

PLANNING COMMITTEE	DYDDIAD: 03/07/2017
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	PWLLHELI

**Number: 6**

**Application Number: C17/0237/30/LL**

**Date Registered: 04/05/2017**

**Application Type: Full - Planning**

**Community: Aberdaron**

**Ward: Aberdaron**

**Proposal: Increase number of touring caravans from 10 to 17 on existing site.**

**Location: Bryn Llan, Rhoshirwaun, Pwllheli, LL538HL**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

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1. **Description:**

- 1.1 A full application to increase the number of touring units from 10 to 17 without compliance with condition 2 of planning permission reference number 2/10/17'B', and the planting of trees and hedges along the northern and western boundaries of the property. The applicant has already planted some trees and bushes along the periphery of the site. It is understood that the applicant has already improved the internal condition of the toilet block, located near the gable end of the house, which is located outside the caravan site. The touring caravans are sited along the boundaries of the existing site.
- 1.2 The site is located between the villages of Penygroeslon and Rhydlios, outside any village boundary as designated within the Gwynedd Unitary Development Plan (GUDP) and is within a Landscape Conservation Area. The site is served by an existing entrance which opens on to an adjacent class 3 county road.
- 1.3 The application is submitted to the Committee as it involves siting more than five caravans on the site.

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 made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 2.3 **Gwynedd Unitary Development Plan 2009:**

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.

POLICY B12 – PROTECTING HISTORICAL LANDSCAPES, PARKS AND GARDENS - Safeguard landscapes, parks and gardens of special historical interest in Wales from developments which would cause significant damage to their character, their appearance or their setting.

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

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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 EXCHANGE - Proposals for increasing the number of pitches, extensions to sites, relocation or exchange of sites will be approved if the proposal includes a plan to ensure environmental and visual improvements, and meets other criteria regarding the impact of the development on the local area.

Supplementary Planning Guidance: Holiday Accommodation (July 2011)

**2.4 Gwynedd and Anglesey Joint Local Development Plan. (Composite Version including Matters Arising Changes, January 2017)**

- TRA 2: Parking standards
- TRA 4: Managing transport impacts
- PCYFF 1: Development criteria
- PCYFF 2: Design and place shaping
- PCYFF 3: Design and landscaping
- TWR 5: Touring caravan, camping and temporary alternative camping accommodation
- PS 16: Protect and/or enhance natural environment
- AMG 1: Special Landscape Areas
- PS 17: Safeguarding and/or enhancing heritage assets

**2.5 National Policies:**

- Planning Policy Wales (Edition 9, November 2016)
- Technical Advice Note 12 – Design
- Technical Advice Note 13 – Tourism
- Technical Advice Note 18 – Transport

**3. Relevant Planning History:**

3.1 Application number - 2/10/17 - Siting a caravan at Bryn Llan, Rhoshirwaun. Refused on 31 December 1974.

Application number - 2/10/17 ‘A’ - Improvements to an entrance at Bryn Llan, Rhoshirwaun. Approved on 19 December 1977.

Application number - 2/10/17 ‘B’ - A site for 10 touring caravans on field number 6337 at Bryn Llan, Rhoshirwaun. Approved on 1 October 1986.

Application number - C16/1594/30/LL - Extend a touring caravan site from 10 to 17 caravans at Bryn Llan, Rhoshirwaun. The application was withdrawn on 26 January 2017.

**4. Consultations:**

Community/Town Council: Not received

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Transportation Unit: It is not intended to make a recommendation as it is assumed that the proposed development would not have a detrimental impact on any road or proposed road.

Natural Resources Wales: No objection to the application, but offer the following observations: The private drainage scheme associated with this development will require an Environmental Licence from NRW, unless it can be exempted. The applicant is advised to contact NRW to obtain further information, and to discuss the matter. The applicant should realise that a licence for the site could be refused. The applicant should also ensure that the current foul water drainage system is in good condition, that it is regularly emptied and has sufficient capacity to deal with any increase in load and flow that could result from this proposal.

It should be noted that it is the applicant's responsibility to ensure that they have the appropriate licences and rights that are relevant to the proposal

Public Protection Unit: Not received

Biodiversity Unit: No concerns regarding the proposal.

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

**5. Assessment of the material planning considerations:**

**The principle of the development**

5.1 Decisions about planning applications must be made in accordance with the adopted development plan, unless other material considerations state otherwise. The current 'Development Plan' is the Gwynedd Unitary Development Plan (2001-2016) and the Joint Local Development Plan for Gwynedd and Anglesey (JLDP) replaces the UDP as the 'development plan' once it is adopted. It is hoped that the JLDP will be adopted during July 2017.

5.2 When dealing with any planning application the statutory test should be your first consideration at all times, i.e. it is necessary to determine planning applications in accordance with the development plan, unless other relevant considerations state otherwise. The JLDP is now a material planning consideration for the purposes of development control - see paragraph 3.1.3 Planning Policy Wales that states:

"Material considerations could include current circumstances, policies in an emerging development plan and planning policies of the Welsh Government. All applications should be considered in relation to up-to-date policies ...".

5.3 Although many policies have been discussed in detail during the Gwynedd and Anglesey Joint Local Development Plan Hearings, we will not know for certain what the contents of the Plan will be until the Inspector submits his binding report.

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5.4 Paragraph 2.14.1 of Planning Policy Wales states:

"...thus in considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to consider carefully the underlying evidence and background to the policies. National planning policy can also be a material consideration in these circumstances."

5.5 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.

5.6 The proposal in question involves increasing the number of touring caravans on the existing site and proposes planting trees and hedges along the site's northern and western boundaries; the application does not involve extending the surface area of the site. It is understood that the owner of the site has recently improved the internal condition of the toilets.

5.7 There is currently permission to site a total of 10 touring caravans on the site and the proposal would increase this number to a total of 17. An increase of 7 units would be a relatively large increase to the current number. It should be noted that Policy D20 does not refer to the number of additional places or the size of the extension that could be acceptable, and states that each application will be considered on its own merit. It is acknowledged that the existing caravans are visible from the adjacent county road, however, within the current permission there is no control over the location of the caravans on the site and it is considered that siting seven additional caravans on the site, which measures 0.44 hectares, would not add substantially to the impact on the wider landscape. As part of the application, it is intended to plant indigenous plants along the northern and western boundaries, and this additional planting will, in due course, lessen the impact of the site on the overall landscape. It is, therefore, not considered that the proposal would cause significant harm to the visual quality of the landscape. Strengthening the existing landscaping is welcomed and it is considered that this is in accordance with Policy B27 of the GUDP.

5.8 Having assessed the proposal against the requirements of policy D20, it is believed that the increase in the number of caravans in terms of location, setting, design and appearance is likely to integrate and blend in with the existing site and its landscape. Although the site is visible from the county road, it is not considered that the proposal would have a detrimental impact on the area's visual amenities or on the Landscape Conservation Area. The landscaping and proposed changes would be environmental improvements that would improve the appearance of the entire site. This site is also considered to be close to, and convenient, in relation to its access to the local class 3 county roads network. Although there are a few other touring caravan sites within the parish area, 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. Therefore, it is considered that the increase in numbers,

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the landscaping and the improvements to the toilets would conform to policies B27 and D20 of the GUDP.

- 5.9 The site lies within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. Policy B12 states that consideration will be given to the information about the historic landscapes if the impact of proposals is on such a large scale that their impact would be greater than merely a local impact. In terms of its location and size, it is considered that the impact would be local and that it would not have a wider impact on the historic landscape. Therefore, the proposal is not considered to be contrary to Policy B12 of the GUDP.

#### **Visual amenities**

- 5.10 One of the main objectives of policy B10 of the GUDP is to safeguard and enhance Landscape Conservation Areas and ensure that developments are integrated well in the landscape. It is acknowledged that the existing site is visible from the county road, however, the proposal only involves adding units to an existing site without extending the site's boundaries. In considering this, along with the applicant's intention to plant indigenous plants along the northern and western boundaries of the site, it is not considered that the additional touring caravans would stand out prominently in the landscape, and that there would be no detrimental impact on the Landscape Conservation Area. Consequently, it is considered that the proposal complies with Policies B10 and B27 of the GUDP.

#### **General and residential amenities**

- 5.11 The site is located outside any village boundary and is approximately 160m from the nearest private property which lies to the east of the site. Planning permission for 10 touring units has existed on the site since 1986 and, although it is intended to add to the number of units on the site, the increase is not likely to have a substantially greater impact on the residents of the property in question. It is considered that the increase in units is unlikely to create noise and activities that will be substantially greater than what is currently permitted. It is considered that the proposal is not contrary to Policy B23 of the GUDP.

#### **Transport and access matters**

- 5.12 The site and the applicant's house is served by an existing entrance where there are acceptable visibility splays to the adjacent class 3 county road. It is considered that this arrangement is acceptable and there is no intention to undertake any changes to the entrance. The Transportation Unit submitted observations confirming that they had no objection to the application. It is not considered that the proposal would likely to a detrimental impact on road safety and the proposal is, therefore, acceptable in respect of policy CH33.

#### **Biodiversity matters**

- 5.13 Observations were received from NRW and the Council's Biodiversity Unit stating that they did not object to the proposal. NRW also wishes to inform the applicant that the private sewerage system requires an environmental Licence from NRW, and that they are advised to contact NRW to obtain further information, and to discuss the matter. It should also be ensured that the septic tank and soak away system are maintained and are of adequate size in order to avoid pollution. It the application

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were to be approved, a copy of NRW's letter dated 17 May 2017 would be attached for the applicant's attention.

6. **Conclusions:**

- 6.1 The fact that planning permission for 10 touring units exists on the site is a material planning consideration when considering the current application. The proposal includes planting trees and hedges along the site boundaries in order to mitigate the impact on the landscape, and it is understood that internal improvements to the existing toilets have already been completed. The proposal does not affect the visual amenities of the area, road safety or the amenities of nearby residents. The proposal complies with all policies noted in this report.

7. **Recommendation:**

- 7.1 To approve – conditions
1. Five years
  2. In accordance with submitted plans.
  3. The number of units on the site at any one time to be restricted to 17.
  4. Conditions on the timeframe for letting caravans/holiday period/moving the caravans when not in use.
  5. No storing on the land.
  6. Records list
  7. Landscaping