

PLANNING COMMITTEE	DATE: 08/12/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 6

Application Number: C25/0462/02/LL

Date Registered: 23/06/25

Application Type: Full

Community: Corris

Ward: Corris / Mawddwy

Proposal: Farm diversification scheme for the siting of 4 mobile holiday accommodation units on the land together with one portable unit as a facility for showers and toilets.

Location: Land Next to Pandy, Corris, SY20 9RJ

Summary of the Recommendation: TO APPROVE WITH CONDITIONS.

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1 Description:

- 1.1 As background, a previous application was refused by the Committee on 19/05/2025 at this site, planning reference number (C24/0072/02/LL) for the change of use of land and develop a new holiday accommodation in the form of 5 permanent glamping pods and associated parking, alterations to the access, drainage and landscaping.
- 1.2 This application is for the change of use of land and to develop new holiday accommodation in the form of 4 portable holiday units together with 1 portable unit for a shower and toilets facility, associated parking, alterations to the access, drainage and landscaping. This proposal has also been submitted as a diversification project on a 120-hectare livestock family farm.
- 1.3 The units would have flat green roofs (plants) with external walls of stained timber cladding and aluminium frames/doors. Each of the units would sleep 2 people and include a bedroom and living room and a small open plan kitchen. The toilets unit will be of the same design as the holiday units but will include 4 individual bathrooms that will comprise a toilet and shower. The units will be portable as they have been installed on an axle with two wheels, this will allow them to be moved from the site and stored out of season.
- 1.4 The following documents have been submitted as part of the application:
 - Preliminary Ecological Assessment
 - Green Infrastructure Statement
 - Trees Survey
 - Reptile Survey
 - A planning statement that includes a letter from the applicant explaining the proposal's background.
 - Planning statement - re-submitted
 - Information to support the alterations to the access.
 - Speed survey
 - Pollution Prevention Plan
 - Details of treatment tank and porosity tests
 - Welsh Language Statement
 - Management Plan
 - Storage Plan
 - Letter / Report by George + Tomos Architects
- 1.5 The site is situated in the countryside and within the Special Landscape Area. To the south of the site is afon Dulas and to the north is a class 3 road that leads from Corris to Aberlenni. A residential property abuts the site towards the south-western end and there is an external building that is not in the applicant's ownership to the east of the existing access. The site's topography slopes down from the road towards the river. The proposed holiday units would be located on the slope above the river. The application site is located abutting Fluvial Flooding Zone 2.
- 1.6 The application is submitted to the Planning Committee as the application site is greater than 0.5 hectare.

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 Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development

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principle', as set out in the 2015 Act. In reaching 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.

2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017

PS 1: The Welsh Language and Culture

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable Development

PS 6: Alleviating and Adapting to the Effects of Climate Change

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 14: The Visitor Economy

TWR 5: Touring caravan sites, camping sites and temporary alternative camping accommodation

PS 19: Conserve and where appropriate enhance the natural environment

AMG 2: Special landscape areas

AMG 5: Local biodiversity conservation

PS 20: Preserving and where appropriate enhancing heritage assets

AT 4: Protection of non-designated archaeological sites and their setting

Supplementary Planning Guidance: Tourist Facilities and Accommodation (March 2021)

Supplementary Planning Guidance (SPG): Maintaining and Creating Distinctive and Sustainable Communities

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note: 5 Planning and Nature Conservation (2009)

Technical Advice Note: 12 Design: June (2016)

Technical Advice Note 15: Development, Flooding and Coastal Erosion

Technical Advice Note: 18 Transport: March (2007)

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3. Relevant Planning History:

- 3.1 C24/0072/02/LL - Farm diversification plan for the siting of 5 holiday accommodation units on the land - Refused - 19/05/2025.

4. Consultations:

Corris Community Council

At a meeting of the Community Council on 3rd July, the above application was discussed.

The Councillors unanimously agreed to support the application based on the following points:

- The need of smaller holiday accommodation units to accommodate visitors to the area, which could free up properties in the village which could be available for long-term letting or purchase
- The development is non-permanent and would therefore have an extremely low impact on the environment
- There is already existing access to the site so very little landscaping would be needed
- The guests are close enough to the village to be able to use the facilities such as shop and pub/restaurant, so a benefit to the local economy. There is also access to the village via an existing footpath which alleviates the need to walk along the main road.
- The development is a low impact farm diversification scheme that would enable a younger generation to stay on the farm

Transportation Unit:
Welsh Water:

Not received.

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

ASSET PROTECTION

The proposed development is crossed by a trunk/distribution watermain, the approximate position being shown on the attached plan. Dŵr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. We enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dŵr Cymru Welsh Water before any development commences on site.

SEWERAGE

Since the proposal intends utilising an alternative to mains drainage we would advise that the applicant seek advice from Natural Resources Wales and or the Local Authority Building control Department / Approved Building Inspector as both are responsible to regulate alternative methods of drainage.

However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

We would request that if you are minded to grant Planning Consent for the above development that the Advisory Notes provided below

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are included within the consent to ensure no detriment to existing residents or the environment and to Dŵr Cymru/Welsh Water's assets.

Biodiversity Unit:

Confirm that the ecological surveys have been undertaken to a good standard.

Concerns regarding groundworks and that the soil could move into the river at times of heavy rain. Concern that the proposed plan is not correct - including the roads/tracks that do not appear on the maps/aerial photographs.

Concerns about the content of the pollution prevention plan.

Propose further biodiversity enhancements:

- Improve the hedge
- Management of grassland
- Tree planting
- Create level habitats for otters and reptiles who hibernate over winter.

Suggest removing the hedge along the side of the road outside the dormouse's hibernation period (November to the end of April). Suggest that the hedge is relocated.

To conclude, there is no objection, but I have concerns regarding soil slipping during the construction work and I suggest the following conditions:

- Recommend following the Reasonable Avoidance Measures included in the Reptiles Survey.
- The hedges should not be removed during the hibernation period of dormice (November to the end of April).
- Prior to the commencement of any work a detailed Pollution Prevention Plan must be submitted, that includes measures to avoid soil run-off during the construction work.
- Prior to the commencement of any construction works an external lighting scheme with the details shall be submitted.
- All the recommendations of the Ecological Report (Wyndrush 2023) shall be followed.
- Prior to the commencement of any construction works and scheme for the relocation of hedges and 'crawiau' (slate fence) must be provided.

Public Protection Service –
Environmental Health
Licensing Enforcement
Officer

Not received.

The development will be subject to the Legislation stated below relating to Health and Safety, Fire Safety and Public Health provision as follows:

The Health and Safety at Work etc. Act 1974

The Caravan Sites and Control of Development Act 1960

Model Standards 1989 - Static Caravans

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The development must fully comply with licence conditions.

Application for a Site Licence following planning application approval

We wish that this information is reported on the planning permission if the application is approved:

Following any planning application permitted in relation to a caravan or camping site under the 1960 and 1936 Acts, the applicant would be required to make an application for a site licence and present a 1:500 scale detailed plan of the site to the Licensing Service. To discuss further, you can contact the Licensing Enforcement Officer, Pollution Control and Licensing Service, Cyngor Gwynedd on 01766 771000 or trwyddedu@gwynedd.llyw.cymru

Boundary - Hedges

The location of the proposed caravan indicates that it would be located close to a hedge. This siting is in breach of a licensing condition and creates a fire spreading risk. Licensing conditions recommend a width of 3 metres from any boundary / hedge.

Roads within the site

A road of suitable material should be provided so that no caravan pitch is more than 50 metres from any road.

Emergency vehicles

Emergency vehicle routes within the site should be kept clear of obstruction at all times.

Watercourses - Model Standards 1989 - Condition 20.5 / Model Standards 1983 - Condition 13.4

Watercourses are in close proximity to the proposed caravan site.

On sites prone to flooding, warning notices should be displayed giving guidance on the flood warning system.

North Wales Fire and Rescue Service

We trust that a consultation will be held with the North Wales Fire and Rescue Service on matters outside licensing conditions (1983 Model Standards).

Land Drainage Unit

Initial SuDS Approval Body Comments

We are satisfied that all relevant details regarding the site location and existing drainage arrangements have been provided.

Overall, we find the submitted Drainage Statement satisfactory. However, additional details will be necessary at the full SuDS application stage to ensure complete compliance with the guidance. These additional details will not require any amendments to the current planning application and include:

- Infiltration Testing Requirements

Infiltration tests must be carried out in accordance with BRE Digest 365. This involves excavating a trial pit to the proposed depth of the soakaway and filling it with a volume of water representative of the final design. Based on the detail drawing that has been provided, the soakaway relies on the stone fill below the swale feature. This would mean that the depth that testing is conducted should be at 1.8m. 3 tests should be carried out, in quick succession, in each trial pit. The slowest rate of the three tests should be used to calculate soakaway storage. The report should include timestamps for each infiltration test, a location plan showing the position of all trial pits and photographic evidence of the trial pits.

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- Groundwater Assessment

Provide clear evidence of groundwater conditions to confirm that adequate clearance can be maintained between the base of the soakaway and the groundwater table.

- Soakaway Design

Include detailed calculations to justify the proposed soakaway size, based on the infiltration test results and site-specific conditions.

In summary, we consider the drainage proposal acceptable at this stage, subject to a full assessment as part of the SAB application process and performance is currently acceptable.

Natural Resources Wales

Thank you for consulting with Natural Resources Wales (NRW) about the above, which we received on 24 June 2025.

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

This application is a resubmission which we previously gave you our observations, where we had not raised any objection regarding flooding risk, as the revised plans had been accepted.

The submitted drawing number PL-01 demonstrates the flood extent and the location of the red line boundary. From our flood maps it appears that the red line boundary runs adjoining the extent of the flood zone 2 boundary as shown under the Flood Map for Planning. The same drawing also demonstrates a buffer zone of 15m away from the watercourse, along with drawing PL-03 it is evident that the cabins have been raised above flood levels. Nationalised mapping such as the FRAW and FMfP are not generally suitable for determining site specific flood risk and there will be significant uncertainties associated with using this method. However, in the absence of more appropriate readily available data it is not considered proportionate, on this occasion, to request a full Flood Consequence Assessment for this application.

Given the nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and consequences. We would also expect the developer to take the opportunity to incorporate flood resilient design where feasible.

Guidance on resilient design can be found in Chapter 13 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025, which references advice from Construction Industry Research and Information Association, including a Code of Practice and Guidance for Property Flood Resilience.

We provide advice on our website Natural Resources Wales / Preparing for a flood which may be useful for the developer or occupant of the proposal.

Foul Drainage

We advise that no part of the soakaway should be within 10 metres

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of any watercourse.

If a private drainage solution is to be progressed, the Applicant will need to apply for an Environmental Permit from us. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements.

Protected Species

We note that the information submitted in support of the above application (Preliminary Ecological Assessment for a proposed development on land at Pandy Fields Corris Gwynedd. Wyndruch Wild 01/11/2023) found no evidence of protected species present at the application site. However, we note that the report recommends that lighting associated with the scheme should be directed away from the hedges, to ensure a dark corridor is maintained for the benefit of any roosting or commuting bats. We have no comments to make on the application as submitted, and advise that you liaise with your own Authority's ecological advisor regarding lighting or any other avoidance measures required.

Archaeological Service:

Thank you for consulting us on the below application. There are no archaeological implications regarding this proposal

Fire Service

With reference to your consultation dated 23/06/2025, attached is our inspection report

The report refers to access for fire appliances.

If you should require any further information, please do not hesitate to contact the Compliance Officer.

ACCESS FOR FIRE APPLIANCE

1. There should be a minimum width of road between kerbs of 3.7m.
2. The minimum width of gateways should be 3.1m.
3. The minimum carrying capacity of the roadway should be 12.5 tonnes for normal rescue pumps.
4. Fire and Rescue service vehicles should not have to reverse more than 20m from the end of an access road.

Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertisement period has expired, and correspondence was received objecting on the following grounds:

- Impact on the visual amenities of nearby residents
- Compromising the privacy and detached property of nearby residents.
- Overlooking by visitors into nearby property from a previous railway track.
- Increase in traffic and movement

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- Incorrect aspirations regarding the current public footpath i.e. that additional pedestrians will not make any difference to the current situation.
- Misunderstanding of Committee Members in the application previously refused regarding the location of the public footpaths.
- Lack of consultation by the applicant with neighbours.
- The documents of the previous application were submitted with the current application but had not been updated.
- The plans for the new access are not clear.
- It is not clear from the proposed plan where visitors will gain access to, specifically whether they will be able to walk up to the nearest neighbour's boundary?
- It is not clear whether visitors will be able to gain access to the riverside.
- Serious concerns regarding the sewerage system's drainage.
- Concern that the development will exacerbate the current situation of surface water run-off that will create flooding in the garden and access road of a nearby property.
- Inconsistency in the application documents regarding the distance between the units and the nearest residential dwelling - the documents do not agree with the plans in terms of the location of the units.
- Concern that the applicant cannot control noise and disruption levels for nearby neighbours late at night or in the early hours of the morning when they do not live on the site.
- Concern regarding the noise of visitors arriving and leaving, noise of visitors on the site and music noise from the site.
- Visitors on holiday behave differently, do not keep regular hours and this may cause disruption to nearby residents.
- Concern regarding large groups of people booking the site for parties.
- Additional visitors sleeping in vans at the site.
- Impact on safety as a result of people unfamiliar with the area walking around the boundaries of nearby residents night and day this would be alarming and cause concern to nearby residents.
- The impact of car lights arriving and leaving, lighting on the site affecting wildlife and nearby residents.
- Recognition that there is some support to the revised proposal, but the supporters are not directly impacted by the development.
- The current landscaping shown on plan PL-01 above the Pandy boundary is incorrect - there is nothing there.
- The development is not actually a family farm diversification project as the site is not a development within one ownership - this is a separate business venture.
- Landscaping around the nearby Pandy property is deciduous and therefore very little screening would be between the site and the property from the end of September to mid-May.

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5. Assessment of the material planning considerations:

- 5.1 The application site is in an area that is defined as open countryside and is within a Special Landscape Area in the LDP. Policy PCYFF1 of the LDP states that proposals located outside development boundaries will be refused unless they are in accordance with specific policies in the LDP or national planning policies or that the proposal demonstrates that its location in the countryside is essential.
- 5.2 Reference should be made to Policy TWR5 of the Plan when considering this proposal. The policy notes that it is possible to consider approving applications for new temporary alternative camping accommodation sites, provided the proposal complies with the criteria as noted in the policy. Those criteria are as follows: -
1. That the proposed development is of high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where touring units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape.
- 5.3 The layout of the site as well as appropriate screening are important considerations when considering this application in the context of Policy TWR 5. Paragraph 6.3.82 of policy TWR5 notes that location, landscaping, site layout, and screening are important considerations in assessing proposals and state in each case that the applicant will need to submit a landscaping plan with the application.
- 5.4 The proposal entails the change of use of land and to develop new holiday accommodation in the form of 4 portable holiday units together with 1 portable unit for a shower and toilets facility, associated parking, alterations to the access, drainage and landscaping. The application site currently forms part of an agricultural field. A track goes through the middle of this field and the holiday units would be located on the lower side (to the south) of this track. This land is on a slope that goes down towards the river. It is proposed to position the holiday units here and there on this slope between the river and the track. Currently, on the outskirts and within the site are trees and hedges. Parking spaces would be cut into the northern side of the track and it is proposed to undertake planting around these parking spaces. As part of the proposal, it is also required to make modifications to the access which involve removing part of the hedge along the road and setting it back 1 metre. Given the nature of the proposed holiday units, with a green roof of plants and timber-clad exterior walls, and their location amongst existing trees / hedges and a field, and where the slope of the land goes lower towards the river, it is considered that the proposal is of a type that could assimilate into the landscape and would not stand out clearly from nearby viewpoints. It is likely that the proposal would be seen from higher grounds further afield from the site but given the above it is not considered that it would stand out prominently in the landscape. Given the above, it is not believed that this proposal would be an intrusive development in the landscape.
2. Avoids too many hard standing areas.
- 5.5 The proposal would mean installing 4 units on the site measuring approximately 0.56 hectares and more than 10 metres between each unit. Therefore, it is noted that low density is intended for the site. It is proposed to create permeable hard standing areas opposite the holiday units and the 4 new parking spaces that will also be permeable hard standing sites. The site would use a permanently grassed surface apart from the permeable hard standing areas noted above. The hard standing area will be limited to the existing access that will be widened, the access road and current track that goes through the site. Therefore, it is considered that the proposal manages to avoid too many hard standing areas.
3. Its physical connection with the ground is limited and can be moved from the site during the closed season.

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- 5.6 The applicant states that the units have been limited in size compared to the previous application so that it is easier to move them, and it is also possible to store them. The holiday accommodation units are portable units as well as the toilets and showers unit. The plans show the units on axles and wheels and a Storage Plan was submitted with the application that confirms the storage arrangements off the site for the units out of season. It is noted that the storage area is situated on separate land outside the application site and possibly needs separate planning permission. The units would be mobile and, therefore, any physical contact with the ground would be minimal.
4. Any associated facilities, if possible, should be in an existing building or as an extension to existing facilities. If there are no suitable buildings available, the need for additional facilities must be shown clearly, and they must be commensurate to the scale of the development.
- 5.7 According to the application the only associated facilities will be the mobile toilets and showers unit. The size of the units have been reduced so that it is easier to move them and store and therefore space within the units is limited and there is no toilet or bathroom within them. It is deemed that this need for one portable unit for showers and toilets has been established. It is believed that adding the showers and toilets unit to the holiday units would be commensurate with the scale of the development, considering its location and setting within the landscape.
5. That the site is close to the main roads network and that adequate access can be provided without significantly harming the landscape characteristics and features.
- 5.8 The current access to the site is from a third-class road, situated to the north of the site. However, the current visibility from the access is inadequate and therefore there is an intention as part of the application to make alterations to the access which would involve moving it further west by removing part of the hedge and setting it back 1 metre from the visibility splay. It is therefore deemed that the site is close to the main roads network and following the proposed alterations including re-planting the hedge can provide adequate access can be provided without significantly harming the landscape characteristics and features.
6. The development's occupancy is restricted to holiday use only.
- 5.9 The proposal involves siting portable holiday units and the units would be removed from the site to storage outside the holiday season in accordance with the Storage Plan submitted with the application. Conditions can be imposed to ensure that the development's occupancy is restricted to holiday use only.
7. That the site is used for touring purposes only and that any units are removed from the site during periods when not in use.

As noted above the applicant's intention is to move the units out of the holiday season for storage on another site close to the family farm when they are not in use. A condition can be imposed on any permission so that the units are removed from the site outside the operational period.

- 5.10 In light of the above assessment, it is believed that the proposal is acceptable on the grounds of location, setting, scale and its impact on visual amenities in the local area and to this end, it is believed that the proposal is acceptable, subject to imposing appropriate conditions, and complies with all the requirements of Policy TWR 5 of the LDP.

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Visual Amenities

- 5.11 Policy AMG3: 'Protecting and improving Features and Qualities which are unique to the Character of the Local Landscape' states that proposals must demonstrate that they do not have a significant adverse impact upon features and qualities that are unique to the local landscape in terms of visual, historic, geological, ecological and cultural aspects.
- 5.12 As has already been noted above, the application site forms part of an agricultural field. A track goes through the middle of this field and the holiday units would be located on the lower side (to the south) of this track. This land is on a quite steep slope that goes down towards the river. It is proposed to position the holiday units here and there on this slope between the river and the track. Existing trees and hedges are on the peripheries and within the site and it is proposed to undertake further planting as part of the application on the peripheries and within the site. Parking spaces would be cut into the northern side of the track, and it is proposed to undertake planting around these parking spaces. As part of the proposal, it is also required to make modifications to the access which involve removing part of the hedge along the road and setting it back 1 metre. Given the nature of the proposed holiday units, with a green roof of plants and timber-clad exterior walls, and their location amongst existing trees / hedges and a field, and where the slope of the land goes lower towards the river, it is considered that the proposal is of a type that could assimilate into the landscape and would not stand out clearly from nearby viewpoints. It is likely that the proposal would be seen from higher grounds further afield from the site but given the above and that the site will only be used seasonally, it is not considered that it would stand out prominently in the landscape and as the new trees and hedges mature, any visual impact would also be reduced. Given the above, it is deemed that the development will not have a significant impact upon features and qualities which are unique to the local landscape in terms of visual, historic, geological, ecological and cultural aspects and is therefore acceptable in terms of policy AMG 3 and PCYFF 3.
- 5.13 Policy CYFF 4: 'Design and Landscaping', states that all proposals should integrate into their surroundings. Proposals that have not given consideration to landscaping matters from the outset as part of the design proposal should be refused.
- 5.14 The plans and documents submitted with the application show an intention to reinforce the growth of existing trees and hedges found mainly around the peripheries of the site. An intention to plant extensively within the site is also shown with trees and hedges and by creating a meadow of wildflowers. The type of trees and hedges proposed include hazel, holly, alder, elder, rowan, juniper, apple, cherry and pear trees along with hawthorn, dog rose and spindle. It is considered that the type of trees/hedges proposed is suitable. The plans do not include a detailed landscaping plan in terms of the maturity of the trees / hedges to be planted, distances between plantings etc. but a condition could be imposed for the submission of a detailed landscaping plan if the application is granted. This siting is in breach of a licensing condition and creates a fire spreading risk. Licensing conditions recommend a width of 3 metres from any boundary / hedge and therefore it will be necessary to ensure that any revised landscape plan considers this. It is considered that the information submitted is sufficient to demonstrate that the proposal could be integrated with its surroundings and therefore that the proposal is acceptable in terms of Policy PCYFF 4 of the LDP.

General and residential amenities

- 5.15 Generally, policy PCYFF 2 of the LDP permits proposals for new developments as long as they have no unacceptable adverse impact on the health, safety or amenities of occupiers of local properties, due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution or other forms of pollution or nuisance.

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- 5.16 The nearest dwelling house, Pandy, is located at the bottom of the track which would be used by users of the proposed holiday units, and it therefore abuts the southern boundary of the application site. Currently, this dwelling house is surrounded by agricultural fields and the river and is in a relatively private and quiet location and where there is little activity and disturbance for the occupants of the property.
- 5.17 The proposal would involve creating an alternative camping site on a section of the field adjacent to the Pandy property. It is realised that a relatively small development is in question here, namely 4 holiday units which would sleep a total of 8 people. However, it is recognised there is potential here, due to the location of the proposed development in relation to the Pandy property, for the proposal to have an adverse impact on the amenities of neighbouring properties.
- 5.18 Observations received from objectors are recognised and have been detailed and summarised above regarding the impact of the development on the residential amenities of the residents of Pandy, there are concerns regarding compromising the privacy and detached characteristics of this property, concern regarding overlooking into the property from the former railway track that is proposed to be used as a footpath from the site to Corris, increase in traffic and movement, noise and the impact of lighting on the residential amenities of the residents of Pandy.
- 5.19 The application in question offers several amendments to the previous application that was refused to try and deal with the issues raised involving the impact of the development on the amenities of the occupiers of neighbouring Pandy. In this application, the units have been moved further to the east away from the Pandy dwelling, according to the additional information and the plans submitted with the application the toilets and showers unit is situated approximately 81 metres away from the Pandy dwelling and the nearest holiday unit to Pandy is approximately 100 metres away. It is noted that a comment had been received that there was inconsistency in the distances between the units and the nearest - the documents do not agree with the plans in terms of the location of the units. This was as a result to the revisions to the previous application which means that the plans within some previous documents have not been updated to correspond, although the rest of the contents of the documents continue to be relevant. To this end, it is assured that it is the latest plans that receive attention here and will be the subject of any planning permission.
- 5.20 The applicant provides photographs taken from 3 different locations of the development site, from different distances to show that Pandy is not visible due to the current trees, hedges and vegetation. As part of the development, it is also intended to implement a significant planting scheme to further help the screening and create a green zone to mitigate noise and lighting.
- 5.21 It is noted that public footpath number 8 Corris is situated approximately 55 metres away from Pandy and therefore there is an element of privacy that has already been compromised. The previous railway track that runs parallel to the Pandy northern boundary is not an official public footpath but the intention is that visitors will use this current path which is in the applicant's ownership as a path to link with public footpath number 8 Corris so that they can reach the village on foot in a safe way. The path is situated approximately 40 metres away from Pandy and therefore it is considered that this would not cause a significantly detrimental impact because of overlooking from this distance.
- 5.22 This application is for mobile holiday units rather than permanent units as proposed in the previous application. The units will be removed and stored out of season off the site and therefore the site will only be in use during periods of the year. A planning condition will ensure that the site use is restricted to a period between 1 March to 31 October, in the same year in line with the guidance provided in Paragraph 6.3.87 of policy TWR 5 of the LDP.
- 5.23 A Management Plan was submitted as part of the application, and according to the plan the four units will be managed by the applicant and her family, who also run the family farm. The site will be visited daily, and the family will pass through the site several times a day as part of the

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farming operations further up the valley. The family live in Corris and are always available to deal with any issues on the site 24/7. All bookings would be arranged in advance with directions regarding how to reach the site and for parking. Arrival time will be restricted to reduce any disturbance and quiet periods will be enforced and there will be information and signage on the site to emphasise this to the guests. It will also be possible to control activity on the site by imposing a condition to agree on the further details of the Management Plan prior to site operation.

- 5.24 A new alternative camping site in this location would have the potential to cause an unacceptable detrimental impact on Pandy due to increased activity, noise and disturbance by visitors. The nature of holiday use involves different movements to permanent residential units, with visitors more likely to keep different hours than permanent neighbouring residents, with early morning and late-night activity, as well as use during daytime hours. These differences could cause a disturbance due to the nature of holiday use, time of movements and noise, etc. However, because of the changes outlined above and submitted with the application including the substantial planting and landscaping plan to create a screen and green zone to mitigate noise and lighting, the Management Plan to control activity on the site and as the site use will be seasonal it is not deemed that the impact is not by now significantly detrimental. Therefore, it can be considered that the proposal is acceptable in terms of criterion 7 of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.25 The current access to the site is from a third-class road, situated to the north of the site. However, current visibility from the access is inadequate and therefore there is an intention as part of the application to make alterations to the access which would involve moving it further west by removing part of the hedge and setting it back 1 metre from the visibility splay. Following the alterations to the access, visibility splays of 126 metres would be available to the west (Corris direction) and 62 metres to the east (Aberllefenni direction).
- 5.26 No observations have been received from the Transportation Unit regarding this application but observations were received from the Unit regarding the previous application and concern was expressed about the proposed access as the visibility splays from the proposed access point was inadequate, that the proposed access is located within a national speed limit zone, and that the proposed visibility splays do not comply to the standards. However, the Transportation Unit acknowledges that motorists are unlikely to be travelling near the speed limit, but the applicant should demonstrate that the visibility splay would be adequate for the nature of the traffic. As a result of these observations, a speed survey was undertaken, and details of the survey were submitted as additional information for the previous application and the survey was re-submitted with this application. Following receipt of this additional information, confirmation was received from the Transportation Unit that it had no objection to the development subject to imposing conditions on any planning consent in terms of completing the access in accordance with the plan, nothing higher than 1 metre within the lines of the visibility splays and preventing surface water discharge to the highway. It is recognised that the plans for the new access have been revised since the previous application, as the entrance has been moved a little closer towards the direction of the village of Corris. From the plans, the visibility splay appears to be bigger than what is proposed on the previous application. Therefore, based on this and the observations of the Transportation Unit on the previous application, it is not considered that the proposal would have a detrimental impact on road safety and it is considered acceptable in terms of Policy TRA 4 of the LDP.
- 5.27 The proposal would provide sufficient parking and turning areas within the site to serve the proposal and it is considered acceptable in terms of Policy TRA 2 of the LDP.

Trees and Biodiversity Matters

- 5.28 The following documents have been submitted as part of the application based on Biodiversity and Trees matters:
- Preliminary Ecological Assessment

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- Green Infrastructure Statement
- Trees Survey
- Reptile Survey
- Pollution Prevention Plan

- 5.29 Observations were received from the Biodiversity Unit on the Preliminary Ecological Assessment that it had been carried out to a good standard with knowledge and a good understanding of vegetation and species. A Trees Survey was also provided for the proposal and the Biodiversity Unit confirmed that this is acceptable. It was noted that the Biodiversity Unit was satisfied with the reptiles' survey. As a slow worm had been found on the site, there was a recommendation to use Reasonable Avoidance Measures, and the unit considered this to be reasonable. It was proposed to create four areas of stone heaps for slow worms, and this is shown on the plans. The plans also show two acidic grassland areas to protect them.
- 5.30 A Green Infrastructure Statement was submitted that offers biodiversity enhancements. The plans indicate an intention to plant native trees, and the details have been provided in the Green Infrastructure Statement (GIS). Hedges to the east have gaps and the plans show that they would be enhanced by planting to plump and widen the hedge. The unit recommends that this could be done by fencing to prevent grazing animals and create a 3-metre-wide hedge which should be planted with native trees at a density of nine trees per square metre. The unit recommends that the granddad on the site is managed like traditional wild grassland. It is suggested that the river could be fenced off and planted with more trees. A hide could be created for the otter and a hibernation site for reptiles. The GIS plan indicated these enhancements.
- 5.31 As previously noted, it is also intended to reinforce the growth of trees and hedges around the site's boundaries and undertake extensive planting within the site with trees, hedges and also by creating a wildflower meadow. It is considered that the type of trees/hedges proposed are suitable.
- 5.32 It is noted that the Biodiversity Unit has raised concern regarding the accuracy of the plans and note that some of the paths shown outside the application site do not exist on the maps or the aerial photographs. Case officers and the Planning Committee have visited the site in the past and it can be confirmed that the tracks/paths shown exist on the site.
- 5.33 Based on the above and appropriate planning conditions, it is considered that the proposal is acceptable and conforms with the requirements of policies PS19 and AMG 6 of the LDP, as well as an update to Chapter 6 of Planning Policy Wales which ensures that developments consider a step-by-step approach and offers appropriate biodiversity enhancements.

Archaeological Matters

- 5.34 The Gwynedd Archaeological Planning Service was consulted, and it was confirmed in their response that there are no archaeological implications regarding this application. Based on this, it is considered that the proposal is acceptable and complies with the requirements of policies PS20 and AT4 of the LDP.

Sustainability matters

- 5.35 Policy PS 5 (Sustainable Developments) supports developments which are consistent with sustainable development principles, and where appropriate, developments should:

"Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport, in accordance with Strategic Policy 4" (Bullet point 12, Policy PS 5)".

This is supported by bullet point 4 of PS 14 (The Visitor Economy), which states:

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"Supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;"

- 5.36 It is considered that the policies of the LDP are consistent with local and national planning policies in terms of how it deals with sustainable development principles.
- 5.37 Although it is recognised that users of the holiday units would be likely to use private vehicles to reach the site, there are various alternative transport options available once they reach the site, including cycling, public transport and on foot. The site is also within walking distance of the village of Corris where some facilities are available.

In the context of all the relevant material planning considerations, it is considered that the location of the site is sustainable and acceptable in relation to the requirements of policies PS4, PS5 and PS14 of the LDP, and complies with the advice included in TAN 18 and PPW.

Flooding and Sustainable Drainage matters

- 5.39 Since submitting the application, the Welsh Government has published a revised TAN 15 on 31 March 2025. The revised TAN 15 is entitled 'Development, flooding and coastal erosion' and Circular 002/2025 'Guidance on The Town and Country Planning (Flood Risk Area Development) (Notification) (Wales) Direction 2025', 'The Town and Country Planning (Flood Risk Area Development) (Notification) (Wales) Direction 2025' and 'Main Plan (Wales) Direction 2025' have been published. The Government's Planning Directorate.
- 5.40 Natural Resources Wales confirm in their response that the application site abuts on but is located outside Flood Zone 2 (Rivers). Their advice also confirms given the size of the proposed development (and in the absence of a flood consequence assessment) NRW is of the opinion that the proposals may be acceptable, subject to the developer being notified of the possible flood risks and consequences. It would also be expected that the developer would benefit from the opportunity to incorporate a flood prevention design where possible.
- 5.41 It is also a requirement by now for proposals that require sustainable drainage (SUDS) submit a drainage statement as part of the planning application. A drainage statement has been submitted, and the observations of the SuDS Approval Body overall confirm that the Drainage Statement submitted is satisfactory, and although additional details will be necessary at the full SuDS application stage to ensure complete compliance with the guidance, these additional details will not require any improvements to the current planning application.
- 5.42 Based on the above, it is considered that the proposal is acceptable and that it complies with the requirements of policy PS6 of the LDP, as well as Technical Advice Note 15: 'Development, flooding and coastal erosion (2025)'.

Foul Water Drainage

- 5.43 It is intended to dispose of foul drainage to a private sewerage system, i.e. package treatment plant. The observations from Natural Resources Wales confirm that no part of the soakaway should be within 10 metres of any watercourse. No observations were received from Public Protection, but confirmation was received with the previous application that the porosity / percolation tests were acceptable and therefore it is considered that the land is suitable for a private sewage treatment system and is acceptable in terms of Policies PCYFF 2 and PS 6 of the LDP and PPW.

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Welsh Language Matters

5.44 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is further reiterated in para. 3.28 of Planning Policy Wales (Edition 11, 2021), and Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.

5.45 It is noted that there are some specific types of development where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. The proposal does not reach these thresholds. This proposal does not reach the thresholds to submit a Welsh Language Statement or a Report on a Welsh Language Impact Assessment; however, the guidance included within Appendix 5 notes that every retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.

A Welsh Language Statement was submitted to support the application explaining how the Welsh language was considered when formulating this plan, noting the following points:

- The family has farmed the land around Corris for three generations and the whole family has been brought up in Corris and are Welsh speakers. This diversification development enables the family and the younger generation to make the family farm more sustainable.
- The marketing material would be bilingual.
- It is intended to give a Welsh name to every unit with the names based on the names of nearby fields e.g. Fronfelin, Ganethwen, Tŷ'n Cae, Caecenau, Castell, Brynderw.
- The welcome packs would use local produce.
- The development would support local businesses - the shop and the pub in Corris and Tafarn y Dwyntant in Ceinws and support the Craft Centre in Corris Uchaf and Ogof Arthur, creating jobs to keep people in the area.
- Corris has a high level of houses used as second homes and Airbnb properties. This development will provide accommodation for visitors without putting pressure on the local housing stock, which would lead to expanding the market for permanent residents such as the younger generation of the family applying for the diversification development.
- Therefore, the development will have a positive impact on the language, the local community and the local economy.

5.46 It is deemed that sufficient information has been submitted to satisfy the requirements of policy PS 1 and the SPG in terms of demonstrating that the Welsh language has received appropriate consideration in creating this proposal and a Welsh name and bilingual signage can be ensured by imposing conditions.

6. Conclusion

6.1 Having considered the above and all the relevant planning matters including the local and national policies and guidance, as well as the observations received, it is believed that the proposal is acceptable based on the matters noted in the report and that it would not have a substantial impact on the landscape, amenities of the neighbourhood or road safety.

7. Recommendation: To approve subject to conditions

1. Five years.
2. In accordance with the revised plans and specialist reports.
3. Restrict numbers to 4 touring units and 1 touring unit for use as a toilet block
4. Holiday season / siting

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5. Restrict the units for holiday use.
6. No portable units to be stored on the site outside the season
7. Complete the access in accordance with the plans
8. No structure will be placed more than 1m within the visibility splay.
9. Pollution prevention plan that includes measures to avoid run-off from soil during the construction work.
10. No tree felling, hedge cutting or clearing of vegetation within the nesting season.
11. Agree/control lighting.
12. Method Plan to transfer hedges and 'crawiau' (slate fences)
13. Soft and hard landscaping to include details of the permeable hard standing
14. Landscape maintenance
15. Site Management Plan
16. Welsh name
17. Welsh language advertisements

Notes

Licensing

SUDS - Sustainable Drainage Systems

Letters Natural Resources Wales, Dŵr Cymru