, same species and spacing as above.

Proposed late night arrivals area for two units

New hedge adjacent to road planted in double staggered row. Species mix: Blackthorn, Dog Rose, Hawthorn, Hazel, Holly, Hornbeam, Wild Privet. Planted at 300mm apart.

8 New Touring Unit pitches (A to H) within existing Planning Unit boundary

Proposed level surfaced pitches for 2 Motor Caravans

Proposed level pitches for 3 Touring Units adjacent to washing and toilet facility building

LEGEND

- Existing trees and shrubs
- Proposed new planting of primarily indigenous trees and shrubs

Scale 1:500

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DATE: December 2014
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