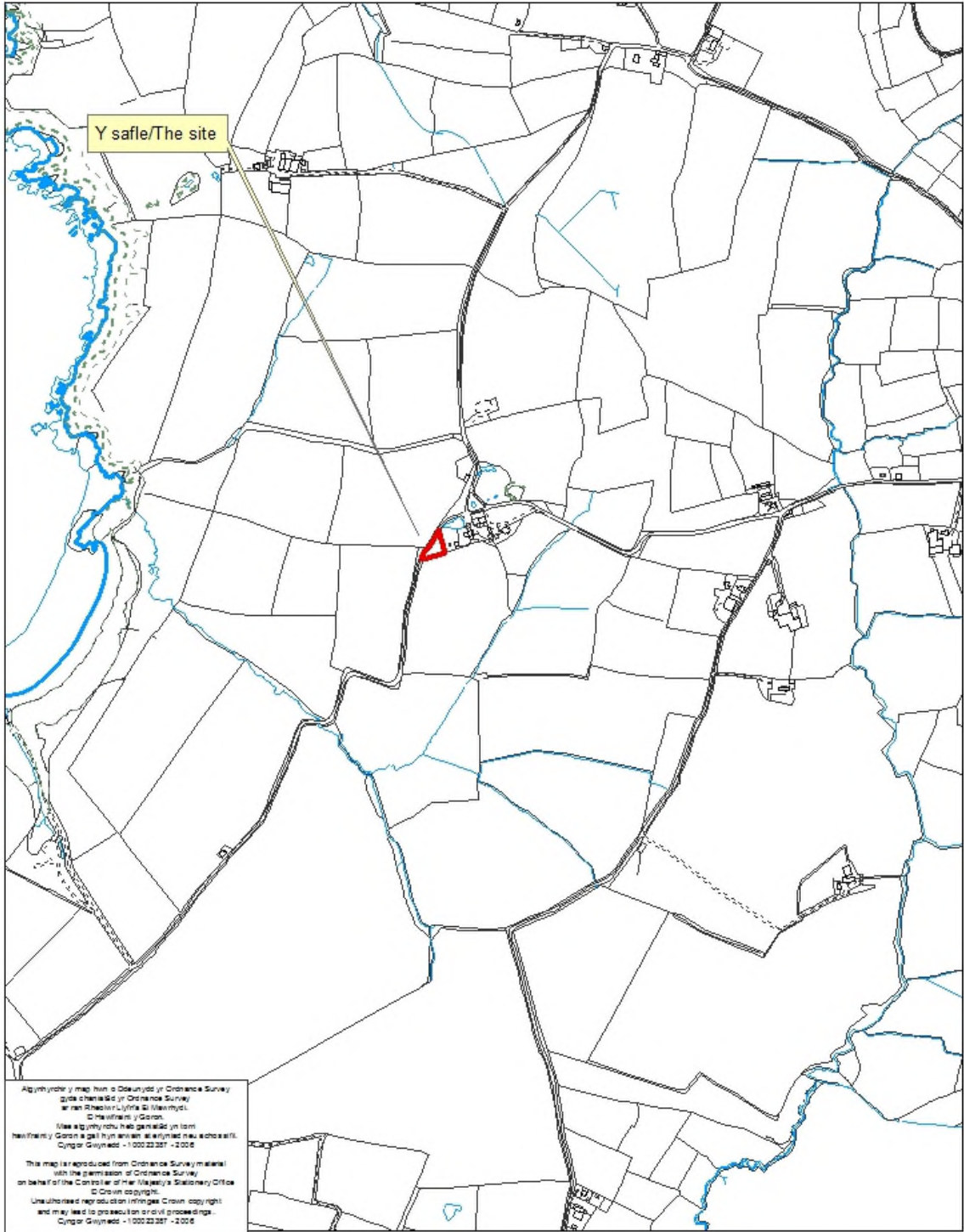


Number: 4



Rhif y Cais / Application Number : C15/0110/30/LL

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



PLANNING COMMITTEE	DATE: 27/04/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Application Number: C15/0110/30/LL
Date Registered: 05/02/2015
Application Type: Full - Planning
Community: Aberdaron
Ward: Aberdaron

Proposal: CREATION OF TOURING CARAVAN SITE FOR SIX CARAVANS, CONSTRUCTION OF TOILET BLOCK AND INSTALLATION OF SEWAGE TREATMENT SYSTEM TOGETHER WITH LANDSCAPING

Location: METHLEM, RHOSHIRWAUN, PWLLHELI, LL538LG

Summary of the Recommendation: TO REFUSE

1. Description:

1.1 This is an application to establish a touring caravan site for six units on a field at Methlem, Rhoshirwaun. The proposal also involves constructing a toilet block to the rear of the existing workshop, along with installing a sewage treatment system and undertaking an element of landscaping to enhance existing hedges. The field in question is of a triangular shape, approximately 0.09 hectares, and it is proposed to site the units around the boundaries of this small field. There is a distance of approximately 110m between the field and the dwelling of Methlem, which are separated by a workshop, yard and outbuildings of varying quality.

1.2 This is a site in open countryside which abuts the Whistling Sands class three county road and is also located within an Area of Outstanding Natural Beauty (AONB) designation. It is intended to use a vehicular access that currently serves as an access to the workshop and the yard. At present there are a number of caravans and vehicles in the yard.

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 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 number 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.

POLICY B27 – LANDSCAPING SCHEMES Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and

PLANNING COMMITTEE	DATE: 27/04/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

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.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new development, extension of existing development 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 distance from the site to a public car park.

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, Gwynedd Council: Holiday Accommodation (July 2011)

2.3 National Policies:

Planning Policy Wales 2014

Technical Advice Note 13 – Tourism

Technical Advice Note 18 – Transport

3. Relevant Planning History:

- 3.1 C09D/0188/30/LL – Retrospective application to retain a workshop that was erected to replace previous workshop: Approved 17 November 2009
- 3.2 C08D/0133/30/LL – Rear, side and front single-storey extension: Approved 19 May 2008
- 3.3 2/10/115A - Convert old agricultural buildings into a holiday centre for the disabled and carer accommodation: Approved 29 October 1993 (Not implemented)
- 3.4 2/10/115 - Change of use of two rooms into restaurant: Approved 8 May 1978
- 3.5 No pre-application enquiries were received for this proposal.

4. Consultations:

Community/Town Council: Support

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.

Public Protection Unit: Need more information form a licensing perspective.

PLANNING COMMITTEE	DATE: 27/04/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

AONB Unit: Methlem is in a prominent position on a rural roadside in the area of Rhydlios and within the AONB.

The site in question is located between the road and a relatively substantial agricultural building. Currently, there are a number of caravans and vehicles on the site. Nearby, there are traditional agricultural buildings in a dilapidated and ragged condition.

The existing *clawdd* and hedge offer an element of screening, however the development would be visible from the road and some other locations, and in terms of the AONB, there is concern about establishing a new touring caravan site here.

Natural Resources Wales: No objection. Suggest that a discharge from the sewage treatment plant to the nearest watercourse would be the best route where that remains wet throughout the year. The proposal could affect the AONB

Welsh Water: Not received.

Fire Service: No observations to submit.

Public Consultation: A notice was placed on the site. The site does not have any close neighbours. The consultation period has come to an end and no responses have been received.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy D19 of the UDP permits proposals to develop new touring caravan and touring unit sites provided they conform to all 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 that 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 small field in question lies in open countryside and is adjacent to a class three county road. The six units would be sited around the boundaries of the field, which is in triangular formation. Criterion 1 of policy D19 states that the design, setting and appearance of new caravan sites should be of a high standard. As the size of this field is limited, it is questioned whether it is possible to have a setting of a high standard. It appears from the scheme that the units will be packed into a small site, with parking and possible awnings between these units meaning that the amenity area will be very limited for the users.
- 5.3 There are no significant concerns about the septic tank element or the toilet block that are part of the application, as it is intended to finish the toilet block to blend in with the existing workshop which is of a dark green colour. There were two touring caravans within the application site during the site visit which helped in assessing the visual impact of the site. Although a *clawdd* of varying height acts as a boundary with

PLANNING COMMITTEE	DATE: 27/04/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

the road, with a few small trees here and there, the current landscaping is not sufficient to conceal or integrate the proposed units in the landscape. While it is noted that the scheme states that it is intended to strengthen the existing hedges on the southern boundary, it was noted during the visit that this southern boundary is generally not landscaped and there is only a low hedge here. The fields beyond this site are open with a slope running down from the application site to a southerly direction, meaning that there are clear views of the units from the county road from the direction of Whistling Sands.

- 5.4 The Design and Access Statement submitted with the application acknowledges that the existing landscaping is sparse and not of a high value, suggesting that the improvements including planting and reinforcing would be mitigation measures for the proposed development. Although there is some level of landscaping in the proposal, the plans are not detailed or comprehensive and there are no details of the proposed landscaping. Despite the landscaping proposal, the policy relating to new sites state that new sites should be in unobtrusive locations and effectively concealed by existing landscape features. In its current form, the site does not satisfy this criterion as the site is prominent in the landscape, therefore the proposal is considered contrary to the main principle of policy D19 of the Gwynedd Unitary Development Plan.
- 5.5 In respect of proximity to the road network, the site has direct access to a third class county road. It is a rural road that is narrow and winding in parts, however, the yard has a wide access with relatively open visibility to all three directions.
- 5.6 Caravan storage does not form part of this application, however it was noted during the site inspection that a few caravans are already being stored near the workshop and there are two on the field in question. It is understood that the Enforcement Unit has looked into the storing previously and that no further action was undertaken as the applicant undertakes vehicle and caravan repairs and keeps them there for his business. No information has been included in the application that offers assurance that the touring units that form part of the application will be moved when not in use, otherwise, this would have implications on visual amenities.
- 5.7 There is no other touring caravan site near the application site, or in the same visual context, therefore there are no significant concerns regarding the cumulative impact of existing sites in this case. Nevertheless, it is not considered that the proposal meets with the main objective of the policy which asks for sites to be unobtrusive in the landscape therefore it is considered that the principle of the proposal is contrary to policy D19 of the GUDP.

Effect on the visual amenities of the area

- 5.8 The main aim of policy B8 of the GUDP is to conserve, maintain and enhance the character of the Area of Outstanding Natural Beauty and it should be ensured that developments that cause significant harm to the landscape are not permitted. As already noted, there is concern that the site in its current form is intrusive in the landscape, as the existing landform and landscape do not assimilate the units within their location. It is considered that the site is prominent in the landscape as it is, with the number of vehicles, machinery and equipment within the yard visibly attracting attention and standing out. Approving a caravan site on this site would add to the prominence of the site and would detract from views within the AONB, which are very conspicuous from the direction of the road near Whistling Sands. The proposal would not contribute positively to the broader landscape of the AONB and therefore the proposal does not meet the requirements of policy B8 of the GUDP.

PLANNING COMMITTEE	DATE: 27/04/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

- 5.9 The current landform and landscaping are not sufficient to assimilate the units with the site. The agent's letter states that it is intended to strengthen the existing landscaping with indigenous species to screen the caravans, however, the plans do not include comprehensive details of the landscaping. Should the application be approved, there is no assurance that the planting would be carried out to the extent that would be necessary to screen the development. The application itself recognises that the current landscaping is insufficient and despite the proposed landscaping, it is not considered that the proposal in essence is acceptable in the context of the landscaping policy of B27 of the GUDP, given its sensitive location within an AONB.

Transportation matters

- 5.10 The site is served by a third class rural road, which is narrow and winding in parts near the site. It is not a busy road in transportation terms, however, it is a road that serves the beach of Whistling Sands and therefore experiences a high level of traffic during the summer season. The Transportation Unit has no concerns regarding the proposal. The access is wide and has sufficient open visibility to all three directions, therefore it is not considered that the proposal is likely to be damaging to road safety or contrary to policy CH33. It is intended to park visitor vehicles between the units, which is acceptable in terms of Policy CH36 which relates to parking provision, but means that the site's amenity space will be limited.

6. Conclusions:

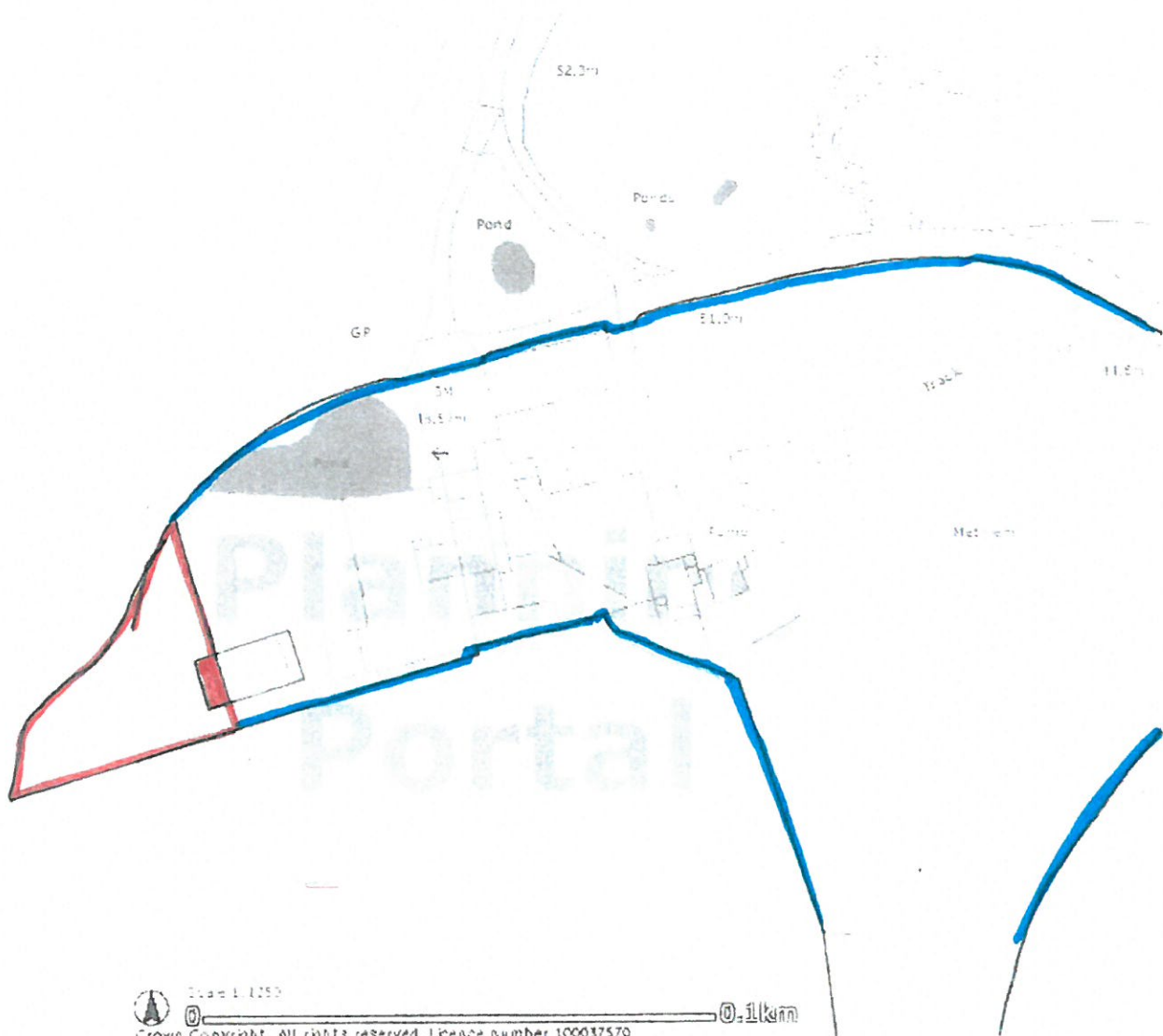
- 6.1 This would be a small touring site, however, in terms of size and number, the Council has not been convinced that the site, in its current form, complies with the principles of policy D19 which relates to new touring sites. It is considered that six additional caravans would be an intrusive feature in the landscape and would lead to an unacceptable harmful effect on the Area of Outstanding Natural Beauty. The existing vehicles and equipment on site currently stand out in the landscape and the proposed units would exacerbate the situation. Despite the proposed landscaping, there is no assurance that the landscaping would take place should the application be granted, and even so, concerns would remain in terms of the visual impact of the proposal. Whilst it is noted that there are no concerns based on highways or local amenities, the main principles of policy D19 are not met, as the units would not be assimilated within the existing landscape within the AONB where the main aim is to conserve, maintain and improve its character.

7. Recommendation:

- 7.1 To refuse

The proposed caravan site, because of its location, scale, setting and appearance in the landscape, would stand out as a prominent and intrusive feature in open countryside and would have a detrimental impact on the landscape and on the visual amenities of the Area of Outstanding Natural Beauty. The proposal is therefore contrary to policies B8, B27 and D19 of the Gwynedd Unitary Development Plan and the Supplementary Planning Guidance: Holiday Accommodation, Gwynedd Council.

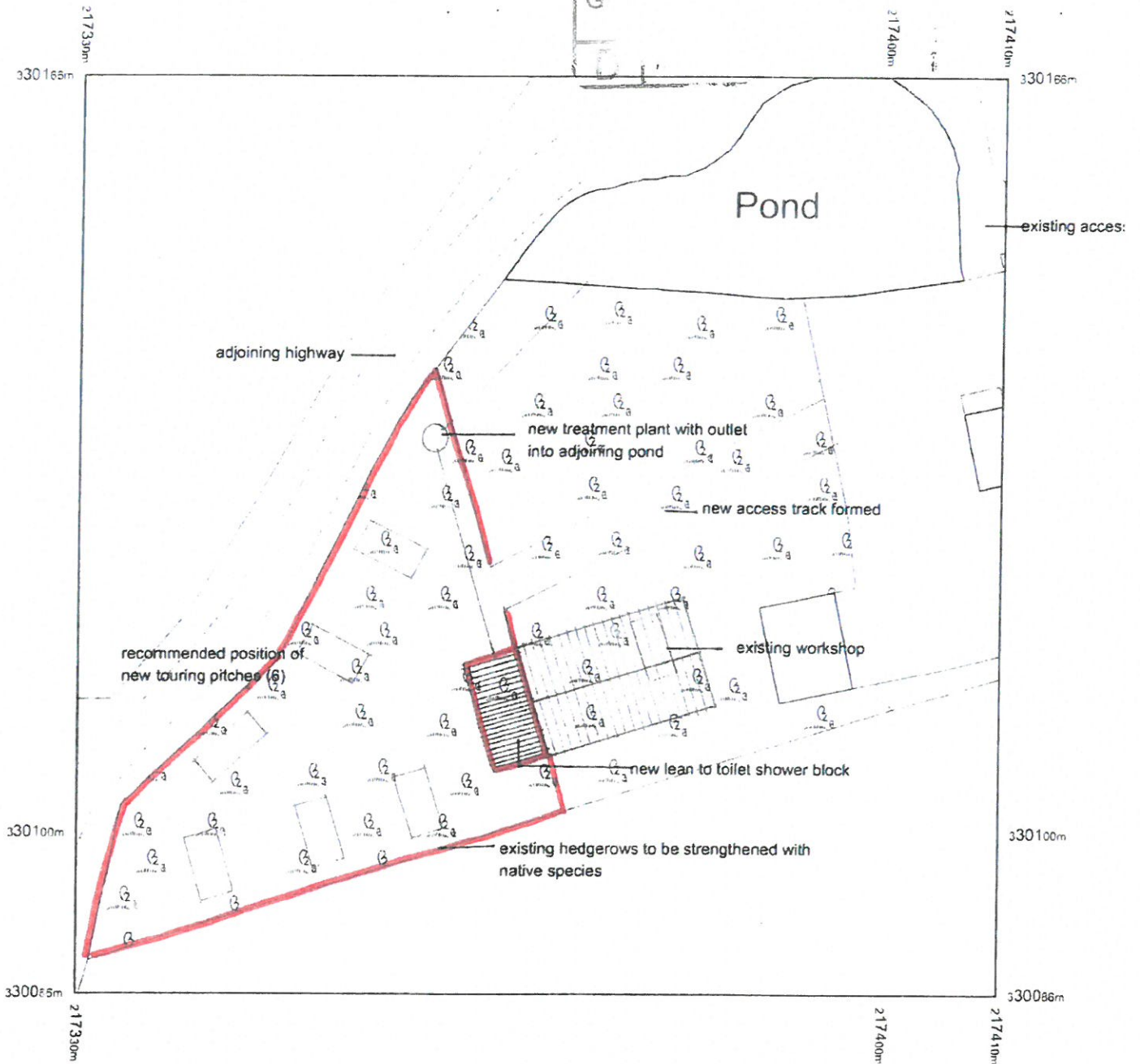
0 5 CHW 2015



Scale 1:1250
Crown Copyright. All rights reserved. Licence number 100037570 0.1km



0 5 CHW 2015



Produced 16.04.2009 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2009

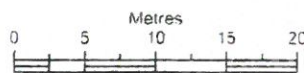
Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey

Ordnance Survey the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey the national mapping agency of Great Britain

The representation of a road track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary

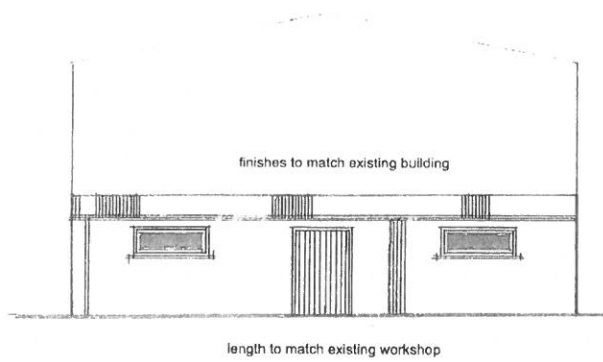
Part or all of this OS Sitemap is enlarged from mapping produced at one or more of the following scales: 1:250, 1:2500, 1:10000



Scale 1:500

Supplied by Zipprint Ltd
Serial number: 00052700
Centre coordinates: 217369.5 330126.5

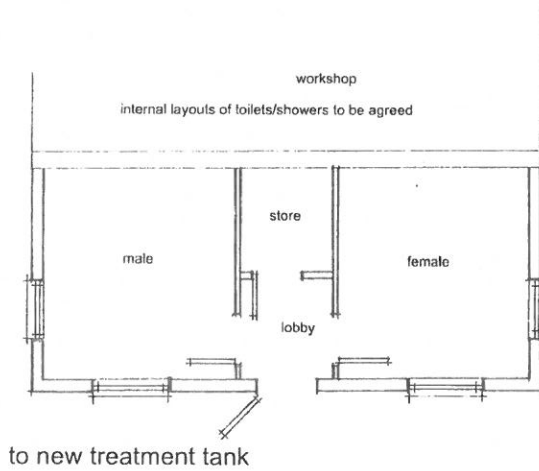
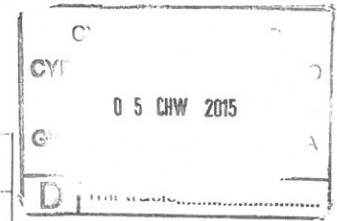
Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site www.ordnancesurvey.co.uk



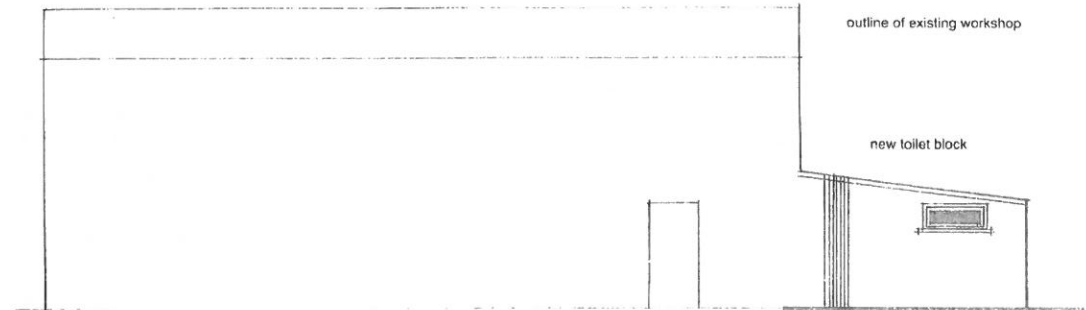
REAR ELEVATION (WEST)



SIDE ELEVATION (SOUTH)



GROUND FLOOR PLAN



SIDE ELEVATION (NORTH)

NEW TOURING CARAVAN SITE: Methlem, Rhoshirwaen
FOR: Mr C Smith

PROPOSED PLAN

Date: JANUARY 2015
Scale: 1:100
Drawing No: A1R11 01