

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

Number: 6

Application Number: C17/0678/30/LL

Date Registered: 24/07/2017

Application Type: Full - Planning

Community: Aberdaron

Ward: Aberdaron

Proposal: Establish a glamping site for six units and erect a shed

Location: Tŷ Canol Pencaerau, Rhiw, Pwllheli, LL538AR

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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

1. Description:

- 1.1 This is a full application to establish a glamping site for six units. The application also includes a proposal to erect a shed that would be used to keep furniture and various machines and store some of the pods during the winter months. The rest of the pods would be stored near the shed. All the glamping pods would be of a timber construction and the roof would be in the form of a semi-circle. The shed would measure approximately 18.2 metres by 9.1 metres and the roof would measure approximately 5.1 metres high to the ridge. The shed would be constructed from dark green box profile sheets. As part of the proposal, it is intended to reinforce the growth on the *clawdd* that runs adjacent with the road. It is understood that the proposal is to keep the arrangements as natural as possible by reinforcing the *cloddiau* with gorse and thorns and retain a section around the site as a meadow to promote grass, flowers and wildlife that use such areas as habitats.
- 1.2 The site is located 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 unclassified road which also acts as a public footpath. This unclassified road has access to a class 3 road approximately 300 metres to the west of the site. A few dwelling houses are located in the vicinity of the site.
- 1.3 A Design and Access Statement was also submitted.
- 1.4 The application is submitted to the committee as it involves five or more 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 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 3: Design and place shaping

PCYFF 4: Design and landscaping

CYF 6: Re-use and adapt rural buildings or a residential unit for business use or construct new units for business/industry

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

PS 19: Conserving and enhancing the natural environment

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

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

3. Relevant Planning History:

- 3.1 Y17/000577 - Pre-application enquiry to create a glamping site, demolish an existing agricultural shed and erect a new agricultural shed.
 Advice was provided in terms of the relevant policies and the material issues, in particular the visual impact of the proposal, road safety, amenities of the neighbourhood and biodiversity. Reference was also made to the need for the pods to be mobile as a static site would not be supported by policy. No objection in principle to the demolition of the existing agricultural shed and erect a new agricultural shed for the holding.

4. Consultations:

Community/Town Council:	Not received.
Transportation Unit:	No recommendation as it is assumed that the proposed development would not have a detrimental impact on any road or proposed road.
Natural Resources Wales:	No objection to the proposal. It is recommended that the Council's ecologist is contacted to decide whether there is a need to carry out a protected species survey. Standard observations in relation to the licensing of the private drainage system.
Welsh Water:	As it is intended to use a septic tank facility, it is recommended that contact should be made with Natural Resources Wales.
Caravans Officer:	This development must comply with the requirements of the Acts and Model Standards as follows: <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

It must be ensured that there is a clear 3 metres between the cars and the nearby unit and that there is 6 metres between units to prevent fire from spreading from one to another in such an emergency.

It must be ensured that the access is wide enough to allow

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

emergency vehicles to gain access to the site in an emergency, within 90 metres of each unit.

The applicant will be required to contact the Public Protection Service to apply for a site licence if this application is approved.

- Biodiversity Unit: 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. Recommend fire safety measures for the pods.
- Footpaths Unit: Not received.
- Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period ended and no observations had been received.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The application involves establishing a glamping site that would include six pods. Alternative temporary camping accommodation of this type is considered under policy TWR 5 of the LDP. This policy approves proposals to develop touring caravan sites, camping sites or alternative temporary camping accommodation provided that all criteria noted are complied with. 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; that the site is used for touring purposes only and any units are removed from the site during periods when not in use.
- 5.2 The field in question is located in open countryside and is adjacent to an unclassified road. The six units would be sited near the western and southern boundaries of the field. There are *cloddiau* on all the boundaries. Towards the eastern boundary there is a dwelling house in the applicant's ownership and an agricultural shed. On the whole, the site is relatively well hidden from the broader 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 includes additional landscaping along the site's boundaries and this is intended to be done in a way that would keep the site as natural as possible using growth such as gorse and thorns that would also encourage wildlife. 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. The proposed units are timber-finished pods with a semi-circle shaped roof. The type of pods proposed are

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

relatively insignificant compared with caravans as they have a finish and colour that are less prominent in the landscape. The pods have been kept towards the boundaries of the field where *cloddiau* are located nearby that would be a way of integrating them into the landscape. It is considered that the design, layout and appearance of the proposal are acceptable and that they would not cause substantial harm to the visual quality of the landscape.

- 5.3 The majority of the field would remain as grassland and therefore, the number of hard standings associated with the proposal would not be excessive. The officers had initial concern regarding how the pods would be moved during the periods when they would not be used. A response was received from the applicant noting that they could be moved either by having pods with an axle so that they could be towed with a vehicle or raised with a telehandler but the proposal was to ask for pods with an axle so that they could be moved easier. Therefore, it appears that the pods would be ones that could be moved off the site during the closed season and would be in accordance with criterion 3 of Policy TWR 5. It is intended to store the pods during the closed season either within the proposed shed or immediately adjacent to it.
- 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 3 road approximately 300 metres from the site. The proposal does not involve making changes to the access in order to serve the proposal. The Transportation Unit has no concerns regarding the proposal. As this is a proposal for a glamping site, visitors to the site would not tow a caravan behind any vehicle they use to come and go from the site. Consequently, the proposal would not lead to rural lanes being used by vehicles towing a caravan and therefore it is considered that the proposal is acceptable in terms of the roads serving the proposal. It is considered that the proposal is acceptable in relation to criterion 5 of policy TWR 5.
- 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.
- 5.6 When the enquiry was submitted prior to submitting the application, the proposed shed had been stated as an agricultural shed to replace the current shed. The existing shed is now to be retained; however, it is proposed to build a new agricultural shed to keep the machinery etc. associated with treating the land. This shed would be used during the periods when the glamping site would be closed in order to store some of the pods (two at most) with the other four pods to be stored near the shed. Policy CYF 6 approves proposals for new units for industry or business, provided that the following criteria can be met:
1. That the scale and nature of the development is acceptable given its location and size of the building in question - it is considered that the proposal complies with the requirements of this criterion.
 2. That the development would not lead to an use that conflicts with nearby uses or has an impact on the viability of similar uses nearby - it is considered that the proposal complies with the requirements of this criterion.

The site would partly be used for agricultural purposes on an existing agricultural holding and in relation to this it is considered acceptable in the location and site in question. It would also be used to store some of the pods during the periods when the glamping site would be closed. However, the shed is of an acceptable scale and nature considering its location and purpose. Also, it is not considered that the development would lead to uses that would conflict with nearby uses. Therefore, it is

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

considered in principle that the shed complies with the requirements of policy CYF 6 above.

Visual amenities

- 5.7 The site occupies a location within a Special Landscape Area. *Cloddiau* surround the site's boundaries and these are a way of sheltering the site from the broader landscape. It is intended to reinforce the *cloddiau* with additional planting as part of the application. This additional planting would mainly include gorse and thorns. This additional planting is to be welcomed and it would add to the landscaping around the site. It is not considered that the site is oppressive in the landscape as it currently stands and therefore the proposal would not disrupt the visual amenities of the area or the Special Landscape Area under the current circumstances. The shed would be located close to the existing shed on the site. Therefore, it is not considered that this would stand out as an individual building in the countryside but rather would be seen as part of a cluster of existing buildings in Tŷ Canol. A dark green colour for the exterior walls and the roof would also be acceptable. It is considered that the proposal is therefore acceptable in terms of Policy PCYFF 4 and AMG 2 of the LDP.
- 5.8 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 broader impact on the historic landscape. It is considered therefore that the proposal is acceptable in terms of Policy AT 1 LDP.

General and residential amenities

- 5.9 The site is located in the countryside and there are some residential houses in the vicinity. A small glamping site is proposed and as a result of the distances between the site and the houses in the vicinity, it is not considered that the proposal would have a substantial detrimental impact on nearby residents and therefore, it is not considered that the proposal is contrary to Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.10 The site currently has direct access to an unclassified road. This road has access to a class 3 road approximately 300 metres from the site. The Transportation Unit has no concerns regarding the proposal. The proposal would involve mainly having to use rural lanes to reach the site. However, as a glamping site is proposed, visitors to the site would not tow a caravan behind any vehicle they use to come and go from the site. Consequently, the proposal would not lead to additional use being made of rural lanes by vehicles towing a caravan and therefore it is considered that the proposal is acceptable in terms of the roads serving the proposal. It is also proposed to have parking spaces within the site near each pod. It is considered that the proposal is acceptable in terms of Policies TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.11 The Biodiversity Unit's observations on the proposal have been received and they did not have any concerns. Therefore, there are no biodiversity concerns associated with the application.

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

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 now 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 Special Landscape Area, amenities of the neighbourhood or road safety.

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 6.
4. Restrict the season to between 1 March and 31 October.
5. Holiday use only.
6. A register to be maintained.
7. The pods to be stored in or near the shed as shown on the plans during the periods when the site is closed.
8. External walls and roof of the shed to be dark green in colour BS 12 C 39.
9. Carry out the landscaping plan.