

PLANNING COMMITTEE	DATE: 09/12/2019
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	CAERNARFON

**Number: 4**

**Application Number: C19/0847/22/LL**

**Date Registered: 03/09/2019**

**Application Type: Full - Planning**

**Community: Llanllyfni**

**Ward: Llanllyfni**

**Proposal: Application to site four safari tents, one sauna building and retention of children's play area and associated works**

**Location: Land at Tal Y Maes Mawr, Nebo, Caernarfon, LL54 6RY**

**Summary of the Recommendation: TO REFUSE**

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## 1. Description:

- 1.1 This is a full application to site four safari tents, construct an associated building to use as a sauna along with other associated work including creating parking spaces and a turning area for vehicles, landscaping, connections to utilities and installing sewage treatment works. In addition to this, the retention of a children's play area which has already been created within the same site.
- 1.2 The existing land is agricultural fields with traditional stone walls forming the boundaries of the fields and surrounding fields. A few quite small individual trees can be seen scattered within the land and on nearby lands. Access to the site leads to the applicant's residential curtilage along the existing private access that backs onto a detached residential house.
- 1.3 The site is located outside any defined development boundary and is, therefore, in the open countryside. The site is located within a Special Landscape Area and the Dyffryn Nantlle Landscape of Outstanding Historic Interest, whilst the existing access and part of the access road is located within a C2 flood zone. Part of the site has been designated as a wildlife site. A public footpath runs through the fields parallel to the site's eastern boundary.
- 1.4 The submitted plans submitted show the following:
  - Access off a ramp that has already been created between the curtilage of the applicant's house into the parallel field, and to create an area with a grasscrete finish for parking and turning space for eight vehicles.
  - Construction of four safari tents of canvas material on a timber frame installed on timber platforms that have been set on a series of posts in the ground, and secured to the ground by a series of metal 'anchors' or pegs. Utility connections leading to the individual units are shown. Inside, they will include an open-plan living/dining area along with a bathroom and two bedrooms. In addition, part of the internal floor space is shown for possible use as a storage area or to locate a bed for children. Outside, a decking area will be constructed to the front, giving a total floor surface area of 51.3m<sup>2</sup>. The tents will measure 3.5m in height from the timber floor to the ridge. The statement submitted notes that the tents will be tacked down into the timber floor and the decking, and not directly into the ground and taken down at the end of the season. It is stated that the timber flooring will be installed on the ground.
  - A detached building will be constructed to be used as a sauna room. This would be of a 'barrel' form and of timber material, measuring approximately 2.2m x 2.0m and set on a concrete foundation surrounded by gravel.
  - Installation of standard sewage treatment works with a connection to the four tents
  - Creation of new electricity and water connections into the site from the existing property, feeding individually into the four tents and the sewage treatment work.
  - Planting of new trees on the site.

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1.5 As part of the application, a Landscape, Planning and Design Character Statement was submitted.

1.6 For information, this is a re-submission of a previously refused application, with the following amendments included:

- To move the tents' location to a field which is nearer to the applicant's residential property, and which reduces the surface area of the entire development
- To change the form of setting wooden foundations into the ground by removing a series of timber posts which were to be driven into the ground
- To remove the access road and formal and permanent pathways
- To change the sauna building type
- To remove a series of lights

## 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 2011-2026, adopted 31 July 2017**

Policy ISA 1: Infrastructure Provision

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Policy PS 5: Sustainable development

PS 6: Alleviating and adapting to the effects of climate change

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4 - Design and Landscaping

Policy TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation.

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

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Policy PS 19: Conserving and where appropriate enhancing the natural environment

Policy AMG 2: Special Landscape Areas

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

Policy AMG 5: Local Biodiversity Conservation

In addition to the above, it is also considered that the following are relevant:

Supplementary Planning Guidance: Holiday Accommodation

Supplementary Planning Guidance: Tourist facilities and accommodation (draft version but consideration will be given to parts not objected to during the adoption period)

Isle of Anglesey, Gwynedd and Snowdonia National Park – Landscape Sensitivity and Capacity Assessment – Gillespies March 2014

#### 2.4 **National Policies:**

Planning Policy Wales, Edition 10, December 2018

Technical Advice Note 13: Tourism

Technical Advice Note 15: Development and Flood Risk

Technical Advice Note 18: Transportation

### 3. **Relevant Planning History:**

- 3.1 Application C19/0279/22/LL - full application to construct four safari tents, one sauna building along with associated work - refused on 13/07/19

#### 4. **Consultations:**

Community/Town Council: Objection - impact on the privacy of nearby residents, road safety and an increase in traffic, nuisance on the grounds of traffic and visitor noise on the amenities of residents.

Transportation Unit: No objection to the proposal. It is noted that the four units are of appropriate sizes for couples or families and, therefore, likely to attract groups in one vehicle per unit. Consequently, it is assumed that a low number of vehicles are likely to visit the site at a time and, consequently, are unlikely to create significant traffic on local roads.

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Footpaths Unit:	Not received
Biodiversity Unit:	The sewage treatment works area extends somewhat into the field to the north of the site. As the footprint is comparatively small, and as the site will continue to be managed as grazing land, there are no Biodiversity concerns in relation to the application.
Natural Resources Wales:	Substantial concerns regarding the development were originally noted, and the development was opposed unless the site was connected to the main sewerage system, or evidence provided that it would be unreasonable to do so. Following receipt of further details, including a record of discussions with Welsh Water and NRW, it is accepted that sufficient information has been submitted to justify the use of a private sewerage system. As a result, there is no objection to the development on the grounds of this aspect. Observations are also presented regarding the impact on the landscape, flooding and protected species. These matters are discussed further in the report.
Welsh Water:	Standard conditions and advice in relation to equipment, connections and drains
Public Protection Unit:	Not received
Trees Officer:	No objection
Caravans/Licensing Officer:	A licence would be required along with compliance with the requirements of relevant legislation for such sites.
Land Drainage Unit:	No observations
Public Consultation:	<p>A notice was posted on the site and nearby residents were notified. The advertisement period has expired and several letters/correspondences of objection were received on the following grounds:</p> <ul style="list-style-type: none"> <li>• Objections continuing as with the previous application</li> <li>• Detrimental impact on the local road network</li> <li>• Local roads are sub-standard for the increase in traffic</li> <li>• Impact on visual amenities/landscape including a Special Landscape Area, based on the form and size of the tents</li> </ul>

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- Detrimental impact on the amenities of local residents and the local area on the grounds of noise, loss of privacy, etc.
- Unacceptable development site/size for the area
- Setting a precedent
- Detrimental impact on local biodiversity / no assessment of the development's impact on protected species
- No appropriate landscaping
- Permanent elements kept on the site despite claiming that the tents would be taken down
- Local Planning History of refusing similar applications on the grounds of the impact on local amenities
- Too many similar sites

As well as the above objections, objections were received that were not material planning objections and these included:

- Other sites had been refused by the Caravan Club
- The site is already being advertised/promoted on social media sites
- Planning matters relating to other nearby sites
- It would lead to an increase in crime

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 This is a re-submission of a previously refused application, with amendments to certain aspects, including the relocation of the site to a location nearer to the applicant's residence. A number of policies within the LDP are relevant when determining this type of application. It is believed that the main policies under consideration in this case are policies TWR 3 and TWR 5. Policy TWR 5 states that proposals for touring sites, camping or alternative temporary camping accommodation sites will be permitted provided they comply with all the criteria noted.
- 5.2 It is argued in the Planning Statement submitted with the application that Policy TWR 5 should be considered as the tents will not be permanent, because they would only have a restricted connection with the land.
- 5.3 However, for reasons explained in the report, it is considered - as it was in the case of the previously refused application - that Policy TWR 3 is most relevant in this case, as more permanent elements are proposed as part of the development.
- 5.4 Confirmation is given, in the information submitted with the application, that the tents' frames and canvas covers will be removed, as well as the timber decking which will now be set on the ground and secured with a series of pegs. Although it has been confirmed that the anchors, the wooden decking, the poles and the covers will all be removed from the site at the end of the season, as well as the sauna building, officers are of the opinion that other permanent elements remain on the site at all times, namely

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electricity/water/sewerage connections for the four individual tents, in addition to the stone foundations under the sauna building. Despite the confirmation given that the structures will be removed from the site, officers question the practicality of dismantling the tents and ancillary equipment (namely the bathroom and kitchen areas) and fully removing them from their site at the end of the season (It is noted that the applicant's website confirms that each tent has a full kitchen including a stove and a fridge in addition to a wood-burning heater).

- 5.5 Despite this, it is considered that the intention to install electricity and water connections for the individual tents, in addition to the connections to the sewage treatment system and the permanent foundations for the sauna building, create permanent elements which are contrary to criterion 3 of policy TWR 5 and the explanation of it. In addition to this, part of paragraph 6.3.85 of the explanation for policy TWR 5 notes: *"They should only provide basic facilities for sleeping, seating and eating without installation of water services or provision of drainage facilities for WC, showers and washing. This ensures that such structures do not generate a level of permanence that could increase the level of landscape impact and site restoration should removal of the structures be required.* It is not, therefore, considered that the intention to install electricity, water and sewerage connections and a stone base at the start of a holiday season, and then to remove them at the end of the season, complies with the requirements of criterion 3 of Policy TWR 5 and the explanation of it.
- 5.6 Given these elements as a whole, it is believed that the proposal would involve establishing permanent elements that could not be removed easily without disconnecting the entire systems, which does not appear to be practical, nor in accordance with paragraph 6.3.85 (see above) which provides an explanation for Policy TWR 5. It is considered that these elements would be fixed or permanent, and therefore is cannot be agreed with the agent's view that the proposal offers temporary alternative camping accommodation in accordance with Policy TWR 5. The officers are therefore of the opinion that the relevant requirements of policy TWR 3, regarding 'Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation' must be considered as a result of this.
- 5.7 This site is within a Special Landscape Area (SLA); therefore, part 1 of policy TWR 3 must be considered, which states *"proposals to develop new static caravan sites (i.e. a single or double caravan), new holiday chalet sites or permanent alternative camping accommodation will be refused in...Special Landscape Areas"*.
- 5.8 The site and the surrounding area in its entirety is located within the Special Landscape Area 07 North Western Fringes of Snowdonia, and is designated due to its important role as *"fringing highland that forms the transformation of the mountains of Snowdonia to the lower hills and the agricultural lands that surround the National Park."*
- 5.9 Policy TWR 3 does not permit developing a permanent alternative camping accommodation site on sites within Special Landscape Areas. As already noted, it is believed that this proposal is for the creation of a new permanent site. The proposal does not therefore comply with the fundamental requirements of Policy TWR 3 in terms of the creation of new sites within a Special Landscape Area and, consequently, it is considered that the proposed development is contrary to the relevant requirements of TWR 3.
- 5.10 The Local Authorities of the North West commissioned a study by the Gillespies company in the form of a report in response to increasing pressure on the landscape in order to safeguard the most sensitive and notable landscapes from inappropriate

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developments and in order to encourage suitable developments within suitable areas. The report provides an evidence-based study of the relative sensitivity and capacity of the landscape to tolerate various types and sizes of developments. The assessment of the area where this application site is located noted that the area's designation as a Special Landscape has been specifically made to restrict and slow down the various developments, including tourism developments.

- 5.11 It is not believed that the principle of the development is acceptable based on the information submitted, and the officers consider that the relevant policy is TWR 3. Part 1 of policy TWR 3 states "proposals to develop new static caravan sites (i.e. a single or double caravan), new holiday chalet sites or permanent alternative camping accommodation will be refused in ... Special Landscape Areas".

### **Visual amenities**

- 5.12 The form and appearance of the tents are standard for this type of development. Nevertheless, it is believed that the units are large in size. The submitted plans show that the timber floor of the tents measure a total of 37.8m<sup>2</sup> and the external decking measures 13.5m<sup>2</sup>, giving a full total of 51.3m<sup>2</sup>. It is believed that these dimensions are very large for this type of development. In a recent appeal decision (ref. APP/W1850/W/18/3208401) the Inspector notes that in this instance, the floor surface area size of a tent that was over 45m<sup>2</sup> was 'very large'.
- 5.13 It is believed that the location of the development as it has been submitted with a reduction in terms of its permanent features in the current application, is an improvement on the previous application in terms of visual amenities and ensures a more logical development (it is accepted that this alone will not overcome the fundamental policy matters involving the principle of the development).
- 5.14 Despite this, and although the entire site has been reduced from the original plan by relocating the tents, and that it is likely that the impact is somewhat less than previously; it is not believed, despite the relocation, that they will blend fully due to the nature and size of the development, and the exposed nature of the land and the surrounding area. There are doubts and concerns that the landscaping as shown on the plans would be insufficient to fully protect the visual amenities of the area. The establishment of landscaping in a high and exposed area such as this would be likely to take some time, meaning that whether or not the development could be considered appropriate, the site would be visible for some time. As a result, it is considered that the proposal as shown is unacceptable in respect of this aspect and fails to conform to the relevant requirements of criterion 2 of policy PCYFF 3, which refers to the impact of a development on any site and its place in the local landscape.
- 5.15 Although the presence of traditional boundary walls around the site is likely to protect appearances/views to an extent, the tents, once they have been set up, are likely to be visible from outside the site, especially from nearby higher grounds. The proposal includes limited landscaping along the site's boundaries in order to provide additional screening. It is not believed that what is shown is sufficient to ensure appropriate screening for the site, and, therefore, it is not believed that the proposal would conform to the specific requirements of policy PCYFF 4, given its sensitive location in the countryside in addition to the Special Landscape Area and the Dyffryn Nantlle Landscape of Outstanding Historic Interest.

### **General and residential amenities**

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- 5.16 As noted above, objections were received from local residents, referring to the likely detrimental impact of the proposal on their residential amenities. The nature of this type of development is likely to have an impact to some degree on the general amenities of any area due to the nature of movements, disturbance, noise etc.
- 5.17 The access road to the site backs onto two residential properties whilst the site of the tents itself, due to relocation, is now nearer to the applicant's residence. It is quite likely that there would be an element of disruption in the general area, although it is not possible to measure the scale of this disruption. Nevertheless, this is not a justification in itself to approve a development that could impact the local neighbourhood. Although landscaping is proposed, it is not believed that this in itself would entirely safeguard the amenities of nearby residents.
- 5.18 Although there will be periods of time when the tents or the site are vacant, occupiers are expected for a large majority of the year including the summer months, when residents can anticipate using their gardens and having their windows open without any excessive and unacceptable disruption. The outdoor areas that include decking for each tent means that the tents would have a permanent outdoor activity area. However, the new site is an improvement in terms of this aspect, with regard to the impact on the Bryn Tirion property.
- 5.19 It is acknowledged that the tent occupiers are unlikely to spend all of their time outside. Nevertheless, it is believed tent 4, in particular, and the parking space would be comparatively close to the Tai Newyddion houses. Given the proximity of these locations to the site boundary and the restricted distance between Tai Newyddion and the site, it is quite likely that there will be potential for noise from people who are on holiday in the tents, which could cause disruption to local residents as they use their properties.
- 5.20 Although the Public Protection Service did not make an observation on the proposal and that noise is a matter managed by a separate legislation, it is believed that the proposed plan has the potential to have a detrimental impact on the living conditions of residents of the nearby houses. The requirements of Policy PCYFF 2 states that proposals will be refused if they have a significant detrimental impact on the amenities of occupiers of local residences due to an increase in activity, disturbance or other forms of nuisance including noise. It is therefore considered, despite the relocation of the tents, that the proposal - due to its holiday nature and the associated comings and goings - is likely to create more activity and disturbance in the local area, which is in open countryside, and could have a detrimental impact on the amenities of local property owners. It is therefore considered unacceptable in terms of criterion 7 of Policy PCYFF 2.

### **Transport and access matters**

- 5.21 Many concerns were expressed by local residents regarding the impact of the development on matters relating to transport and access. Mainly, it can be seen that there are concerns about an increase in transport on the existing rural road network. As previously stated, a response was received from the Transportation Unit to the statutory consultation. It notes that, based on the numbers that have been included on the plan, namely four tents for families or couples, it is unlikely that there would be a significant increase in the amount of movements in and out of the site.

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- 5.22 The Transportation Unit considers that the parking provision and the entrance as shown is acceptable for the proposal. As a result, it is considered that this element is therefore acceptable in terms of the relevant requirements of policies TRA 2 and TRA 4 only.
- 5.23 As a result of a recent appeal decision, it has become apparent that there is also a need to consider whether proposals of this kind are sustainable developments, considering planning policies which relate to the location of the proposed development. Policy PS 5 supports developments which are consistent with sustainable development principles, and where appropriate, developments should *"reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport"*.
- 5.24 The site is located in open countryside and some distance outside a development boundary. Although the land in question is under the ownership of Tal y Maes Mawr, the land does not form part of the property's curtilage and is noted on the application form as agricultural grazing land.
- 5.25 Policy PS 5 relates to 'Sustainable Development' and criterion 12 relates to the need to reduce the need to travel by private transport. As already noted, it is not considered that the site in question is a sustainable site which can be reached in various ways including walking, cycling and public transport, thus minimising the need to travel with private transportation. Therefore, the application site is in a secluded rural location, of considerable distance to the nearest village with shops and services. As a result of the proposed development's rural location, the tourists are likely to use their own transport to travel to the site. Any users who wish to use the bus stop would have to depend on a very occasional service in order to travel to their destination. As a result of the area's rural nature and the local landscape, it is likely that only some journeys, if any, would be made on foot or on a bicycle. Therefore, it is very likely that visitors will use private transportation to travel on a daily basis. Therefore, by failing to reduce the need to travel with private transportation, the proposal fails to meet the requirements of criterion 12 of Policy PS 5 and the requirements of Planning Policy Wales which promotes sustainable developments.

#### **Biodiversity matters**

- 5.26 The site where the sewage treatment work would be placed is land that has been designated as a Wildlife Site. In response, the Biodiversity Unit noted "The sewage treatment work area extends somewhat into the field to the north of the site. As the footprint is comparatively small, and as the site will continue to be managed as grazing land, there are no Biodiversity concerns in relation to the application."
- 5.27 It is therefore considered that this element is acceptable in terms of its impact on biodiversity matters, and as a result, that it conforms to the relevant requirements of policy AMG 5.

#### **Flooding matters**

- 5.28 The only access towards the application site (which also provides access to the applicant's house) is located within a C2 zone. As the entrance itself and part of the access road towards the site are located within a C2 flood zone, and form a key part of the proposed development, the matter must be considered in terms of conforming to relevant policies and advice. It is vital to explain that Technical Advice Note 15

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identified this kind of land use as a type of development which is very exposed to harm (highly vulnerable), and in this context, TAN 15 and the associate advice makes it completely clear that it is not possible to support this type of development within a C2 flood zone.

- 5.29 Section 6 of TAN 15 provides a precautionary framework to steer planning decisions, and notes the justification tests which should be implemented in the case of all new developments within various flood zones. The advice in paragraph 6.2 of the TAN recommends that new developments should be directed away from Zone C, and specifically notes that 'highly vulnerable developments ...in zone C2 should not be permitted'. This planning policy view is reiterated in the Welsh Government Head Planner's letter to all Local Planning Authorities, dated 9/1/14. In addition, part 11.22 of the TAN relates specifically to 'Caravan and Camping Sites', and states that 'such development should be refused in zone C2, as should proposed changes of use to residential mobile homes or permanent housing ...'. The response received from Natural Resources Wales under the heading "Flood Risk" states:

*"We note that part of the development site's access drive is within a C2. Having consulted our maps, the depth of the floods there is approximately 120mm during extreme events (0.1% AEP). Guidance note OGN105a NRW advises that floods to ancillary areas should not be more than 300m, therefore, we have no further observations on the flood risk."*

- 5.30 Despite these observations, TAN 15 states that only developments defined as less vulnerable to harm should be considered suitable within C2 zone areas. In this case, the proposed development falls within the definition of use which is 'very vulnerable to harm'. Therefore, as part of the site is within a C2 zone, the proposal cannot be supported in terms of this aspect as it would be contrary to the requirements of TAN 15. This matter is confirmed in a letter / instruction from Welsh Government regarding this opinion in particular; *"Paragraph 6.2 of TAN 15 notes that very vulnerable development within a C2 zone must not be approved."*
- 5.31 Based on the above assessment, and despite NRW's observations, it is not considered that the proposal is acceptable based on flood risk, and therefore that the proposal fails to conform to the relevant requirements of TAN 15 and part 4 of Strategic Policy 6.

### **Infrastructure Matters**

- 5.32 Substantial concerns about the proposed development were highlighted as submitted by Natural Resources Wales with regard to the proposal for removing sewage into a private sewerage system rather than connecting to the main sewer system. They also originally stated that the proposed development was located within an area that has public sewerage and, as a result, they would expect a new development to connect to the public system unless satisfactory evidence is submitted that it is unreasonable to connect to the main supply.
- 5.33 Further information was received from the agent including a record of a discussion with Welsh Water and Natural Resources Wales, in addition to an estimate from a local contractor for the work needed to connect to the public system. Having received this information, Natural Resources Wales now accepts, based on engineering complications and high costs, that there is a basis for the installation of a private system rather than connecting to the public system, and does not object to the proposal.

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- 5.34 It is therefore believed that the information as it stands is acceptable, and, consequently, complies with the relevant requirements of policy ISA 1.

### **Response to the public consultation**

- 5.35 As previously referred to, observations/objections to the proposal have been received from local residents objecting to the proposal, and a number of matters relating to the proposed development have been raised.

- 5.36 It is considered that all relevant matters have received thorough consideration in the above assessment. Matters that can be considered to be material planning matters are quite specific, therefore; not all of the matters raised can be considered, such as the planning history of other local sites as they are not deemed relevant to this specific development.

## **6. Conclusions:**

- 6.1 Having considered the above and all the relevant planning matters including local and national policies and guidance, as well as the observations received, it is believed that this proposal is unacceptable as it is unable to satisfy the requirements of the relevant policies as noted.

## **7. Recommendation:**

- 7.1 To Refuse – reasons

1. The proposal involves the creation of a new static alternative camping accommodation site within a Special Landscape Area. Policy TWR 3 of the Gwynedd and Anglesey Joint Local Development Plan did not permit the development of new alternative static caravan sites within Special Landscape Areas. The proposal is, therefore, contrary to Policy TWR 3 of the Anglesey and Gwynedd Joint Local Development Plan (July 2017).
2. The proposal involves the installation of a new glamping site in open countryside and some distance outside a development boundary, on an unsustainable site where the majority of visitors would be dependent on the use of their private vehicles. It is therefore considered that the proposal is contrary to part 12 of policy PS5 of the Gwynedd and Mon Joint Local Development Plan (July 2017).
3. Criterion 7 of Policy PCYFF 2 states that proposals will be refused if they have a significant detrimental impact on the amenities of occupants of local residences due to an increase in activity, disturbance, noise or other forms of nuisance. The Local Planning Authority is of the opinion that the proposal is likely to lead to unacceptable disturbance on the amenities of local houses and that this would be contrary to the requirements of policy PCYFF 2 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017).
4. The general requirements of policies PCYFF 3 and PCYFF 4 note that a development is expected to respect the context of the site and its place in the landscape and integrate with its surroundings. It is believed that the proposal, based on the presence, form and scale of the tents are unacceptable features

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that are contrary to the relevant requirements of criteria 1 and 2 of policy PCYFF 3 as well as criteria 3 and 4 of policy PCYFF 4 of the Gwynedd and Anglesey Joint Local Development Plan (July 2017).

5. The proposed development involves the use of land considered to be 'highly vulnerable' to harm, and part of the site is within a C2 flooding zone. As a result, the proposal is contrary to the requirements of TAN 15: Development and Flood Risk, and part 4 of PS 6 of the Gwynedd and Anglesey Joint Local Development Plan.