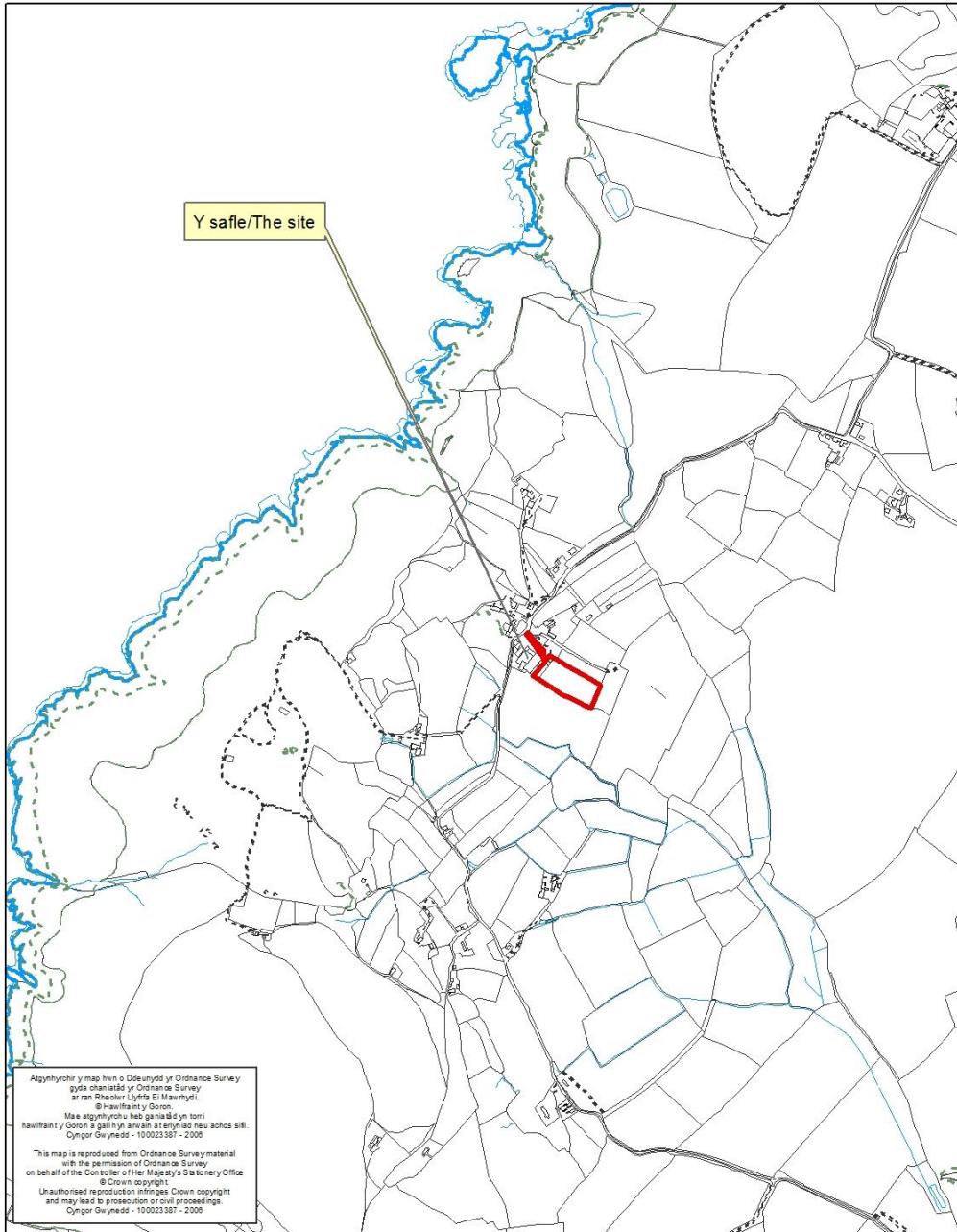


Number: 3



Rhif y Cais / Application Number : C14/1222/30/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: C14/1222/30/LL
Date Registered: 31/12/2014
Application Type: Full - Planning
Community: Aberdaron
Ward: Aberdaron

Proposal: USE OF CAMPING AND CARAVANNING CLUB EXEMPTED SITE AS AN INDEPENDENT SITE FOR SITING EIGHT TOURING CARAVANS AND FOUR TENTS AND CREATION OF PLAY AREA

Location: BRYN GWYNT, ANELOG, ABERDARON, PWLLHELI, LL538BT

Summary of the Recommendation: CONDITIONAL PERMISSION.

1. Description:

- 1.1 This application is a resubmission of a retrospective application which was deferred at the Planning Committee on 28 September 2015. As a consequence of deferring the application at the Committee, the officer from the Planning Service held discussions with the applicant regarding reducing the number of touring units on the site and restricting the location of those units to the north-western part of the field. The original proposal included using the site of five caravans and ten tents under an exempted Camping and Caravanning Club certificate as an independent site to locate ten seasonal touring caravans and five tents. It was also proposed to add two hard standings to the eight existing hard standings to create ten hard standings in total; the caravans and tents were located in a field to the south-east of the existing farm buildings. After discussing the matter with the applicant on the site, an amended plan was received which shows the location of touring units and landscaping details (23 June 2016). That plan shows the number of units reduced to eight touring caravans and four tents.
- 1.2 The site as amended is restricted to the north-western half of the field, with a playing field in the south-eastern half. A detailed plan was also received showing the existing toilet block which contains two toilets, two showers and three basins for men and women, and it is given to understand from the applicant that the toilet is connected to a septic tank. Confirmation was received from the applicant expressing his willingness to amend the application by deleting the 'seasonal' element from the previous proposal.
- 1.3 The applicant has already planted trees along the south-western and north-eastern boundaries of the site and the detailed landscaping plan (23 June 2016) shows that it is intended to plant a new hedgerow of indigenous trees between the caravan and camping site and the amended playing area together with strengthening existing planting work.
- 1.4 The existing access road is used, which leads past the farmyard to link the caravan and camping site with a parallel third class county road. Planning permission was granted for the storage of five touring caravans during the summer season on land at Bryn Gwynt, located around 130 metres from the site, and those rights are listed in paragraph 3 below.
- 1.5 The site is situated in the countryside and lies within an Area of Outstanding Natural Beauty (AONB). The third class road that serves the site also serves private residential properties and farms in the site's vicinity.

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1.6 A Design and Access Statement and a Community and Linguistic Statement have been submitted with 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 considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but must also take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act, and in making 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. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed decision..

2.3 **Gwynedd Unitary Development Plan 2009 (GUDP)**

POLICY A1 - ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS - Ensure that sufficient information is provided with the planning application regarding any significant likely environmental or other impacts in the form of an environmental impact assessment or other impact assessments.

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.

Policy B8 - THE LLŶN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB) - Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features of the site.

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 B27 – LANDSCAPING PLANS

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 C4 – ADAPTING BUILDINGS FOR RE-USE – Proposals to adapt buildings for re-use rather than demolish them will be approved provided they conform to specific criteria

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regarding the aptness of the building, visual considerations, design and the effect on the vitality of neighbouring towns and villages.

POLICY CH18 – AVAILABILITY OF INFRASTRUCTURE

Development proposals will be refused if there is no adequate provision of necessary infrastructure for the development, unless they can conform to one of two specific criteria which require that appropriate arrangements are made to ensure adequate provision, or that the development is carried out in phases in order to conform to any proposed scheme for the provision of infrastructure.

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 new touring caravan, camping, or touring unit sites will be permitted provided they conform to specific criteria regarding the design, layout, appearance and location of the development, traffic issues, and restrictions on the use of the units and the accumulative impact on the local area.

Supplementary Planning Guidance:- Planning and the Welsh Language (2009)
 Holiday Accommodation (July 2011)
 Converting buildings in open countryside and in rural villages, November 2009

2.4 National Policies:

Planning Policy Wales - Edition 8 (January 2016)

Technical Advice Note - 12 Design.

Technical Advice Note - 13 Tourism

Technical Advice Note - 18 Transport

Technical Advice Note - 20 Planning and the Welsh Language

Technical Advice Note - 23 Economic Development

3. Relevant Planning History:

- 3.1 No previous planning applications have been submitted to the Council for the caravan and camping site. The application was submitted to the Council as a result of the Enforcement Officers investigating the site and confirming that the number of units located on the site at the time was more than the approved number under the exempted Camping and Caravanning Club certificate.
- 3.2 Application number C02D/0385/30/LL - Full application - Storage of five touring caravans - Bryn Gwynt, Anelog - Approved on 13 November 2002 - Amongst other conditions, condition 2 restricts caravan storage to during the winter period.
- 3.3 Application number C03D/0608/30/LL - Full application - Application to continue the use of land for the storage of caravans without complying with conditions 2 and 3 (storage period and number of caravans) on permission number C02D/0385/30/LL Bryn Gwynt, Anelog - Approved on 27 May 2004 - Amongst other conditions, condition 7 restricts caravan storage to during the winter period.

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- 3.4 Application number C04D/0712/30/LL - Full application - Storage of ten additional touring caravans on land with existing permission for the storage of ten touring caravans - Bryn Gwynt, Anelog - Approved on 26 January 2006. Amongst other conditions, condition 6 restricts caravan storage to during the winter period.
- 3.5 Application number C07D/0308/30/LL - Full application - Amend condition 6 on permission C04D/0712/30/LL (restricting touring caravan storage use between 1 Sept to 1 May of the following year) to provide all year round storage. Bryn Gwynt, Anelog - Approved on 13 November 2007. Amongst other conditions, condition 5 restricts the storage of caravans to 20 during the winter period and condition 6 restricts the storage of caravans to five during the summer.
- 3.6 Application number C07D/0326/30/LL - Full application - Convert outbuilding to holiday accommodation - Bryn Mawr, opposite Bryn Gwynt, Anelog - Approved on 10 December 2007.
- 3.7 Application number C10/0006/30/LL - Full application - Convert stone outbuilding to create holiday bunkhouse including erection of a rear extension and widen existing access - Bryn Mawr, opposite Bryn Gwynt, Anelog - Approved on 28 April 2010.
- 3.8 Retrospective application to retain holiday bunkhouse construction work, differing from what was approved in application C10D/0006/30/LL - Bryn Mawr, opposite Bryn Gwynt, Anelog - The application was refused by the Council on 31 July 2012 but it was approved on appeal by the Inspectorate on 5 July 2013.

4. Consultations:

Community/Town Council: Support. Following receipt of an amended plan, a second consultation was held with the Community Council on the most recent amended plans and its response is expected before the Committee.

Transportation Unit: The observations of the Transportation Unit were received, confirming that it had no objection to the amended plan as it is intended to reduce the number of touring units on the site to eight caravans and four tents.

AONB Officer: A moderately level site is being used to site five touring caravans and ten tents under Camping and Caravanning Club management. Although the Anelog area is fairly open, the site is not very prominent in the landscape. Also, the applicant has planted willow trees to landscape the site. It is not considered that the site would impact the AONB if an additional landscaping plan is implemented, if the units are restricted to the highest part of the land, and if it can be ensured that the units are moved away from the site and stored in the appropriate locations.

Public Protection Unit: No objection to the proposal. The details of the application confirm that the number of toilets and washing facilities together with the density of units on-site comply with the Model Standards 1983. Need to separate the caravan site from the farmyard. Following receipt of an amended plan, a

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second consultation was held with the Public Protection Unit and its response is expected before the Committee.

Natural Resources Wales No objection to the proposal. In relation to the landscape, the Council is reminded that the site is located within an AONB where the authority has a duty under Section 85 of the Countryside and Rights of Way Act 2000 to give due consideration to safeguarding and improving the natural beauty of the AONB. NRW does not consider that the proposal in its current form would impact the value of the area's landscape including the function of the AONB.

Biodiversity No concerns.

Public Consultation: A notice was placed on the site and neighbouring residents were informed. The original advertising period has ended and no responses were received. Following receipt of the amended plans, a second consultation was held on the application and at the time of writing the report, this consultation period has not ended. However, the period will have ended by the date of the Committee and an update will be provided orally or on the late observations form if any further observations are received.

5. Assessment of the material planning considerations:

Principle of the development:

5.1 The application involves establishing a new touring caravan site to replace the existing exempted camping use (as part of the Camping and Caravanning Club). Establishing a site as part of the Camping and Caravanning Club means that up to five touring caravans and ten tents can be located on-site without planning permission. The applicant stated, as additional information, that the site has been used as a touring caravan site since 2007 and it is given to understand from the Club that the certificate is under 'Temporary Closure' at present but the certificate could be reissued. It is considered that such information is an important planning consideration in assessing the proposal.

5.2 Policy D19 states that proposals to develop new touring caravans or touring unit sites will be permitted provided that they comply with the criteria within the policy. The criteria state as follows:

1. That the site is unobtrusive and that it would not significantly harm the visual quality of the landscape;
2. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features of the landscape
- 3 That the site's use for touring purposes only and
4. The accumulative impact of touring caravan sites. These aspects are considered in the body of the report.

5.3 Regarding clause 3 of the policy, note that the application was originally submitted to the Council for the use of the land as a site to locate seasonal touring units. After discussing the proposal with the applicant, he stated that current users would occupy the site and that the caravans/tents would be kept in the existing storage area in Bryn

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Gwynt. He also confirmed his willingness to amend the proposal to locate touring units on the site only. This means that the applicant has expressed his willingness to move the touring units away from the site when they are not occupied, and that changing this aspect of the proposal complies with clause 3.

- 5.4 It is believed that the principle of the proposal is acceptable subject to conformity with all the criteria of policy D19 discussed under the headings below.
- 5.5 The application involves retaining work of adapting part of an agricultural shed as toilets for the camping site. The detailed plan received on 23 June 2016 shows the internal layout of the toilets together with direct access to the site. It is not considered that this element of the proposal would affect the landscape because the adaptations are internal, with the exception of a small external porch. This element of the application is in accordance with policies B8, B22 and C4 of the GUDP.

Visual amenities

- 5.6 The site lies within the Llŷn AONB. The site is located near existing farm buildings and the applicant has planted trees along the south-western and north-eastern boundaries of the site. Although the site is visible from the parallel county road, the existing planting work reduces the site's prominence in the landscape.
- 5.7 The beauty of the landscape is one of the area's main attractions for visitors and it is extremely important to protect these resources which are vital to the prosperity of the tourism industry. Policy D19 of the GUDP only approves new touring caravan sites in unobtrusive locations which are hidden by the existing features of the landscape and / or where touring units can be easily assimilated into the landscape in a way that does not have an unacceptable impact on the visible quality and character of the landscape. It is acknowledged that the applicant has made an effort to landscape the site by planting trees along the site's boundaries and the detailed landscaping plan received later shows an intention to plant a new hedgerow between the caravan and tent site and the playing field together with strengthening planting along the existing boundaries and it is considered that these details satisfy policy B27 of the GUDP.
- 5.8 The AONB Officer has stated that he does not think the proposal would impact the AONB if an additional landscaping plan is implemented, if the units are restricted to the highest part of the field and if it can be ensured that the units are moved off the site and stored in the appropriate locations. After the application was submitted to the Planning Committee in September 2015 further site plans were received from the applicant restricting the touring units to the north-western part of the field together with landscaping details. It is therefore considered that the amended proposal complies with requirements of the AONB Officer. It is not considered that the amended proposal is contrary to clause 1 of Policy D19 of the GUDP or Policy B8 of the GUDP which, amongst other things, request that developments do not cause significant harm to the landscape of the AONB.

General and residential amenities

- 5.9 The site is located outside any village boundary and approximately 50m from a nearby house which lies to the north of the site. It is given to understand from the applicant that the site has been used as a touring caravan and camping site under the management of the Camping and Caravanning Club since 2007, and although it is intended to add to the number of caravans on the site, there will be no increase in the overall number of touring units. It is therefore felt that the proposed camping use will

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not create more noise and activities than the current use. It is not considered that the proposal would have a substantially larger detrimental impact on nearby residents and therefore it is not considered that the proposal is significantly contrary to Policy B23 of the GUDP.

Transport and access matters

- 5.10 Criterion 2 of Policy D19 of the GUDP requires that new caravan sites are located in close proximity to a highways network, and that adequate access can be provided without causing significant harm to the character and features of the landscape. Policy CH33 of the GUDP relates to road safety. An existing entrance which serves the site together with the farmyard and building is used at present. The entrance is located to the north of the site where visibility splays measure around 30m to the east and around 70m to the west. These matters were discussed with the Senior Development Control Officer (Roads) and given that vehicles along the road travel at a speed of no more than 40mph, and that the entrance serves a farmyard and an existing caravan site (although this is outside Planning control) it is felt that the entrance's current visibility is therefore acceptable.
- 5.11 The applicant states that the application involves establishing a touring caravan site and that existing users of the touring caravan storage area will occupy the site, that they will keep their caravans/tents in the existing storage area in Bryn Gwynt and will therefore reduce transportation on local roads. However, the use and location of the site means that caravans would be likely to travel around 3.4km along the class 3 road before joining with the class 2 road, B4413, which is located to the east of the site.
- 5.12 The applicant states that the site has been used as a caravan and camping site under an exempted Camping and Caravanning Club certificate since 2007, and it is given to understand from the Club that this use is currently under 'Temporary Closure' but it is understood that the certificate could be reissued. It is likely that this use existed before implementing the rights to adapt the buildings for holiday use. It is also likely that the traffic along the third class roads which lead to the site has increased since establishing the site as an exempted caravan and camping site as a result of converting the buildings for holiday use.
- 5.13 The formal observations of the Senior Development Control Officer (Roads) were received, confirming that there was no objection to the amended plan as it is intended to reduce the number of touring units to eight caravans and four tents and the reduction in numbers of touring units would reduce traffic movements overall on the road. It is given to understand that although the site is currently under 'Temporary Closure' by the Caravanning Club the exempted certificate could be reissued if the application is refused. Given all the material planning considerations, it is considered that the amended proposal complies with policy CH33 of the GUDP.

Biodiversity Matters

- 5.14 Observations were received from NRW and the Council's Biodiversity Unit which stated that they did not object to the proposal. NRW has also noted that the use in its current form does not have a harmful impact on the value of the landscape. The applicant states in the Design and Access Statement that the layout of the existing development of the site or visitors' ancillary use does not impact the trees and hedges that have already been planted and that he had allocated 2.5 acres of land near the site to create a bird habitat.

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Relevant planning history

- 5.15 No formal planning right exists on the site at present, apart from the exempted certificate that has been provided by the Camping and Caravanning Club for five caravans and ten tents. The applicant states that the site has been used as an exempted touring caravan site since 2007 under Camping and Caravanning Club management.
- 5.16 Planning permission has already been granted and implemented to establish a holiday accommodation business and caravan storage within 130m of the application site.

The economy

- 5.17 The Council recognises the importance of maintaining a flourishing tourism industry that creates job opportunities for the local community. The applicant states that new businesses in rural areas are crucial to maintaining and improving rural communities. He also stated that the existing farm was not viable as a working farm; that he was giving up his permanent job to focus on his business initiative full-time and that diversifying to tourism with the holiday accommodation and bunkhouse provided another source of income to ensure the viability of the agricultural holding.

Infrastructure matters

- 5.18 It is not considered that the proposal is contrary to policy CH18 as no objection has been received regarding water supply, power and the method of disposing of sewage and water.

Linguistic and Community Matters

- 5.19 In terms of an impact on the language and community, Supplementary Planning Guidance - Planning and the Welsh Language, requires a Linguistic and Community Statement as part of an application for any tourism development which will create ten or more holiday units. The previous proposal involved establishing a campsite for locating ten caravans and five tents and a Community and Linguistic Statement was received in relation to that proposal. It is realised that the applicant has submitted an amended plan showing a reduction in the number of touring units on the site but it is considered that the content of the Community and Linguistic Statement remains relevant to the application as amended. The Joint Policy Unit was consulted regarding the Community and Linguistic Statement and the following observations were received:
1. It was not considered that the nature and scale of the proposed development were likely to have an adverse impact on the Welsh language because the site is currently used as a caravan and camping site and it is intended to site touring units on the site;
 2. An increase in the number of visitors to the area is likely to have a positive impact on the area's economy and, therefore, of benefit to the Welsh language and likely to create economic opportunities for local people;
 3. Believe that the proposal is attractive in terms of attracting tourism to the area. The area attracts a high proportion of non-Welsh-speaking visitors and it is difficult to tell to what extent this has developed or hindered the Welsh language in Gwynedd;

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4. Suggest alleviation measures in order to protect and promote the Welsh language, such as Welsh signage and offering opportunities to learn Welsh.

Having received the observations of the Joint Policy Unit, it is not considered that the application is contrary to the principles and objectives of policy A2 of the GUDP or the relevant SPG.

Any other consideration

- 5.20 The applicant states that he is in the process of buying the old mill in Aberdaron which is a grade 2 listed building, with the intention of restoring it, and the profit from this proposal would be set against the cost of restoring the old mill. Therefore, the applicant considers that this proposal is an 'enabling development' i.e. the applicant will invest the profit made from the proposal to restore the mill.
- 5.21 A 'Conservation Management Plan, Archaeological Assessment' report and an Archaeological Survey of the old mill were submitted as part of the application. No financial details were submitted with the application to assess whether there was any justification here to consider the application an 'enabling development'. However, it is not considered that this information is necessary to assess the principle of an 'enabling development' as establishing a new touring caravan site on this site would not be a development that would be considered acceptable to justify funding the restoration work of a grade 2 old mill, which is located in the village of Aberdaron around 2.5 kilometres away from the application site and it would not outweigh the other relevant policy considerations assessed in this report.

6. Conclusions:

- 6.1 The amended plans received in June this year show that it is intended to site the caravans and tents on the north-western half of the field and implement and planting plan along the site boundaries. It is considered that the improvements to the original proposal would create a far more acceptable development in respect of numbers and would alleviate the visual impact of the development on the landscape. It is not considered that the amended proposal is likely to have a detrimental effect on the visual amenities of the area or on road safety and that it is therefore in compliance with the relevant national and local policies.

7. Recommendation:

- 7.1 To approve subject to conditions
 1. In accordance with the amended plans.
 2. Landscaping plan.
 3. Restrict the number of touring caravans to eight and tents to four to be sited on the pitches shown only.
 4. Site use periods / touring site only.
 5. Touring caravans on tour only.
 6. No storing on the land.
 7. Records list.
 8. No caravans or tents on the playing field.