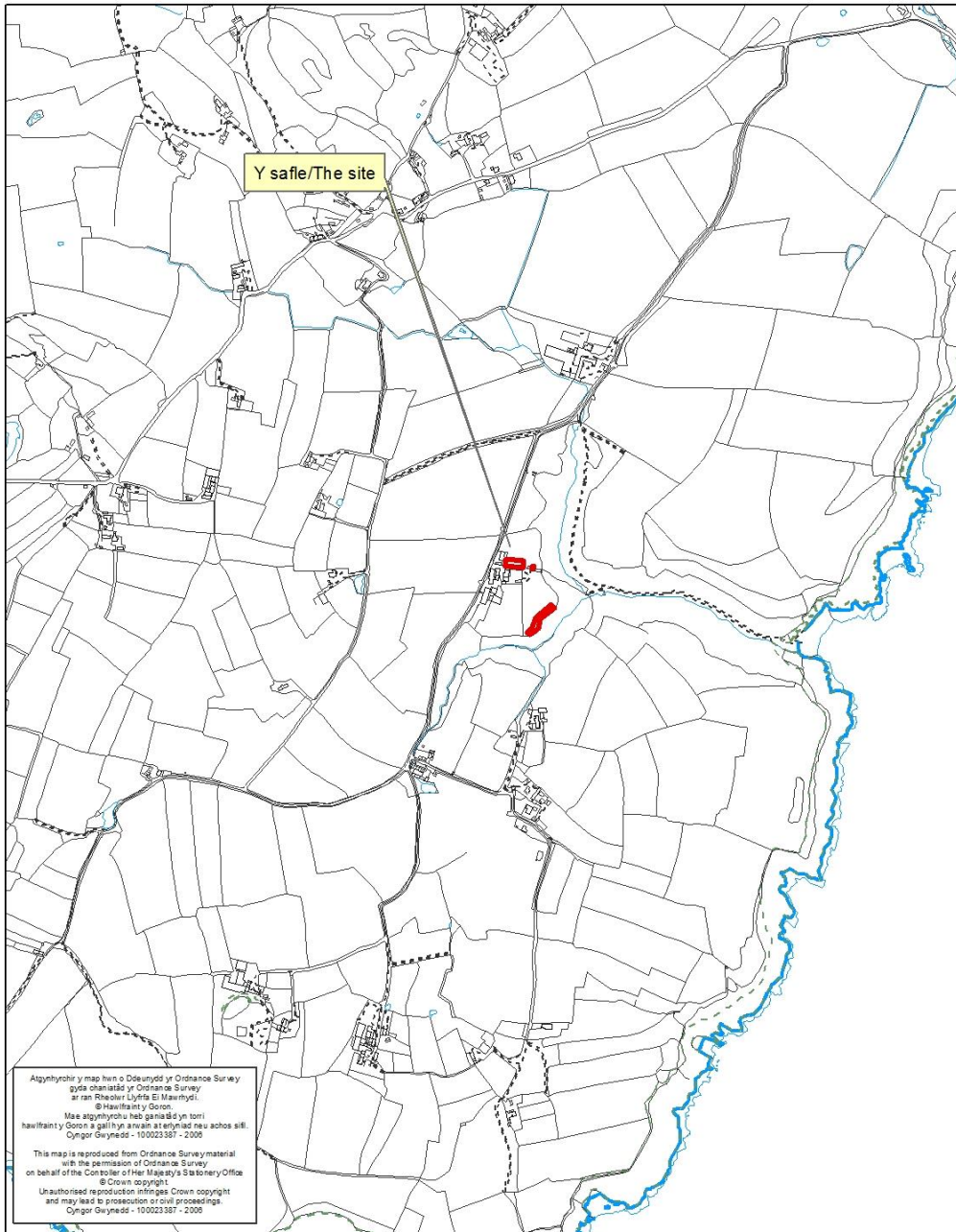


Number: 4



Rhif y Cais / Application Number : C16/0879/30/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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REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C16/0879/30/LL  
Date Registered: 19/08/2016  
Application Type: Full - Planning  
Community : Aberdaron  
Ward: Aberdaron

Proposal: INCREASE THE NUMBER OF TOURING UNITS FROM 30 TO 39 WITHOUT COMPLIANCE WITH CONDITION 2 ON PERMISSION REFERENCE NUMBER 2/10/134A TOGETHER WITH AN EXTENSION TO THE TOILET BLOCK

Location: TIR GLYN, UWCH MYNYDD, PWLLHELI, LL538DA

**Summary of the Recommendation:** TO APPROVE WITH CONDITIONS

**1. Description:**

- 1.1 A full retrospective application to increase the number of touring units from 30 to 39 without compliance with condition 2 on permission reference number 2/10/134 'A' together with an extension to the toilet block. The applicant has already planted trees along the peripheries of the site and it is proposed to close any existing prominent gaps along the eastern boundary and plant indigenous trees within the site. It is also intended to erect a screen around the rubbish skip and construct an extension on the gable end wall of the existing toilet block to provide a shower and toilet unit for the disabled and a dish-washing room. The toilet block will be located in the centre of the site and the extension will measure 2.7m long and 4.5m wide. The additional touring units are located on two parts of the site, 4 units to the north of the farmhouse and 5 units along the southern boundary.
- 1.2 The site is located outside any village boundary as designated within the Gwynedd Unitary Development Plan (GUDP) and is within an Area of Outstanding Natural Beauty (AONB) and the Heritage Coast. A public footpath runs through the centre of the site but the existing or proposed units do not affect it. The site is served by an existing access which opens to an adjacent unclassified county road.

**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 also to 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; in making the recommendation the Council has sought to ensure that present needs 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 recommendation.

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### 2.3 Gwynedd Unitary Development Plan 2009: (GUDP)

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.

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.

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.

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

CH33 – SAFETY ON ROADS AND STREETS – Development proposals will be approved if they comply with specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

CH36 – PRIVATE CAR PARKING FACILITIES – Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council’s current parking guidance. Consideration will be given to the accessibility of public transport services, the possibility of walking or cycling from the site and the proximity of the site to a public car park. In circumstances where there is an assessed need for off-street parking and where the developer does not offer parking facilities on the site, or where it is not possible to take advantage of the existing parking provisions, proposals will be approved provided the developer contributes to the cost of improving the accessibility of the site or providing the number of necessary parking spaces on another site nearby.

D20 – TOURING CARAVAN, CAMPING AND TOURING UNIT SITES – EXTENSIONS, ADDITIONAL PITCHES, RELOCATION AND EXCHANGES - To approve proposals to increase the number of pitches or extensions to sites, or to relocate plots or exchange plots subject to meeting specific criteria relating to environmental and visual improvements, the setting, design and appearance of the site and its location in the surrounding landscape, the reasonable ability of the area to include such developments and cumulative effect of caravan sites, camping sites and current touring units.

Supplementary Planning Guidance – Holiday Accommodation – July 2011

The Gwynedd and Anglesey Joint Local Development Plan which is currently being prepared is subject to an ongoing Public Examination. At present, it is not a relevant planning consideration for determining planning applications.

### 2.4 National Policies:

Planning Policy Wales, Edition 8 - 2016.  
Chapter 11 - Tourism, Sport and Recreation

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### 3. Relevant Planning History:

- 3.1 Planning application number 2/10/134 'A' Site for 30 touring units - approved on 28 March 1996
- 3.2 Planning application number 2/10/134 'B' Legal use certificate to locate 15 caravans and 15 tents during the period between April and the end of October. Approved on 13 October 1993.

### 4. Consultations:

- Community/Town Council: Support
- Transportation Unit: Transportation Unit confirms that there is no objection to the proposal.
- Natural Resources Wales: No objection but wish to make observations that it should be ensured that the septic tank and soakaway system are maintained and are of adequate size in order to avoid pollution.
- Biodiversity: No observations
- Public Protection Unit: States that the surface area of the site is sufficient for the proposed numbers but that the toilet provision will need to be upgraded to include a shower and toilet unit for the disabled and 1 additional basin in the men's toilets (an amended plan indicating this provision was received to discuss the matter with the applicant).
- AONB Officer: There is concern in general about increasing caravans in the AONB. However, in this case, the site is not very prominent from public areas and there is no intention to extend the site. It is believed that the development could be acceptable in terms of the AONB with additional landscaping which would be an environmental improvement.
- Public Consultation: A notice was posted on site and there are no nearby residents to notify. The advertising period ended and no observations had been received.

### 5. Assessment of the material planning considerations:

#### The principle of the development

- 5.1 Policy D20 of the GUDP supports the principle of increasing the number of units on existing touring unit sites, extending existing sites or relocating pitches from prominent sites if it is included in a plan to undertake environmental and visual improvements to the existing site and that the area would be able to reasonably cope with such a development, and to consider the cumulative effect of existing caravan, camping and touring unit sites which have been approved in the vicinity.

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- 5.2 There is currently permission to locate a total of 30 touring units on the site and the proposal would increase this number to a total of 39. Therefore, the proposal to have a total of 9 additional touring units would nearly be 33% more than the number of units on the existing site. It should be noted that Policy D20 does not refer to the number of additional pitches or the size of the extension which could be acceptable and it states that each application will be considered on its own merit. The application also includes reinforcing landscaping work along the boundaries as well as planting trees in the centre of the site, constructing an extension to existing toilets for the disabled and erecting a screen to conceal the rubbish skip.
- 5.3 As landscaping improvements have already been undertaken, along with a proposal for further landscaping, it is considered that there have been obvious efforts made to improve the site environmentally and to ensure that the proposed units will not intrude into the landscape of the AONB. Also, as part of the improvements, it is intended to add to the toilet provision that will be available for site users. Therefore, it could be considered that the proposal complies with the requirements of policy D20 in terms of environmental and visual improvements as it is intended to upgrade site resources and add to the current landscaping work in order to reduce the impact of the touring units on the sensitive landscape.

### Visual amenities

- 5.4 The site is located within the Llŷn AONB where planning policies presume against developments that are likely to have a detrimental impact on the visual amenities of the area. Currently, there are trees and hedges with a height of approximately 15m beyond the south-eastern boundary of the site and then a *clawdd*, hedges and farm buildings on the western side of the site. It is also noted that the applicant has planted trees and hedges some time ago along the eastern boundary and it is intended to reinforce that landscaping work as part of this application. The site is fairly concealed from the nearby highway and although some of the touring units are visible from public areas, the site in its entirety is not visible from individual locations from the county road or other public areas except for the public footpath that runs through the centre of the site. The proposed landscaping work along the boundaries would be undertaken with indigenous trees / hedges. Furthermore, it is intended to plant trees in the southern half of the site so as to reduce the impact of the site on the landscape. It is considered that the additional planting would improve the appearance within the site and also its appearance from the outside. The AONB Unit submitted observations confirming that they had no objection to the application with additional landscaping work. A public footpath runs through the centre of the site and it is considered that the intention to landscape boundaries as well as planting within the site would improve the appearance of the site from that public footpath. Locating the additional units will not affect the footpath. It is considered that the planting work that has already been undertaken and the planting that will be undertaken, should the application be approved, would contribute to improving the appearance of the site in the landscape. It is considered that the proposal is acceptable from the perspective of Policy B8 and D20 of the GUDP.
- 5.5 In his observations, the Caravan Site Inspection Officer states that the surface area of the site is adequate for the additional units but that current toilet provision would need to be upgraded by adding one basin in the men's toilets and providing toilets for the disabled. The applicant has agreed to this, and the amended plan received on 30 September 2016, indicates the proposed extension to the toilets. The observations of the Caravan Site Inspection Officer on that plan are awaited. The extension to the toilet block will be located on the gable end of the existing building and it will not

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have a substantial additional impact on the landscape or the public footpath. The proposal complies with Policies B8, B22 and B25 of the GUDP.

### **General and residential amenities**

- 5.6 The site is located outside any village boundary and is approximately 150m from the nearest property which lies to the south of the site. Planning permission for 30 touring units has existed on the site since 1996, and although it is intended to add to the number of units on the site, the increase is not likely to have a substantially greater impact on the residents of the property in question. It is considered that the increase in units is unlikely to create noise and activities that will be substantially greater than what is currently permitted. It is not considered that the proposal is contrary to Policy B23 of the GUDP.

### **Transport and access matters**

- 5.7 Policy CH33 of the GUDP relates to road safety. The current access serves the application site, as well as two houses, a yard and farm buildings. The access is located to the west of the site where there are acceptable visibility splays to the adjacent unclassified road. Transport matters were discussed with the Senior Development Control Manager (Roads) and given that planning permission for 30 units already exists on the site, his observations were received confirming that there was no objection to the proposal on road safety grounds. It is not considered that the proposal is contrary to policy CH33 and CH36.

### **Biodiversity**

- 5.8 Observations were received from NRW and the Council's Biodiversity Unit stating that they did not object to the proposal. NRW also wished to make observations that it should be ensured that the septic tank and soakaway system are maintained and are of adequate size in order to avoid pollution.

### **6. Conclusions:**

- 6.1 The fact that planning permission for 30 touring units exists on the site is a material planning consideration when considering the current application. The proposal includes planting trees and hedges along the boundaries and in the centre of the site in order to reduce the impact of the site on the landscape as well as an intention to upgrade the existing toilets. The proposal does not affect the visual amenities of the area, road safety or the amenities of nearby residents. The proposal complies with all policies noted in this report.

### **7. Recommendation:**

- 7.1 To approve – conditions
1. Restrict the layout of the touring units to that indicated on the plan.
  2. Limit the total number of touring units on the site to 39.
  3. Occupancy period 1 March–31 October.
  4. Siting of actual touring units on tour only.
  5. Keep a register of visits.
  6. Complete the landscaping plan in accordance with the details submitted and which is to be maintained and retained accordingly afterwards.

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7. Submit details of the rubbish skip screen to the Council within one month of the date of the permission.
8. No touring units to be stored on the site at any given time.