

PLANNING COMMITTEE	DATE: 19/03/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	CAERNARFON

Number: 3

Application Number: C17/0372/30/LL

Date Registered: 18/07/2017

Application Type: Full - Planning

Community: Aberdaron

Ward: Aberdaron

Proposal: Formalise the number of touring units on the site for the full season (March-October) for 20 touring caravans and 20 tents

Location: Mur Melyn, Rhoshirwaun, Pwllheli, LL53 8LW

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 This is a full application to formalise the number of touring units on the site for the full season. The application seeks to locate 20 touring caravans and 20 tents on the land from 1 March to 31 October. The existing permission for the site was given as a certificate of lawful use and it permitted the placement of a total of 14 touring caravans and 30 tents during July, August and bank holidays, and 14 touring caravans and 20 tents during the months of April, May, June, September and October. The application would therefore reconcile the number of touring units that could use the site for the whole season and there would be a reduction of four in the total units for the months of July, August and bank holidays, but there would be an increase of six for the rest of the season. The units would be placed near the boundaries of the two fields that form the existing site. As part of the application it is intended to improve the toilet and washing facilities by adding two toilets in the existing toilet block and also constructing a toilet for the disabled. It is also intended to create a children's play area and to reinforce the landscaping by planting in two areas with one being 40 metres long and the other 58 metres long. Additional planting work would include planting hawthorn, blackthorn and field rose.
- 1.2 The site is situated in the countryside. It is within the Special Landscape Area and the Llŷn and Bardsey Island Landscape of Outstanding Historical Interest. The site is served by an existing access to an unclassified road.
- 1.3 The application is submitted to Committee as it involves siting more than five touring caravans on the land.

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

TRA 2: Parking standards

TRA 4: Managing transport impacts

PCYFF 2: Development criteria

PCYFF 4: Design and landscaping

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

PS 19: Conserving and where appropriate enhancing the natural environment

AMG 2: Special landscape areas

PS 20: Safeguarding and/or enhancing heritage assets

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

2.4 **National Policies:**

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

3. **Relevant Planning History:**

3.1 C10D/0097/30/TC - Use of two agricultural fields to locate in a disperse nature, around the boundaries of the two fields referred to in schedule 2 below, 27 touring caravans and 15 tents in each field during July, August and bank holidays, and to locate seven touring caravans and 10 tents in each field during the months of April, May, June, September and October - Fields number 6200 and 7589 Mur Melyn, Rhoshirwaun, Approved 2 June 2010.

4. **Consultations:**

Community/Town Council: Not received.

Transportation Unit: No objection to the proposal. An increase of six touring plots is acceptable and is unlikely to have a detrimental impact on the local roads network.

Natural Resources Wales: No objection to the application but propose conditions.

Protected Species

The possibility of bats being present is noted, and it is recommended that your Authority screens the application in order to discover whether there is any reasonable probability that bats are present and the need for a bat survey. If a request for such a survey is made, and that a survey is conducted, you should contact us further.

Foul Water Drainage

The applicant should ensure that the current sewage septic tank is in good condition and that it has the capacity to deal with any increase in terms of flow and load that could result from this proposal.

Welsh Water: As no new foul water or surface water connections are intended for the public sewer, there are no observations to make on the application.

Caravans Officer: The application does not appear to be based on licensing conditions. In order to be able to ensure that the application is based on the requirements of site licensing conditions (Model Standards 1983), I would appreciate it if the applicant, via the agent, would submit definite details within a 1:500 scale plan. Confirm the location of each unit (caravan and tent) that has already been approved under the Certificate

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of Legal Use application, ref C10D/0097/30/TC and a number of proposed caravans within this application, including location of cars etc. Separating the caravans from the tents would be of advantage to manage the site in terms of licensing conditions and health and safety requirements.

It was also noted that there are insufficient toilets and washing facilities on the site. The following amounts are needed:

- Women - four toilets and four washing basins
- Men - four toilets and four washing basins
- Two showers
- Provision for the disabled (toilet, washing basin and shower)

This development must comply with the requirements of the Acts on Model Standards as follows:

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

Biodiversity Unit: No biodiversity concerns in relation to the application.

Public Consultation: A notice was posted on the site. The advertising period has expired and no observations have been received.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy TWR 5 LDP permits proposals for extensions to existing sites or additional plots provided they comply with all the criteria noted. These include the need for the proposed development to be of a high quality in terms of design, layout and appearance and 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 which does not significantly harm the visual quality of the landscape; avoids excessive areas of hard standing; have limited physical connection to the ground and is capable of being removed off the site out of season; any ancillary facilities should, if possible, be located within an existing building or as an extension to existing facilities; that the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features; occupation is limited to holiday use only; that the site is used for touring purposes only and any units are removed from the site during periods when not in use.
- 5.2 The application involves making amendments to an existing caravan and camping field. The proposed changes would mean that there would be an increase of six touring caravans throughout the season but there would be a reduction of 10 tents during a period of the season. In terms of the total amount of units possible to place on the site on the whole, it would mean a reduction in four units during July, August and bank holidays but an increase of six units during the rest of the season. On the whole, although there are differences in terms of numbers and the type of units for periods of the season, the proposal would reconcile the situation in terms of the site which would

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make it much easier for the site owner to manage it, but also easier in terms of enforcing the site if required. The fields in question is located in open countryside and is adjacent to an unclassified road. The touring units would be located near the boundaries of the two fields as the current situation stands. All the boundaries comprise hedgerows and / or *cloddiau* and therefore the site is relatively well hidden from the wider landscape. As part of the proposal, it is intended to have a children's play area and to improve washing / toilet facilities, along with additional landscaping in order to reinforce the existing growth. This additional landscaping would include hawthorn, blackthorn and field rose. These have been included as mitigation measures for the proposed development and there would be a need to reinforce the existing growth and strengthen it. 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.

- 5.3 In respect of the proximity of the road network, the site has direct access to an unclassified road. There is no need to make any adjustments to the access in order to serve the proposal. Bearing in mind that the site has been used for up to 44 touring units (caravans and tents), it is not considered that the proposal in question would change much in terms of road safety.
- 5.4 As a result of the above assessment, it is considered that the proposal is acceptable in terms of Policy TWR 5 of the LDP.

Visual amenities

- 5.5 The site occupies a location within a Special Landscape Area. Trees, hedgerows and /or *cloddiau* surround the site's boundaries and these are a way of sheltering the site from the wider landscape. It is intended to reinforce the hedgerows / *cloddiau* with additional planting as part of the application. This additional planting work would include planting hawthorn, blackthorn and field rose. This additional planting is to be welcomed and it would add to the landscaping around the site. 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 or the Special Landscape Area character under the current circumstances. As part of the proposal, it is intended to construct a small 1.7 metre by 2.2. metre building as a disabled toilet for the site. This building would be located near the existing toilet / shower block and it would not stand out in the landscape. It would be finished to be in-keeping with the roof of the nearby toilets / showers. It is considered that the design of this building is acceptable and would not have a detrimental impact on the area's visual amenities. Therefore, it is considered that the proposal is acceptable in terms of Policy PCYFF 4 and AMG 2 of the LDP.
- 5.6 The site lies within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. The proposal relates to extending a touring caravan site, but in terms of 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 historic landscape. It is therefore considered that the proposal is acceptable in terms of Policy AT 1 LDP.

General and residential amenities

- 5.7 The site is located in the countryside. A touring caravan and camping site already operates from the site and, although the intention is to add to the number of touring caravans on the site for periods of the season, it is not considered that the activities on site would have a substantial additional detrimental impact on the amenities of the houses in the vicinity. It is therefore felt that the proposed use will not generate more noise and activities than its current use. It is considered that the proposal would not

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have a substantial detrimental impact on nearby residents and therefore the proposal is not considered to be contrary to Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.8 The site currently has direct access to an unclassified road. There is no need to make any adjustments to the access in order to serve the proposal. Bearing in mind that the site has been used for up to 44 touring units (caravans and tents) during periods of the season, and that the intention is to use it for up to 40 touring units for the full term, it is not considered that the changes in question would change much in terms of road safety. The Transportation Unit submitted observations confirming that they had no objection to the proposal. There are plenty of parking spaces available within the site. It is considered that the proposal is acceptable in terms of TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.9 The Biodiversity Unit's observations on the proposal have been received and they did not have any concerns. Therefore, there are no biodiversity concerns associated with the application.

Any other matters

- 5.10 It can be seen from the observations that some licensing matters are raised. These observations were received on the original application. Since then, plans for the shower / toilet block have been submitted along with a plan showing the proposed distances between units. Consultation was held with the Caravans Officer on these amended and additional plans, however, no response had been received when preparing the report. These additional plans show an intention to place two additional toilets within the existing shower / toilets building and construct a toilet for the disabled. This would improve the facilities on the site. As the number of required toilets / showers for the site are licensing matters, it is not considered that the matters raised in the observations are planning matters. Also, given that there is permission for periods of the year to use the site for more touring units than what is requested as part of the application, it is not considered that the application could be refused due to a lack of facilities on the site, especially with the proposal to increase the number of toilet facilities as part of the application.

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 detrimental impact on the Special Landscape Area, amenities of the neighbourhood or road safety.

7. Recommendation:

7.1.1 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 20 touring caravans and 20 tents.
4. Restrict the season to between 1 March and 31 October.
5. Holiday use only.
6. A register to be maintained.
7. No storing of touring caravans on the site.

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8. Carry out the landscaping plan.
9. The roof and walls of the toilet to be finished in-keeping with the existing toilet / shower building.