

PLANNING COMMITTEE	DATE: 06/11/2017
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	CAERNARFON

Number: 5

Application Number: C17/0669/46/LL

Date Registered: 26/07/2017

Application Type: Full - Planning

Community: Tudweiliog

Ward: Tudweiliog

Proposal: Create a touring caravan site for nine units

**Location: Fferm Pwll Goed, Tudweiliog, Pwllheli,
Gwynedd, LL538AJ**

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

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1. Description:

- 1.1 Full application to create a touring caravan site. The proposal comprises using the site of five caravans under an exempted Camping and Caravanning Club certificate as an independent site to locate nine touring caravans. It is intended undertake additional planting work on the boundaries which would include planting rowan, hawthorn, blackthorn, ash and holly. The caravans will be sited along the western and southern boundaries of the site.
- 1.2 The site is situated in the countryside. It is within the Special Landscape Area and the Llŷn and Bardsey Island Landscape of Outstanding Historical Interest. The site is served by an existing access to an unclassified road.
- 1.3 A Design and Access Statement was also submitted.
- 1.4 The application is submitted to Committee as it involves siting more than five touring caravans on the land.

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 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 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 **Gwynedd and Anglesey Joint Local Development Plan. (Composite Version including Matters Arising Changes, January 2017)**
 - TRA 2: Parking standards
 - TRA 4: Managing transport impacts
 - PCYFF 2: Development criteria
 - PCYFF 4: Design and landscaping
 - TWR 5: Touring caravan, camping and temporary alternative camping accommodation
 - PS 19: Conserving and enhancing the natural environment
 - AMG 2: Special landscape areas
 - PS 20: Safeguarding and/or enhancing heritage assets
 - AT 1: Conservation Areas, World Heritage Sites and Landscapes, Parks and Registered Historic Gardens
- 2.4 **National Policies:**
 - Planning Policy Wales, Edition 9 (November 2016)
 - Technical Advice Note - 13 Tourism
 - Technical Advice Note 18 - Transport

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3. Relevant Planning History:

3.1 The site has no relevant planning history.

4. Consultations:

Community/Town Council:	Support.
Transportation Unit:	No recommendation as it is deemed that the proposal will not have a detrimental impact on any road or proposed road.
Natural Resources Wales:	No objection to the above application and propose usual observations regarding foul drainage.
Welsh Water:	Offer the following observations: Suggest that the applicant seeks the views of Natural Resources Wales as it is intended to connect to the private drainage system.
Caravans Officer:	There is no objection to the application as long as it complies with the licensing conditions. This development must comply with the requirements of the Acts and Model Standards as noted:- <ul style="list-style-type: none"> • Caravan Site and Control of Development Act 1960. • Model Standards 1983. • The Health and Safety at Work etc. Act 1974 An application for a site licence will need to be discussed should this application be permitted.
Biodiversity Unit:	The 'cloddiau' will be retained and planted. I have no ecological concerns about the application.
Fire and Rescue Service:	The Fire Authority does not have any observations to make regarding access to Fire vehicles and water supply.
Area of Outstanding Natural Beauty Unit (AONB)	Currently the site is for five caravans through the Caravan and Camping Club. The site is near the house and farm buildings and is fairly hidden due to substantial 'cloddiau' and hedgerows. It is also noted that it is proposed to introduce additional landscaping. It is considered that nine touring caravans can be located on the site without harming the AONB with appropriate conditions.
Public Consultation:	A notice was posted on the site. The advertising period has expired and no observations have been received.

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5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The application involves establishing a new touring caravan site to replace the existing exempted camping use (as part of the Camping and Caravanning Club). Establishing a site as part of the Camping and Caravanning Club means that up to five touring units can be located on-site without planning permission.
- 5.2 Policy TWR 5 LDP permits proposals to develop new touring caravan sites provided they conform to all the criteria noted. These include the need for the proposed development to be of a high quality in terms of design, layout and appearance and 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; avoids excessive areas of hard standing; have limited physical connection to the ground and is capable of being removed off the site out of season; any ancillary facilities should, if possible, be located within an existing building or as an extension to existing facilities; that the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features; occupation is limited to holiday use only; that the site is used for touring purposes only and any units are removed from the site during periods when not in use.
- 5.3 The field in question is located in open countryside and is adjacent to an unclassified road. The nine units would be sited around the western and southern boundaries of the field. All the boundaries comprise hedgerows and / or 'cloddiau' and therefore the site is relatively well hidden from the wider landscape. Although no amenity area has been shown as part of the proposal, it is likely that there would be sufficient space within the site for such a provision. The plans submitted as part of the application include additional landscaping along the site's boundaries. These have been included as mitigation measures for the proposed development and there would be a need to reinforce the existing growth and strengthen it. It is considered that the design, layout and appearance of the proposal are acceptable and they would not cause substantial harm to the visual quality of the landscape.
- 5.4 In respect of the proximity of the road network, the site has direct access to an unclassified road. This road has access to a class 2 highway in the centre of the village of Tudweiliog approximately 0.8 miles from the site. There is no need to make any adjustments to the access in order to serve the proposal. Although in terms of planning this is an application to establish a new touring caravan site, it should be realised that the site has been operating as an exempt site for touring caravans. Bearing in mind that the site has been used for five touring caravans, we do not consider that establishing an official site for nine units would change much in terms of road safety.
- 5.5 As a result of the above assessment, it is considered that the proposal is acceptable in terms of Policy TWR 5 of the LDP.

Visual amenities

- 5.6 The site occupies a location within a Special Landscape Area. Hedgerows and /or 'cloddiau' surround the site's boundaries and these are a way of sheltering the site

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from the wider landscape. It is intended to reinforce the hedgerows / cloddiau with additional planting as part of the application. Additional planting work would include planting rowan, hawthorn, blackthorn, ash and holly. This additional planting is to be welcomed and it would add to the landscaping around the site. The site is not considered to be oppressive in the landscape as it currently stands and therefore the proposal would not disrupt the area's visual amenities or the Special Landscape Area character under the current circumstances. Therefore, it is considered that the proposal is acceptable in terms of Policy PCYFF 4 and AMG 2 of the LDP.

- 5.7 The site lies within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. The proposal relates to creating a new touring caravan site, but in terms of its location and size, it is considered that the impact of the proposal would be local only and that it would not have a wider impact on the historic landscape. It is therefore considered that the proposal is acceptable in terms of Policy AT 1 LDP.

General and residential amenities

- 5.8 The site is situated in the countryside and the nearest private house is approximately 700 metres away. We understand that the site has been used as a touring caravan site under the management of the Camping and Caravanning Club, and although it is intended to add to the number of caravans on the site, it is considered that the site's activities would not have an additional substantial detrimental impact on the amenities of houses in the vicinity. It is therefore felt that the proposed use will not create more noise and activities than the current use. It is considered that the proposal would not have a substantial detrimental impact on nearby residents and therefore the proposal is not considered to be contrary to Policy PCYFF 2 LDP.

Transport and access matters

- 5.9 The site currently has direct access to an unclassified road. This road has access to a class 2 highway in the centre of the village of Tudweiliog approximately 0.8 miles from the site. There is no need to undertake adjustments to the access in order to serve the proposal. Although in terms of planning this is an application to establish a new touring caravan site, it is understood that the site has been operating as an exempt site for touring caravans. Bearing in mind that the site has been used for five touring caravans, we do not consider that establishing an official site for nine units would change much in terms of road safety. The Transportation Unit had no concerns. There are plenty of parking spaces available within the site. It is considered that the proposal is acceptable in terms of TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.10 The Biodiversity Unit's observations on the proposal have been received and they did not have any concerns. The Biodiversity Unit appreciate that the existing 'cloddiau' will be retained and reinforced. Therefore, there are no biodiversity concerns associated with the application.

6. Conclusions:

- 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 detrimental impact on the Special Landscape Area, amenities of the neighbourhood or road safety.

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7. Recommendation:

7.1 To approve – conditions-

1. Commencement 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 nine.
4. Restrict the season to between 1 March and 31 October.
5. Holiday use only.
6. A register to be maintained.
7. No storing of touring caravans on the site.
8. Carry out the landscaping plan.