

<b>PWYLLGOR CYNLLUNIO</b>	<b>DYDDIAD: 05/06/2017</b>
<b>ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO A GWARCHOD Y CYHOEDD</b>	<b>SIAMBR DAFYDD ORWIG, CAERNARFON</b>

**Number: 10**

**Application Number: C17/0317/33/LL**

**Date Registered: 31/03/2017**

**Application Type: Full - Planning**

**Community: Buan**

**Ward: Efailnewydd/Buan**

**Proposal: Change of use of part of an agricultural field to store up to 30 touring caravans during the winter months**

**Location: Plas yng Ngheidio, Boduan, Pwllheli, Gwynedd, LL53 8YL**

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

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## 1. **Description:**

- 1.1 Full application to create a site to store up to 30 touring caravans during the winter months. The proposal involves storing 19 touring caravans from the applicant's touring caravan site together with 11 touring caravans from other sites. The site is situated in a natural dip adjacent to farm buildings and around 100 metres from the existing caravan site and 150 metres from the farmhouse and farmyard. It is proposed to construct a new track to transport caravans from the caravan site to the storage site. The new track will be located on the north eastern side of a hedge bank separated from the existing track that is also a public path and used to transport caravans to the caravan site. This means that the majority of the caravans would be transported from the caravan field to the storage site without using the county highway. The new track path will cut across the public footpath in one location in order to get access to the storage site. Note that other public footpaths are located around 160 metres from the application site.
- 1.2 The site is situated in a natural dip adjacent to existing farm sheds.
- 1.3 The site is located outside the development boundary of the village and within the Landscape Conservation Area (LCA).
- 1.4 The application is submitted to committee as the applicant is a Local Member.

## 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 made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary 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 principle', as set out in the 2015 Act. In reaching the recommendation set out below, 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 **Gwynedd Unitary Development Plan 2009:**

POLICY B10 - PROTECT AND ENHANCE LANDSCAPE CONSERVATION AREAS - Protect and enhance Landscape Conservation Areas by ensuring that proposals conform to a series of criteria aimed at avoiding significant harm to recognised features.

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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 CH22 – CYCLING NETWORK, FOOTPATHS AND RIGHTS OF WAY - All parts of the cycling network, footpaths and rights of way will be protected by encouraging proposals to incorporate them satisfactorily within the development and by refusing proposals which will prohibit plans to extend the cycling network, footpaths or rights of way. Should this not be possible, appropriate provision will have to be made to divert the route or to provide a new and acceptable route.

POLICY CH33 – SATETY ON ROADS AND STREETS - Development proposals will be approved if they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY D21 - Proposals for storing touring caravans will be permitted provided they conform to criteria relating to the impact of the development on the local area and using the site to store unused touring caravans.

#### 2.4 **Gwynedd and Anglesey Joint Local Development Plan. (Composite Version including Matters Arising Changes, January 2017)**

TRA 1: Transport network developments

TRA 4: Managing transport impacts

PCYFF 1: Development criteria

PCYFF 3: Design and landscaping

AMG 1 Special Landscape Areas

#### 2.5 **National Policies:**

Planning Policy Wales, Edition 9, (November 2016)

Technical Advice Note 12: Design (2016)

Technical Advice Note 18: Transport (2007)

#### 3. **Relevant Planning History:**

C16/1090/33/LL - Increase the number of touring units from the 11 that were approved to 19 (eight more) and erect a washing facility - Approved - 20 December 2016

C14/1218/33/LL - Change of use of a field to form a touring caravan site for 11 caravans and two camping ‘pods’ along with the construction of a toilet/shower block and installation of a new septic tank - Approved 27 March 2015.

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C12/0718/33/LL Improvements to vehicular access and engineering work: Approved  
16 July 2012

C12/0195/33/A Site for 12 touring caravans and washing facilities: Refused 19 April  
2012

C08D/0048/33/AM Single-storey dwelling: Refused 14 April 2008

C07D/0267/33/AM Erection of two houses: Refused 19 September 2007

C02D/0035/33/LL Agricultural shed: Approved 12 April 2002.

#### 4. Consultations:

Community/Town Council: Not received.

Transportation Unit: It is not intended to make a recommendation as it is assumed that the proposed development would not have a detrimental impact on any road or proposed road.

Natural Resources Wales: NRA are of the view that the proposed development does not affect a matter featured on their check-list. NRA does not consider that this proposal would have a substantial detrimental impact on the adjacent Cors Geirch SSSI.

Biodiversity Unit: The proposal is unlikely to affect the ecological features, however, the applicant should provide a scheme to safeguard and improve the area's biodiversity and it is suggested that such a condition should be imposed on any permission.

Footpaths Unit: No objection.

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

- Had responded to other applications for tourist developments on the site
- Locating caravans on the site could mean that they would be visible from the public footpath mentioned in the application.
- The west of Llŷn is beautiful at all times of the year. Several tourist developments have been approved recently and these are a threat to the area's tranquillity and beauty which is appreciated by local people and visitors alike.
- Approving this application may set a precedent for similar developments.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 Decisions about planning applications must be made in accordance with the adopted development plan, unless other material considerations state otherwise. The current 'Development Plan' is the Gwynedd Unitary Development Plan (2001-2016) and the Joint Local Development Plan for Gwynedd and Anglesey (JLDP) will replace the UDP as the 'development plan' once it is adopted. It is hoped that the JLDP will be adopted during July 2017.
- 5.2 When dealing with any planning application the statutory test should be your first consideration at all times, i.e. it is necessary to determine planning applications in accordance with the development plan, unless other relevant considerations state otherwise. The JLDP is now a material planning consideration for the purposes of development control - see paragraph 3.1.3 Planning Policy Wales that states: "Material considerations could include current circumstances, policies in an emerging development plan and planning policies of the Welsh Government. All applications should be considered in relation to up-to-date policies ...".
- 5.3 Although many policies have been discussed in detail during the Gwynedd and Anglesey Joint Local Development Plan Hearings, we will not know for certain what the contents of the Plan will be until the Inspector submits his binding report.
- 5.4 Paragraph 2.14.1 of Planning Policy Wales states: "...thus in considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, local planning authorities will need to consider carefully the underlying evidence and background to the policies. National planning policy can also be a material consideration in these circumstances."

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In this case, the JLDP policies as noted in 2.4 above are material and as these policies are fairly consistent with the policies of the Unitary Development Plan and the relevant National Advice, it is considered that the above assessment and the recommendation of this report are consistent with the emerging policy.

- 5.5 Policy D21 states that proposals for storing touring caravans will be approved provided the criteria within the policy can be met. Criteria 1 and 2 deal with the location of the storage site. The location is expected to be either in appropriate existing buildings, or where there are no appropriate existing buildings available that unobtrusive outdoor locations are utilised. The location that is the subject of the application is in a dip within 10 metres to the farm's substantial buildings. It is realised that public footpaths are located on the farm land; however, it is likely that the storage of caravans on the site would not be obvious from those footpaths, or local public sites due to natural landforms, the farm's existing buildings and hedgerows. It considered that the location would not have a detrimental impact on the area's visual amenities. In terms of criteria 3 of Policy D21 a condition will have to be imposed to ensure that only touring caravans when they are not used will be stored here. In light of the above, it is considered that the proposal is acceptable in terms of Policy D21 of the GUDP.

### **Visual amenities**

- 5.6 The application entails creating a site to store up to 30 touring caravans in a dip in the landscape. The site is not considered to be prominent or intrusive in the landscape as it is located in a dip and near to the farm's substantial buildings. Although the units situated on the site may be visible from afar and from higher ground it is considered that the proposal would not create a caravans storage site that would be likely to create an obtrusive and prominent feature in the landscape that is within the Landscape Conservation Area. It should be noted that a letter was received stating concern regarding the development and that the proposal may be visible from public footpaths on the farm's land. However, the site is located some distance from those paths and is shadowed by the existing buildings. If some of the site was visible from these paths, it would be seen amongst other farm activities and would not be a separate feature amongst the fields. However, it is felt that the landscaping should be reinforced along the boundary that backs onto the site and this would be of assistance to improve and create a more acceptable site within the landscape and consequently would meet the suggestion from the Biodiversity Unit. Adding planting along the boundary would add to the height of the hedge bank and strengthen the existing landscaping, it is considered that this would be in accordance with Policy B27 of the GUDP. In these circumstances, it is considered that the proposal to create a caravan storage site would not be likely to create an obtrusive and prominent feature in the landscape that is within the Landscape Conservation Area designation. It is considered that the proposal is not contrary to policy B10.

### **General and residential amenities**

- 5.7 The application was advertised on the site and neighbouring residents were notified. One letter was received stating concern regarding the impact of the proposal on the landscape and this matter is discussed under the relevant heading in the report. The site is located outside any development boundary and is approximately 300m from the

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nearest residential property which is situated east of the site. The nature and location of the proposal is unlikely to have a negative impact on the amenities of neighbouring residents. It is considered that the proposal is not contrary to Policy B23 of the GUDP.

### **Transport and access matters**

- 5.8 Policy CH33 of the GUDP relates to road safety. The application entails creating a site to store touring caravans for the applicant's caravan site together with touring caravans from other sites. The site is located on farm land approximately 100 metres from the existing caravan site. It is proposed to construct a new track to transport 19 touring caravans situated on the farm to the storage site and the 11 remaining caravans will be transported along the county highway and will use the existing entrance to the caravan site to gain access to farm land. It is considered that the proposal is unlikely to have any significant detrimental impact on road safety and the comments of the Transportation Unit state that there is no objection to the proposal. Therefore, it is considered that the proposal is not contrary to policy CH33.

### **Biodiversity matters**

- 5.9 Observations were received from the Council's Biodiversity Unit stating that they did not object to the proposal.

### **6. Conclusions:**

- 6.1 Having considered the above and all the relevant matters, including local and national policies and guidance, as well as the observations received, it is deemed that this development is acceptable. It is considered that the proposal would not have a significant detrimental effect on the area's visual amenities, nearby residents and would not impair road safety.

### **7. Recommendation:**

- 7.1 To approve – conditions
1. Five years
  2. In accordance with the plans
  3. Limit the number to a total of 30 caravans.
  4. Landscaping along the hedge bank that borders the site within the first planting season once the permission is implemented.
  5. Storage of touring caravans during the winter period only.