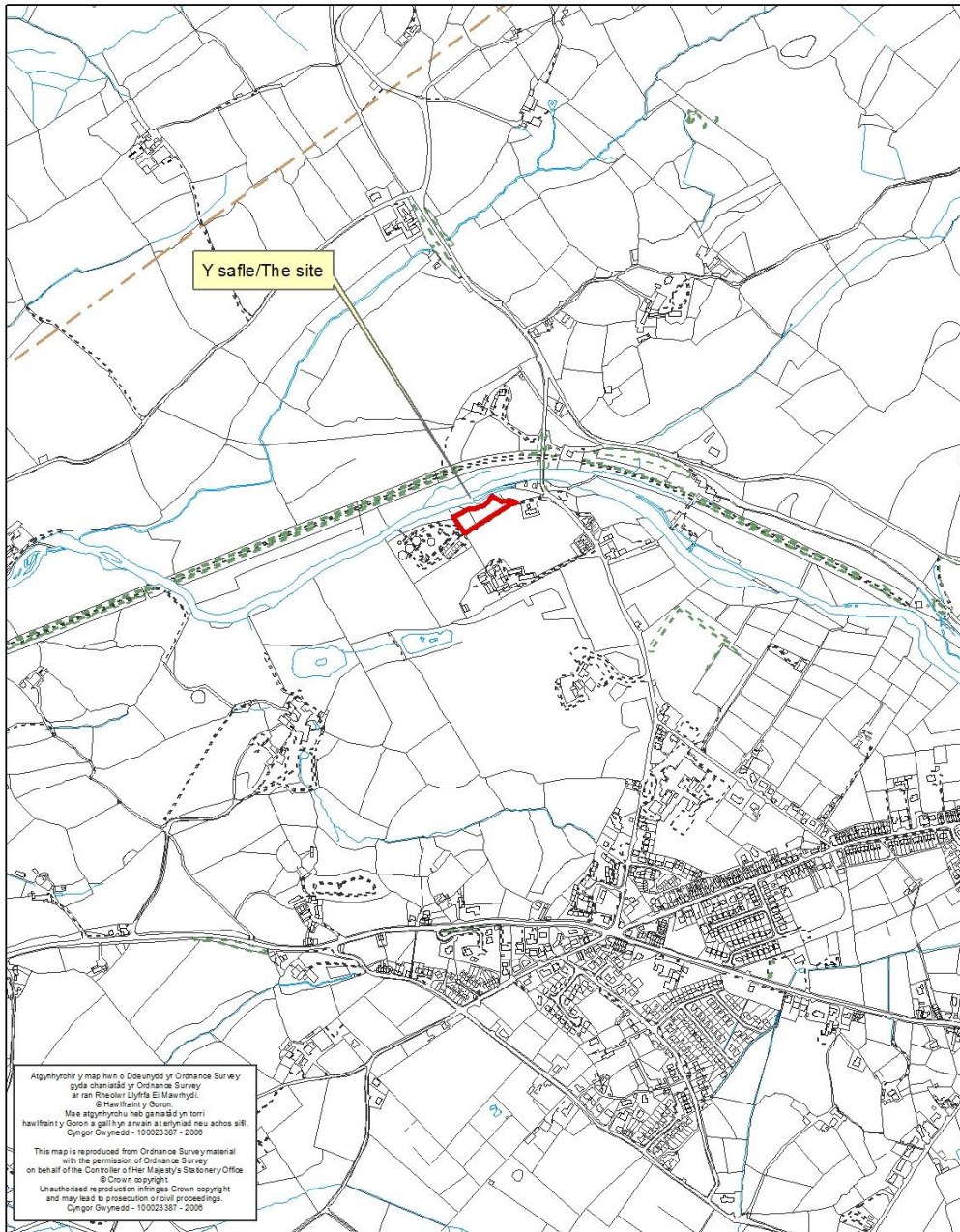


Number: 4



Rhif y Cais / Application Number : C15-0922-23-LL

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



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REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	PWLLHELI

Application Number: C15/0922/23/LL
Date Registered: 28/08/2015
Application Type: Full - Planning
Community: Llanrug
Ward: Llanrug

Proposal: CHANGE OF USE OF EXISTING CARAVAN CLUB SITE INTO A SITE FOR 12 TOURING CARAVANS, ERECTION OF TOILET BLOCK WITH ASSOCIATED DRAINAGE

Location: LAND NEAR CIL Y BONT, CRAWIA, LLANRUG, CAERNARFON, GWYNEDD, LL554BS

Summary of the Recommendation:

TO APPROVE WITH CONDITIONS

1. Description:

1.1 This full application involves changing the use of an existing caravan site that has been licensed by the Caravan Club for 5 touring caravans to a site for 12 touring caravans along with the erection of a purpose-built toilet/shower block with associated drainage system.

1.2 The site is located on the outskirts of the village of Llanrug within an area known as Crawia. It is relatively close to the river Seiont but is on a land level that is higher than the river itself. The application site measures 0.24 hectares and is surrounded by trees and bushes on two sides and is open to the remaining elevations. There is also a post and wire fence surrounding the site and a stone wall in one part.

1.3 The current land is open and flat and an access track runs along towards a nearby treatment works site. There is standard vehicular access towards the site from the nearby public highway.

1.4 In brief, the proposal comprises of the following works:

- widening an existing vehicular entrance from 3m to 3.2m.
- erecting a toilet/shower block for men/women measuring 6.2m x 8m x 4.5m with provision for disabled users
- marking 12 pitches for the touring caravans
- landscaping on the periphery of one side of the site with further landscaping on separate land which is in the applicant's ownership

1.5 As is required, the applicant has submitted a linguistic statement regarding the proposed development.

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

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

2.2 **Gwynedd Unitary Development Plan 2009:**

Policy A1 – Environmental assessment or other impact assessments - Ensuring that sufficient information is provided with the planning application regarding any environmental impacts or other likely and substantial impact in the form of an environmental assessment or assessments of other impacts.

Policy A2 – Safeguarding the social, linguistic and cultural fabric of communities – Safeguard the social, linguistic and cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

Policy A3 – Precautionary principle - Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless the relevant impact assessment can show beyond doubt ultimately that the impact can be avoided or alleviated.

Policy B12 – Protecting Historical Landscapes, Parks and Gardens - Safeguard landscapes, parks and gardens of special historical interest in Wales from developments which would cause significant damage to their character, their appearance or their setting.

Policy B22 – Building design - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

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 B25 – Building materials - Safeguard the visual character by ensuring that the building materials are of a high standard and in keeping with the character and appearance of the local area.

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

Policy C1 – Locating new developments - Land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

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 provided they comply with 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 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 D19 – New sites for touring caravans, camping and touring units - Proposals for developing touring caravan sites, camping, or new touring units will be approved if they conform to specific criteria regarding design, setting, appearance and location of the development, traffic issues, restrictions on use of the units and the accumulative impact on the local area.

2.3 In addition to Unitary Plan policies, full consideration is given to the Authority’s adopted Supplementary Planning Guidance (SPG), which are material and relevant considerations. The following are relevant in this case:

- Holiday Accommodation
- Planning and the Welsh Language

2.4 National Policies:

Planning Policy Wales – edition 7, 2014

TAN 12: Design

TAN 13: Tourism

TAN 18: Transportation

TAN 20: Planning and the Welsh language

TAN 23: Economic Development

3. Relevant Planning History:

3.1 This specific site has no relevant planning history.

4. Consultations:

Community/Town Council: Not received

Transportation Unit: No observations

Natural Resources Wales: The site is not within the river Seiont flood zone, the site is within the Dinorwig special historic landscape area and there is a need to consider the impact on the landscape.

Welsh Water: Not received

Rights of Way Unit: No objection

Biodiversity Unit: There is land that acts as a buffer between the site and the river, therefore, there is no impact on otters and no concerns in terms of biodiversity.

Caravans Officer: It is recommended that the application is approved subject to compliance with the current requirements of caravan standard acts.

Public Protection Unit: Not received

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Public Consultation: A notice was posted on the site. The advertising period has come to an end and no letters / correspondence have been received.

5. Assessment of the material planning considerations:

5.1 The principle of the development

Although this site is outside the development boundaries of the village of Llanrug, the principle of the development is acceptable as the requirements of policy C1 state that developments could be approved by another policy in the Plan. In this case, it is believed that the most relevant policy is policy D19 'New sites for touring caravans, camping and touring units' and that the impact of the development should be considered in accordance with the criteria of this policy. These criteria are discussed in the relevant parts of the assessment below and if the proposal can meet these criteria it is considered that the principle of the development is acceptable.

5.2 Visual amenities

5.2.1 The site's location is in a relatively prominent site as it is fairly close to the public highway that connects the villages of Llanrug and Bethel. However, one part of the site is surrounded by a substantial cover of trees which is along its boundary with the river Seiont which is on a lower land level than the application site.

5.2.2 There are no existing structures within the site, the site as it is is semi-natural although the grass is obviously cut on a regular basis. There is a post and wire fence along the most prominent boundary which is in keeping with general boundary treatments within the nearby area.

5.2.3 It is therefore acknowledged, although there will be an impact on the visual amenities of the nearby area as a consequence of the development, it is not considered that this would be substantially more than what exists already in the use of the site by the Caravan Club.

5.2.4 The most prominent formal development, namely the permanent building, will be located between proposed pitches and runs parallel with the site's current boundary. It has a finish which is common within the area, namely a slate roof and rendered walls.

5.2.5 It is considered that the design/scale of the building, its location and use of the finishes are acceptable and appropriate for the location. Developing the remainder of the site is also considered acceptable on grounds of its scale, layout and the existing and proposed landscaping will be of great assistance to ensure no excessive harmful impact on the visual amenities of the nearby area.

5.2.8 It is therefore believed that the proposal is acceptable and that it satisfies the requirements of policies B22, B23, B25 and B27 as well as Criterion 1 of Policy D19.

5.2.7 It is recognised that the site is within the Dinorwig area of special historic interest, however, it is not believed that the proposal in terms of size, form and location would have an unacceptable impact on this designated area, and therefore, it is not believed that the proposal is unacceptable on the grounds of the requirements of policy B12.

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5.3 General and residential amenities

The existing site is already used for the purposes of caravanning, although obviously to a smaller degree and on a more informal basis. It is not considered that there would be a long term harmful impact on the general amenities of the nearby area nor on the residential amenities of neighbouring residents as there is some distance between the nearest residential properties and the application site. Therefore, it is considered that the requirements of policy B23 are being met.

5.4 Transport and access matters

- 5.4.1 The existing entrance to the site will be modified by widening it in order to ensure an appropriate entrance for emergency vehicles. This will also facilitate movements into and out of the site.
- 5.4.2 The Transportation Unit does not object to the application as it was submitted and confirms that what is proposed is acceptable and complies with the requirements of current standards.
- 5.4.3 Any movements within the site will be on even ground without any apparent obstacles for users relating to accessibility. The toilet block will include toilets/showers for disabled users.
- 5.4.4 It is therefore considered that the proposal is acceptable and that it satisfies the requirements of policies CH30, CH33 and CH36 as well as Criterion 2 of policy D19.

5.5 Flooding issues

NRW has confirmed that the site is on elevated land which is away from the nearby flood zone of Seiont River, therefore, there is no concern in terms of this aspect.

5.6 Any other consideration

- 5.6.1 The location of this application is on a site that is already used for caravanning purposes but on a small degree which is exempt from the need for an usual formal planning permission.
- 5.6.2 These types of touring caravan sites offer an opportunity for local investment by spending in shops, restaurants, pubs, garages etc. It is believed that providing facilities such as these will add to what can be offered locally.
- 5.6.3 This development is on a site that has already been established for the use of touring caravans although to a smaller degree. It is not believed that this proposal would have a different or greater substantial impact than what is already provided.
- 5.6.4 A condition can be imposed on any permission to ensure that the site is only used for touring purposes and the number of units can also be managed as well as ensuring that no storage would take place on the site in order to manage the long term and visual impact.
- 5.6.5 It is not considered that there is an overprovision of similar sites in the vicinity, and therefore, no likely cumulative impact would derive from approving the proposal.

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5.6.6 Therefore, it is considered that the proposal is in accordance with criteria 3 and 4 of Policy D19, and that it meets all the requirements of policy D19.

5.7 Linguistic Matters

5.7.1 A Linguistic Statement was submitted with the application and this was assessed by the Joint Planning Policy Unit and the following response to its contents was received:

- On the whole, it is not believed that the nature and scale of the proposed development is likely to have an adverse impact on the Welsh language.
- The proposal is entirely for touring caravan pitches and not permanent pitches, it is therefore unlikely that the development will have a significant impact on inward migration into the area.
- The position of the Welsh language is very strong in the Llanrug ward.
- An increase in the number of visitors to the area is likely to have a positive impact on the area's economy, and therefore, will benefit the Welsh language as it is likely to create economic opportunities for local people.

5.7.2 As a result, it is considered that this aspect of the proposal is in accordance with policies A1, A2 and A3 of the UDP and the relevant SPG.

6. Conclusions:

6.1 Having considered the above and all the relevant planning matters including the local and national policies and guidance, it is not believed that this proposal to create a touring caravan site for 12 caravans and erection of associated toilet block is unacceptable and that it satisfies the requirements of the relevant policies as noted above.

7. Recommendation:

7.1 To approve – with conditions

1. Time
2. Comply with plans
3. Materials / slates
4. Landscaping
5. Restrict use of the site to touring purposes only and for 12 touring units only on the pitches indicated.
6. Seasonal restriction
7. Keep a register
8. No storage of touring units on any part of the site
9. Work on the entrance before commencing on the rest of the proposal/bringing the site into use

Note: Instruction to adhere to advice submitted by the Caravans Officer