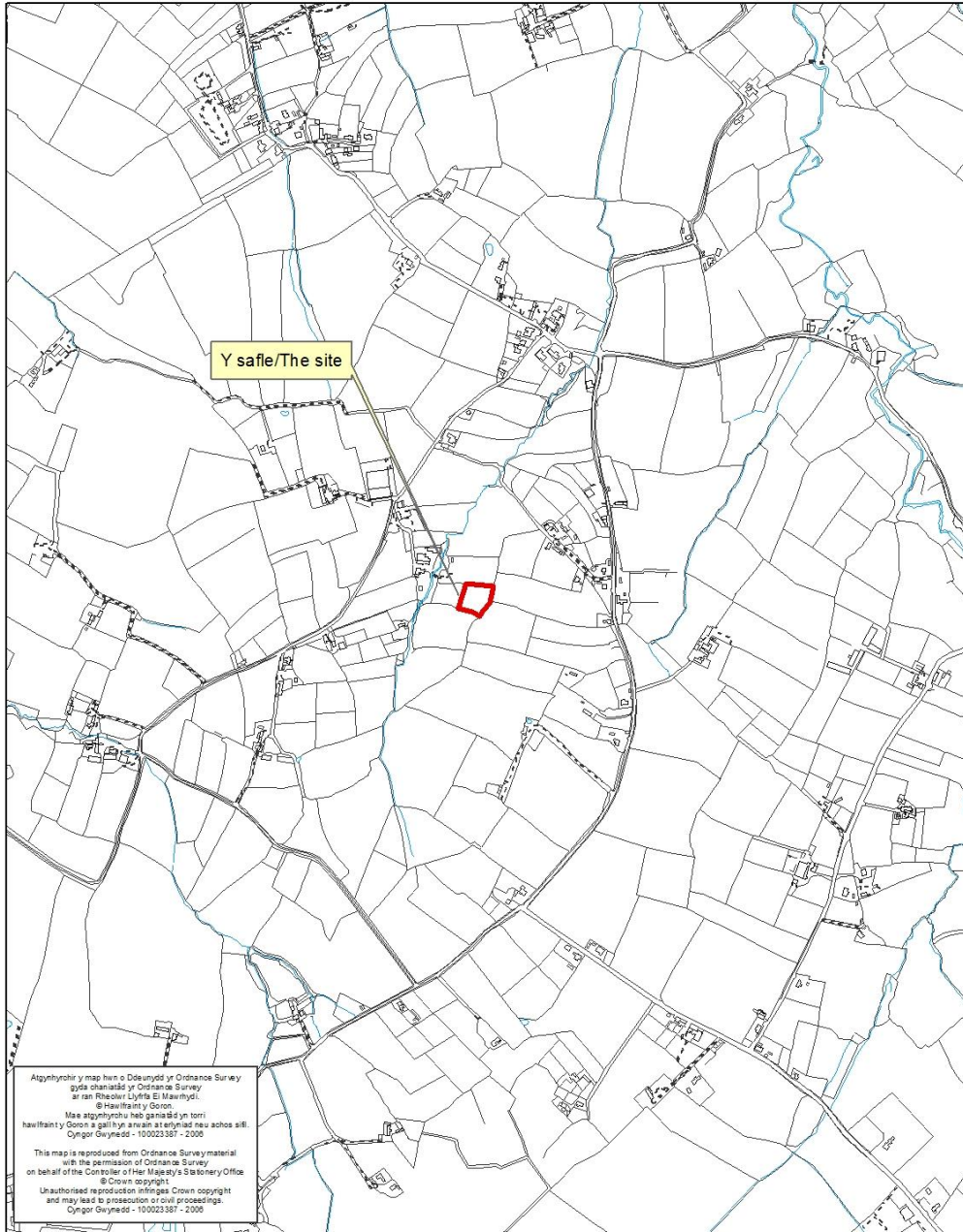


Number: 8



Rhif y Cais / Application Number : C15/1139/46/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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Application Number: C15/1139/46/LL
Date Registered: 02/11/2015
Application Type: Full – Planning
Community: Tudweiliog
Ward: Tudweiliog

Proposal: EXTENSION OF TOURING CARAVAN SITE INTO AN ADJACENT FIELD AND RELOCATION OF ONE UNIT AND CREATION OF TEN NEW TOURING PLOTS, DEMOLITION OF EXISTING TOILET BLOCK AND ERECTION OF NEW FACILITIES BLOCK, LANDSCAPING AND ENVIRONMENTAL IMPROVEMENTS AND CREATION OF NEW ON-STREET PARKING AREA

Lleoliad: GLANRAFON FAWR, LLANGWYNADL, PWLLHELI, LL538NU

Summary of the Recommendation:

TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 This is an application to extend and increase the number of touring caravans on the existing caravan site in Glanrafon Fawr, Llangwnnadr. The proposed development would involve extending the site into an adjacent field and relocating one of the existing units to the proposed field and increase by ten touring plots in addition to the existing 18 caravans. The application has also been amended to include improvements such as the demolition and erection of a new facilities block, landscaping work, laying of a bodpave track and creation of a new passing place on the county road.
- 1.2 This is a site in the countryside in the Llangwnnadr area and it is served by a class 3 rural county road and a farm track. The caravan site is on a slight slope, behind a mature row of trees that abut the Pen y Graig river located below in a dip near the farmhouse and farm outbuildings. *Cloddiau* and hedges are located on the boundaries of the fields. The site has been operating as a touring caravan park since the 1990s and a legal use certificate was approved for the use in 2012. The site lies within a Landscape Conservation Area.
- 1.3 The application is submitted to the Committee as it involves a development of five or more caravans.

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

2.2 Gwynedd Unitary Development Plan 2009:

POLICY A2 – PROTECT THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES - Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

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POLICY B10 – PROTECT AND ENHANCE LANDSCAPE CONSERVATION AREAS - Protect and enhance Landscape Conservation Areas by ensuring that proposals conform to a series of criteria aimed at avoiding significant harm to recognised features.

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 high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY D20 - SITES FOR TOURING CARAVANS, CAMPING AND TOURING UNITS – EXTENSIONS, ADDITIONAL PITCHES, RELOCATION AND EXCHANGES – Proposals for an increase in the number of pitches, extensions to sites, or the relocation or exchange of pitches will be approved if the proposal forms part of a plan to secure environmental and visual improvements, and meets other criteria that relate to the impact of the development on the local area.

Supplementary Planning Guidance, Gwynedd Council: Holiday Accommodation (July 2011)

Supplementary Planning Guidance, Gwynedd Council: Planning and the Welsh Language (November 2009)

2.3 National Policies:

Planning Policy Wales 2014

Technical Advice Note 13 – Tourism

Technical Advice Note 18 – Transport

Technical Advice Note 20 – Planning and the Welsh Language

3. Relevant Planning History:

C11/0396/46/TC –Use of O.S. field no 1183 as a touring caravan park for 18 caravans between 1 March and 31 October in any given year but with eight of the touring caravans to be kept permanently on the site: Legal use certificate approved on 30 January 2012

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4. Consultations:

- Community/Town Council: Will leave it to Officers to decide whether or not they feel that the road is suitable.
- Transportation Unit: To overcome the lack of parking spaces along the road leading to the site, the agent has offered to provide an additional passing place. This proposal is sufficient, along with the existing passing places, to confirm that I do not have any objection.
I would propose that the work on the passing place must be undertaken before the capacity is increased and that the work is undertaken by means of a 278 agreement with the Highways Department.
- Public Protection Unit: Further to receiving a second consultation on the information dated 10 December 2015 that the applicant would locate a new toilet block in order to accommodate more washbasins, disabled provision, etc. It can be confirmed that the number of toilets, washbasins and showers required within the proposed plan tie in with the number of proposed caravans within the application. This development must comply with the requirements of the Acts and Model Standards. The applicant will be required to contact this department to discuss a site licence.
- Natural Resources Wales: We have reviewed the application and do not object to the proposal.
- Fire Service: No observations on the application in relation to access to fire equipment and water supply.
- Public Consultation: A notice was placed on the site and the nearest neighbours were informed. The consultation period has come to an end and no objection has been received.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy D20 of the GUDP approves proposals to increase the number of pitches on existing touring caravan sites by means of an extension provided the proposal forms part of a plan that will secure environmental and visual improvements in terms of the location, layout, design and appearance of the site, and its position in the surrounding landscape. Furthermore, it is a requirement that the proposed development will not exceed the reasonable capacity of the immediate locality to accommodate such a development, taking into account the cumulative impact of existing touring caravan sites.
- 5.2 The proposal submitted seeks to extend and add ten new plots in an existing caravan park, which has a legal use certificate to locate 18 touring caravans. It is intended to locate the new units in the adjacent field and relocate one of the existing units to the field, in order to create a gap in the *clawdd* to create an access to the new field. The plans have been changed from what was submitted originally, with more improvements proposed following discussions with officers. More landscaping has

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been included in the amended plan, not only on the extension site but also within the existing field. The plan shows an intention to plant a mix of plants on either side to the field access, plant further trees here and there around the site and erect small *cloddiau* and hedges as a screen at the edge of the row, which would create a more desirable site for users. It is also proposed to create a bodpave track around the fields and erect a *clawdd* to define the new field. This site is relatively concealed and non-dominating in the landscape as a row of mature trees lies in front of it and there are high hedges surrounding the boundaries. It was noted during the inspection that hedge planting work had taken place recently on the western boundary of the site and the proposed planting of the *cloddiau*, hedges and trees would be further measures to improve the appearance of the site and its location in the landscape.

- 5.3 As a part of the improvements, it is requested that the existing timber facilities block is demolished and that a new larger block is erected in the corner of the existing field (including disabled provision). This is a new element of the proposal which responds to the original observations of the Caravans Officer. A second consultation was undertaken with the Caravans Officer who has confirmed that the provision is acceptable for the number of units on the site; thus it complies with the relevant requirements. In terms of its location, design and size, it is considered that the proposed facilities block is reasonable and is to be located in a sheltered and unnoticed corner of the existing field. It is noted in the plans that the finish of the roof and walls of the building would be in materials that match the nearby farm outbuildings and it would be possible to impose a condition to reach agreement on the finish to ensure that it integrates into the landscape.
- 5.4 The current site operates between 1 March and 31 October in any given year and the same period would apply to the new units. The legal use certificate allows for the storage of eight of the caravans on their plots on a permanent basis, and it was noted during our site inspection in November that a glimpse of the caravans could be seen from the county road through a gap in the landscaping. As a part of the improvement, the applicant was asked to consider moving the stored caravans over the winter to a more concealed corner and the amended plan outlines the new storage site near the toilet block. This site will offer a better natural screen over the winter months and would be a visual improvement. According to the Design and Access Statement, only the eight caravans will be stored with the remaining units being moved off the site.
- 5.5 From assessing the proposal against the requirements of policy D20, it is believed that the additional plots in terms of their location, layout, design and appearance is likely to integrate and blend in with the site and its landscape. The site is not prominent or intrusive in the landscape and it is not considered that there would be a harmful impact on the visual amenities of the vicinity or on the Landscape Conservation Area. The proposed landscaping and changes would be environmental improvements that would improve the appearance and facilities of the site in its entirety. A new passing place proposed on a section of the county road forms part of the proposal and it will be discussed further in the Highways section. With these improvements, the Highways Unit believes that the increase from ten units is within the vicinity and county road network's reasonable capacity to cope with the increase. There is no touring site in the immediate vicinity of the site, or in the same visual context, therefore it is not considered that a cumulative effect exists in this case. Therefore, it is believed that the proposed extension to the site, the increase in numbers, the landscaping and the new facilities comply with the requirements of policies B10, B22, B35, B27 and D20 of the GUDP.

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5.6 The amenities of nearby residents

The nearest neighbours are located a field's width away from the site, which is a reasonable distance to ensure that the privacy and amenities of the neighbours are protected. The site's boundaries have been screened well by trees and high hedges also which means that the proposal would not be an intrusive feature. Although there would be a slight increase in transport as a result of increasing the numbers, it is not considered significant as a measure has been proposed to create an additional passing place which will be beneficial to the users and nearby residents. There is no significant concern that the proposal would have an impact on the amenities of nearby neighbours in this case. Therefore, it is acceptable in respect of policy B23 of the GUDP.

5.7 Transport and access matters

Access is gained to the site off the rural class 3 county road which leads from the Pen y Graig junction, Llangwnnagl, and then along a farm track. The Transport Officer originally voiced concern regarding the increase in traffic along the road as the passing places were scarce; therefore, he questioned the road's suitability to cope with the increase. The Community Council has also expressed concern about the road. In response to the Highway observations, the applicant has offered to create an additional passing place on the county road as he owns fields to the west of the road adjacent to and between the two properties known as Bronant and Argrraig. Additional information and plans were received to show the location and finish of the passing place. The Highways Unit now considers the supplementary passing place sufficient, as an addition to the existing passing places, to warrant the withdrawal of its original objection. Although the county road is not considered ideal for touring caravan traffic, the road is not substantially busy and it is not considered that an increase of ten units would be beyond the road's ability to cope. Nevertheless, it is considered appropriate that a condition is imposed that the work on the passing place is completed before increasing the number of caravans. Sufficient parking spaces is located within the site for the associated cars. Based on the Transportation Unit's observations, it is considered that the proposal can be approved provided that the passing place is provided in compliance with the requirements of policy CH33 which relates to road safety.

5.8 Language Matters

Policy A2 of the GUDP states that proposals that would cause significant harm to the social, linguistic or cultural cohesion of communities, due to their size, scale or location, will be refused. As the proposal involves a tourism development which will create ten or more holiday units there is a requirement for a Language and Community Statement to be prepared in order to comply with the Supplementary Planning Guidance: Planning and the Welsh Language. A Language and Community Statement was received as part of the application and the Joint Planning Policy Unit was consulted. Their response was received which notes that it is not believed that the nature or scale of the development are likely to have an adverse impact on the Welsh language. Since the proposal is solely for touring caravan pitches and not permanent pitches, it is unlikely that the development will have an impact on inward migration to the area. It is suggested that mitigation measures are taken to protect and promote the language, such as Welsh language signage and opportunities to learn about the language. On the basis of the response, it is considered that the proposal is acceptable in the context of policy A2 of the GUDP.

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6. Conclusions:

6.1 The site in question is not intrusive or prominent in the landscape, and therefore it is believed that the site is suitable to accommodate additional units and an extension. The site has been well-landscaped along the boundaries, and the additional landscaping would lead to environmental improvements which would contribute positively to its setting and appearance in the landscape. It is not considered that the application would cause harm to the amenities of nearby residents, bearing in mind that the site already exists. Suitable measures have been proposed to overcome the concerns regarding the road network. As it is a touring site it is not considered that the development will have a harmful impact on the Welsh language. It is considered that the proposal complies with requirements of the policies discussed above, and is therefore acceptable to be approved with relevant planning conditions.

7. Recommendation:

7.1 To approve with conditions -

- Five years
- In accordance with the amended plans
- To restrict the numbers to 28 touring units
- To site all caravans on their plots between 1 March and 31 October
- Holiday use only
- Keep a register
- To store the eight caravans in the location shown on the amended plan
- Cloddiau* to be in-situ before the numbers are increased
- To landscape the *cloddiau* and internal landscaping in the next planting season and to re-plant if they become damaged or die.
- To agree on the finish of the facilities block
- To complete the passing place before the numbers are increased

Note: Measures to promote the Welsh language