

PLANNING COMMITTEE	DATE: 03/09/2018
REPORT OF THE PLANNING AND PUBLIC PROTECTION SERVICE SENIOR MANAGER	PWLLHELI

Number: 9

Application Number: C18/0620/40/LL

Date Registered: 17/07/2018

Application Type: Full - Planning

Community: Llannor

Ward: Abererch

Proposal: Improvements to the outdoor activities area to provide new facilities with landscaping and new infrastructure (above and under the ground)

Location: Outdoor Activity Area, Hafan y Môr Holiday Park, Pwllheli, Gwynedd, LL536HX

Summary of the Recommendation: APPROVE WITH CONDITIONS

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1. Description:

1.1 This is an application to improve the outdoor activities area to provide new facilities with landscaping and new infrastructure (aboveground and underground) in the Hafan y Môr holiday site. The proposal includes:

- Small track jeep safari.
- Maintenance hut for the carts and a management area.
- Area for displaying / hiring carts with a cover.
- Re-design internal access lanes.
- New jetty for boat hire.
- Refurbish the all-weather sports court.
- Create a new play area with water, low ropes, and bungee trampolines.
- New enclosure for the climbing wall.
- Play area for children with sand, a tower and canopy.
- Play area for toddlers.
- Seaside huts.
- Installation of outdoor musical playing equipment.
- Install charging points for electric cars.
- Landscaping work

1.2 It would be located in the centre of the site near the boating lake. Hafan y Môr is located in the countryside. An ecology report and a letter were received as a planning statement as part of the application.

1.3 The application is submitted to Committee as the application site is larger 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 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 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. (July 2017)**

PCYFF 1 - Development boundaries

PCYFF 2 - Development Criteria

PCYFF 3 - Design and place shaping

PCYFF 4 - Design and Landscaping

TWR 1 – visitor attractions and facilities

PS 19 - Conserving and enhancing the natural environment

AMG 5 - Local Biodiversity Conservation

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AMG 6 – Protecting Sites of Regional or Local Significance

2.5 National Policies:

Planning Policy Wales (Edition 9, November 2016)
TAN 12: Design

3. Relevant Planning History:

3.1 Hafan y Môr has an extensive planning history but the following application is relevant to this section of the site:

C17/1088/40/LL - Construction of a 12m climbing wall. Approved

The following applications are also considered on Hafan y Môr grounds:

C18/0619/40/LL - Demolish part of the existing building, modifications to the elevations, new access point and roof features together with associated landscaping and engineering work - Not determined but form part of this committee's agenda.

C18/0618/40/LL - Extension to sports building, create an assembly area, re-form internal roads and caravan settings, new doors and windows and landscaping work and associated infrastructure (aboveground and underground). No decision had been made at the time of writing but is likely to be determined via delegated rights.

4. Consultations:

Community/Town Council:	Not received
Welsh Water:	Not received
Natural Resources Wales:	No objection and standard advice
Public Protection:	No objection and standard advice
Biodiversity Unit:	Not received
Trees Unit:	Not received
Network Rail:	No objection and advice to protect the railway
Public Consultation:	A notice was posted on the site. The advertisement period has expired and no response was received.

5. Assessment of the material planning considerations:

Principle

5.1 Policy TWR 1 supports applications to develop new visitor attractions or facilities or to improve and extend the standard of existing facilities as long as they are within the

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development boundary. Where there are no suitable opportunities available inside the development boundary, there are exemptions where an attraction or a visitor facility can be supported. Among these exemptions is to develop an activity restricted to a specific location due to its appropriate use of a historical or natural resource or its proximity to the attraction which it relates. In the case of the existing application, the proposal is for refurbishing and installing new facilities within the existing tourism attraction. It is considered that the different elements, due to their scale, nature and character in the context of the existing site, is acceptable for the location in question in the centre of the Hafan y Môr site. The proposal would also extend the facilities for visitors to the site. In principle, it is considered that the proposal is acceptable in terms of Policy TWR 1 and, therefore, the proposal is also in accordance with policies PCYFF 1 and 2 of the LDP.

Visual amenities

- 5.2 The new facilities / attractions would be located at the centre of the Hafan y Môr attraction, near the sailing lake. The plans show photographs of the likely appearances of the structures, and also the rough measurements. It is considered that the level of information is sufficient to assess the acceptability of the proposal but, if the application is approved, detailed plans of the structures would be required, and this could be ensured through a condition. The different elements of design are generally expected for this type of development. The proposal would contribute towards improving the internal appearance of this part of the site, and is a part of a wider plan to improve the site as a whole. Considering its location at the centre of the existing holiday site and near other buildings and structures, it is not considered that the proposal would have a detrimental impact on the visual amenities of the area of the wider landscape. To this end, it is believed that the proposal is acceptable based on the requirements of Policy PCYFF 3 and 4 of the LDP, subject to a condition that ensures the completion on the landscaping work and the detailed plans of the structures are submitted and approved before installing them on the site.

General and residential amenities

- 5.3 The proposal is located in the centre of Hafan y Môr where sports activities etc. take place, with a substantial distance from private residential dwellings. It is not considered that the proposal would have any additional impact on the local neighbourhood or the current situation. It is considered that the proposal is acceptable in terms of Policy PCYFF 2 of the LDP.

Biodiversity matters

- 5.4 An ecological report, including a bat survey, was submitted as part of the application. The ecological report shows that a low number of bats are present in nearby buildings (that are not affected as part of this specific application). Due to the existing land use, the proposal would not cause habitat isolation or fragmentation. The observations of Natural Resources Wales were received on the proposal. There was no objection to the proposal provided that the mitigation measures included in the ecological report are followed. Also, it was confirmed that the proposal was unlikely to have any impact on the nearby Special Area of Conservation or the Area of Special Scientific Interest. It is, therefore, considered that the proposal is acceptable in terms of biodiversity and policies PS19, AMG 5 and AMG 6 of the LDP.

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6. Conclusions:

- 6.1 In light of the above and the assessment in the context of relevant policies, it is considered that the proposal would not have a detrimental harmful impact on the area and that the proposal's design is acceptable.

7. Recommendation:

- 7.1 To approve – conditions

1. Commence within five years.
2. In accordance with the plans and the ecology report.
3. Submit detailed plans of any structures before placing them on the site.
4. Complete the landscaping work.