

PLANNING COMMITTEE	DATE: 15/10/2018
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANABGER	CAERNARFON

Number: 1

Application Number: C18/0023/42/LL

Date Registered: 09/01/2018

Application Type: Full - Planning

Community: Nefyn

Ward: Nefyn

Proposal: Demolish existing storage unit and build two holiday units (amended application)

Location: Tynpwll Cottage, Lon-ty'n-pwll, Nefyn, Pwllheli, Gwynedd LL536EN

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 The application was deferred at the Committee meeting held on 25 June 2018 in order to receive additional information about the cumulative impact of holiday units on the locality. The application involves demolishing an existing shed and constructing two one-storey holiday units. The shed is mainly constructed of black coloured corrugated metal sheets with a stone wall on the northern side. There is a static caravan on the southern side of the shed. The proposal entails constructing a pair of one-storey holiday units that would form a type of court design with the existing buildings at Ty'n Pwll Cottage. The proposed building on the site in its entirety would measure 16 metres by 6.8 metres with a height to the apex of approximately 3.8 metres. The holiday units would have a slate roof and it is proposed to incorporate sections of the existing stone wall within the external walls. The rest of the external walls would have a self-coloured render finish.
- 1.2 The site lies in the countryside and within the Llŷn and Barsdey Island landscape of outstanding historic interest. Access is gained to the site along an unclassified road which had access to a class 2 road approximately 85 metres south of the site.
- 1.3 The application is submitted to the Committee at the request of the 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 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 **Anglesey and Gwynedd Joint Local Development Plan 2011-26 adopted 31 July 2017**
 TRA 2 - PARKING STANDARDS
 TRA 4 - MANAGING TRANSPORT IMPACTS
 PCYFF 1: DEVELOPMENT BOUNDARIES
 PCYFF 2: DEVELOPMENT CRITERIA
 PCYFF 3: DESIGN AND PLACE SHAPING
 PS 14: THE VISITOR ECONOMY
 TWR 2: HOLIDAY ACCOMMODATION
 AMG 5: LOCAL BIODIVERSITY CONSERVATION
 PS 20 - CONSERVING AND 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)
 TAN 6 – Planning for sustainable rural communities

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TAN 12 - Design
TAN 13 - Tourism
TAN 18 - Transport
TAN 23 - Economic Development

3. Relevant Planning History:

- 3.1 2/22/394A - Conversion of external building to a dwelling, workshop and stables - Ty'n Pwll Farm, Nefyn - Approved 3 August 1988. The application plan indicated that the stables were situated on the site of application C18/0023/42/LL. Condition that the stables were for the use of the house only and not for business purposes.
- 3.2 2/22/394B - Extension to dwelling - Ty'n Pwll Cottage, Nefyn - Approved 30 June 1993. This extension was to convert the section that was a workshop on application 2/22/394A to be part of the house.
- 3.3 C02D/0132/42/LL – Constructing a sun lounge - Approved 5 April 2002.
- 3.4 C17/0805/42/LL – Demolish existing shed and construct three, two-storey units - Refused 19 October 2017. This application was refused on the grounds that the scale, design and appearance of the proposal were not in keeping with the existing buildings near the site, and the proposal would create an alien development that did not respond to the local context and its location in the countryside and therefore contrary to policy TWR 2 and PCYFF 3.

4. Consultations:

Community/Town Council: Object on the grounds of a new building in the countryside, over-development of the site, danger to the public on a busy walking road.

Transportation Unit: I refer to the above application, and confirm that I have no objection to the proposal. The proposal has sufficient parking provision within the curtilage and although it is situated along a narrow country road, it is assumed that the distance from the nearby class B road, together with the nearby passing place, are unlikely to mean that the proposal will have a detrimental impact on the local road network.

Natural Resources Wales: Natural Resources Wales have no objection to the application.

Protected Species

We note that there is no information regarding protected species with the application and therefore we take it for granted that your authority has screened the application and has concluded that there is no reasonable likelihood of protected species being present.

Environmental Control

Observations on waste materials and disposal method.

Welsh Water: Propose conditions regarding surface water and land drainage.

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Biodiversity Unit: No concerns regarding the application and no observations.

Public Consultation: A notice was posted in the site, however, no response was received during the advertisement period.

5. Assessment of the material planning considerations:

The principle of the development

5.1 Policy TWR 2 of the LDP supports the development of new permanent holiday accommodation with services, or self-serviced ones, or to convert existing buildings into such accommodation or extending existing holiday accommodation establishments as long as they are of a high standard in terms of design, layout and appearance and that all the criteria within the policy can be met.

5.2 When the shed to be demolished was originally built it was for agricultural use. However, in the meantime, approval was given in application 2/22/394A in 1988 to use the shed as a stable associated with the house. It is also understood that in the meantime the shed was used as storage in association with the house. Therefore, the shed has been used as a curtilage building for the nearby house. Policy TWR 2 enables new build accommodation, if the development is located within a development boundary, or makes use of a suitable previously developed site. There is an existing holiday unit at Ty'n Pwll Cottage and the proposal in question would therefore extend the existing holiday accommodation establishment. Although the site is located in the countryside, it is within reasonable walking distance to Nefyn and Morfa Nefyn. There is also a bus stop approximately 100 metres away near the junction with the class 3 road that runs from Nefyn to Morfa Nefyn. Therefore, the site is comparatively accessible and close to facilities in the nearby village/town. Policy TWR 2 also supports extending existing holiday accommodation establishments as in the case of this site. From the business plan it is understood that the applicant works at Nefyn Golf Club and he is aware of a lack of accommodation for golfers visiting the area and he hopes that these additional units may be useful as accommodation for golfers. He also hopes to attract visitors who wish to visit the area to walk as the coastal path is only about quarter of a mile north of the site. The applicant also sees this as an opportunity to promote other local business to visitors such as shops, eating places and attractions that would contribute to the local economy.

5.3 Since the June Committee, additional details have been received from the agent. These details include a letter by "Quality Cottages" which is a company who lets holiday cottages in Wales and they note that there is a high demand for holiday units in Nefyn and that the units in question would be suitable to add to their portfolio of holiday units to let. The agent has also received figures from the Council's Taxation Unit relating the numbers of self-contained holiday units. These figures note as follows:-

- Number of self-contained holiday units in the Nefyn District - 46
- Number of self-contained holiday units in Dwyfor - 599
- Number of self-contained holiday units in Gwynedd - 1364

Officers received the same figures from the Taxation Units and the Taxation Unit has noted that the Nefyn district includes Nefyn, Morfa Nefyn and Edern. If these figures are taken into account, the number of holiday units in the Nefyn District is 3.8% of all the self-contained units in Gwynedd and approximately 8.9% of the self-contained holiday units in Dwyfor. Taking these percentages into account, it is not considered

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that two additional units would create an excess of such accommodation in the area. It must be borne in mind that self-contained accommodation, namely commercial developments, is what Policy TWR 2 promotes, and not 'second homes'. In light of this, the figures in terms of the number of 'second homes' in an area is irrelevant and the planning system does not differentiate between houses used as a permanent residence and houses used occasionally by their owners or their friends and family, e.g. second homes. In addition, at the time of the 2011 census, 618 households were in the Nefyn ward and therefore, it is not considered that 46 holiday units would not appear excessive out of this number of households. .

- 5.4 An application to build / provide a new house, be that a market house used as a permanent residence or a market house used occasionally / second home, would be assessed against the housing policy requirements in the Local Development Plan. Therefore, it would be very difficult to consider the number of 'second homes' when considering whether there is an excess of self-contained holiday units in an area. Contact was made with the Joint Planning Policy Unit and they shared this view regarding the situation in terms of policy considerations. Considering the numbers of self-contained holiday units in the Nefyn District compared with the total for Dwyfor and Gwynedd as noted above, it is not considered that there is an excess of such units in the area. Bearing in mind that the proposal would extend an existing holiday accommodation establishment on previously developed land, it is considered that the principle of building new holiday units is acceptable in terms of Policy TWR 2 .
- 5.5 The current application is a re-submission following the refusal of application C17/0805/42/LL. That application was refused as it was considered that the scale of the proposal in question was excessive for the site and did not reflect its surroundings. That application proposed three units, along with a design form of a two-storey terrace that was unsuitable for the rural location in question. The existing application has amended the design to create two, one-storey holiday units that would form some sort of court development with the rest of the buildings at Ty'n Pwll Cottage. It is also proposed to use the stone wall that forms part of the rear wall of the existing shed. Sections of this will be incorporated into the proposal's design. In terms of the number of units and design, it is considered that the proposal is an improvement on the previously refused application and is acceptable in terms of Policy TWR 2 of the LDP.

Visual amenities

- 5.6 The proposal is for the construction of a pair of one-storey holiday units. The proposal has been designed to form some sort of a court with converted traditional stone buildings near to the site. It is intended to use the stone wall that forms part of the rear of the existing shed to be demolished, as part of the development and has been incorporated into the design. Therefore, the external walls of the holiday units would be finished in a mixture of stone and render with a slate roof. The height of the proposed units would be approximately 0.8 metres lower than the adjacent house and would appear subservient to the main house on the site. The materials proposed for the external walls and the roof would also be in keeping with nearby buildings. It is considered that this proposal in terms of design, responds to the local context. Although the proposal would be visible from the nearby unclassified road and in some vistas from the B4417 county highway that links Nefyn and Morfa Nefyn, it is considered that as a result of the design the proposal would look like a converted building forming a cluster of buildings around a court. It is considered that it would not have a detrimental impact on the area's visual amenities. It is considered that the proposal conforms to the requirements of Policy PCYFF 3 of the LDP.

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- 5.7 The site lies within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. It is considered that the impact of the proposal would be local and would not have a wider impact on the historic landscape. Therefore, it is considered that the proposal is acceptable in terms of Policy AT 1 of the LDP.

General and residential amenities

- 5.8 There are no houses outside the applicant's ownership directly near the site. It is considered that the proposal would not have a detrimental effect on the amenities of the local neighbourhood. It is considered acceptable in terms of criterion 7 of Policy PCYFF 2 of the LDP.

Transport and access matters

- 5.9 Access to the site is gained from an unclassified road. It is proposed to provide a parking area for two cars within the property's curtilage. The Transportation Unit was consulted on the application and it had no objection to the proposal. It was noted in the Transportation Unit's observations that the proposal included sufficient parking provision within the curtilage and although it is situated along a narrow country road it is assumed that the distance from the nearby class B road, together with the nearby passing place, are unlikely to mean that the proposal will have a detrimental impact on the local road network. There is no reason not to agree with the Transportation Unit's observations and therefore it is considered that the proposal is acceptable in terms of Policy TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.10 A consultation was undertaken with the Biodiversity Unit and they did not have any concerns about the proposal from a biodiversity perspective. Therefore, it is considered that the proposal has no implications in terms of biodiversity and is acceptable in relation to Policy AMG 5 of the LDP.

6. Conclusions:

- 6.1 Having assessed the proposal, including the cumulative impact of the proposal against the relevant policies and considering all the responses and observations, it is considered that the proposal is acceptable in terms of Policy TWR 2 of the LDP. It is considered that the use, design and proposed materials are acceptable and that they will not impact the amenities, character or appearance of the site, or the surrounding area. The proposal is also acceptable in terms of highways and biodiversity matters. It is considered that the development satisfies the above policy requirements and is, therefore, acceptable to be approved with the conditions listed below.

7. Recommendation:

Approve - conditions

1. Commence within five years.
2. In accordance with plans.
3. Stone to match the stone in the existing wall in terms of colour, texture and weathering features.
4. Agree on the colour of the render.
5. Agree on slate for the roof.
6. Holiday use only and a register of users must be maintained.

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7. Removal of permitted development rights for extensions, roof adaptations and curtilage buildings.
8. No surface water /land drainage to connect with the public sewer.
9. The caravan on the land to be removed from the site within two months of occupation of the holiday units for the first time and no other caravan to be sited on the land.