

PLANNING COMMITTEE	DYDDIAD: 26/02/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION MANAGER	DOLGELLAU

**Number: 12**

**Application Number:** C17/1175/42/LL

**Date Registered:** 29/11/2017

**Application Type:** Full - Planning

**Community:** Nefyn

**Ward:** Morfa Nefyn

**Proposal:** Extension to touring caravan site to locate 12 additional touring units (increase in numbers from 20 to 32)

**Location:** Mownt, Edern, Pwllheli, LL536YX

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

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## 1. Description:

- 1.1 A full application to extend an existing touring caravan site to locate an additional 12 touring units. The proposal would increase the numbers of touring units on the site from 20 to 32. It is intended to site the additional units on a parcel of land to the west of the existing site. Following the site visit, it appears that this land has already been used for caravans as there are touring units on the land, with hard-standings on parts of the land and some 'hook-up' points to provide facilities for touring caravans. A condition was imposed on planning permission C07D/0634/42/LL that excluded this field from the permission that was granted in 2008. As part of this proposal it is intended to replenish gaps in the existing vegetation through additional planting of shrubs such as hawthorn, blackthorn, and holly. It is also intended to create a picnic area that would contain bilingual signs providing information about the area. A recreational field / children's play area would also be created.
- 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 entrance to a class 3 road.
- 1.3 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 seven 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 sites, camping sites and temporary alternative camping accommodation

PS 19: Conserving and where appropriate 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 Registered Historic Landscapes, Parks and Gardens

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#### 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 C07D/0634/42/LL - Establish site for 20 touring caravans and construction of toilet block - Approved 5 February 2008.

#### 4. Consultations:

Community/Town Council: Support.

Transportation Unit: No objection to the proposal. Although the increase is significant, i.e. it exceeds 10%, it is considered that the location of the site at the end/beginning of the road, and the increase as a percentage of the total number of caravan units for the whole area is acceptable. It is recommended that a site management plan be ensured, to include the management of arrival and departure times, and that this is in operation prior to granting the extension.

Natural Resources Wales: No objection to the application but propose conditions:

##### **Protected Species**

It is recommended that the Council's ecologist be contacted to determine whether there is a need to carry out a protected species survey (water voles, bats) to support the application. When a request is made for this type of survey, you should contact us when it has been undertaken.

##### **Foul Water Drainage**

The applicant should also ensure that the current foul water drainage system is in good condition, that it is regularly emptied and has sufficient capacity to deal with any increase in flow that could result from this development.

Welsh Water: As the applicant intends to use a septic tank, they are advised to contact Natural Resources Wales.

Public Protection: Not received.

Caravans Officer: Further to a visit to Mownt Edern site on 2 January, the amended plan shows space for 12 touring caravans. However, this number of caravans could reduce the space on the proposed site, and consideration should be given to reducing the number of caravans in the application area or re-location to an established area. The toilets and washing facilities are sufficient. The development on the existing site must comply with the requirements of the following Acts and Standards:-

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

The applicant will be required to contact this unit to discuss varying the site licence should this application be permitted.

Biodiversity Unit:	No observations.
Fire and Rescue Service:	No observations on the access for fire vehicles and water supply.
Public Consultation:	A notice was posted on the site. The advertising period has expired and no observations have been received.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 The application involves extending the existing touring caravan site and siting additional touring units on the land. Policy TWR 5 LDP permits proposals for extensions to existing sites or for additional pitches provided they comply with 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 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 that 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.
- 5.2 The field in question is located in open countryside and is parallel to a class 3 road. The 12 additional units would be set around the boundaries of the extended part of the site. All the boundaries comprise hedgerows and / or 'cloddiau' and therefore the site is relatively well hidden from the wider landscape. As part of the proposal it is intended to create a picnic and children's play area within the site. The plans submitted as part of the application include additional landscaping where there are gaps in the existing vegetation. These gaps would be filled with a mix of vegetation such as hawthorn, blackthorn, and holly. These have been included as mitigating measures for the proposed development and there would be a need to reinforce and strengthen the existing growth. 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.
- 5.3 In respect of proximity to the road network, the site has direct access to a class 3 road. There is no need to make any modifications to the access in order to serve the proposal.

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Bearing in mind that the site has been used for 20 touring caravans, it is not considered that increasing the number by an additional 12 units would change the situation much in terms of road safety.

- 5.4 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**

- 5.5 The site occupies a location within a Special Landscape Area. Trees, hedgerows and /or 'cloddiau' surround the site's boundaries, and these are a way of sheltering the site 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 hawthorn, blackthorn 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.
- 5.6 The site lies within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. The proposal relates to extending 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 therefore considered that the proposal is acceptable in terms of Policy AT 1 of the LDP.

#### **General and residential amenities**

- 5.7 The site is located in the countryside. A static caravan site already operates from the site and, even though the intention is to add to the number of caravans on site, it is not considered that the activities on site would have a substantial additional detrimental impact on the amenities of the houses in the vicinity. It is, therefore, felt that the proposed use will not generate more noise and activities than its 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 of the LDP.

#### **Transport and access matters**

- 5.8 The site currently has direct access to a class 3 road. There is no need to make any modifications to the access in order to serve the proposal. Bearing in mind that the site has been used for 20 touring caravans, we do not consider that establishing a site with 12 additional touring caravans would significantly change the situation in terms of road safety. The Transportation Unit submitted observations confirming that they had no objection to the proposal. The Transportation Unit noted that the increase proposed for the site was significant (more than 10%), but in the context of the number of caravan units in the area as a whole, it is considered that the increase in the number of units is acceptable in relation to the additional usage of the county road. The Transportation Unit has also noted that a management plan should be implemented to control the site's arrival and departure times. From the Design and Access Statement that was submitted as part of the application, caravans could arrive between mid-day and 2pm, and caravans would have to depart before 10.30 in the morning, with the traffic directed towards Ceido and Bryncynan roundabout. This is considered to be acceptable, and avoids caravans departing and arriving at the site at the same time. There are plenty of

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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**

- 5.9 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.

### **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.

### **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 32.
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.