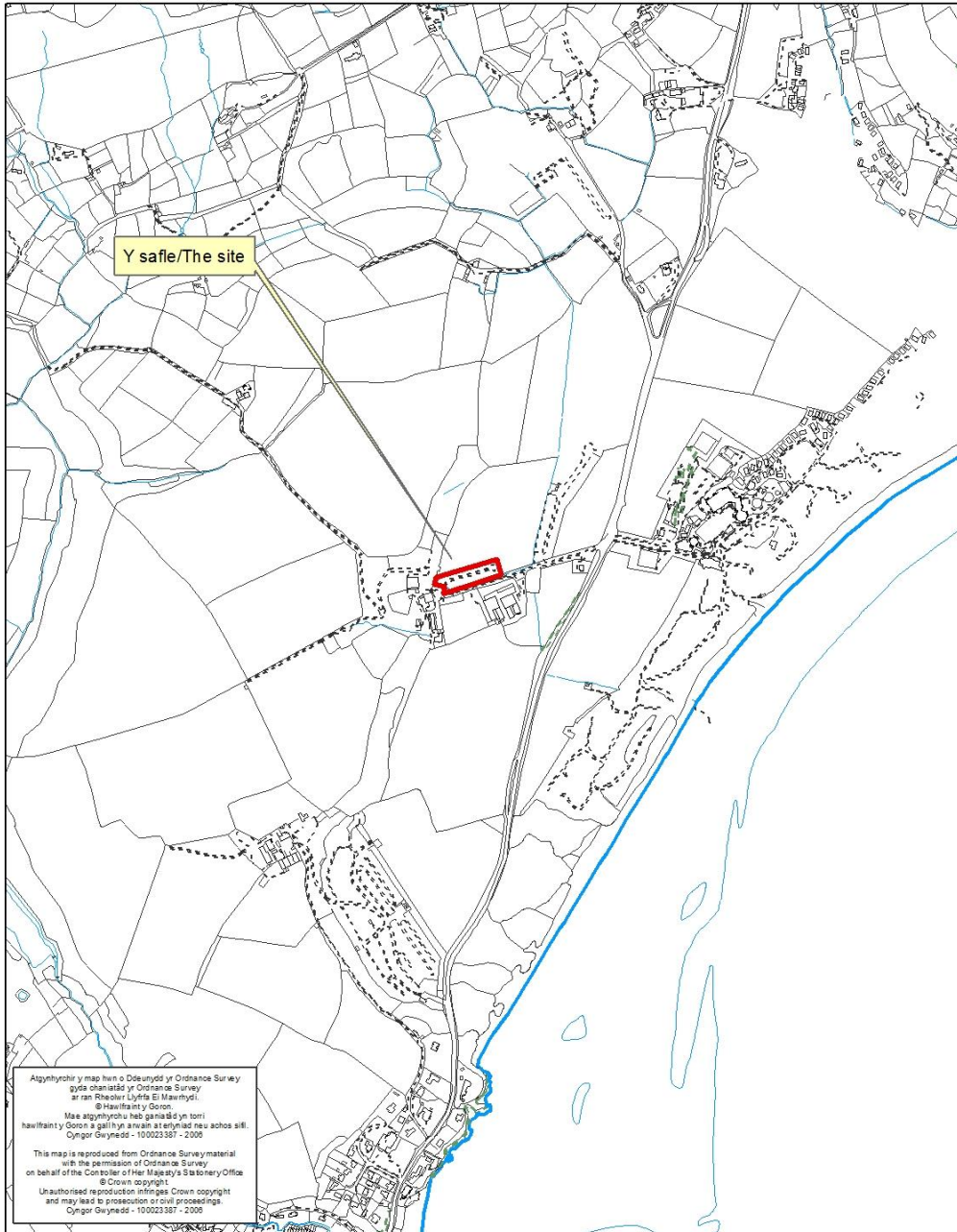


Number: 6



Rhif y Cais / Application Number : C16/11226/39/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DATE: 28/11/2016
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Application Number: C16/1226/39/LL
Date Registered: 28/09/2016
Application Type: Full - Planning
Community: Llanengan
Ward: Abersoch

Proposal: TO ESTABLISH A TOURING CARAVAN SITE FOR 15 CARAVANS
Location: CASTELL MARCH, ABERSOCH, PWLLHELI, LL537UE

Summary of the Recommendation: TO DELEGATE POWERS TO APPROVE

1. Description:

- 1.1 The application is to establish a new touring caravan site to locate 15 caravans. The 15 touring caravans would be located near the field's boundaries. It is intended to create hard standings to site the touring caravans within the site. 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. Castellmarch House and former outbuildings are listed buildings. The site is surrounded by dispersed houses, farms and businesses. The site is served by a private road which has direct access to a class 1 road. The road leading to the site from the main road is also a public footpath.
- 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 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:**

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 B3 - DEVELOPMENTS AFFECTING THE SETTING OF A LISTED BUILDING - Ensure that proposals have no adverse effect on the setting of Listed Buildings and that they conform to a number of criteria aimed at safeguarding the special character of the Listed Building and the local environment.

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 CH30 – ACCESS FOR ALL – Refuse proposals for residential/business/industrial units or buildings/facilities for public use unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

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)

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 making decisions on planning applications.

2.4 **National Policies:**

Planning Policy Wales (Edition 8, January 2016)

Technical Advice Note 13 – Tourism

Technical Advice Note 18 – Transport

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3. Relevant Planning History:

3.1 There is a considerable amount of planning history to be had for the land / buildings of Castellmarch but there is no planning history for the specific site that is the subject of this application.

4. Consultations:

Community/Town Council: Support.

Transportation Unit: I confirm that I have no objection to the above application.

The site already operates as a static caravan site, providing for a handful of tourers and offer a boat storage service, so the addition of 10 tourer sites is a significant addition. However, I believe that the access is of a satisfactory scale and design to cope with all of the developments in its current form.

In addition, there is no record of recent accidents on the road directly outside the site, therefore I see no reason to think that the development would have a detrimental effect on the local road network.

Footpaths Unit: Public Footpath No. 43 and 43A Llanengan needs to be protected during and at the end of the development.

Welsh Water: No objection to the proposal but note that they have no record of a public sewerage near the site.

Caravans Officer: It appears that this proposal satisfies the licence conditions (Model Standards 1983) involving site density to ensure enough width between units and conform with fire requirements. The number of toilets and washing basins are sufficient for the number of units in question. However, there is no provision for the disabled. The applicant is advised to provide a toilet, a washing basin and a shower in an additional room to the facilities that already exist. This development must comply with the requirements of the Acts and Model Standards as noted:

- Caravan Site and Control of Development Act 1960.
- Model Standards 1983.
- The Health and Safety at Work etc. Act 1974

The applicant will be required to make an application for a site licence should this application be permitted.

Flood Risk and Coastal Erosion Management Unit: Need to safeguard the watercourse which flows through/near the site

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

5. Assessment of the material 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 quality and to be situated 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 a field with mature boundaries, despite the growth on parts of the northern boundary being less mature. The growth on nearby field boundaries along with the topography of nearby land are of assistance in terms of landscaping the site. 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, there is an access to the site along a private road with direct access to a classified road. There is no need to make alterations to the access as part of the application.
- 5.4 A caravan storage area does not form part of the application and therefore it is considered that the touring caravans would not be retained 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.

General and conservational amenities

- 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, the existing mature boundaries and landforms. 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 but the design and access statement notes that it is intended to maintain the existing hedges and trees and add to them. However, it is considered reasonable that a landscaping condition can be imposed on

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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 Castellmarch House and some former outbuildings located to the south west of the site had been registered as listed buildings. We must then consider whether the proposal has an effect on the setting of these listed buildings. In travelling up the private road towards the site, the proposed caravan site will be located on the right side of Castellmarch House. Although it would be possible to see both in the same view, the caravan site will be located behind hedges that are to be had on the application site's boundary. It is not considered therefore that the proposal would cause significant harm in terms of the setting of the listed building. Also, the use would be seasonal and there is no intention to install any permanent structures on the land. In light of this, it is not considered that the proposal would have any impact on the setting of the listed building in Castellmarch and the proposal is therefore acceptable in terms of Policy B20.
- 5.8 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 15 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.

General and residential amenities

- 5.9 There are some dwellings in the locality. It is not considered that a site with 15 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.

Transport and access matters

- 5.10 It is intended to use the existing access to gain access to the site from the class 1 road nearby. A response was accepted from the Transportation Unit and they had no objection to the proposal. It is noted that the site is currently operated as a static caravan site, providing some touring units and offers a boat storage service but it is considered that the access is of a satisfactory scale and design to cope with all of the developments. In addition, there is no record of recent accidents on the road directly outside the site, therefore the Transportation Unit does not consider that the development would have a detrimental impact on the local roads network. 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.
- 5.11 The private road that serves the site also serves as a public footpath. It is not considered that the proposal would have a substantial detrimental impact on this public footpath but a condition could be imposed to ensure that the footpath would be safeguarded in accordance with the observations of the Footpaths Unit.

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- 5.12 It can be seen from the observations of the Caravans Officer that a toilet, wash basin and a shower would be needed for the disabled. The applicant was contacted in order to seek a plan to show this but no plan was received when the report was being prepared. It is considered that, if it is possible to receive an appropriate plan for a disabled provision, the proposal would be acceptable in relation to Policy CH30.

Linguistic / community matters

- 5.13 Policy A2 of the GUDP states that proposals will be refused because of their size, scale or location if they cause significant harm to the social, linguistic or cultural cohesion of communities, due to their size, scale or location. 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 report.

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. It is not considered that it would have any effect on road safety nor have a detrimental effect 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. Commence within five years.
2. In accordance with submitted plans.
3. The number of units on the site at any one time to be restricted to 15.
4. Conditions on the timeframe for siting caravans/holiday period/moving the caravans when not in use.
5. No storing on the land.
6. Records list.
7. Landscaping.
8. Safeguard the 43 and 43A Llanengan public footpath.
9. No surface water nor land drainage to connect with the public sewer.

Notes:

1. A copy of Welsh Water's observations.
2. A copy of the Unit's observations Flood Risk and Coastal Erosion Management Unit.