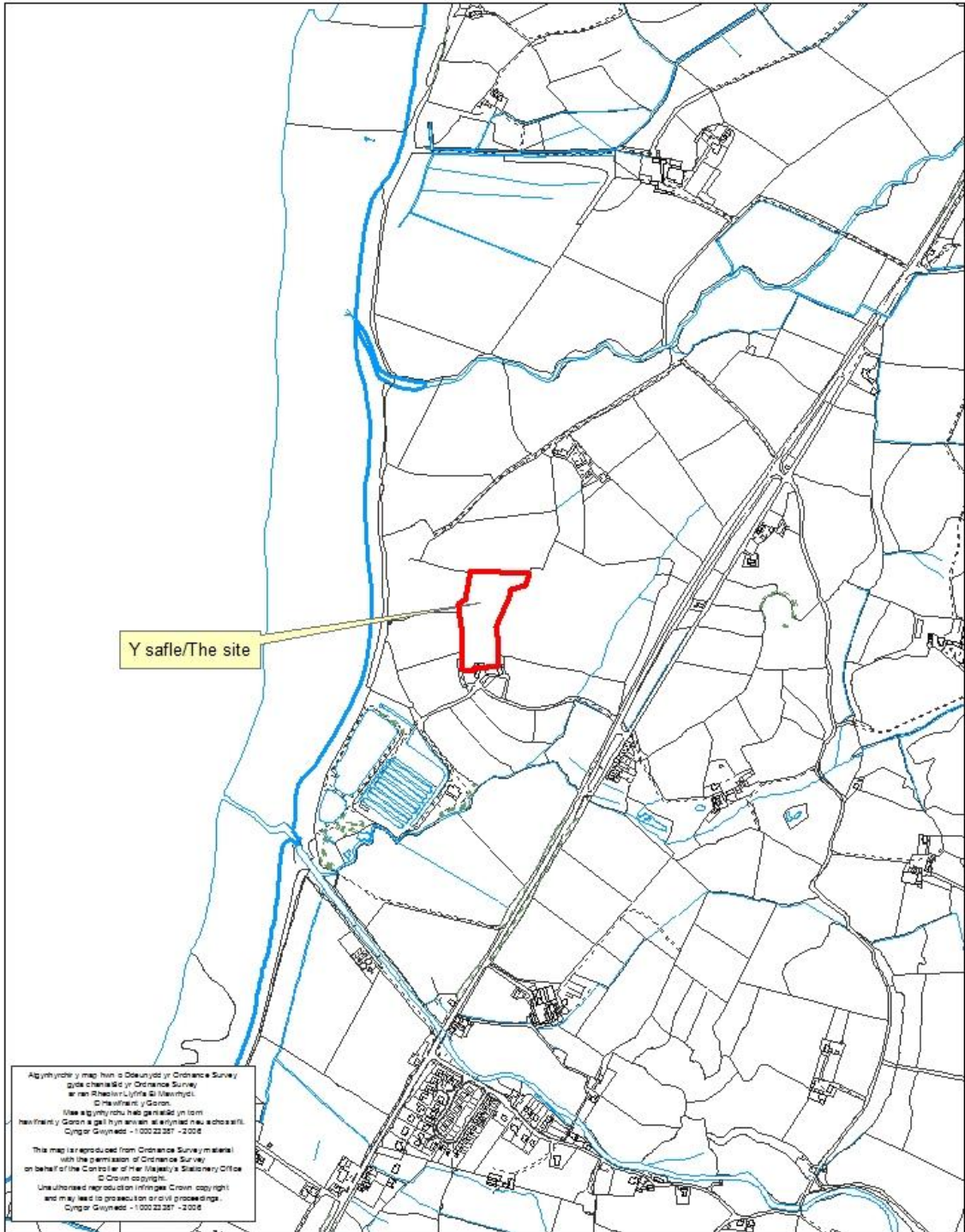


Number: 3



Rhif y Cais / Application Number : C14/1107/34/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	DOLGELLAU

Application Number: C14/1107/34/LL
Date Registered: 26/11/2014
Application Type: Full - Planning
Community: Clynnog
Ward: Clynnog

Proposal: VARIATION OF CONDITION NUMBER 3 OF PLANNING PERMISSION C11/0863/34/LL TO ALLOW FOR 15 TOURING CARAVANS AND 15 MIXED TOURING UNITS IN LIEU OF 15 TOURING CARAVANS AND 30 TENTS
Location: TOURING CARAVAN AND CAMPING SITE, CAE CLYD, CLYNNOG ROAD, PONTLLYFNI, CAERNARFON, LL54 5EE

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 This application is for the variation of Condition 3 on Planning Permission C11/0863/34/LL, which allows for 15 touring caravans and 30 tents on an existing camping site, in order to allow for 15 touring caravans and 15 mixed touring units. The application also involves a new internal arrangement for the units that use the site along with landscaping work and tree planting in order to improve the screening from outside and to raise the quality of the internal environment.
- 1.2 The following information was submitted with the application:
- Landscaping Plan with Five Year Management Plan
 - Language and Community Assessment
 - Flood Consequence Assessment
 - Design and Access Statement
- 1.3 The site is on level land between the A499 highway and the sea, near the village of Pontllyfni. Near the site, there are two self-contained holiday units and a house that is part of the same property, which are surrounded by agricultural land.
- 1.4 The application was originally submitted for exchanging the numbers to 15 touring caravans, 20 mixed touring units and 10 tents but following discussions between officers and the applicant's agent, the current plan was formed. This involved a process of re-consultation and this is reflected in part 4 of this report.

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:

STRATEGIC POLICY 17 – TOURISM

Proposals to develop or improve the variety and quality of tourist facilities and attractions will be approved provided they do not significantly harm the environment, the area's cultural characteristics or the amenities of nearby residents.

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POLICY A2 – PROTECTING 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 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 which is appropriate to 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 the 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 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 – TOURING CARAVAN, CAMPING AND TOURING UNIT SITES – EXTENSIONS, ADDITIONAL PITCHES, RELOCATION AND EXCHANGES

Proposals for increasing the number of pitches, extensions to sites, or for the relocation or exchange of pitches will be approved if the proposal forms part of a scheme to ensure environmental and visual improvements, and meets other criteria relating to the impact of the development on the local area.

Supplementary Planning Guidance: Holiday Accommodation

Supplementary Planning Guidance: Planning and the Welsh Language

2.3 National Policies:

Planning Policy Wales, Edition 7, July 2014

- Chapter 7: Economic Development
- Chapter 11: Tourism, Sport and Recreation

Technical Advice Note 12: Design

Technical Advice Note 13: Tourism

Technical Advice Note 15: Development and Flood Risk

3. Relevant Planning History:

- 3.1 C11/0863/34/LL - Creation of a touring caravan site for 15 touring caravans and 30 tents together with landscaping works: Approved 20/12/11
- 3.2 C11/0108/34/LL - Extend the toilet and shower facilities for the caravan site (exempted site): Approved 09/05/11

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3.3 C09D/0147/34/LL - Siting of twelve touring caravans: Refused 18/05/09

3.4 C08D/0387/34/LL - Siting of twelve touring caravans: Refused 17/11/08

4. Consultations:

Community/Town Council: Original consultation: No objection
Second consultation: Not received

Transportation Unit: Original consultation: No objection
Second consultation: Not received

Natural Resources Wales: Original consultation: No objection - there was an initial objection but in light of receiving a Flood Consequence Assessment the objection was withdrawn
Second consultation: No objection

Biodiversity Unit: Second consultation: Not received

Public Protection Service: Original consultation: No objection
Second consultation: No objection

Public Consultation: A notice was posted on the site and nearby residents were notified. There was a second consultation, this period had not yet come to an end at the time of preparing this report but it will have come to an end by the date of the Committee. Correspondences were received objecting to the proposal on the following grounds:

- The proposal will mean developing the north-eastern part of the site which is currently undeveloped and very open for public views
- The proposal shows touring units in parts that are meant to have been landscaped under the previous permission
- The proposal does not correspond with the plan that was previously agreed

At the time of writing this report for the Committee no correspondences by the public were received responding to the second consultation.

5. Assessment of the material planning considerations:

The principle of the development

5.1 As noted above, a number of policies within the Gwynedd Unitary Development Plan are relevant to this application. In terms of the principle of the development, Strategic Policy 17 supports developments which improve the standard of tourism facilities. Also, Policy D20 allows exchanging tent pitches for a suitable number of touring unit pitches as long as the proposal forms part of a plan that will lead to environmental and visual improvements in terms of the location, setting, design and appearance of the site and its place in the surrounding landscape.

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- 5.2 There were several discussions between officers and the applicant's agent in relation to the application as it was not considered that adequate environmental improvements would derive from the original plan that was submitted. As a result to those discussions, the current plan was received which in essence involves exchanging 30 tents for 15 mixed touring units together with the inclusion of significant improvements in terms of landscaping and a Five Year Management Plan to ensure that that landscaping is successful.
- 5.3 It is important to note that Policy D20 requires environmental and visual improvements and, in regards to the plan that was originally submitted, officers did not accept that there would be a visual improvement as there was no reduction in the total number of units that would use the site and the landscaping proposals were inadequate. There was real concern that the previous landscaping plan had not been fully completed and assurance was required regarding any new proposals.
- 5.4 The current plan would involve a reduction of 15 units using the site and the arrangement of the site and the landscaping would be a significant improvement on the existing situation. The mixed touring units would be sorted into smaller groups with planting between them, which would create a less formal site with much improved internal and external screening. It is considered that adopting the Five Year Management Plan is vital to ensure these improvements. By ensuring the improvements through a condition, it is considered that there would be a significant improvement to the existing facility deriving from the development, and therefore the application complies with Policy D20 and Strategic Policy 17 of the Unitary Development Plan.

General and residential amenities

- 5.5 Policy B23 of the UDP relates to safeguarding the amenities of the neighbourhood. Given that there is a distance of over 200m to the nearest residential property beyond the applicant's land, and given that current natural screening is in place along with a robust plan to improve the landscaping, together with a reduction in the numbers of the units that would use the site, it is not considered that an impact to the amenities of any other private premises would derive from this proposal.
- 5.6 It is considered that a reduction in the number of the units that would use the site is an improvement in terms of matters such as any transportation, noise or nuisance problems. Based on the above, it is considered that the proposal is in accordance with Policy B23 of the UDP.

Transport and access matters

- 5.7 The site is convenient to the A499 back-road and, given there would be a reduction in the number of units using the site, it is not considered that there would be any detrimental impact to any public road deriving from the development and therefore the application is consistent with Policy CH33 of the UDP.

Language matters

- 5.8 In accordance to the Council's Supplementary Planning Guidance: Planning and the Welsh Language, as the application is for more than five units a Linguistic and Community Impact Assessment was required. This concludes that the development would not harm the local language situation. The Joint Planning Policy Unit's

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response on the content of the assessment is awaited, and if the observations are positive it is considered that the proposal would be in line with Policy A2 of the UDP. It is hoped that a response will be received before the date of the Committee, and the matter will be further discussed at the Committee.

Flooding matters

- 5.9 Part of the site lies within a C2 Flooding Zone as defined in Technical Advice Note 15: Development and Flood Risk, and Policy D29 of the UDP encourages steering developments away from C Flood Zones. However, in light of completing a Flood Risks Assessment, Natural Resources Wales accepted that flood risks could be controlled on this site in an acceptable way, and it withdrew its original objection. In addition, due to the fact that the development involves a reduction by a third of the site's usage density, it is considered that this corresponds with steering developments away from the C Zone, in line with the requirements of D29.

Response to the public consultation

- 5.10 While we accept that it is possible that the observations received in relation to the original plan are reasonable enough, it is considered that the amended plan overcomes the problems that were identified.

6. Conclusions:

- 6.1 Having weighed up the development and considered all the material planning matters, including local and national policies and guidelines, it is considered that the application to exchange 30 tents for 15 mixed holiday units is acceptable. The improvements to the internal arrangement, the reduction in density and the landscaping work are measures that overcome the planning concerns involving the impact on the landscape and it is considered that the development can be managed in a satisfactory way through relevant conditions (together with the existing conditions that are already in operation). It is considered that the proposal, as submitted, meets the requirements of the policies discussed above and is therefore acceptable for approval.

7. Recommendation:

- 7.1 To approve
1. Five years
 2. Work in accordance with the plans
 3. Landscaping conditions
 4. Limit on numbers - 15 touring caravans and 15 mixed touring units only
 5. Seasonal restriction - 1 March to 31 October