

PLANNING COMMITTEE	DATE: 26/02/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	DOLGELLAU

Number: 13

Application Number: C17/1193/08/LL

Date Registered: 24/01/2018

Application Type: Full - Planning

Community: Penrhyndeudraeth

Ward: Penrhyndeudraeth

Proposal: Application for the creation of a camping site for 18 vehicles and the erection of a building for reception, shop and washing facilities.

Location: Car Park, Portmeirion, Penrhyndeudraeth, Gwynedd, LL48 6ER

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1 The current application is for the creation of a camping site for up to 18 camping throughout the year and the erection of a building for reception, shop and washing facilities and installation of a sewage treatment tank.
- 1.2 The application site is located on the outskirts of the spectacular village of Portmeirion where an established car park is located. Various uses can be seen nearby including areas to store materials, bins, etc. An existing building has been constructed to the side of the application for biomass use, whilst the landscaping work has been generally maintained within the adjacent area. Planning consent has been granted to erect a services building nearby, but this proposal has not yet commenced. There are a number of mature trees within the site and generally in the surrounding area. The site is within a Conservation Area and within an area which has been designated as a Landscape Conservation Area and the Aberglaslyn Area of Outstanding Historic Interest. Part of the site lies within the Portmeirion Historic Park designation.
- 1.3 The proposal involves changing the land use to create a camping site for up to 18 vehicles and includes the following:
 - Provide slate waste for the floor including the entrance, access track and around the services building.
 - Provide 18 camping plots with a suregreen system overlay.
 - Demolish the existing timber building and erect a flat roofed (sedum) services building, measuring 21m x 7.8m and 3m in height, to provide toilets and showers, office, storage, reception and shop, wash room, first aid and heating. The building is to be finished with cedar wood panels.
 - Provide a storage and waste recycling area measuring 2m x 4m and finished with cedar wood panels.
 - Provide a new footpath.
 - Locate a new sewage treatment tank.
 - Provide an underground electricity and water supply for each camping plot and install illuminated bollards on camping plots.
 - Modify the existing access to the site from the private access road within the site of Portmeirion.
- 1.4 The following documents have been submitted as part of the application:
 - Background to the proposed development
 - Klargester BioDisc Details
 - SureGreenPP40 finish details
 - Illuminated bollards details
 - Design and Access Statement
- 1.5 Since registering the application, a series of amended plans have been submitted as a result of direct discussions between the agent and consultants; they include the following changes:
 - Extend the site of the application to include a proposed footpath and extend the camping plots
 - Add plans of the storage and waste recycling area

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- Update the existing site plan in terms of indicating the location of existing trees
- Add the location of underground electricity and water services throughout the site
- Reduce the number of camping plots from 28 to 18
- Amended application form
- Amended Design and Access Statement
- Klargester BioDisc Details
- SureGreenPP40 finish details
- Illuminated bollards details

1.6 An initial site meeting was held in October 2017 to briefly discuss a variety of potential projects in Portmeirion, including the proposal in question. Officers provided initial informal advice verbally and via e-mail following the meeting confirming that the principle of this type of developments could be acceptable on this site. Following these discussions, the agent suggested that he would get back in touch. Usually, this would take place so that the Council and relevant consultants could give their opinion on the proposal and confirm what would need to be submitted with the formal planning application and whether an application of this type was likely to be successful. The opportunity to submit a request for advice prior to submitting a formal application was not taken; therefore, a planning application with insufficient information was received, which has been the subject of constant updates since its submission as noted above.

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 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.

ISA 1: Infrastructure Provision

TRA 4: Managing transport impacts

PS 5: Sustainable Development

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

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PS14: The Visitor Economy

TWR 5: Touring caravan sites, camping sites and temporary alternative camping accommodation

PS19: Conserving and where appropriate enhancing the natural environment

AMG 2: Special Landscape Area

AMG 3: Protecting and improving features and qualities that are unique to the character of the local landscape

PS 20: Protecting and where appropriate enhancing heritage assets

AT 1: Conservation Areas, World Heritage Sites and Landscapes, Registered Historic Parks and Gardens

Supplementary Planning Guidance: Holiday Accommodation

2.4 **National Policies:**

Planning Policy Wales Edition 9 2017

Technical Advice Note 5: Planning and Nature Conservation

Technical Advice Note 12: Design

Technical Advice Note 13: Tourism

Technical Advice Note 20: Planning and the Welsh Language

Technical Advice Note 23: Economic Developments

Technical Advice Note 24: The Historic Environment

3. **Relevant Planning History:**

3.1 The Portmeirion site as a whole has a considerable planning history; the following are relevant on account of its location adjacent to the site of this current application:

3.2 Application C15/0040/08/LL - erect a building for biomass use together with associated track and access - approved 14/07/15

3.3 Application C17/0116/08/LL - Full application to erect a new services building to include stores, workshops, laundry room and offices as well as planting a new woodland on adjacent land - approved 22/05/17

3.4 C17/0351/08/DA - Application for an insignificant amendment to planning application number C15/0040/08/LL - approved 11/05/17

4. **Consultations:**

Community/Town Council: No objection

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Transportation Unit: I refer to the above application and confirm that I have no objection to the proposal.

The site receives a high and seasonal flow of traffic and it is assumed that the proposal would not create a significant increase.

Natural Resources
Wales:

Foul drainage

We have major concerns about the proposed development in its current form. We suggest that planning permission should not be granted unless the plan fulfils the requirements, namely that the applicant connects the development's foul drainage.

The site lies within a publicly sewered area and the application indicates that foul drainage will be dealt with by means of a private treatment plant. The installation of private sewage treatment facilities within publicly sewered areas (sewage from the Portmeirion main site being pumped along main site road to the main sewer in Minffordd) is not considered environmentally acceptable.

We are, therefore, opposed to such facilities unless the developer can demonstrate that it is not reasonable to connect to the public system. In this respect, the applicant should thoroughly investigate the possibility of connecting to the foul sewer by taking the following steps:

Formally approach the sewerage undertaker regarding a connection under Section 106 or a requisition under Section 98 of the Water Industry Act (WIA) 1991.

Serve notice for connection under Section 106 of the WIA 1991 if the sewerage undertaker has refused connection.

Provide details of the reasons given by the sewerage undertaker if it has refused connection under section 98 or section 106 of the WIA 1991, and confirmation that it has appealed against this decision.

Demonstrate that it is not reasonable to connect to the public foul sewer.

Lack of capacity or plans to improve capacity in the sewer is not a valid reason for a sewerage undertaker to refuse connection under Section 106 of the Water Industry Act 1991 and we may refuse to issue a discharge consent for private treatment facilities in such circumstances.

Protected species

Refer the application to the Council's ecologist

Landscape

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It is possible that the plan will affect the Snowdonia National Park.

Managing the Environment

Under the Environmental Licences Regulations 2010, the private foul drainage system associated with this development will require an Environmental Permit from Natural Resources Wales, unless an exemption applies. The applicant should be aware that a permit may not be granted, especially where it is decided that it is reasonable to connect to the main sewer.

NRW is concerned that the activity at this site may lead to suspended solids entering nearby watercourses. Construction work must be carried out in accordance with the NRW's standard conditions for work next to watercourses. No cementitious material must be allowed to discharge into any watercourse. Any water that comes into contact with wet concrete must be treated as contaminated and must not be allowed to drain into any watercourse. Construction work must be carried out in a manner that will minimise the risk of pollution. Should any pollution or discolouration become apparent, work must stop and working practices be reviewed in consultation with NRW.

Welsh Water:

As the applicant intends utilising a septic tank facility we would advise that the applicant contacts Natural Resource Wales who may have an input in the regulation of this method of drainage disposal.

However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

Public Protection Unit - Caravans Officer:

Responding to the original proposal of 28 camping units

This development will require a site permit and the applicant will be required to make an application for a permit should this planning permission be permitted.

In order to enable the Licensing Section within the Public Protection Service to provide specific observations on the planning application, we would be grateful if the plan specifically indicated the units with the correct width between them in accordance with Model Standards 1983 (licence conditions) and to ensure that units are not overloaded into an area where there is insufficient space.

Licence conditions do not permit double camping as there must be space between all units.

This development must comply with the requirements of the following Acts and Standards:

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- Caravan Site and Control of Development Act 1960
- Model Standards 1983
- The Health and Safety at Work etc. Act 1974

Responding to the amended proposal of 18 camping units

The amended plan appears to be correct in respect of density for motor homes only.

However, should you consider providing spaces for touring caravans, there is insufficient space for 18 touring caravans and awnings, a 3m clearance and space to park a car/cars within this proposed area, as trees exist on the site which leaves no space within these boundaries.

This development will require a site permit and the applicant will be required to make an application for a permit should this planning permission be granted.

This development must comply with the requirements of the following Acts and Standards:

- Caravan Site and Control of Development Act 1960
- Model Standards 1983
- The Health and Safety at Work etc. Act 1974

Footpaths Unit: No response

Biodiversity/Trees Unit: Response 23.01.2018

Sites for vehicles directly abut existing trees. Although the site is already a car park, the plans indicate the spaces for vehicles in yellow and brown. Some details have been submitted showing which materials will be used for these plots (Suregreen PP40) but there is no information regarding the impact on tree roots. The suggestion from the submitted information is that land will have to be excavated to a considerable depth to install the plots, and therefore, roots will be damaged.

On the submitted Plan, the proposed boundary of the camping vehicles' site disturbs the root protection zone of many trees. It is not clear what the development boundary will be and how it will be defined and how roots will be protected.

There is an intention to plant trees including beech hedges on parts of the boundary. Part of the hedge will be planted beneath and within the root protection zone of mature trees e.g. T7, T8, T9, T10. In doing so, the roots of mature trees are at risk.

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A new footpath disturbs the root protection zone of a very large tree in the south-western end of the development and possibly risks damaging this mature tree. There are no details indicating how these roots would be protected.

The planning statement states "there is no intention to fell any trees as part of this development". Although this might be true, there is a likelihood that the development will have a substantial impact on tree roots and damage or kill them in the long term. No mitigation measures are being proposed.

It is possible that installing the sewage treatment tank will affect trees and also their roots - I cannot be certain from the information submitted.

For the above reasons and concerns regarding the impact of the development on protected trees, a tree report from a qualified specialist in accordance with the requirements of BS 5837:2012 *Trees in relation to design, demolition and construction recommendations* must be received.

Response 06.02.2018

Amended plans were submitted on 24/01/2018, although they are dated 07/08/2017! The plans indicate an extension to the development boundary to the south-west which extends further into a wooded area - sites 1,2,3,4.

My previous observations still apply. This extension confirms the need for a full tree report before a decision can be made on this development which affects trees within a Conservation Area.

Welsh Historic
Gardens Trust:

Strongly object.

This application for a camping area with service buildings is inappropriate close to the listed garden of Portmeirion and will erode the atmosphere of the village, increasing the noise levels in the closed hours and putting pressure on the fragile wilder area of the gardens.

At peak times and during events the car park is already overflowing with, in the case of the recent craft fairs, cars queued back to the main road. Reducing the space can only compound this problem.

It would be much more appropriate to site this facility further away from the gardens and closer to Penrhyndeudraeth.

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Gwynedd
Archaeological
Planning Service:

The proposals have implications for the historic environment.

The application site is partly within the Portmeirion Grade II* Registered Historic Park and Garden and partly within its essential setting. The garden is also designated as a Conservation Area and is a key attribute of the Aberglaslyn Registered Landscape of Outstanding Historic Interest. In view of this sensitivity the application is disappointingly lacking in detail, particularly with regard to how the garden has been considered in the scheme design.

The Anglesey and Gwynedd JLDP (para 6.5.39) stipulates that Heritage Impact Assessments will always be required for developments in or within the settings of conservation areas and registered parks and gardens; however, no such assessment appears to have been undertaken. At the very least, it might be expected that the application documents would include an appraisal of the contribution (past and present) made by the application site to the garden (as a historic asset, as opposed to its economic role as a tourist destination) and how this may or may not change as a result of the development. Supporting photographs of the site at close range and from key viewpoints (including elevated locations such as the site of the medieval castle) would also be expected, including to demonstrate an absence of visual impact where none would occur.

Ample guidance on the undertaking of a proportionate assessment is available through the suite of documents published by Cadw in May 2017, in conjunction with *Conservation Principles* (Cadw, 2011). It is therefore considered reasonable that an appropriate assessment of the impact of the proposals on the Registered Historic Park and Garden should be submitted to aid the local authority's decision-making and in particular to demonstrate compliance with JLDP policies PS20 and AT1 and TAN 24: The Historic Environment (paragraph 7.4).

CADW:

No objection.

The proposed development is partly located within the grad II* registered historic park and garden at Portmeirion and partly within its immediate setting.

The supporting documents to the application state that it is proposed to upgrade 0.375 hectares of Portmeirion's existing hard standing car park to create an area for up to 28 camping vehicles. The area is fairly well screened from the rest of the Portmeirion site and existing trees will be protected and retained in the proposed development. It is

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proposed to use quarry shingle instead of tarmac and grasscrete for the parking spaces to soften the hard landscaping.

Para 7.4 of TAN 24: The Historic Environment states ‘It is for the applicant to show that they understand the significance of the registered park or garden and the impact that the proposal is likely to have on it.’ However, no such assessment appears to have been undertaken for this application. As this area is already laid out and used for visitor parking, in our view the proposed development will not have a significant impact on the registered historic park and garden. However, if granted permission, the current application would reduce the number of parking spaces by 28 spaces. This raises concerns with regards to the potential impact on the registered historic park and garden at Portmeirion of there is a future requirement to create additional vehicle parking elsewhere within the registered park and garden and/or its setting. A Conservation Management Plan would be a useful tool to understand the site’s historic significance and to care for and manage change at Portmeirion.

Fire Service: The Fire Authority has no observations regarding the access for fire vehicles and a water supply.

The Fire Authority will have an opportunity to offer observations on the fire safety measures during the Building Regulations Consultation process.

Public Consultation: A notice was posted on site and in the local paper and nearby residents were informed. The advertising period has ended and no correspondence had been received at the time of writing this report.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The Village of Portmeirion is an important site in terms of its cultural, economic, historic, heritage and environmental features and has parts which are sensitive in terms of these different aspects. The site is extensive and includes a number of different existing developments including buildings and open spaces, woodlands and picturesque structures; and it is inevitable that developing parts of the site can affect other parts with the potential of impacting the value of the site in its entirety. Whilst there is clear support for general plans in order to improve, expand and strengthen the business, and the Local Planning Authority certainly recognises the importance of the site in terms of benefit for the local area as well as its cultural importance, it is essential that any plans conform to current local and national development policies.
- 5.2 The existing site forms part of the established car park used by visitors to the village. The area surrounding the site has recently been used to store containers etc.; and there is extant planning permission to erect a 999 square metre building for the nearby village's maintenance services. Part of the application site goes beyond the car park's

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existing hard surface track and includes the surrounding trees as well as an existing timber hut.

- 5.3 The proposal now is for 18 camping plots within the boundaries of the car park, as well as providing underground electricity and water to each plot, undertaking changes to the vehicular access to the application site, providing a footpath through an existing coppice, demolishing the existing timber hut, erecting a services building (toilets etc.) and installing a sewage treatment tank behind the proposed building.
- 5.4 It is noted that most of the application site is on the site of an existing car park, which has been covered with hard standing of slate waste, with rows of trees between the rows of parking spaces and surrounded by trees. An amended plan was received on 24.01.2018 which reduced the number of camping units from 28 to 18 by providing more space between plots in order to comply with licensing terms. This means that the application area has extended beyond the existing boundaries of the car park and into woodland surrounding the site. The information submitted as part of the application confirms that there is an intention to install a slate hard standing and Surecrete system (which is plastic paving grid covered with chippings or gravel). It appears that it is intended to provide strips of green spaces in some areas around the site.
- 5.5 In addition to national and local policies relating to site sensitivity (which will be discussed later in this report), policy TWR 5 of the Local Development Plan considers the principle of the proposal. The policy notes that it is possible to consider approving applications for new touring sites provided the proposal complies with the criteria as noted in the policy. Those criteria are as follows:
1. That the proposed development is of high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened 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;
 2. Avoids too many hard standing areas;
 3. Its physical connection with the ground is limited and can be moved from the site during the closed season;
 4. Any associated facilities, if possible, should be located in an existing building or as an extension to existing facilities. If there are no suitable buildings available, the need for additional facilities must be shown clearly, and they must be commensurate to the scale of the development.
 5. That the site is close to the main highway network and that adequate access can be provided without significantly impairing the character and features of the landscape.
 6. The development's occupancy is restricted to holiday use only.
 7. That the site is used for touring purposes only and that any units are removed from the site during periods when not in use.
- 5.6 In the context of the first criterion, the impact the proposal would have on the natural landscape must be considered and specifically as a result of its location within the designation above. The layout of the site as well as appropriate screening are important considerations when considering this application in the context of Policy TWR 5 and policy PCYFF 4: Design and Landscaping.
- 5.7 Officers consider that the proposal does not comply with the requirements of criterion number 1 and 2 of this policy. Although the Caravans Officer has confirmed that the proposal could comply with licensing requirements, this is based on the fact that only

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camping vehicles (campers) will be using the site. The setting cannot accommodate touring units with a vehicle (touring caravans, tents) and it is not possible to prevent these units from using the site by means of a planning condition. Therefore, this means that it would be possible for touring units with a vehicle to use the site, and park outside the site; with the implications of losing more visitor parking spaces. Therefore, it is considered that the layout of the site is not suitable for its proposed use as a touring site. The site's plan and setting is restricted, and there is no general amenity open space within the site that would reduce density. It is considered that the layout of this site uses too many hard standings; although most of the site has currently been covered with hard standing, the proposal now extends outwards to the woodland surrounding the site. A high quality camping site would be expected to contain green plots and vegetation between camping plots. It is considered that the proposal is not of high quality in terms of design, layout or appearance based on a lack of open space on the site and between the plots.

- 5.8 Criteria number 3, 6 and 7 are associated with ensuring that only touring units would be used on the site for holiday use only and to ensure that units would be moved from the site when they not in use and during the closed season. Although this is an application to install camping units, the information submitted as part of the application confirms that there is an intention to use the site throughout the year. Touring units are required to restrict the period that the site is in use to between March 1 and October 31 of the same year; therefore, any planning consent would be subject to a condition to this end. It is considered that the proposal, with a period restriction condition, would comply with criteria 3, 6 and 7 .
- 5.9 The proposal involves demolishing the existing timber hut building and erecting a services building in its place. Criterion number 4 notes that any associated facilities, if possible, should be located in an existing building or as an extension to existing facilities. If there are no suitable buildings available, the need for additional facilities must be clearly shown, and they must be commensurate to the scale of the development. It is noted that the village of Portmeirion has a number of buildings that could provide these facilities without having to erect a new building for them. It is specifically noted that there is extant planning permission for a substantial building to serve Portmeirion directly nearby, and no consideration has been given to using part of this building to provide facilities for camp site users. Hence, the proposal is considered contrary to the requirements of criterion 4.
- 5.10 The proposal is located on a site where a private road network already exists, and the proposal is unlikely to have a substantial impact on this network; therefore, it is considered that the proposal complies with the requirements of criterion number 5.

Landscape

- 5.11 The site is partially located within the Portmeirion Grade II* Listed Park and Garden, and is partially within its setting. The site also lies within the Conservation Area and Landscape of Outstanding Historic Interest and a Special Landscape Area. The Welsh Historic Gardens Trust and the Gwynedd Archaeological Planning Service express grave concerns about the proposal and its impact on the Listed Park and Garden and its setting and the historic environment.
- 5.12 It is noted that the proposal is unsuitable to serve touring units with vehicles, as there is no space to park on camping plots. This has implications for the parking of towing vehicles outside the application site and within another existing visitor car park. Cadw has expressed concern about the wider impact of the development on the Listed Park

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and Garden in terms of replacing the existing car park, without considering the impact of parking towing vehicles. No information has been submitted as part of the application referring to how it is intended to deal with the reduction in parking spaces as a result of the proposal in question, but it is noted that an additional car park has recently been created to the north of the existing car park without planning permission, and on a site that forms part of an area that is to become a woodland area as part of the Services Building's mitigation measures permitted under C17/0116/08/LL. This additional car park is entirely unauthorised and its impact on the Listed Park and Garden and its setting, the Conservation Area or the Special Landscape Area has not been assessed, neither has the implications for planning permission C17/0116/08/LL and its cumulative impact as a result of permissions already granted, the proposal in question, and any future proposal. Cadw encourages the provision of a Conservation Management Plan for the site in order to attempt to deal with and manage change. The Local Planning Authority has encouraged the agent to provide a vision plan for the site in its entirety, but he was not willing to do this.

- 5.13 When considering proposals within Special Landscape Areas (SLA), policy AMG 2: Special Landscape Areas confirms that appropriate consideration will need to be given to the scale and nature of the development; thus ensuring no substantial detrimental impact on the landscape. It proceeds to note that the proposal should give due attention to the relevant 'Statement of Value and Significance' and, where appropriate, a Landscape and Visual Impact Assessment will be required to be able to consider the development's impact on the designated area. Bearing in mind the observations of the Welsh Historic Gardens Trust, Gwynedd Archaeological Planning Service and CADW, and that landscape quality around Portmeirion scores as 'Outstanding' in terms of the LANDMAP Visual and Sensory Element, it is considered entirely reasonable to expect a Landscape and Visual Impact Assessment to be carried out for the proposal in question. No assessment has been received; therefore, it is considered that the proposal is contrary to the requirements of policy AMG 2 of the LDP.
- 5.14 Policy AMG 3: Protecting and improving features and qualities that are unique to the character of the local landscape, ensures that developments that would substantially affect the landscape character, as defined by Landscape Character Areas included in the Landscape Strategy, would indicate how the landscape character has influenced the design, size, nature and the process of selecting the site of the development by means of a landscape assessment. The application site is within Area number 9 Porthmadog and material planning matters include tourism impact, noting that any new development involved with tourism should be considered in relation to the wider visual impact on the landscape as well as specific impacts locally; the scale of developments should reflect the form and scale of the local landscape; and landscape treatment should reflect existing vegetation pattern in the area by noting that special care should be taken when selecting and using species, and perhaps the appearance of the proposal would improve by changing the location and planning details, instead of extensively planting new plants. Similarly, bearing in mind the observations of the Welsh Historic Gardens Trust, Gwynedd Archaeological Planning Service and CADW and material planning matters of the application site's Landscape Character Area, it is considered entirely reasonable to expect a Landscape Assessment to be carried out for the proposal in question. No assessment has been received, and therefore, it is considered that the proposal is contrary to the requirements of policy AMG 3 of the LDP and criterion number 1 of PCYFF 4.
- 5.15 Policy PS20: Protecting and where appropriate enhancing heritage assets, in relation to policy AT1: Conservation Areas, world heritage sites and landscapes, registered historic parks and gardens, ensure that proposals protect, and where appropriate,

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enhance the relevant heritage assets by giving appropriate consideration to the character of the Conservation Area and the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales. The policy confirms that a Heritage Impact Assessment will need to be submitted where appropriate, and paragraph 6.5.39 goes on to state that the Assessment will be required for developments within the setting of Conservation Areas and registered Park or Garden. Although the need for the Assessment was highlighted to the agent at the time the application was registered, no Assessment has been submitted. The Gwynedd Archaeological Planning Service and CADW confirm that the Heritage Impact Assessment is required so as to assess the proposal's impact and implications on the Conservation Area and the registered Park and Garden. However, the Welsh Historic Gardens Trust strongly objects to the proposal. Based on the observations received and a lack of Heritage Impact Assessment, the proposal is considered to be contrary to the requirements of policies P20 and AT1 of the LDP.

General and residential amenities

- 5.16 Visual matters of the site in its entirety have been discussed above and, as already noted, the site is located on a sensitive site in the village of Portmeirion. The proposal includes demolishing the existing timber hut and erecting a services building in its place. The proposed building includes a sedum flat roof and it would be finished with cedar wood shingles. As noted above, it is unclear whether or not an additional building to provide toilets and a shop etc. is needed, as there are plenty of buildings and facilities within the village of Portmeirion; specifically there is a substantial services building directly adjacent to the application site. The proposed building does not contribute to the character of the unique Italian village, and is more akin to a building that would be expected to be concealed and which would have background function, rather than a main building associated with the caravan and camping site. If a building that includes a reception is provided, which will be the main focus of the site, it is considered that there is an opportunity to provide a building of quality and design that contributes to the village and reflects and reinforces the form and design of the village's structure. It is therefore considered that the proposal is contrary to the requirements of policies PCYFF 2, 3 and 4 of the Local Development Plan.

Transport and access matters

- 5.17 Policy TRA 4 of the Local Development Plan assesses proposals in terms of the impact on road safety. The proposal involves making changes to an existing access from a private metal road within the village. The private road network leads from the site to the highway in Minffordd. The Transportation Unit has confirmed that the road network already has a varied flow of traffic and that it is unlikely to have a substantial detrimental impact.
- 5.18 On this basis, it is considered that the proposal is acceptable in terms of road safety, and complies with the requirements of policy TRA 4.

Trees

- 5.19 The site is located within a Conservation Area, and there are many trees on the application site and surrounding the site. The information submitted as part of the application confirms that there is no intention to fell trees, and that it is intended to plant and landscape around the site. Despite this, the application site has been extended in order to try to satisfy the licensing requirements of the site and, therefore, it is now unclear whether or not there are trees to be felled. Also, the Biodiversity Unit is

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concerned about underground work and the extent of hard standings that could affect tree roots, which would then impact their long term health, meaning that trees could be lost. The trees are an important part of the Conservation Area and character of the site and, therefore, it is important that the scale of the development does not have a detrimental impact on the trees. As a result of the development, the Biodiversity Unit has confirmed that a tree survey is required in order to be able to thoroughly assess the development's impact on trees. No tree survey has been submitted as part of the application and, therefore, the proposal is contrary to the requirements of policy PS19 and AT1 of the LDP.

Foul Drainage

- 5.18 The proposal involves providing a sewage treatment tank to deal with the site's foul drainage waste. Natural Resources Wales have major concerns with regards to this, as the site is in close proximity to the public sewer. Therefore, the development is required to connect to the main public sewer, unless specific steps can be taken, as set out by Natural Resources Wales. Although it would be possible to impose a planning condition to agree on the way foul drainage waste is dealt with; in this case, Welsh Water has not provided a response confirming whether or not it is possible to connect to the main sewer, and no information has been submitted to confirm the location of the main sewer, the location and the route of the connecting pipe, and the implications of that route on trees or tree roots. On this basis, therefore, the proposal is considered to be contrary to the requirements of policy ISA 1: Infrastructure Provision, PS 5: Sustainable Development, and PCYFF 2 Development Criteria.

6. Conclusions:

- 6.1 Considering the above and having fully considered all material planning matters including local and national policies and guidances, and responses to the consultation period, it is considered that the information submitted as part of the application is insufficient to assess the proposal's impact on the Conservation Area and the registered Park and Garden, as well as the surrounding historic landscape. The development is not considered to be of the expected high standard that would conform to the requirements of visitors to the area, relevant policies, and reflect the sensitivity of this site. The site is located within the village of Portmeirion which is an important site in terms of its cultural, economic, historic, heritage and environmental features and has parts which are sensitive in terms of these different aspects. The site is extensive and includes a number of different existing developments which include buildings and open spaces, woodlands and picturesque structures; and it is inevitable that developing parts of the site can affect other parts. Whilst there is clear support for general plans in order to improve and extend the site and business; and the Local Planning Authority certainly recognises the importance of the site in terms of the local economy as well as its cultural importance, it is essential that any plans conform to current local and national development policies.
- 6.2 In accordance with the usual procedure, the agent has been encouraged to follow the pre-application advice process prior to submitting a formal application so that the Council and relevant consultants can give their opinion on the proposal and confirm

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what would need to be submitted with the formal planning application, and to ultimately facilitate the planning application. Despite this advice, no formal request for pre-application advice was submitted. It is also noted that meetings/discussions were held on site between the agent and some consultants to discuss the application, but that this had complicated and confused the situation as discussions on site did not correspond to submitted plans.

7. Recommendation:

7.1 To refuse for the following reasons:

1. The proposal, including the services and reception building, is not of high quality in terms of design, layout or appearance as it is considered that there is a lack of open space on the site and between the camping plots and that there are too many hard standings. Also, the LPA is not convinced that it is not possible to locate ancillary facilities in an existing building or as an extension to existing facilities. On this basis, it is considered that the proposal is contrary to criteria 1, 2 and 4 of policy TWR 5 which relate to touring caravan sites, camping and temporary alternative camping accommodation, and policies PCYFF 2, PCYFF 3 and PCYFF 4 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017) in terms of design quality and due consideration to the area.
2. The site is partially located within the Portmeirion Grade II* Listed Park and Garden, and is partially within its setting. The site also lies within the Conservation Area and Landscape of Outstanding Historic Interest and a Special Landscape Area. A Design and Access Statement has been submitted as part of the application but it does not include any assessment of the development's impact on the Portmeirion Grade II* Listed Park and Garden and its setting, the Conservation Area, Landscape of Outstanding Historic Interest or the Special Landscape Area. On this basis, the proposal is considered to be contrary to the requirements of policies AMG 2, AMG 3, PCYFF 4, PS20 and AT1 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017).
3. The site is located within a Conservation Area and existing trees are located on the application site and surrounding the site. Sufficient information has not been submitted as part of the application in order to be able to confirm the proposal's impact on protected trees and roots. On this basis, the proposal is considered to be contrary to the requirements of policies PS19 and AT1 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017).
4. The proposal involves providing a sewage treatment tank within an area served by a main sewer. It is unclear whether it is possible for this development to connect to the main sewer, where the sewer is located, or the route of any connection to it, and whether there would be any associated impact as a result. Therefore, on this basis, the proposal is considered to be contrary to the requirements of policies ISA 1, PS 5 and PCYFF 2 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017).

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2017) in terms of infrastructure provision, sustainable development and impact on the area's amenities.