

PLANNING COMMITTEE	DATE: 11/02/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

Number: 8

Application Number: C18/0722/41/LL

Date Registered: 23/08/2018

Application Type: Full - Planning

Community: Llanystumdwy

Ward: Llanystumdwy

Proposal: Application to provide a site for 15 touring units including a recreation room and toilets.

Location: Fferm Afonwen, Chwilog, Pwllheli, Gwynedd, LL536TX

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 11/02/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

1. Description:

- 1.1 Full application to create a touring caravan site. The proposal involves creating an independent site to locate 15 touring caravans. It is intended to undertake additional planting work to include planting native hawthorn, blackthorn and holly trees with a 1.8m timber fence to provide a boundary between the site and the existing silage pit. It is proposed to provide toilets and shower facilities within an existing building on the site; together with the installation of a new septic tank and storage area for bins surrounded by a wooden screen.
- 1.2 The site is situated in the countryside and holiday units currently exist within the farm area. The site has an existing concrete road. The site is served by an existing access to a class 1 highway, the A497.
- 1.3 Amended plans were submitted to overcome the impact of the units on trees and the impact of the trees on the units, sewage and health and safety matters.
- 1.4 A Design and Access Statement and a Community and Language Impact Assessment have been submitted.
- 1.5 This application is submitted to Committee as the site measures 0.51 hectares.

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

PS1: The Welsh Language and Culture

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

2.4 National Policies:

Planning Policy Wales - Edition 10, (2018).

Technical Advice Note - 13 Tourism

Technical Advice Note - 18 Transport

PLANNING COMMITTEE	DATE: 11/02/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

3. Relevant Planning History:

3.1 C07D/0083/41/LL – CONVERSION OF OUTBUILDING INTO A FITNESS ROOM WITH SWIMMING POOL - APPROVED - 03-04-2007

C03D/0010/41/LL – CONVERSION OF OUTBUILDING INTO A SELF-CATERING HOLIDAY UNIT - APPROVED - 17-02-2003

C00D/0076/41/LL - CHANGE OF USE OF HAY BARN INTO STABLES AND USE OF AGRICULTURAL LAND FOR HORSE TREKKING - APPROVED - 17-04-2000

4. Consultations:

Community/Town Council: Object as there are too many sites within a limited area.

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

The farm access has already been adapted as part of the scheme to upgrade the A497, with standard visibility splays in both directions. It is also assumed that the number of caravans in question is acceptable and unlikely to have a detrimental impact on the local roads network.

Natural Resources Wales: Based on the amended plans, the new locations reduce the impact on the roots of the cluster of trees on the corner.

Welsh Water: No observations to submit.

Caravans Officer: It must be ensured that there is a clear 3 metres between the awning and the parallel caravan at all times to prevent fire from spreading in such an emergency.

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

- Caravan Site and Control of Development Act 1960
- Public Health Act 1936
- Model Standards 1983 (Touring Caravans / tents licence conditions)
- The Health and Safety at Work etc. Act 1974

The applicant will be required to contact the Licensing Unit, Public Protection Service to discuss a site licence should this application be approved.

Biodiversity/Trees Unit: I have looked at the new plans and believe that the new locations reduce the impact on the roots of the cluster of trees in the corner.

PLANNING COMMITTEE	DATE: 11/02/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

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

Environmental Health: The applicant has confirmed that a Sigma 9100 Klargesther STH091 will be installed for the site that is for 47 persons, and in principle this system appears to be satisfactory.

Cadw The ancient monument, CN031 Tomen Fawr is situated within 2km of the site. The proposal is located approximately 860m west of the ancient monument. Views out to sea and in both directions along the coast would have been important for the residents of the ancient monument to both protect the site and strategically. On flat land near the sea the proposal is likely to be visible from the ancient monument, although the existing farm buildings would be likely to impair on all of the application site except for the far northern section; therefore any impact on the ancient monument is likely to be very minor and insignificant.

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 The application involves establishing a new touring caravan site at the location for 15 touring units.
- 5.2 Policy TWR 5 LDP permits proposals to develop new touring caravan sites provided they conform to 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 area in question lies in open countryside and close to an existing farm with holiday units. An agricultural shed with existing facilities borders the site and it is proposed to use this building to provide toilet and shower facilities. The site is hidden by a hedge and trees on the boundary between it and the highway. 15 units would be set out along this northern boundary backing towards the hedge and the trees, and therefore the site is relatively well hidden from the wider landscape. A small amenity area has been shown as part of the proposal, and it is likely that there would be sufficient space within the site for a larger provision. The plans submitted as part of the application include additional landscaping along the site's southern boundary, that separates the site from the nearby silage pit. These have been included as mitigation measures for the proposed

PLANNING COMMITTEE	DATE: 11/02/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

development and would reinforce the existing landscaping work. 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.

- 5.5 In respect of proximity to the road network, the site has direct access to a first class highway, the A497, and there have been recent improvements to the access as a result of a scheme to improve the A497. Therefore, there is no need to undertake alterations to the access in order to serve the proposal, and the Transportation Unit have confirmed that the proposal would not cause a detrimental impact in terms of road safety.
- 5.6 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

- 5.7 The site occupies a location within the open countryside. Hedgerows and /or trees and agricultural buildings surround the site's boundaries and these are a way of sheltering the site from the wider landscape. It is intended to undertake additional planning to strengthen the boundary, as part of the application. This additional planting work would comprise the planting of hawthorn, blackthorn and holly trees. This additional planting is to be welcomed and it would add to the landscaping around the site and also ensure that the site would be separated from the activities of the nearby farm. The site is not considered to be oppressive in the landscape as it currently stands and therefore the proposal would not impair the area's visual amenities or the open countryside character under the current circumstances. Therefore, the proposal is considered acceptable in terms of Policy PCYFF 4 of the LDP.

General and residential amenities

- 5.8 The site is situated in the countryside and the nearest private house is approximately 140 metres away across the A497. The site is within a working farm and also where existing holiday units are located. 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

- 5.9 The site currently has direct access to the A497 class 1 highway. There is no need to undertake alterations to the access in order to serve the proposal as improvements have already been undertaken as part of a scheme to improve the A497 in general. The Transportation Unit has confirmed that there is no objection to the proposal. It is considered that the proposal is acceptable in terms of Policies TRA 2 and TRA 4 of the LDP.

Trees and Biodiversity Matters

- 5.10 The observations of the Trees Officer were received regarding the proposal and following the amended plan to re-locate the units, the impact of the development on the trees at the corner of the site has been reduced. The Local Planning Authority appreciate that the existing trees and hedges will be retained and that additional planting

PLANNING COMMITTEE	DATE: 11/02/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

is proposed. Therefore, there are no biodiversity concerns associated with the application and it is in compliance with the requirements of policy PS19 of the LDP.

Language Matters

- 5.11 The proposal before you does not reach the threshold for a Welsh Language Statement as stated in policy PS1 of the LDP, and therefore there is no grounds or need to submit such an assessment or statement.

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 detrimental impact on the area, amenities of the neighbourhood or road safety.

7. Recommendation:

- 7.1 To approve – conditions -

1. Commence 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 15.
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.
8. Carry out the landscaping plan.
9. Install the septic tank to be operational prior to site use
10. The units to be set out in accordance with plan 1515/03 (amended 26/11/2018)