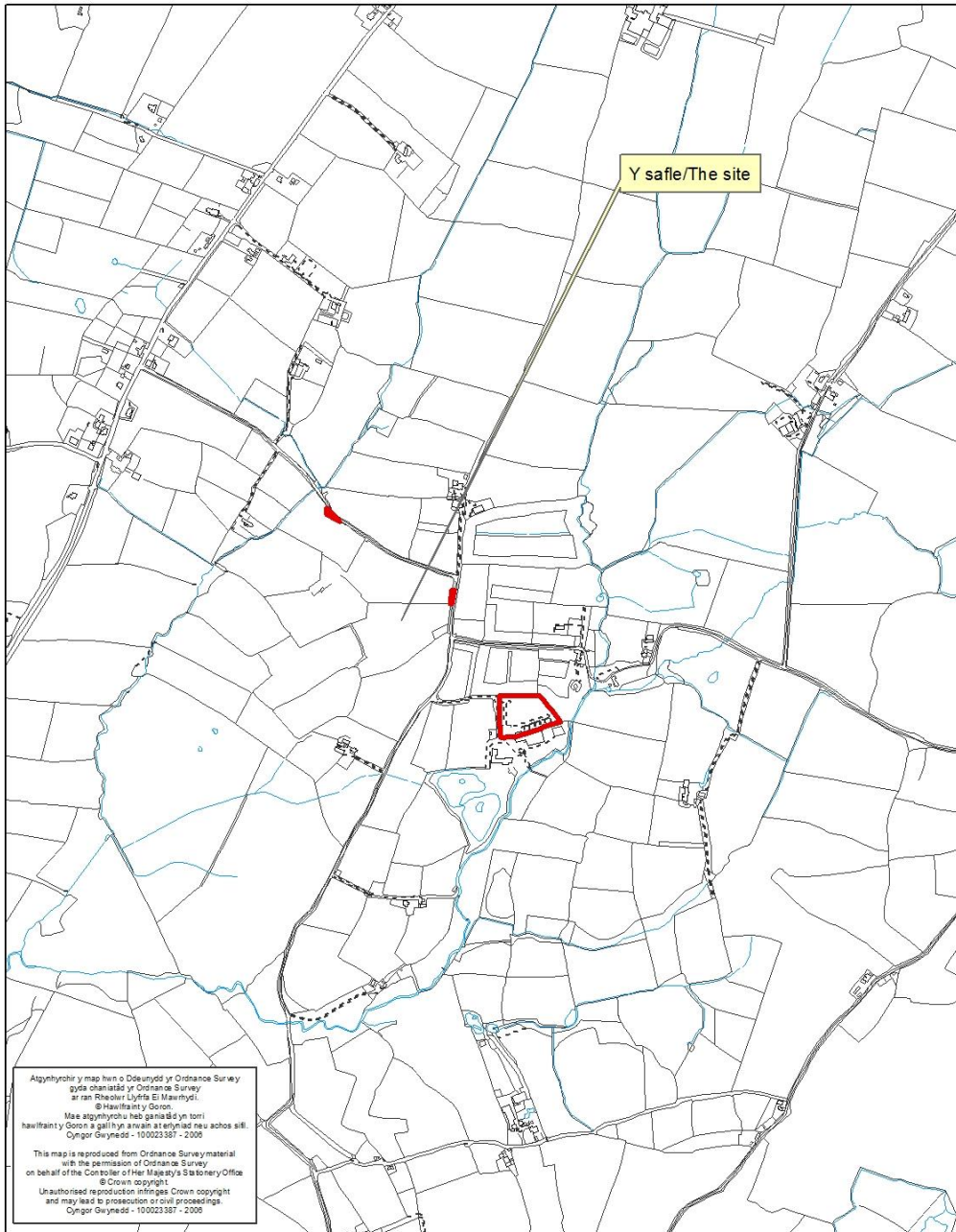


Number: 4



Rhif y Cais / Application Number : C16/0073/30/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: C16/0073/30/LL
 Date Registered: 01/02/2016
 Application Type: Full - Planning
 Community: Aberdaron
 Ward: Aberdaron

 Proposal: CREATE 12 PITCH TOURING CARAVAN SITE INCLUDING HIGHWAY IMPROVEMENTS
 Location: BODRYDD, RHOSHIRWAUN, PWLLHELI, LL538HR

Summary of the Recommendation:

To delegate the right to approve with conditions

1. Description:

- 1.1 The application is to establish a new touring caravan site to locate 12 caravans together with highway improvements. The 12 touring caravans would be located near the field's boundaries. It is intended to create hard standings made of fine slate to site the touring caravans within the site. As part of the proposal it is intended to make improvements to two existing informal lay-bys by extending the road's hard surface to the grass plot to facilitate the use of these lay-bys. These improvements would be made within the existing highway and does not involve a loss of any trees and/or hedges. It is also intended to install a new septic tank to serve the proposal. The site has been used for many years for the siting of 5 touring caravans with caravan clubs where there is no need for formal planning permission. It is understood that there is provision for bathing, washing and recycling facilities already on the site in relation to the caravan use which has already existed on the site.
- 1.2 The site is located in the countryside. It is also located within a Landscape Conservation Area and within the Llŷn and Bardsey Landscape of Outstanding Historical Interest. The site is surrounded by dispersed houses, farms and businesses. The site is served along an unclassified road which has access to the class 3 B4413 road approximately 850 metres to the north west of the site.
- 1.3 A Design and Access Statement and Language and Community Statement were received as part of the application.
- 1.4 The application is submitted to Committee as it involves more than five 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 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 – PROTECTING AND ENHANCING LANDSCAPE CONSERVATION AREAS – Protect and enhance Landscape Conservation Areas by ensuring that proposals conform to a series of criteria aimed at avoiding significant damage to recognised features.

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 B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities 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 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 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 with 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.

Supplementary Planning Guidance : Holiday Accommodation (July 2011)

2.3 National Policies:

Planning Policy Wales (Edition 8, January 2016)
 Technical Advice Note 13 – Tourism
 Technical Advice Note 18 – Transport

3. Relevant Planning History:

- 3.1 C12/1216/30/LL - Install two wind turbines measuring 18 metres high to the hub, with a maximum height of 26.6 metres to the tip of the blades - Approved 24 September 2013.
- 3.2 C08D/0486/30/LL - Retrospective application to retain demolition work and to reconstruct a house and a granny annexe - Approved 27 January 2009.
- 3.3 C08D/0075/30/LL - Demolish a cow shed and erect a garage for 3 cars together with installation of an underground heating system - Approved 18 April 2008.
- 3.4 C07D/0070/30/LL - Establish a fishing lake - Approved 2 May 2007.
- 3.5 C07D/0316/30/LL - Extensions and adaptations to include a granny annexe - Approved 27 February 2008.
- 3.6 C07D/0547/30/LL – Agricultural shed – Approved 27 November 2007.

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3.7 2/10/84 - First floor extension - Approved 13 September 1976.

4. Consultations:

Community/Town Council: Not received.

Transportation Unit: No objection to the proposal. The visibility from the rural road out to the class B road is acceptable. The road off the B4413 varies in width but it is believed that the proposal will not have a detrimental impact on the local roads network with the provision of two passing spaces and clear timing arrangements for arriving and leaving. Recommend conditions / notes to be included on any planning permission involving the provision of parking spaces before beginning with the use.

Welsh Water: Recommend contacting Natural Resources Wales as there is an intention to use a septic tank.

Natural Resources Wales: No objection to the application.

Recommend that the Biodiversity Unit is consulted with on the application.

State that the site is located within the Llŷn and Bardsey Island Landscape of Outstanding Historical Interest. Although this is not a statutory designation, Chapter 6 of Planning Policy Wales notes that landscape like this is a significant consideration in the planning process and that it must be given appropriate consideration when making a decision.

Include a copy of guidelines for the developer for him to give to the applicant with any permission granted.

Public Protection: Not received.

Caravans Officer: There is no objection to the application so long as there is compliance on width between units. If there is a caravan, a gazebo and a car parked next to each other it will be necessary to keep 6 metres between units in order to keep three metres clear next to every plot to prevent the spreading of fire. This matter has been reported to the applicant. The requirements of the site appear to comply with licensing conditions. The applicant will be required to make an application to vary the site's licence should this application be permitted.

Biodiversity Unit: The field is an improved field which has been partly developed and is of very low biodiversity value. The application describes the creation of two passing spaces for caravans along the access road. These will expand the road to the grass plot near the *clawdd* but the *clawdd* will remain in place. There are no biodiversity concerns in relation to the application.

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Footpaths Unit: Does not impact the nearby public footpath which is on the eastern side of the river.

Fire Officer: Not received.

Public Consultation: A notice was posted on the site and nearby residents were notified. The consultation period ended and no objection had been received.

5. Assessment of the relevant planning considerations:

The principle of the development

5.1 Policy D19 permits proposals to develop new touring caravan and touring unit sites provided they conform to all of the noted criteria. These include the need for the development's design, setting and appearance to be of a high standard and that it is sited in an unobtrusive location, screened effectively by existing landscape features and/or where touring units can be readily assimilated into the landscape in a way that does not significantly harm the visual quality of the landscape; that the site is close to the main highway network and that adequate access can be provided; that the site is used for touring purposes only, and that the proposal will not exceed the reasonable, capacity of the immediate locality to accommodate the development taking into account any accumulative impact of existing touring caravan sites.

5.2 It is not considered that the site is located in an obtrusive spot in the landscape, as it is fairly concealed and surrounded by existing hedgerows. The proposal is located within an existing field that has mature boundaries, and these boundaries have not been created especially to justify the application, rather they are historical features in the landscape. The caravans would be located near these boundaries and it is possible to landscape them with these hedgerows. The proposal does not entail constructing additional structures on the site either as facilities such as a bathroom and launderette are already available on site. Therefore, the site is fairly concealed and it is therefore not considered that the proposal would cause significant harm to the visual quality of the landscape.

5.3 In terms of proximity to the roads network, the site is located approximately 850 metres from a third class county road. There is no need to make alterations to the access as part of the application. However, there is an intention to make improvements to two lay-bys that are currently fairly informal. It is intended to undertake this work on an area of green land near the side of the road with hard standing applied as an extension to the road. It is not intended to dispose of any trees / hedgerows or *cloddiau* as work is undertaken on the lay-bys. It is not considered therefore that the proposal would cause significant harm to the character and features of the landscape.

5.4 There is no caravan storage area as part of the application; and therefore it is not considered that the touring caravans would be kept on the land when not in use for holiday purposes.

5.5 Although there are a few other touring caravan sites in the vicinity, the proposal does not go beyond the locality's reasonable capacity to accommodate such a development when considering the cumulative impact of existing sites within the area.

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Effect on the visual amenities of the area

- 5.6 One of the main objectives of policy B10 is to safeguard and enhance Landscape Conservation Areas and ensure that developments are integrated well in the landscape. As already noted, it is not considered that the site is too intrusive in the landscape because of the location of the caravans in the field and the existing mature boundaries. Consequently, it is not considered that the touring caravan site would stand out prominently in the landscape and it would not have an adverse impact on the Landscape Conservation Area. The plans submitted do not show any proposal to provide additional landscaping. However, it is considered that a landscaping condition can be imposed on the permission in order to reiterate and add to the current landscaping around the site. Consequently, it is considered that the proposal complies with Policies B10 and B27 of the GUDP.
- 5.7 The site lies within the Landscape of Outstanding Historic Interest. Policy B12 of the GUDP asks for assessing the impact of proposals on the historic landscape when they are of such a scale and magnitude that their impact would be greater than merely a local impact. As the proposal involves the creation of a caravan site for 12 touring caravans, it is not considered that the proposal would be on such a large scale that it would have an impact on the historic landscape. It is considered that the proposal is acceptable in terms of Policy B12 of the GUDP.

Transportation matters

- 5.8 As noted, there is no need to make alterations to the existing vehicular entrance into the site, and the site is located approximately 850 metres from a third class county road. The Transportation Unit does not object to the proposal. The Transportation Unit considers that visibility from the rural road out to the class B road is acceptable. It is noted that the road off the B4413 varies in width but it is believed that the proposal will not have a detrimental impact on the local roads network with the provision of two passing spaces and clear timing arrangements for arriving and leaving. The Transportation Unit recommends conditions and notes to be imposed on any planning permission. Included in these conditions are that the work of improving lay-bys is undertaken before use as a caravan site, which is the subject of the application, commences. Therefore, it is not considered that the proposal is likely to be harmful to road safety, and it is therefore considered that the proposal is acceptable in respect of policy CH33.

General and residential amenities

- 5.9 There are some dwellings in the locality. It is not considered that a site with 12 touring caravans would be an over-development of the site and would not lead to additional traffic to an extent that would significantly harm local amenities. The caravan site would have seasonal use, and it is usual to impose a condition restricting the season to between 1 March and 1 October. As a result, the site would be used on a seasonal basis and the caravans would not be sited on the land throughout the year. This would mean that there would be no change to local residents' amenities outside the occupancy season. Therefore, it is not considered that the proposal would cause significant harm to the amenities of the local neighbourhood and it is considered that the proposal is acceptable in terms of policy B23 of the GUDP.

Biodiversity Matters

- 5.10 Observations were received from the Biodiversity Unit on the application. It is stated that the field is an improved field which has been partly developed and is of very low biodiversity value. These observations go on to note that the application describes the creation of two passing spaces for caravans along the access road and that these would expand the road to the grass plot near the *clawdd* but the *clawdd* will remain in

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place. The Biodiversity Unit had no concerns regarding the proposal and therefore, it is considered that there are no biodiversity implications deriving from the proposal.

Linguistic / community matters

5.11 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. The response of the Joint Planning Policy Unit to the Language and Community Statement had not been received at the time of preparing the agenda.

6. Conclusions:

6.1 Because of the scale and location of the application together with existing natural features it is not considered that the site is obtrusive in the landscape, nor is it considered that it is likely to have a significant harmful impact on the visual amenities of the Landscape Conservation Area. There are no concerns with respect to highway matters and it is not considered that it would have an adverse impact on the amenities of the local neighbourhood. In relation to ensuring that the site is correctly managed, it is considered that this can be ensured through relevant conditions. The response of the Joint Policy Unit to the Language and Community Statement is awaited.

7. Recommendation:

To delegate the right to the Senior Planning Manager to approve, subject to receiving the favourable observations of the Joint Policy Unit to the Linguistic and Community Statement -

Conditions:

1. In accordance with submitted plans.
2. The number of units on the site at any one time to be restricted to 12.
3. Conditions on the timeframe for siting caravans/holiday period/moving the caravans when not in use.
4. No storing on the land.
5. Records list.
6. Landscaping.
7. Passing spaces to be completed prior to commencing the permitted use

Notes:

1. Highways notes
2. A copy of standard observations from Natural Resources Wales