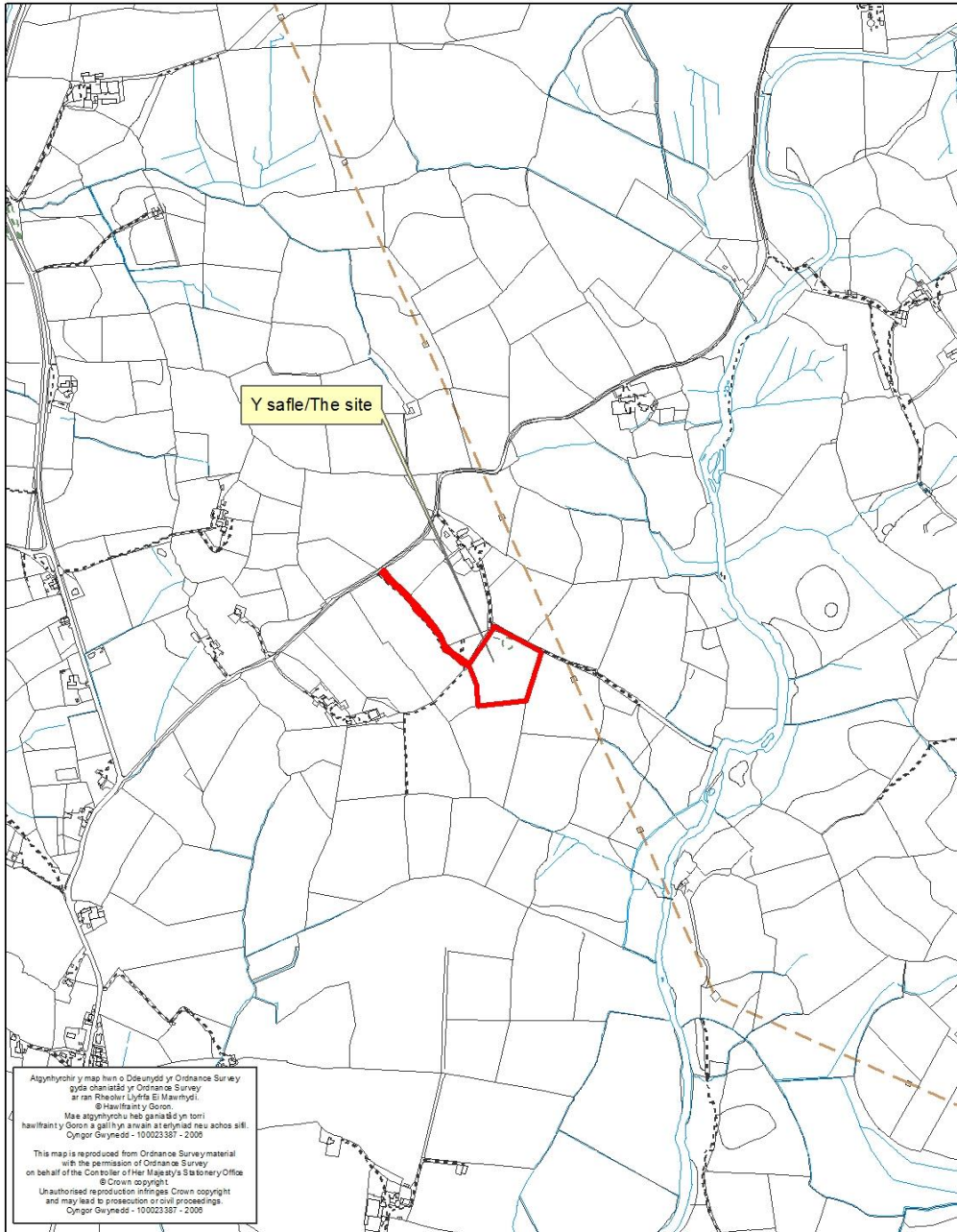


Number: 5



Rhif y Cais / Application Number : C15-0524-41-LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.  
Location Plan for identification purposes only. Not to scale.



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**Number: 5**

Application Number: C15/0524/41/LL  
Date Registered: 01/06/2015  
Application Type: Full - Planning  
Community: Llanystumdwy  
Ward: Llanystumdwy

Proposal: CHANGE OF USE OF AGRICULTURAL LAND INTO A TOURING CARAVAN PARK FOR 28 UNITS ALONG WITH A NEW ACCESS ROAD, FACILITIES BUILDING AND INSTALLATION OF SEPTIC TANK

Location: CEFN UCHAF, GARNDOLBENMAEN, GWYNEDD, LL51 9PJ

**Summary of the Recommendation:** TO REFUSE

**1. Description:**

- 1.1 This application proposes creating a new touring caravan site for 28 units on a site measuring 0.99 ha along with the creation of a new vehicular access, access road, erection of amenity building and installation of septic tank.
- 1.2 The application site lies on agricultural land near a small coppice approximately 1km to the north-east of the village of Rhoslan off the class 3 county road that links the B4411 and the A487(T) past the Rhwngddwryd recycling site.
- 1.3 It is intended to reinforce the existing screening for the site by planting hedges of native species on the north-eastern and south-western sides of the site and it is proposed to have an amenity area for users on land to the south-west.
- 1.4 The facilities building would be erected near the coppice and it would be a building measuring 9.1m long and 3.6m wide with pebble-dashed walls and a slate ridge roof measuring 3.8m high.
- 1.5 This proposal has already been screened under reference C15/0527/41/SC and it was confirmed that no Environmental Impact Assessment was required in this case.

**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 in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

**POLICY A2 – PROTECTING THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES**

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

**POLICY A3 – PRECAUTIONARY PRINCIPLE**

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Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless it can be shown conclusively at the end of an appropriate impact assessment that the impact can be negated or mitigated.

#### STRATEGIC POLICY 17 – TOURISM

Proposals to develop or improve the variety and quality of tourist facilities and attractions will be approved provided they do not significantly harm the environment, the area's cultural characteristics or the amenities of nearby residents.

B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

B27 – LANDSCAPING SCHEMES - Ensure that permitted proposals incorporate soft/hard landscaping of a high standard which is appropriate for the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved if they comply with specific criteria relating to the vehicular access, the standard of the existing roads network and traffic calming measures.

D19 – NEW SITES FOR TOURING CARAVANS, CAMPING AND TOURING UNITS – Proposals for new touring caravan, camping or touring unit sites will be approved provided they comply with specific criteria relating to the design, layout, appearance and location of the development, the highways network and adequate access, use for touring purposes only, the cumulative impact of existing touring caravan, camping and touring unit sites, and the capacity of the immediate locality to accommodate such developments.

Supplementary Planning Guidance – Holiday Accommodation (2011)

### 2.3 National Policies:

Planning Policy Wales, Welsh Assembly Government (Seventh Edition, July 2014)

- Chapter 7 - Sustaining the Economy
- Chapter 11 - Tourism, Sport and Recreation

TAN 13: Tourism (1997)

### 3. Relevant Planning History:

3.1 None

### 4. Consultations:

Community/Town Council: Object.  
Harmful impact on the nearby narrow road which is used as an access road to the recycling site.

Transportation Unit: Requests further information before the application can be assessed.

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Welsh Water	Not received.
Gwynedd Archaeological Planning Service	Not received
The Welsh Government's Transportation Unit:	Directions for the Council not to grant permission until further information is submitted regarding the design of the access road to the A487 trunk road along with the expected vehicular movements along the access road.
Natural Resources Wales:	No observations to make – standard advice for the developer.
Biodiversity Unit:	No objection
Caravan Officer:	Comments The development will need to meet the requirements of the relevant regulations.
Snowdonia National Park Authority	No objection
Public Consultation:	A notice was posted on the site and nearby residents were notified. The advertising period has ended and correspondence was received in support of the plan.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 A number of policies within the Gwynedd Unitary Development Plan are relevant when considering this application; however, the main policy when assessing the principle of the development is policy D19. The policy approves proposals to develop new touring caravan, camping or touring sites provided that a series of criteria is complied with and the proposal will be assessed against each of those below:
- 5.2 **Criterion 1:** It is not considered that the site would be prominent from the public highway running past the site; however, public footpath number 62C in the Community of Llanystumdwy crosses the site whilst there are a number of other public footpaths in the area to the south. In addition, the landscape, in particular to the south and west of the site, is open and relatively undeveloped, including highland within the National Park, and there is concern that it would not be possible to blend in the caravans easily within this landscape without causing significant harm to the visual quality of the area. The plans submitted indicate that it is proposed to incorporate some landscaping by planting hedges on both sides of the field; however, although this is consistent with Policy B27 of the UDP (Landscaping Plans), Criterion 1 of Policy D19 seeks to ensure that the site is effectively concealed by existing landscape features and therefore additional screening cannot be depended upon in order to justify the development. It is not considered that the site is in a non-intrusive location and thus the proposal does not comply with the requirements of Criterion 1 of Policy D19.

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- 5.3 In terms of **Criterion 2**, although the applicant's agent has been aware of the need to submit additional information regarding highways matters since June 2015, this information has not been submitted and thus there is no evidence to show that a sufficient access can be provided in line with the requirements of Criterion 2 of Policy D19. Therefore, the proposal does not meet the requirements of this criterion.
- 5.4 It is possible to control the use of the site for touring caravan purposes for holiday use with appropriate planning conditions, and it can also be ensured that the units will be moved from the site during the periods when they are not in use. Therefore, it is considered that the application is acceptable under **Criterion 3** of Policy D19.
- 5.5 **Criterion 4** stipulates that there is a need to take into account the cumulative impact of approved touring caravan sites within the immediate locality and that the proposed development will not exceed the capacity of that locality to reasonably accommodate such developments. It is not considered that the vicinity of the application is noted for its high density of touring sites and it is not considered that approving this use of caravans is beyond the reasonable capacity of the vicinity to accommodate such developments. Therefore, it is not considered that the proposal is contrary to criterion 4 of policy D19.
- 5.6 After weighing up the principle of the proposal in the context of Policy D19, it is not considered that the proposal meets the requirements of policy D19 in their entirety and thus it is inconsistent with the objectives of Strategic Policy 17 of the Unitary Development Plan.

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

- 5.7 Given the distance between the site and any residential property and considering the nature of the landscape and existing growth that screens any nearby houses from the site, it is not considered that the proposal would have a negative impact on the amenities of any private property.
- 5.8 Also, it is not considered that a site of 28 touring caravans in itself would lead to an overdevelopment of the site and after weighing up it is not considered that the proposal would cause substantial harm to the amenities of local residents, or create sufficient noise or nuisance to justify refusing the application and thus, the proposal is not contrary to Policy B23 of the UDP.

#### **Road Considerations**

- 5.9 As is explained above, insufficient evidence has been submitted to show that a safe vehicular access to the site can be provided, that the existing roads network is of a sufficient standard to cope with the traffic flow or that appropriate traffic calming measures are being provided (if required). For these reasons and from giving consideration to the observations of the Welsh Government's Transportation Department and the Council's Transportation Unit, it cannot be shown that the application satisfies the requirements of the three criteria included in Policy CH33 of the UDP.

#### **Language Matters**

- 5.10 The Supplementary Planning Guidance "Planning and the Welsh Language" requests that a Linguistic and Community Impact Statement is submitted for applications for holiday developments of 10 or more units. No such report was submitted with this

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application; therefore, it is not possible to thoroughly assess the matter. Due to fundamental objections to the applications as outlined above, it is not considered reasonable to ask the applicant to prepare an additional report on this matter; however, it would be unacceptable to grant permission in the absence of such a report. Therefore, it is considered, as insufficient evidence has been submitted to assess the impact on the Welsh language, that the application does not satisfy the requirements of Policy A2 of the Unitary Development Plan or the Supplementary Planning Guidance.

### **Response to the public consultation**

5.11 Correspondence was received in support of the development; however, due to the fundamental problems with the application as outlined above, this has not changed the recommendation.

### **6. Conclusions:**

6.1 After weighing up the development and from considering all relevant planning matters, including local and national policies and guidance, it is considered that the application to create a caravan park for 28 touring units is unacceptable under the policies of the Gwynedd Unitary Development Plan.

### **7. Recommendation:**

7.1 To Refuse

#### Reasons

The proposal, due to its scale and location, would be intrusive in the landscape and would have a significant harmful impact on the visual amenities of the relatively undeveloped rural area and thus the proposal would be contrary to Strategic Policy 17 and Policy D19 of the Gwynedd Unitary Development Plan.

No evidence has been submitted to show that a sufficient access arrangement can be provided to ensure safety on the local roads network and therefore it is considered that the application is contrary to Policy CH33 of the Gwynedd Unitary Development Plan.

Insufficient evidence has been submitted to show that the plan would not harm the community and linguistic structure of the area and thus it is considered that the application is contrary to policy A2 of the Gwynedd Unitary Development Plan and the Supplementary Planning Guidance "Planning and the Welsh language".