

PLANNING COMMITTEE	DATE: 25/06/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	DOLGELLAU

Number: 6

Application Number: C18/0322/46/LL

Date Registered: 17/04/2018

Application Type: Full - Planning

Community: Tudweiliog

Ward: Tudweiliog

Proposal: Revised application to extend existing static caravan site to increase numbers from 31 to 35, relocate 3 static caravans and creation of a new play area

Location: Tŷ'n Llan Caravan Park, Tudweiliog, Pwllheli, LL53 8NB

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 This is an application to extend an existing static caravan site, to increase the numbers from 31 to 35, relocate three static caravans and create a new play area. The proposal would also include additional landscaping on the western and southern boundaries of the extended part of the site. This landscaping would involve planting a hedge to include hawthorns, blackthorns, willows, hazel and birch.
- 1.2 The existing permanent site has planning permission for 31 units. The site is located in the countryside and access is via a private road which also serves as a public footpath. This road accesses a class 2 road in the village of Tudweiliog. The site lies within a Special Landscape Area and a Landscape of Outstanding Historic Interest.
- 1.3 The application is submitted to the Committee as it involves 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 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 The application is submitted to the Committee at the request of the Local Member.
- 2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26 adopted 31 July 2017**
 TRA 2: Parking standards
 TRA 4: Managing transport impacts
 PS 6: Alleviating and adapting to the effects of climate change
 PCYFF 2: Development criteria
 PCYFF 4: Design and landscaping
 TWR 3: Permanent static caravan and chalet and alternative camping sites
 PS 19: Protect and/or enhance natural environment
 AMG 2: Special Landscape Areas
 PS 20: Safeguarding and/or enhancing heritage assets
 AT 1: Conservation Areas, World Heritage Sites and Landscapes, Parks and Registered Historic Gardens.

Supplementary Planning Guidance – Holiday Accommodation (2011)

2.4 National Policies:

Planning Policy Wales, Edition 9, November 2016.
 Technical Advice Note 13 – Tourism
 Technical Advice Note 18 – Transport

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3. Relevant Planning History:

- 3.1 C17/0859/46/LL - Extend an existing caravan site, increase the numbers from 31 to 40 and create a play / recreation area and landscaping - Withdrawn.
- 3.2 C06D/0064/46/LL – Application to extend the occupation period for the static caravans to ten and a half months, i.e. from 1 March to 10 January - Approved 3 April 2006.
- 3.3 9800416FUL26 - Site one additional caravan - Approved 7 January 1999.
- 3.4 2/26/153B - Sewerage network for the caravan site - Approved 25 October 1991.
- 3.5 2/2/153 - Re-site 30 seasonal caravans and remove condition two, storing caravans over winter - Approved 13 August 1987.
- 3.6 6969A - Site caravans - Approved on appeal 1962.
- 3.7 6969 - Caravans - Approved 12 June 1961.

4. Consultations:

Community/Town Council:	Support.
Transportation Unit:	The Transportation Unit is concerned about increased traffic that could derive from the proposal. There is usually no objection to an increase of up to 10% on caravan sites. However, in this case, it is noted that visibility from the entrance is already sub-standard and therefore, any increase without improvements to the entrance is unacceptable.
Welsh Water:	Propose conditions to be imposed on any planning consent in relation to surface water and land drainage.
Caravans Officer:	This application to relocate static caravans is welcomed as there is a lack of width between units in some places on the site. The development must comply with relevant Acts and Standards. The applicant will be required to contact the Licensing Unit within the Public Protection Service to discuss the application to vary the site's licence should this application be approved.
Footpaths Unit:	Not received.
Biodiversity Unit:	No biodiversity concerns in relation to this application.
Fire and Rescue Service:	The Fire Authority has no observations regarding the access for fire vehicles and a water supply.
Public Consultation:	A notice was posted on the site. The advertisement period has expired and no response was received.

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5. Assessment of the material planning considerations:

The principle of the development

- 5.1 As noted above, a number of policies within the LDP are relevant when determining the application. The main policy to consider when assessing the principle of the development is policy TWR 3. The relevant part of the policy in terms of this specific application located within the Special Landscape Area is part 3. This may permit small extensions to the site's surface and / or re-locating units from prominent locations to less prominent locations subject to compliance with criteria.
- 5.2 One of the criteria is that the improvements do not lead to an increase in the number of static caravans or chalet units on the site, unless, in exceptional circumstances, the proposals involve relocating existing sites located within the Coastal Change Management Area. The policy does not, therefore, allow an increase in the number of static caravans on sites within the AONB or the Special Landscape Areas. This proposal involves increasing the numbers of units on site by adding four units. The proposal does not therefore comply with the requirements of Policy TWR 3 in terms of sites within the Special Landscape Area. The proposal is, therefore, contrary to the requirements of Policy TWR 3 of the LDP.
- 5.3 The proposal would also involve extending the existing site in terms of floor surface area and re-locating three static caravans from the existing site to the existing play area, and creating a new play area on part of the nearby field. Part of this extended site includes the existing play area. This part is surrounded by hedges and is fairly hidden in its current form. However, the proposal would involve the removal of the hedge on the southern side of the existing play area in order to create a new road that would serve the additional units and the units that would be re-located. This would make the site of the play area far more open and visibly sensitive than it currently is. In addition, the part of the field adjacent to the existing play area is completely open on its western and southern boundaries. Extending the site would, therefore, make this site more prominent in the landscape and where public footpaths run very close to the site of the application. The application shows an intention to carry out landscaping along the western and southern boundaries of the extended site. This landscaping would, however, take time to mature to such a degree that it would be a means of landscaping the extension to the existing site. It is, therefore, not considered that the proposal in its current form would improve the site's setting in the surrounding landscape which is a designated Special Landscape Area. This is considered to be contrary to the requirements of Policy TWR 3 and also Policy AMG 2 which requires that a development maintains, improves or restores the recognised character of the Special Landscape Area.

Visual amenities

- 5.4 The site lies within a Special Landscape Area. The proposal involves extending the surface area of the existing static caravan site. The boundaries of the field into which the proposed development would extend is open and the hedge that abuts the existing play area would need to be removed to build a new road to serve the extended site. Extending the site would, therefore, make this site more prominent in the landscape and where public footpaths run very close to the application site. The application shows an intention to carry out landscaping along the western and southern boundaries of the extended site. This landscaping would, however, take time to mature to such a degree that it would be a means of landscaping the extension to the existing site. It is, therefore, considered that the proposal would not improve the site's setting in the surrounding

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landscape which is a designated Special Landscape Area. This is considered to be contrary to the requirements of Policy TWR 3 and also Policy AMG 2 which requires that a development maintains, improves or restores the recognised character of the Special Landscape Area.

- 5.5 This site is located within the Llŷn and Bardsey Island Area of Outstanding Historic Interest. In terms of its location and size it is considered that the impact of the proposal would be localised and that it would not have a wider impact on the character of the historic landscape. Therefore, it is not considered that the proposal is contrary to Policy AT 1 of the LDP.

General and residential amenities

- 5.6 The site is situated in the countryside but is on the outskirts of the village of Tudweiliog with the nearest houses approximately 120 metres away. A static caravan site already operates from the site and, even though the intention is to add to the number of static caravans on site, 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 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

- 5.7 Policies TRA 2 and TRA 4 of the LDP involve assessing proposals in terms of their impact on road safety. The aim of the application is to increase the number of static units from 31 to 35. Observations on the application were received from the Transportation Unit and they have voiced concerns about the entrance and that the proposal would increase use of an entrance that is already sub-standard. The observations also note that this increase without undertaking improvements to the entrance would be unacceptable. As with the previous application that was withdrawn, visibility to the south includes a visibility splay of reasonable length; however, vehicles often park here and impede the view of the road. The situation to the north side is no better, with a high boundary wall severely restricting visibility. Considering the restrictions on visibility on both sides of the entrance, it is therefore believed that the increase in numbers is unacceptable without undertaking improvements to the entrance.

Biodiversity matters

- 5.8 The Biodiversity Unit had no biodiversity concerns in relation to the proposal. It is, therefore, considered that the proposal would not have a detrimental impact on biodiversity.

6. Conclusions:

- 6.1 Policy TWR 3 of the LDP does not permit an increase in the number of static caravans at existing sites within the Special Landscape Area. In addition, it is not considered that extending the site would improve its setting in the surrounding landscape and it would not maintain, improve or revive the character of the Special Landscape Area. It is, therefore, considered that the proposal is contrary to Policies TWR 3 and AMG 2 of the LDP. In addition, concerns exist about road safety on the grounds of increased use of a sub-standard entrance. The proposal is considered to be contrary to the requirements of Policy TRA 4 of the LDP.

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7. Recommendation:

7.1 To Refuse – reasons

1. The proposal involves increasing the number of static caravans on an existing static caravan site within a Special Landscape Area. Policy TWR 3 of the Gwynedd and Anglesey Joint Local Development Plan does not allow an increase in the number of static caravans or chalet units on existing sites within a Special Landscape Area. The proposal is, therefore, contrary to Policy TWR 3 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017).
2. It is considered that extending the site would not improve its setting in the surrounding landscape and it would neither maintain, improve nor restore the recognised character of the Special Landscape Area. The proposal is, therefore, considered to be contrary to Policy TWR 3 and AMG 2 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017).
3. The proposed development would create a substantial increase in traffic using a sub-standard entrance, and would be substantially detrimental to road safety. The proposal is, therefore, contrary to Policy TRA 4 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017).