

PLANNING COMMITTEE	DATE: 03/09/2018
REPORT OF THE SENIOR PLANNING SERVICES AND PUBLIC PROTECTION MANAGER	PWLLHELI

Number: 8

Application Number: C18/0619/40/LL

Date Registered: 10/07/2018

Application Type: Full - Planning

Community: Llannor

Ward: Abererch

Proposal: Demolish part of the existing building, modifications to the elevations, new access point and roof features together with associated landscaping and engineering work.

Location: Bonga Wonga / Mash & Barrel Building, Hafan y Môr Holiday Park, Pwllheli, Gwynedd, LL53 6HX

Summary of the Recommendation: APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 03/09/2018
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1. Description:

- 1.1 This is an application to demolish part of the existing recreational building, modifications to the elevations, create a new access point and roof features together with associated landscaping and engineering work.
- 1.2 The proposal includes:
- Demolishing 1,346m² of the existing building.
 - Refurbishing the remainder of the existing building to include full height glazing, new doors and cladding.
 - Create new accesses to the building.
 - Erect a tree pergola to create an external kitchen and seating area.
 - Erect a steel pergola to create a new external terrace.
 - Soft and hard landscaping.
- 1.3 It would be located in the centre of the site near the existing external play area and to the right of the boating lake. Hafan y Môr is located in the countryside. An ecology report and a letter were received as a planning statement as part of the application.
- 1.4 The application is submitted to Committee as the application site is larger than 0.5 hectare .

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 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 **Anglesey and Gwynedd Joint Local Development Plan. (July 2017)**
PCYFF 1 - Development boundaries
PCYFF 2 - Development Criteria
PCYFF 3 - Design and place shaping
PCYFF 4 - Design and Landscaping
TWR 1 – Visitor attractions and facilities
PS 19 - Conserving and enhancing the natural environment
AMG 5 - Local Biodiversity Conservation
AMG 6 – Protecting Sites of Regional or Local Significance
- 2.5 **National Policies:**
Planning Policy Wales (Edition 9, November 2016)
TAN 12: Design

3. Relevant Planning History:

- 3.1 Hafan y Môr has an extensive planning history but the following application is relevant to this section of the site:

PLANNING COMMITTEE	DATE: 03/09/2018
REPORT OF THE SENIOR PLANNING SERVICES AND PUBLIC PROTECTION MANAGER	PWLLHELI

C09D/0469/40/LL - Modifications to restaurant/club to include new doors and windows and re-locate canopies. Approved 16/03/10

The following application are also considered on Hafan y Môr grounds:

C18/0620/40/LL - Improvements to the external activities area to provide new facilities with landscaping and new infrastructure (above and under the ground) - Not determined but form part of this committee's agenda.

C18/0618/40/LL - Extension to sports building, create an assembly area, re-form internal roads and caravan settings, new doors and windows and landscaping work and associated infrastructure (above and under ground). No decision had been made at the time of writing but is likely to be determined via delegated rights.

4. Consultations:

Community/Town Council:	Not received
Transportation Unit:	No objection
Welsh Water:	No objection and standard advice
Natural Resources Wales:	No objection, need standard conditions and advice.
Public Protection:	No objection and standard advice
Biodiversity Unit:	Not received
Trees Unit:	Not received
Public Consultation:	A notice was posted on the site. The advertisement period has expired and no response was received.

5. Assessment of the material planning considerations:

Principle

- 5.1 Policy TWR 1 supports applications to develop new visitor attractions or facilities or to improve and extend the standard of existing facilities as long as they are within the development boundary. Where there are no suitable opportunities available inside the development boundary, there are exemptions where an attraction or a visitor facility can be supported. Among these exemptions is developing an activity restricted to a specific location due to its appropriate use of a historical or natural resource or its proximity to the attraction which it relates to. In the case of the existing application, the proposal is to demolish part of the existing recreational building, refurbish and modernise the rest of the building and create new external areas. It is considered that the proposal, due to its scale, nature and character in the context of the existing site, is acceptable for the location in question at the centre of the Hafan y Môr site. The proposal would also enhance the facilities for visitors to the site. In principle, it is

PLANNING COMMITTEE	DATE: 03/09/2018
REPORT OF THE SENIOR PLANNING SERVICES AND PUBLIC PROTECTION MANAGER	PWLLHELI

considered that the proposal is acceptable in terms of Policy TWR 1 and, therefore, the proposal is also in accordance with policies PCYFF 1 and 2 of the LDP.

Visual amenities

- 5.2 The site is located at the centre of the Hafan y Môr attraction, near the boating lake. The proposal would contribute towards enhancing the appearance of the existing building which by now looks sub-standard in comparison with other buildings on the site where modernisation work has already been completed. The addition of glazing and opening out the building would give a more welcoming and modern appearance to the building. It is considered that the section to be demolished would not have a detrimental impact on the character or appearance of the building. Considering its location at the centre of the existing holiday site and near other buildings and structures, it is considered that the proposal would not have a detrimental impact on the visual amenities of the area or the wider landscape. To this end, it is considered that the proposal is acceptable based on the requirements of Policy PCYFF 3 and 4 of the LDP.

General and residential amenities

- 5.3 The proposal is located in the centre of Hafan y Môr where recreational activities, food and drink etc. already take place, and is a substantial distance from private residential dwellings. It is considered that the proposal would not have any additional impact on the local neighbourhood or the current situation. The proposal is considered to be acceptable in terms of Policy PCYFF 2 of the LDP.

Biodiversity matters

- 5.4 An ecological report, including a bat survey, was submitted as part of the application. The ecological report indicates that a low number of bats are present in the building. The report recommends erecting two bat boxes on nearby mature trees prior to the commencement of the work and also that four bat boxes are erected in the copse north of the site, to mitigate any effect from the proposal. Observations were received from Natural Resources Wales confirming that the development is a low risk for bats, and they do not consider that the development is likely to be detrimental to support the population of the species or their protected status in their natural environment, on condition that the mitigation measures in the ecological report are followed. Also, it was confirmed that the proposal was unlikely to have any impact on the nearby Special Area of Conservation or the Area of Special Scientific Interest. It is, therefore, considered that the proposal is acceptable in terms of biodiversity and policies PS19, AMG 5 and AMG 6 of the LDP.

6. Conclusions:

- 6.1 In light of the above and the assessment in the context of relevant policies, it is considered that the proposal would not have a detrimental impact on the area and that the proposal's design is acceptable.

7. Recommendation:

- 7.1 To approve – conditions
1. Commencement within five years.
 2. In accordance with the plans and the ecology report.
 3. Complete the landscaping work.