

PLANNING COMMITTEE	DATE: 18/12/2017
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	CAERNARFON

**Number: 10**

**Application Number: C17/0953/18/LL**

**Date Registered: 02/10/2017**

**Application Type: Full - Planning**

**Community: Llanddeiniolen**

**Ward: Bethel**

**Proposal: Creation of a 'glamping' site consisting of the erection of 6 Bell Tents, Dining Shelter and Site Facilities Building**

**Lleoliad: Hafan y Wennol, Nant y Garth, y Felinheli, LL56 4QF**

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

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## 1. Description:

- 1 This is an application to create a new “glamping” site on agricultural land near Nant y Garth on the B4547 road between Felinheli and Pentir. The development would include a number of elements:
- 3 “bell” tents – these would have a diameter of 5-6m and they would be on timber platforms that would be removed and stored over the winter.
  - An amenity building – this would be a permanent building with stone and timber walls and a slate roof. It would measure 10 metres in length, 6.4m in width and 3.8m to the ridge of the roof.
  - A central communal tent for cooking and eating, and for social activities.
  - An access road and a gravel parking area - all the parking would be located near the entrance with only pathways leading to the tents.
  - Foul water treatment works
  - Landscaping work to reinforce the screening.
- 1.2 The facility would use the current vehicular access from the highway and a public footpath runs through the site towards Greenwood Forest Park.
- 1.3 The site is located near a group of houses in a rural area, on a grassland between two forests, approximately 1.4km to the east of the coastal/rural village of Felinheli as defined in the Gwynedd and Anglesey Local Development Plan. It also lies within the Dinorwig Landscape of Outstanding Historical Interest as defined by Cadw and Natural Resources Wales.

## 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 Gwynedd and Anglesey Local Development Plan.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council’s duty and the 'sustainable development principle', as set out in the 2015 Act, and in making 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. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.
- 2.3 **Gwynedd and Anglesey Joint Local Development Plan. (July 2017) (as amended by the Inspector’s Report, 30 June 2017)**

TRA 2: PARKING STANDARDS  
 TRA 4: MANAGING TRANSPORT IMPACTS  
 PCYFF 2: DEVELOPMENT CRITERIA

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PCYFF 3: DESIGN AND PLACE SHAPING  
PCYFF 4: DESIGN AND LANDSCAPING  
CYF 6: RE-USE AND ADAPT RURAL BUILDINGS OR A RESIDENTIAL UNIT FOR BUSINESS USE OR CONSTRUCT NEW UNITS FOR BUSINESS/INDUSTRY  
TWR 5: TOURING CARAVAN, CAMPING AND TEMPORARY ALTERNATIVE CAMPING ACCOMMODATION  
PS 19: CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT  
AT 1: CONSERVATION AREA, WORLD HERITAGE SITES AND LANDSCAPES, PARKS AND REGISTERED HISTORIC GARDENS

#### 2.4 National Policies:

Planning Policy Wales, Edition 9, November 2016.  
Technical Advice Note 6 - Planning for Sustainable Rural Communities (2010)  
Technical Advice Note 13: Tourism (1997)

#### 3. Relevant Planning History:

None

#### 4. Consultations

Community/Town Council:	Object – the entrance is in a dangerous location and the access road is in a poor condition.
Transportation Unit:	No objection The low number of users is unlikely to have a detrimental impact on the local roads network and the visibility from the entrance reaches the necessary standards.
Footpaths Unit:	Not received
Caravans Officer:	Observations - need to ensure that the site arrangements meet statutory requirements
Natural Resources Wales:	No objection - initial concerns were stated about the foul water drainage facility but further information was received that overcame those concerns.
Welsh Water:	No observations to offer
Public Protection Unit:	Observations in relation to ensuring that the sewerage system meets the appropriate standards
Fire Service:	Observations - a need to ensure that the site arrangements meet statutory requirements – notes for the applicant

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Public Consultation:

A notice was posted on the site and neighbours were notified. The advertising period has ended and the observations below were received, objecting to the proposal on grounds that are not material planning considerations:

- The ownership certificate on the application form is incorrect
- Officers had trespassed on private land in dealing with the proposal

## 5. Material Planning Considerations:

### Location, Design and Visual Impact

#### The principle of the development

#### The holiday units

- 5.1 The application involves establishing a glamping site that would include 6 bell tents that would remain on the site throughout the holiday season. Alternative temporary camping accommodation of this type is considered under policy TWR 5 of the Local Development Plan. This policy approves proposals to develop touring caravan sites, camping sites or alternative temporary camping accommodation provided that all criteria noted are complied with. These include
- The development is of a high standard and is located in an obtrusive location
  - The proposal avoids too many hard standing areas
  - Its physical connection with the ground is limited and can be moved from the site during the closed season;
  - Any ancillary facility should be located in an existing building or, should this not be possible, that any new facility is commensurate to the scale of the development
  - That the site is close to the main highway network and that adequate access can be provided
  - The development's occupancy is restricted to holiday use only
  - That the site is used for touring purposes only and that any units are removed from the site during periods when not in use (the tents are to be sold at the end of each season and the timber platforms are to be stored in the amenity building).
- 5.2 The site in question lies in open countryside, approximately 300m from a class two county road which has good links to the area's main roads network. The six units would be spread out across the site, with pedestrian access only from the central parking area. The site is more or less surrounded by trees and, due to this, and the land form, it is not visible from any public vistas (apart from the public footpath which leads through the site). There are three dwelling houses beyond the eastern boundary, one in the ownership of the applicant, and two others which are in private ownership and it is intended to reinforce the screen of trees along this boundary to assist with the screening from those locations.
- 5.3 Although no amenity area has been shown as part of the proposal, it is likely that there would be sufficient space within the site for such a provision. The proposed units are canvas tents that would stand on a timber platform, with an external timber amenity area for the campers. The tents and platforms would be removed from the site outside

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the visitor season. It is considered that the design, layout and appearance of the proposal are acceptable and they would not cause substantial harm to the visual quality of the landscape.

- 5.4 The majority of the field would remain grassy and there would be no need for hard standings, apart from the access track and parking area. It is considered that these would suit the agricultural landscape in an acceptable manner, and the number of hard standings associated with the proposal would not be excessive.
- 5.5 The proposal does not involve making changes to the entrance, and the Transportation Unit has no concerns regarding the proposal. As this is a proposal for a glamping site, visitors to the site would not tow a caravan behind any vehicle, and there would be no expected substantial increase in the use of the entrance from six additional vehicles for temporary periods. It is therefore considered that the proposal is acceptable in relation to its impact on the local roads network.
- 5.6 As a result of the above assessment, it is considered that the proposal meets the criteria of the main policy in the LDP, Policy TWR 5, and that it is therefore acceptable in principle.

#### **The amenity building**

- 5.7 It is intended to construct a new building to provide services such as showers and toilets. Policy CYF 6 approves proposals for new units for industry or business, provided that the following criteria can be met:
1. That the scale and nature of the development is acceptable given its location and size of the building in question
  2. That the development would not lead to a use that conflicts with nearby uses or has an impact on the viability of similar uses nearby
- 5.8 That the building is of an acceptable design, scale and nature when considering its location and purpose; it is also not considered that the development would lead to uses that would conflict with nearby land uses. Therefore, it is considered that the building complies with the requirements of policy CYF6 above.

#### **Visual amenities**

- 5.9 There are forests surrounding the site boundaries and these, and the land formation, shelter the site from the broader landscape. It is also proposed to reinforce the hedge between the site and the nearby houses with additional planting of indigenous species. The site is not considered to be oppressive in the landscape as it currently stands and therefore the proposal would not disrupt the area's visual amenities. The building would be located close to the forest which abuts the northern boundary of the site and it would hardly be visible from outside the site. The materials and design are in keeping with what is expected from a traditional agricultural building and is suitable for the location. Therefore, it is considered that the proposal is acceptable in respect of Policies PCYFF 3 a PCYFF 4 of the LDP.
- 5.10 The site lies within the Dinorwig Landscape of Outstanding Historic Interest. The proposal involves the creation of a new alternative camping site and, in relation to its location and size, it is considered that the impact of the proposal would be local only and that it would not have a broader impact on the historical landscape. It is therefore considered that the proposal is acceptable in terms of Policy AT 1 LDP.

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### **General and residential amenities**

- 5.11 The site is located in the countryside and there are some residential houses in the vicinity. A small glamping site is proposed and as a result of the distances between the site and the houses in the vicinity (over 15m), it is not considered that the proposal would have a substantial detrimental impact on nearby residents and therefore, it is not considered that the proposal is contrary to Policy PCYFF 2 of the LDP.

### **Transport and access matters**

- 5.12 There is currently direct access to a class two road, and the Transportation Unit has no concerns regarding the proposal. As this is a proposal for a small glamping site, there would be no expected substantial increase in the use of the entrance or in the nature of the vehicles using it. Subsequently it is considered that the proposal is acceptable in terms of its impact on the local roads network and that it is acceptable in relation to road safety and Policies TRA 2 and TRA 4 of the LDP.

### **Biodiversity matters**

- 5.13 A Part 1 Extended Habitat Assessment was submitted with the application and NRW stated that it was acceptable, and suggested that the recommendations in the report should be followed. It is therefore considered that there are no biodiversity concerns in relation to the application and that the application satisfies the requirements of Policy PS 10 of the LDP.

## **6. Conclusions:**

- 6.1 Having considered the above and all the relevant planning matters including the local and national policies and guidance, as well as the observations received, it is believed that the proposal is acceptable based on the matters noted in the report and that it would not have a substantial impact on the landscape, the amenities of local residents or road safety.

## **7. Recommendation:**

- 7.1 To approve – conditions -
1. Commencement within five years.
  2. In accordance with submitted plans.
  3. The number of units on the site at any one time to be restricted to 6.
  4. Restrict the season to between 1 March and 31 October.
  5. A register to be maintained.
  6. The tents and timber platforms either to be totally removed from the site or stored out of sight in the amenity building during the periods when the site is closed.
  7. Landscaping conditions
  8. Deliver the biodiversity recommendations.