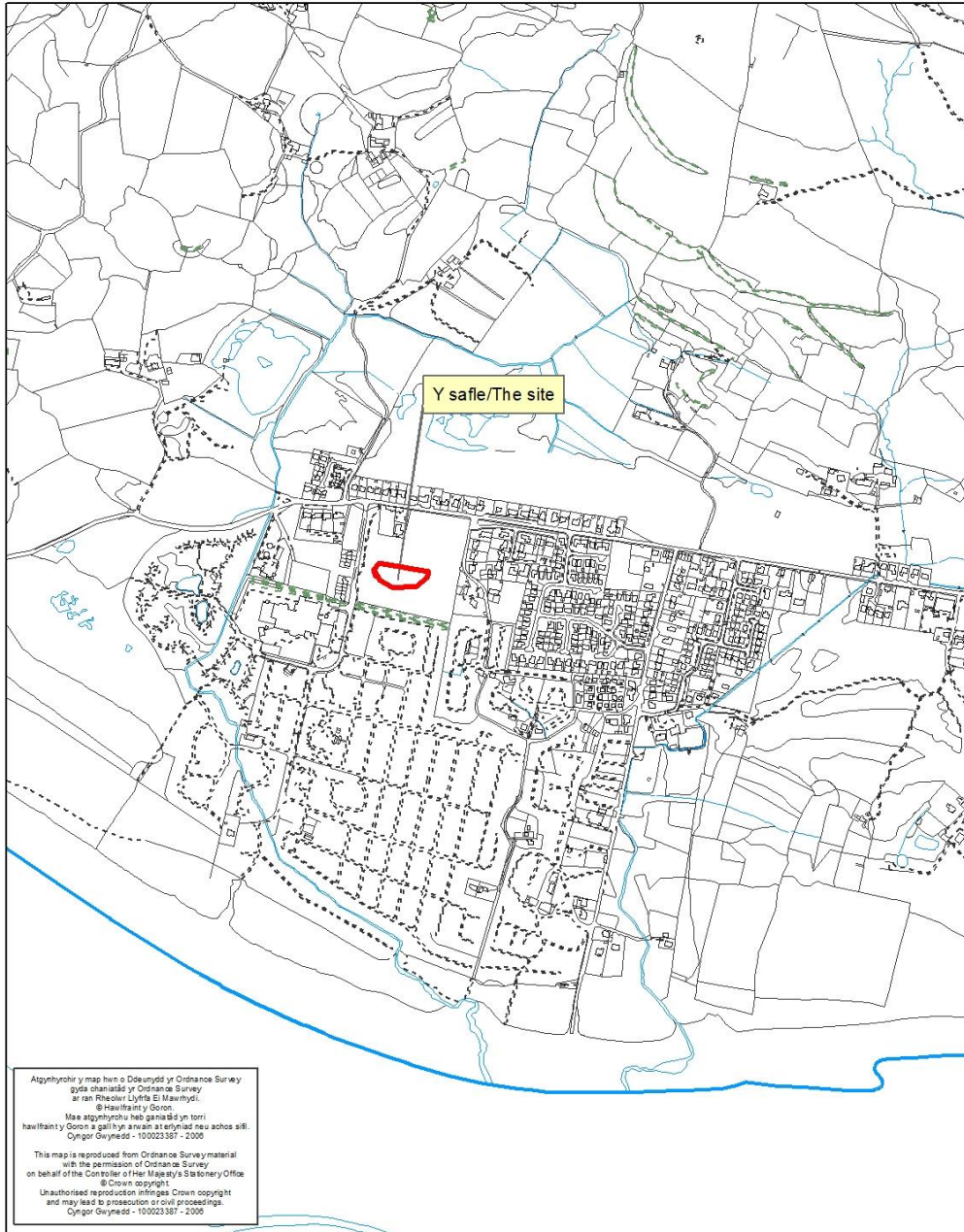


Number: 12



Rhif y Cais / Application Number : C15-0872-44-LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DATE: 09/11/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C15/0872/44/LL
Date Registered: 11/09/2015
Application Type: Full - Planning
Community: Porthmadog
Ward: Gorllewin Porthmadog West

Proposal: RETROSPECTIVE APPLICATION FOR THE INSTALLATION OF SIX TIMBER BASES AND ASSOCIATED WORKS FOR THE SITING OF SAFARI TENTS IN PLACE OF SIX TOURING CARAVAN PITCHES PERMITTED UNDER PLANNING PERMISSION REFERENCE C13/0873/44/LL

Location: GREENACRES CARAVAN SITE, MORFA BYCHAN, PORTHMADOG, LL499YF

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 The application is a full retrospective application for the installation of six timber bases and associated works for the siting of safari tents in place of six touring unit pitches permitted under planning permission reference C13/0873/44/LL. Alterations are also made to the layout of the site. The Planning Committee approved planning application ref. C13/0873/44/LL for the siting of 45 touring units, along with the construction of a toilet block, service road and landscaping, with conditions in March 2014. The work of developing the rest of the touring caravan site has been completed and it is located to the south of the current application site. Traditional *cloddiau* and new hedges have been erected along the northern boundary of the site and a heathland and wild pasture is located beyond these *cloddiau*. An access road that serves the rest of the Greenacres Holiday Park is located to the west.
- 1.2 The timber bases measure 5 metres by 7.4 metres and lie on a hard surface. The tents pitched on the timber bases measure approximately 7 metres by 5 metres and measure 3.5 metres from ground level to their tip. The tents have a timber structure and a grey and brown coloured canvas covers the structure. Eight parking spaces serve the tents and footpaths lead to the tents from those parking spaces.
- 1.3 The site is located outside the boundary of the village of Morfa Bychan in the Gwynedd Unitary Development Plan; however, the site is located on the periphery of that boundary. Historical planning permission exists for siting up to 1036 caravans on the Greenacres site in its entirety.
- 1.5. The site is relatively level green land that has already been landscaped and there are three residential houses and a county road to the north, with further residential units beyond that. Located further to the east is a road leading to Carreg Goch Caravan Park and there is a residential area and a terrace of houses beyond that. To the south is a static and touring caravan park with fields and open dunes leading to the beach.
- 1.6 The application is submitted to committee as three or more letters have been received objecting to the application.

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 in accordance with the Development Plan, unless material planning considerations

PLANNING COMMITTEE	DATE: 09/11/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

Policy B20 – Species and their habitats that are internationally and nationally important - Refuse proposals which are likely to cause disturbance or unacceptable damage to protected species and their habitats unless they conform to a series of criteria aimed at safeguarding the recognised features of such sites.

Policy B23 – Amenities – Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

Policy B27 – Landscaping Schemes – Ensure that permitted proposals incorporate high quality soft/hard landscaping that is appropriate for the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

Policy B29 – Developments on Land at Risk from Flooding – Manage specific developments in C1 and C2 flood zones and direct them towards suitable land in zone A unless they can conform to a series of criteria relevant to the features of the site and to the purpose of the development.

Policy CH30 – Access For All – Refuse proposals for residential business/commercial units or buildings/facilities for public use unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

Policy CH33 – Safety on Roads and Streets – Development proposals will be approved if they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

Policy CH36 – Private Car Parking Facilities – Proposals for new developments, extension of existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council’s current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

Policy D20 – Sites for Touring Caravans, Camping and Touring Units – Extensions, Additional Pitches, Relocation and Exchange - Proposals for increasing the number of pitches, extensions to sites, relocation or exchange of sites will be approved if the proposal includes a plan to ensure environmental and visual improvements, and meets other criteria regarding the impact of the development on the local area.

Supplementary Planning Guidance – Holiday accommodation
 Supplementary Planning Guidance – Planning for sustainable building
 Gwynedd Design Guidance

2.3 National Policies:

Planning Policy Wales - 7th Edition, July 2014

Technical Advice Note 12: Design (2014)

Technical Advice Note 13: Tourism (1997)

Technical Advice Note 15: Development and Flood Risk (2004)

PLANNING COMMITTEE	DATE: 09/11/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

3. Relevant Planning History:

2/24/849B – Extension to club, new foyer, extension to amusement arcade, café near the swimming pool, store, shop, administrative and sales office, extension of car park and landscaping – Morfa Bychan Caravan Site – Approved 16 February 1994.

2/24/849D – Café/bar including changes to swimming pool – Greenacres Caravan Site, Morfa Bychan – Approved 1 June 1994.

2/24/849E – Single story extension to a family room and lounge bar - Greenacres Caravan Site, Morfa Bychan – Approved 16 February 1995.

C97D/0398/24/CL – Construction of club room and new access and extension to kiosk - Greenacres Caravan Site, Morfa Bychan – Approved 5 February 1998.

C99D/0041/24/LL – Amend layout and extension of a static caravan site (Total of 1036 caravans) - Greenacres Caravan Site, Morfa Bychan – Approved 1 November 1999.

C99D/0042/24/LL – Construction of outdoor rope course - Greenacres Caravan Site, Morfa Bychan – Approved 7 April 1999.

C99D/0309/44/LL – Establish a boat parking site - Greenacres Caravan Site, Morfa Bychan – refused 18 November 1999.

C99D/0435/44/LL – New building to replace existing building, relocation of caravan sales site, two additional tennis courts and improvements to car park - Greenacres Caravan Site, Morfa Bychan – Approved 14 January 2000.

C99D/0526/44/LL – Develop a boat storage facility - Greenacres Caravan Site, Morfa Bychan – Approved 31 March 2000.

C03D/0488/44/LL – Provide outdoor water play area for children - Greenacres Caravan Site, Morfa Bychan – Approved 17 November 2003.

C06D/0542/44/LL – Change of use of touring caravan field to static caravans and change use of the touring caravan field to static caravans with landscaping and roads - Greenacres Caravan Site, Morfa Bychan – Refused 20 November 2006.

C07D/0668/44/LL – Extend toilets - Greenacres Caravan Site, Morfa Bychan – Approved 13 February 2008.

C08D/0391/44/LL – Demolish existing kitchen and construct a single-storey extension and a crazy golf site - Greenacres Caravan Site, Morfa Bychan – Approved 21 October 2008.

C10D/0227/44/RP – Installation of LPG Gas Tanks - Greenacres Caravan Site, Morfa Bychan – Approved 17 August 2010.

C10D/0378/44/LL – Construct new open swimming pool and extension for spa, toilets and gym - Greenacres Caravan Site, Morfa Bychan – Approved 12 November 2010.

PLANNING COMMITTEE	DATE: 09/11/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

C12/1082/44/LL – New swimming pool roof - Greenacres Caravan Site, Morfa Bychan – Approved 13 September 2012.

C13/0873/44/LL – Relocation of 45 touring units to the existing Pitch and Putt site and erect a toilet block, install a service road and landscaping – Approved with conditions – 13 March 2014.

C15/0658/44/HY – Application to retain an illuminated sign near the site access – approved with conditions – 17 August 2015.

4. Consultations:

Town Council: Object – It was decided to object based on the fact that approving the safari tents would have a detrimental impact on the area. There was also concern about losing space for six touring caravans.

Transportation Unit: It is not intended to make a recommendation as it is assumed that the proposed development would not have a detrimental impact on any road or proposed road.

Natural Resources Wales: Propose standard advice.

Biodiversity Unit: No concerns about the work in relation to biodiversity and no further observations to be made.

Welsh Water: No response

Gwynedd Archaeological Service: No response

Caravans Officer: This development must comply with the requirements of the Acts and Model Standards as noted:

- Caravan Site and Control of Development Act 1960
- Public Health Act 1936
- Model Standards 1983
- The Health and Safety at Work etc. Act 1974

The safari tents were inspected in accordance with the Model Standards 1983. It appeared that the space between the tents was 6 metres.

PLANNING COMMITTEE	DATE: 09/11/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Public Consultation:

A notice was posted on site and nearby residents were informed. The advertising period has ended and the following objections were received based on relevant planning matters which relate to:

- A condition should be included noting that no further development should be approved in this area;
- That the tents are permanent structures;

In addition, the following observations, which are not material planning matters, were received when assessing this application:

- That the developer does not follow planning regulations;
- That this company has ignored Gwynedd Council's correspondence;
- Lack of enforcement action against this unpermitted use;
- The application should not be approved as it is retrospective.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The proposal refers to the installation of 6 timber bases and associated works for the siting of safari tents in place of 6 touring caravans pitches permitted under planning permission reference C13/0873/44/LL. As previously noted, this is an existing caravan park and so it is considered that policy D20 of the GUDP is relevant as it relates to extensions, additional plots, relocation and exchanges on caravan and camping sites. It is considered that the principle of developing touring units on the site has already been accepted following the approval of an application to site 45 touring units granted by the Committee in March 2014. Policy D20 permits proposals to relocate plots provided that the proposal forms part of a plan that will lead to environmental and visual improvements in terms of the location, layout, design and form of the site and its position in the surrounding landscape. The Council acknowledges the importance of high quality touring facilities and their role in providing a range of high quality tourist accommodation. The purpose of the policy is partially to promote and improve the quality of touring caravan sites.

5.2 Currently, permission exists for a total of 1036 caravans within the site known as Greenacres which is made up from a combination of static and touring units. The information submitted with the application confirms that the development in question extends the range of holiday provision offered by the company. Providing a range of accommodation provision for tourists is encouraged in the Council's Supplementary Planning Guidance: Holiday Accommodation. As previously noted, the proposal is to be considered as an amendment to previously granted planning permission, rather than as an increase in the number of units. The use of the site can be managed by means of appropriate conditions as well as siting tents only. To summarise, there would be no more than 1036 units on the Greenacres site in total and the tents and timber bases that are the subject of the application would only be in situ from 1

PLANNING COMMITTEE	DATE: 09/11/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

March to 31 October in any given year. It is considered that a condition of this type would ensure that the tents are not on the site on a permanent basis which is a concern that had been raised by some objectors to the application. In the context of Policy D20 along with the relevant planning history (and existing conditions) of the site, it is not believed that the principle of the application is contrary to Policy D20.

Visual amenities

- 5.3 The landscaping plan that has already been implemented has been executed under the permission granted in 2014 and includes a traditional *clawdd* that separates the development from the heathland and residential area. It is considered that the traditional *clawdd* and heathland would create an effective void of approximately 50 metres between the site and the gardens of the nearby houses and approximately 100 metres between the site and the public road to the north. Extensive planting work to mitigate the visual impact of the proposal on the landscape has integrated the development successfully into the landscape. Although the planting work was only undertaken in the spring of 2015, it is considered that the vegetation will naturalise further with time and provide an even more effective screen. It is also considered that the brown and grey canvas that covers the tents blend in better to the natural environment than the white or cream traditionally coloured touring caravan.
- 5.4 It is believed that the landscaping plan implemented improves the site environmentally and ensures that the development or proposed new caravans do not protrude onto the landscape and will satisfy the requirements of policy D20 in terms of environmental and visual improvements. Consequently, it is also considered the proposal accords with Policy B27 of the GUDP relating to landscaping.
- 5.5 The Caravan Site Inspection Officer also noted the need for the development to comply with the relevant standards and this is a matter that is controlled outside the planning system.

General and residential amenities

- 5.6 As previously noted, it is considered that the principle of developing touring units on the site has already been created. Residential dwellings are located in the vicinity of the site to the west, the north and the east. The dwellings located closest to the site stand approximately 60 metres to the north. Between the site and the property to the west and east is a screen of traditional *cloddiau* and a hedge.
- 5.7 Some of the site would be visible from these dwellings especially during the winter months considering that some plants will lose their leaves. Nevertheless, should the application be approved, the visual impact of the proposal could be reduced, along with any potential disturbance, by ensuring that the staying / siting period for touring caravans on the site is restricted to holiday use between 1 March and 31 October in any given year and that tents are moved from the site outside that period. It is believed that with relevant conditions to manage the season and landscaping and planting plan that has already been implemented, that the proposal to use the site for this purpose would not cause any unacceptable impact. Consequently, it is believed that the proposal complies with policies B23 and D20 of the GUDP.

PLANNING COMMITTEE	DATE: 09/11/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Transport and access matters

- 5.8 The road that leads through the village is a third class road and is currently used by the touring caravans when arriving at and leaving the site. The proposal would not cause an increase in the numbers of units on the site and the Transportation Unit has stated that it has no objection to the proposal. It is therefore believed that the proposal is acceptable on grounds of the requirements of Policies CH33, CH36, B23 and D20 of the GUDP.

Biodiversity matters

- 5.9 As previously noted, it is considered that biodiversity issues have been assessed during the previous application for the establishment of a touring caravan park that was approved in March 2014. No objection or observation was received from the Biodiversity Unit or Natural Resources Wales regarding the application. Therefore, it is considered that the proposal is in accordance with policy B20 of the GUDP that concerns protecting species and habitats of national and international importance.

Flooding matters

- 5.10 Natural Resources Wales was consulted in terms of flood risk and it confirms that the land is not located within a flood zone. Consequently, it is not considered that the proposal is contrary to Policy B29 of the GUDP and Technical Advice Note 15: Development and Flood Risk that relates to ensuring that developments are not affected by flooding.

Response to the public consultation

- 5.11 Objections have been received on the grounds that the application is retrospective, that the developers have ignored planning regulations and the Council, and that the Council has not acted following the lack of compliance with the planning permission granted for touring caravans on the site in March 2014. These matters are not material planning considerations when determining this application and the application must be assessed on its own merits, be that retrospectively or otherwise. Full consideration has been given to the objections and concerns received in relation to this application and it is considered that there are no matters that outweigh the relevant policy considerations and that the application is acceptable in terms of local and national policies and guidelines (subject to including relevant conditions).

6. Conclusions:

- 6.1 It is considered that the principle of developing a touring unit site has already been approved under planning permission ref. C13/0873/44/LL that was granted in March 2014. It is considered that this proposal to locate six tents on a timber base to replace six touring caravans in that permission is acceptable in terms of the policies noted and it is not considered that there would be any unacceptable or detrimental impact on the amenities of the area, nearby residents, road safety or biodiversity.
- 6.2 Furthermore, it is considered that the location, design, finish and form of the development is acceptable and corresponds with the context of its location. In light of the above assessment with regard to all relevant planning matters including objections and observations on the proposal, the site's relevant planning history

PLANNING COMMITTEE	DATE: 09/11/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

(including existing conditions) it is considered that the proposal is acceptable for the site and complies with local and national policies and guidance.

7. Recommendation:

7.1 To approve – conditions

1. Development in accordance with the plans.
2. Tent colour.
3. Condition restricting staying time / holiday season (1 March – 31 October), and ensure that the tents and timber bases are moved away from the site outside that period.
4. Holiday only condition
5. Condition controlling the number of units on the site in its entirety.
6. Total of only six tents to be sited on the pitches shown.