

PLANNING COMMITTEE	DATE: 20/10/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 2

Application Number: C19/1197/02/LL

Date Registered: 24-12-2019

Application Type: Full

Community: Corris

Ward: Corris/Mawddwy

Proposal: Create a touring caravan site for 11 touring units together with siting of a toilet block and landscaping.

Location: Corris Craft Centre, Upper Corris, Gwynedd, SY20 9RF

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 20/10/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

1. Description

- 1.1 Full application to create a touring caravan site for 11 touring units (caravans, motor-homes). It is also intended to install a shepherd's hut in the southern half of the site for use as a washing facility. The shepherd's hut would be a touring hut and measure 3.6 metres in length and 2.3 metres in width, it would be connected to the site's existing public sewer. The shepherd's hut is a touring hut and the applicant states that it would leave the site outside the holiday season despite its connection to the public sewer. The site is located on the land of a previous quarry that was the subject of a Land Reclamation Scheme in c1980. The Senior Minerals and Waste Officer states that the site is a former slate quarry but there is no valid minerals planning permission on the site or minerals within 200 metres either. Today, the site is covered with grass. The proposal will not involve excavation in order to create a foundation with the exception of connecting the washing unit unit to the public sewer. The touring unit pitches will remain with a reinforced grassed surface.
- 1.2 Units are located along the western side of the site, which is approximately 15 metres from the side of the highway at its closest point. The applicant states that it is proposed to retain the trees along the boundaries, but it is likely that some of the trees will have to be felled at the northern part of the site. It is proposed to erect a *clawdd* and plant more trees as part of a scheme to landscape the site.
- 1.3 The proposed site is located between woody elevated land and the highway, which is approximately 500 metres to the west of the boundary of the village of Corris. The site is currently vacant with tree saplings growing on the boundaries.
- 1.4 The site lies within a Special Landscape Area and is among the Wildlife Sites of Corris. The site is connected to the adjacent highway along a short section of the unclassified county road (the previous county road route). The site is located approximately 200 metres from residential dwellings to the east, a house about 120 metres to the west and the Corris Craft Centre Units and King Arthur's Labyrinth are located approximately 150 metres to the south.
- 1.5 A Design and Access Statement was submitted with the application (although not mandatory) along with an Ecological Assessment and a Trees Report.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Planning Policy Wales emphasise that planning decisions should be 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 wellbeing 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.

PLANNING COMMITTEE	DATE: 20/10/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

AMG 2: Special Landscape Areas

AMG 5: Local Biodiversity Conservation

PS 19: Conserving and enhancing the natural environment where appropriate

TRA 2: Parking standards

TRA 4: Managing transport impacts

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

2.4 National Policies:

Planning Policy Wales (Edition 10 - December 2018)

Technical Advice Note 12: Design

Technical Advice Note 13: Tourism

Technical Advice Note 18: Transportation

3 Relevant Planning History:

No relevant history.

4 Consultations:

Community/Town Council: Agree that it would be a good idea to encourage tourism in the area, noting whether or not the informal footpath through the site would remain open and raising a concern that the plan only depicts one shower and toilet for 11 caravans.

Welsh Government (Trunk Roads) No objection.

Transportation Unit: No objection to the amended plan and recommending to consult with Welsh Government's Trunk Roads Unit in relation to the proposal's impact on the trunk road.

PLANNING COMMITTEE	DATE: 20/10/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Natural Resources Wales: No objection to the proposal. Welcomed a confirmation from the applicant that the development would be connected to the main public sewer. Recommending perhaps that a condition should be included within any permission to confirm that the foul drainage from the proposed development would be connected to the main sewer.

European Protected Species. Noted that the ecological report submitted in support of the above application (Whitcher Wildlife Ltd. Ecological Consultants, 200245, 18 February 2020) had identified that European Protected Species were not using the application site. Therefore, there were no further ecological comments to make on the application as submitted. Offering practical observations regarding the excavation of the site and waste disposal.

Senior Minerals and Waste Officer on behalf of the North Wales Planning, Mineral and Waste Service

Confirmed that there was no objection to the above application.

It is a former slate quarry but there is no valid minerals planning permission on the site or any mineral works within 200 metres either and therefore, it is not contrary to policy MWYN 5 of the Local Development Plan; 'Mineral Sites Buffer Zones'. There were no recognised mineral resources on the site either as indicated on the Proposals maps namely; resources such as hard rock, limestone and sand and gravel. Therefore, it is not contrary to policy MWYN 1 of the Local Development Plan, 'Safeguarding Mineral Resources'.

Welsh Water:

Usual observations regarding the location of sewerage drain and public water pipe. Offering observations regarding working on the site in general and stating no objection to connect the washing facilities unit to a public sewer.

Public Protection Unit:

Sewerage

The public sewer is within 30 metres of the proposal. The applicant must confirm that the sewerage would be subject to connection to the public sewer. Where levels do not permit drainage by gravity a pumping installation shall be provided. Full details shall be submitted to the planning department for consideration before any recommendation can be made in support of this application.

Site Licence Requirements

The development will require a site licence and licensing conditions will need to be met. The conditions are relevant to Health and Safety, Fire Safety and Public Health provision. The development must comply with the Acts and Standards as follows:- Caravan Sites and Development Control Act 1960, Public Health Act 1936, Model Standards 1983 (License Conditions for Touring Caravans / Tents), Health and Safety at Work etc. Act 1974; A copy of the Model Standards (licence conditions) and requirements stated above can be found on the Gwynedd Council website and the applicant will be required to contact the Licensing Unit, Public Protection Service on 01766 771000 or licensing@gwynedd.llyw.cymru to discuss the

PLANNING COMMITTEE	DATE: 20/10/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

application for a site licence if this application is successful.

The applicant states that the washing provision would meet licensing requirements and that it would not be difficult to extend the provision in order to comply with the Licensing Unit.

Contaminated Land

Stating that a Contaminated Land Assessment is not required but suggesting that an appropriate condition should be imposed on any planning permission.

Biodiversity Unit

The application is located next door to a Wildlife Site - Coed Braich Goch 1618, which has been designated for the following habitats: highland oak coppice, acid grassland and open mosaic. The area is important for bats, dormice and birds.

An Ecological Impact Assessment was submitted as part of the application.

The Biodiversity Unit states that there are two wildlife sites near the site but they would not be affected by the proposal.

The proposal is likely to impact the Biodiversity of the site. There is a concern regarding the impact of the proposal on reptiles and the habitat of birds within the site but it is likely that the proposal would not affect a habitat of otters in the nearby area. Also, the site does not include features that are suitable for roosting bats and therefore, it is unlikely to affect bats.

The Biodiversity Unit recommends the following conditions:

No vegetation clearance during the bird nesting season (March to August)

No ground clearance during the reptile hibernation season (October to March)

Act in accordance with an ecological assessment.

Submit a Biodiversity Improvement Plan.

Public Consultation: A notice was posted on site and there were no nearby residents to notify. No response was received.

5 Assessment of the relevant planning considerations:

The principle of the development

5.1 The principle of establishing a touring caravan site is based in Policy TWR5 of the LDP. Such developments are approved if compliance with the criteria can be secured:-

That the proposed development is of high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features in a way which does not significantly harm the visual quality of the landscape - the proposal involves establishing a touring caravan site on a site that, according to the applicant, was the subject of a Land Reclamation Scheme in 1980. Although the local area is woody, part of the site is visible

PLANNING COMMITTEE	DATE: 20/10/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

from the adjacent trunk road, mainly from the direction of the village. It is proposed to locate the touring units along the western side of the site, which would be approximately 15 metres from the side of the adjacent trunk road at its closest point. It is likely that the proposal would involve the loss of some existing trees; however, the plan submitted with the application shows extensive planting along the site boundaries and between the units. Positioning the units in this manner would allow a vacant amenity space within the site. The applicant states that there is an intention to erect a *clawdd* along the eastern boundary of the site; such an intention is to be welcomed as it would create a screen. No details regarding the *clawdd* were received and, therefore, it is considered that a condition would need to be imposed on any permission to submit and agree upon materials. Given the above, it is not believed that this proposal would be an obtrusive development in the landscape.

The proposal would avoid the creation of an excess of hard standing areas - the proposal involves the installation of 11 units on a site measuring approximately 0.45 hectares and approximately 10 metres between each unit. Therefore, it is noted that low density is intended for the site. There is an intention to reinforce the grass surrounding the units in order to create a dry standing; and this would only involve laying material similar to plastic mesh over the existing grass. The site would use a permanently grassed surface. A hard surface is limited to the existing access road outside the site and a small access to the site.

The physical connection with the ground is limited and can be removed from the site during the closed season - the applicant states that the washing facilities unit and the touring units are not permanent. There would be no touring unit on the site outside the holiday season. The washing facilities unit is a mobile unit and it would leave the site in the winter (outside the holiday season). The units would be mobile and, therefore, any physical contact with the ground would be minimal.

Any ancillary facilities should be located in an existing building, or, if this is not possible, any new facility is commensurate with the scale of the development - the only ancillary facility that is part of this proposal is the mobile unit for washing and toileting, which also takes the form of a shepherd's hut, measuring 3.6 metres by 2.3 metres. It is believed that adding this structure to the holiday units would be commensurate with the scale of the development, considering its location and setting within the landscape. Confirmation has been received from the Public Protection Unit stating that the washing facilities unit is insufficient in order to satisfy licensing standards. The applicant was notified of these observations and his response was received stating that the washing facilities unit could be extended if required. In light of that, and that other aspects of the proposal relating to the policy criteria are acceptable, it is considered that a condition could be imposed on any permission to agree upon the details of a larger washing facilities unit prior to its installation on the site.

That the site is close to the main highway network and that adequate access can be provided - the site is served by an existing access to a trunk road. The Transportation Unit suggested a change for the layout of the site and an amended plan was received as a result. The changes are acceptable. The observations of Welsh Government (Trunk Roads) were received stating no objection to the proposal.

That occupation of the development is restricted to holiday use only - the applicant has confirmed that use made of the holiday units would be seasonal only and that these units would be removed from the site outside of the holiday season. The site would be used for holiday use only.

PLANNING COMMITTEE	DATE: 20/10/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

That the site is used for touring purposes only and that any units are removed from the site during periods when not in use - the applicant states that units would be removed from the site when the site is closed/outside the season.

In light of the above assessment, it is believed that the proposal is acceptable on the grounds of location, setting, scale and its impact on visual amenities in the local area and to this end, it is believed that the proposal is acceptable, subject to imposing appropriate conditions, and complies with all the requirements of Policy TWR5 of the LDP.

Visual amenities

- 5.2 As referred to above, the site is located in a field, which is relatively hidden due to the presence of trees and hedgerows along its boundaries. The touring units will include caravans and motor homes and the washing facilities unit will take the form of a shepherd's hut measuring 3.2 metres by 2.3 metres, and finished in conservation green. The site is located near elevated and woody land to the west. The lay of the land along with existing landscaping at the boundaries creates a site which is fairly hidden from the north but is visible from the direction of the village to the south. However, the plan submitted with the application shows a proposal to reinforce the existing hedgerows and trees by erecting a *clawdd* and further planting, and this would reduce any impact on the landscape; it is believed that the proposal would have no detrimental impact on the rural character and atmosphere of the local landscape which has been designated as a Special Landscape Area. Therefore, the proposal is acceptable based on the requirements of Policies AMG2, PCYFF3 and PS19 regarding its impact on the natural environment.

General and residential amenities

- 5.3 The application was advertised on the site and there were no nearby residents to notify. The site is located outside the village boundary and approximately 200 metres from nearby dwellings to the east; a trunk road and a class 3 county road is located between the site and those dwellings. It is likely that the units would be visible from the dwellings before the landscaping plan is established and mature. It is not considered that the proposed activities on site would have a substantial additional detrimental impact on dwellings in the vicinity due to woody nature of the landscape and the location of the site near a trunk road. It is therefore felt that the proposed use will not generate substantially more noise and disturbance than the existing circumstances bearing in mind the site location near a busy Trunk Road and its location near a Craft Centre. 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

- 5.4 The site is located between a trunk road and a previously unclassified road on land that was reclaimed in the past. It is intended to create a vehicular access to the unclassified road (a former county road route) and then to the trunk road. Considering the scale of the development (11 touring units) a substantial increase in traffic is not expected on this network of roads as a result of the development itself, to the detriment of road safety. The observations of the Transportation Unit and the Welsh Government's Trunk Road Unit were received confirming that there was no objection to the amended plan indicating a single access to the site; the access in question was located from the existing road on the western side to the site. It is considered that the proposal is acceptable based on the requirements of Policies TRA2 and TRA4 of the LDP.

Biodiversity matters

- 5.5 The proposal involves the use of reclaimed land to site 11 touring units and a washing facilities unit. The land is not used at present. The applicant states that it is proposed to develop a hard standing using a grass reinforcement system. This involves laying material similar to plastic mesh over the existing surface. It appears that there is no need to remove the top-grass of the

PLANNING COMMITTEE	DATE: 20/10/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

existing site. The trees report states that the development has been designed carefully in order to retain the existing screen (semi-mature trees) around the site with the intention of improving this screen with additional planting along the boundaries. The proposal would involve felling parts of an immature coppice; however, in the opinion of the tree specialist, any tree-felling work would be mitigated by additional planting. This would allow the management of existing trees and further planting in order to improve and safeguard the ecological value of the site.

- 5.6 The Council's Biodiversity Unit states that the proposal would mean losing Biodiversity within the site. However, similar habitats exist locally and, therefore, it would not be a substantial loss locally and the planning conditions suggested by the Biodiversity Unit would further reduce the loss.
- 5.7 There is no objection to this proposal by the Biodiversity Unit provided that measures are taken to avoid damage to species and that the site is managed to create wild flower meadows. It is noted that mitigation measures have been outlined in the ecological report and this could be stipulated along with the following.

Measures to mitigate impacts on biodiversity

No tree, shrub or vegetation clearance during the bird nesting season (March until August)

No ground clearance during the reptile hibernation season in the winter.

Implement the recommendations of the ecological assessment.

Submit a Biodiversity Improvement Plan before work commences.

The economy

Information was submitted with the application stating that the proposal would provide additional resources for the existing Craft Centre within the village and add towards the visitor accommodation industry, which contributes to the area's economy by offering employment and employment opportunities to the community and the wider area.

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 impact on the landscape, amenities of the neighbourhood or road safety.

7. Recommendation: To approve with conditions

1. Five years.
2. In accordance with the revised plans and specialist reports.
3. Restrict the numbers to 11 touring units
4. Holiday season / siting
5. Restrict the units to holiday use.
6. No touring units to be stored on the site
7. Biodiversity
8. Restrict to the holiday season.
9. A register to be kept.
10. No tree felling, hedge cutting or clearing of vegetation within the nesting season.

PLANNING COMMITTEE	DATE: 20/10/2020
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

11. Agree/control lighting.
12. Agree details of the *clawdd*.
13. Agree details of washing facilities unit prior to being sited on the site
14. Landscaping
15. Landscape maintenance
16. Submit a Biodiversity Improvement Plan
17. No ground clearance during the reptile hibernation season in the winter

Contaminated Land Note