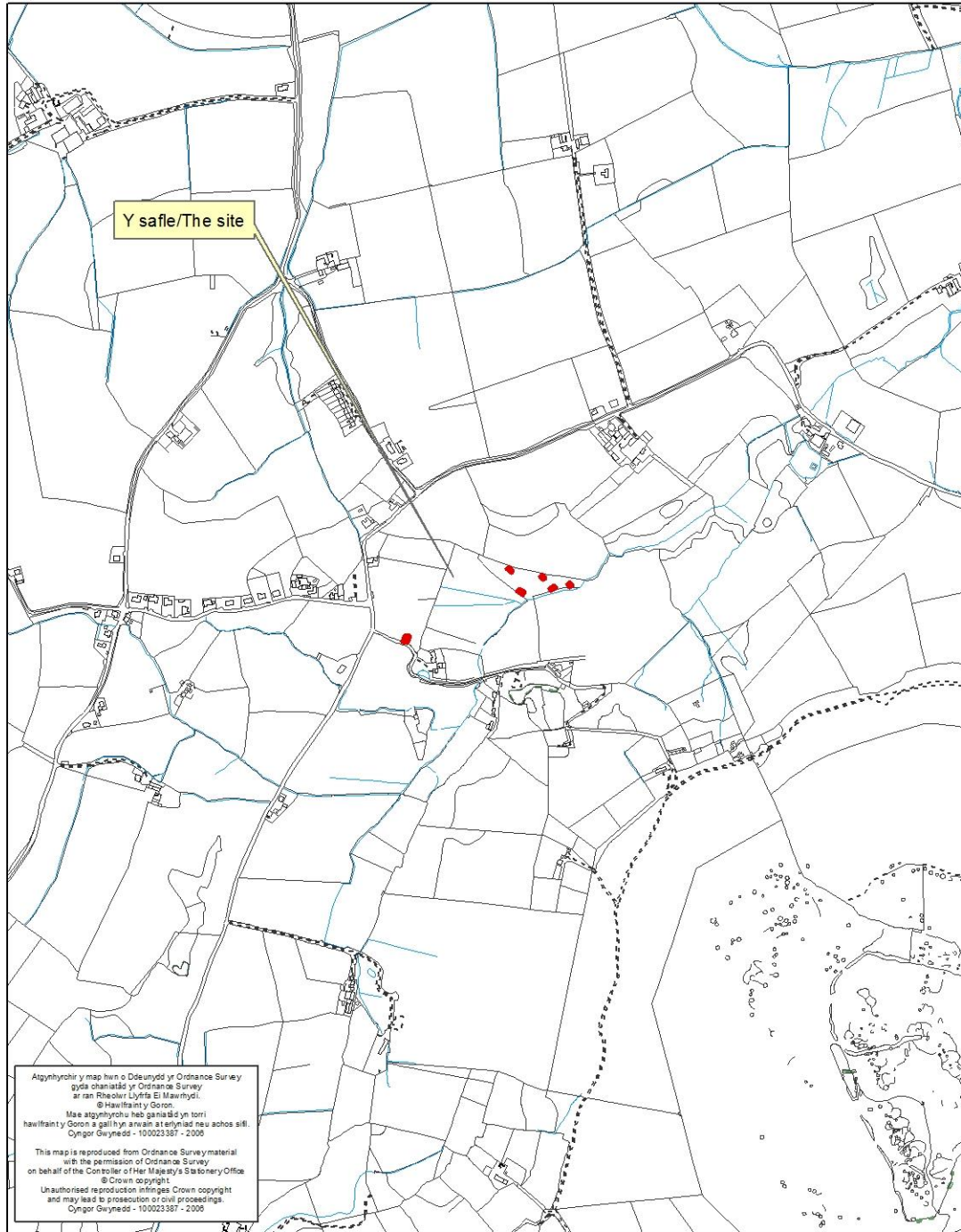


Number: 6



Rhif y Cais / Application Number : C15/0485/46/LL

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



PWYLLGOR CYNLLUNIO	DYDDIAD: 27/07/2015
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

Application Number: C15/0485/46/LL
Date Registered: 19/05/2015
Application Type: Full - Planning
Community: Tudweiliog
Ward: Tudweiliog

Proposal: INSTALLING 5 GLAMPING PODS AND CONSTRUCTION OF KITCHEN/TOILET FACILITIES BLOCK ALONG WITH A CAR PARK AND CHANGE OF USE OF LAKE FROM AGRICULTURAL TO TOURISM

Location: LAND NEAR Tŷ BWLCYN, DINAS, PWLLHELI, GWYNEDD, LL53 8UD

Summary of the Recommendation: To approve with conditions

1. Description:

- 1.1 The application is to install five 'glamping' pods and a compost toilet along with the construction of a kitchen/toilets facilities block and a parking provision on land in Tŷ Bwlcyn, Dinas. It is also requested to change the use of the existing agricultural lake to tourist use so that visitors to the site can use it for fishing and leisure. The pods would be of timber construction and installed on a field to the north-east of the lake and located around the wooded boundaries of the field. The building and the car park would be located at the bottom of a slope in close proximity to holiday cottages in the ownership of Tŷ Bwlcyn and it is proposed to improve the existing footpath to link the parking with the field where the pods are located. It is proposed to connect to the existing septic tank which is on the site.
- 1.2 The site is situated in open countryside and lies within an Area of Outstanding Natural Beauty (AONB). It is proposed to re-establish the existing unused access to the unclassified road as an entrance to the development and it is to be widened and the visibility will be improved. The entrance will be located approximately 65m from the junction with the nearby class 3 county road. The wooded sites to the east and west of the the field with the pods have been recognised as a Local Wildlife Site. Tŷ Bwlcyn is a grade II listed building.
- 1.3 The application is being submitted to committee following receipt of more than three objections to the proposal.

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.

2.2 Gwynedd Unitary Development Plan 2009:

POLICY B3 – DEVELOPMENTS AFFECTING THE SETTING OF A LISTED BUILDING
- Ensure that proposals have no adverse effect on the setting of Listed Buildings and that they conform to a number of criteria aimed at safeguarding the special character of the Listed Building and the local environment.

POLICY B8 – THE LLŶN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB) - Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a number of criteria aimed

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at protecting the recognised features of the site in accordance with the statutory requirements of the Countryside and Rights of Way Act 2000.

POLICY B17 - PROTECTING SITES OF REGIONAL OR LOCAL SIGNIFICANCE
Refuse proposals which are likely to cause significant harm to sites of regional or local significance unless they conform to a series of criteria aimed at the protecting, promoting and managing recognised features within the sites.

POLICY B22 – BUILDING DESIGN - Promote good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment.

POLICY 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.

POLICY B25 – BUILDING MATERIALS - Safeguard the visual character by ensuring that the building materials are of a high standard and in keeping with the character and appearance of the local area.

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

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY D13 – ATTRACTIONS AND FACILITIES – Proposals for the development of new attractions and facilities for visitors, or to improve the standard of existing facilities will be approved if they are located within a development boundary or on other specific sites if there are no suitable opportunities within a development boundary. It will be a requirement that each proposal conforms to the criteria regarding the development of ‘niche’ markets or to support the development of the recognised Gwynedd Tourism Strategy theme and also the design, appearance and setting of the proposed development.

POLICY D19 – NEW SITES FOR TOURING CARAVANS, CAMPING AND TOURING UNITS - Proposals for developing touring caravan sites, camping, or new touring unit sites will be approved if they conform with specific criteria regarding the design, setting, appearance and location of the development, traffic issues, restrictions on use of the units and the accumulative impact on the local area.

Supplementary Planning Guidance: Holiday Accommodation (July 2011)

- 2.3 National Policies:**
Planning Policy Wales (Edition 7, July 2014)
Technical Advice Note 13 – Tourism
Technical Advice Note 18 – Transport

3. Relevant Planning History:

- 3.1 C10D/0270/46/YA Creating a lake for land drainage – Approved 19 August 2010

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C07D/0015/46/CR Conversion of agricultural building into two holiday units (Listed Building Application): Approved 9 October 2007

C06D/0683/46/LL Conversion of agricultural building into two holiday units: Approved 12 June 2007

Y14/003348: Pre-application enquiry submitted requesting advice regarding developing holiday pods on the site. Advised that the development would have to be unobtrusive and suitable for the rural site and the principle would have to be acceptable.

4. Consultations:

Community/Town Council: Support.

Transportation Unit: No objection to the proposal. The glamping site would only be 70m down an unclassified road and it is considered that it would be possible to see vehicles from one end to the other and this will allow drivers to wait in the entrance or the junction if another vehicle comes to meet them. In addition, the traffic flow expected from a development of five glamping pods is likely to be quite low and unlikely to have a detrimental impact on the local roads network. Standard conditions are recommended for the construction of the entrance and a condition or note requesting the applicant to improve the visibility from the junction between the class 3 road and the unclassified road as the land is owned by the applicant. It is not expected for them to provide a visibility splay of a standard size; however, it is believed that they could make an improvement by generally cutting back the vegetation.

Environmental Health and Public Protection Unit: The applicant has responded to points 1-7 noted in the Health and Safety Unit's memo dated 1 June 2015, which now satisfies Model Standard 1983 and some issues of the Health and Safety Act 1974, There is no objection to this application.

Flood Risk and Coastal Erosion Management Unit: Several water courses flow near the site. Suggest conditions that the applicant safeguards the water courses.

AONB Unit: The site in question is in the countryside in close proximity to Garn Fadrun, Dinas and within the Area of Outstanding Natural Beauty. The development would include five holiday Pods, an outbuilding and car park. There is concern regarding the cumulative effect of the individual development and creating a new tourist initiative in a rural and natural site within the AONB.

Fire Service: No observations in relation to the application.

Welsh Water: Not received.

Public Consultation: A notice was placed on the site and neighbouring residents were informed. The advertising period has ended. Several correspondences were received on the application.

Support was received stating that this was an excellent plan but

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expressed some concern regarding the entrance.

Objections were received on the basis of planning issues involved with:

- Access – a narrow, steep, unclassified road, no sign of an existing access, poor visibility near the junction, loss of a ‘clawdd’ and plants, increase in traffic, pedestrians and cyclists are likely to increase accidents.
- Amenities – loss of privacy, noise, affecting the tranquility of the site.
- Impact on the AONB – the pods and buildings are harmful
- Drainage problems on the road
- Question the purpose of the lake in the first place.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy D19 permits proposals to develop new touring caravan and touring unit sites provided they conform to all of the noted criteria. These include the need for the development’s design, layout and appearance to be of a high quality and that it is sited in an unobtrusive location, screened effectively by existing landscape features and/or where touring units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape; that the site is close to the main highway network and that adequate access can be provided; that the site is used for touring purposes only, and that the proposal will not exceed the reasonable capacity of the immediate locality to accommodate the development taking into account any cumulative impact of existing touring caravan sites.
- 5.2 Applications for pods are considered under the touring caravans policy as they are mobile/camping units to all intents and purposes. The five small pods would be located around the boundaries of a triangular field which lies to the west of the existing lake and the field has natural, mature, wooded boundaries at present. The Design and Access Statement states that the pods would be of timber construction with an arched roof and would measure approximately 3.9m in length, 2.6m wide and 2.4m in height and the roof would be either of timber or thatch. They would be mobile units and it would be possible to move them comparatively easily around the field. It is believed that the field in question is suitable for such a development as there is higher ground to the rear and a thick layer of vegetation around the boundaries which means that they will be concealed and out of sight of the public and the nearest houses. The site will not have a detrimental effect on the adjacent Local Wildlife Site.
- 5.3 The facilities building will be located approximately 230m to the south-west of the field containing the pods near the holiday cottages of Tŷ Bwlcyn and near the entrance. It is proposed to construct the building of blocks and covered with a timber cladding and zinc roof which would be sympathetic with its rural background. It is shown that the building will include a kitchen/dining room, two showers, two toilets a disabled facility and bicycle store and will measure approximately 80m². The parking provision will be adjacent to the building and would provide parking for eight vehicles, two of which would be disabled spaces and the surface will be a mixture of grass and gravel and it is proposed to plant a row of indigenous trees to the rear. The facilities block is linked with the field containing the pods by means of existing footpaths which are to be improved and it is noted that visitors will be transported to the pods with quad bikes if required. The applicant also requests a change of use of the existing lake from agriculture to tourism so that visitors to the pods and the holiday cottages are able to use them for fishing and leisure.

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- 5.4 It is believed that the design, lay-out and appearance of the proposed development is acceptable in that it is in an unobtrusive location in a green wooded valley with the existing landscape features assisting in screening the development. Although additional landscaping is proposed to the rear of the facilities block which would soften its impact, the existing landscaping is sufficient to comply with policy B27 of the GUDP. It is considered that the pods and the facilities building are of a suitable design and finish and are likely to assimilate and blend into the rural location without causing significant harm to the landscape or to the setting of the listed building of Tŷ Bwlcyn and, therefore acceptable in the context of policy B3 of the GUDP. It is noted that the AONB Officer has expressed concern regarding the cumulative effect of the developments and creating a new tourist initiative in a rural and natural site within the AONB. Whilst these points are noted, it is impossible to prevent development completely within the AONB but it must be ensured that developments safeguard and maintain its character. Considering the scale, colour and location of the pods and the facilities building in an unobtrusive valley, it is not considered that the proposal would stand out obtrusively or would have a significant detrimental effect on the visual amenities of the AONB. Therefore, it is considered that the proposal complies with the requirements of policy B8 and criteria 1 of policy D19 of the GUDP.
- 5.5 It is not foreseen that there will be a substantial increase in traffic as a consequence of the application, considering the small scale of the proposal and it is likely that the traffic will be restricted to cars and bicycles, rather than towing vehicles as would be usual for touring caravan sites. The entrance which is to be re-established and improved will be approximately 65m from the junction with the third class county road. Therefore, it is considered reasonable in terms of proximity to the roads network. As the aim is to re-establish the existing access to an unclassified road, planning permission is not required and it can be improved without causing significant harm to landscape features. It is considered that the proposal complies with criterion 2 of policy D19 of the GUDP.
- 5.6 It is proposed to locate the pods in the field for the holiday season only and the applicant notes that it is proposed to remove them either to a concealed corner of the field or to the car park over the winter which would facilitate maintaining the units. It is possible to manage the use of the pods for holiday purposes only and ensure that they are removed to the concealed storage area by means of relevant planning conditions.
- 5.7 The applicant already provides holiday accommodation in Tŷ Bwlcyn and in the outbuildings which received planning /listed consent in 2007 to convert them into holiday cottages. There are no caravan sites in close proximity to the site or in the same visual context. Therefore, it is not considered that this development would go beyond the reasonable capacity of the locality to cope with such a development in terms of the cumulative impact and impact on the environment, amenities and roads and it would satisfy criteria 4 of policy D19 of the GUDP. Therefore, it is considered that the proposal of establishing a site for five pods, constructing facilities and associated work on this scale is suitable for the location and complies with all the requirements of policy D19 of the GUDP.
- 5.8 The element of change of use of the lake from agricultural to tourism purposes will be considered under policy D13 of the GUDP. According to the applicant, it is not proposed to create an extensive commercial initiative but rather that visitors to the pods site and his holiday units are able to use the lake for fishing and other leisure activities. The lake was created originally for land-drainage purposes as it was marshy land. As this is a secondary element of the proposal and it does not involve a wide number of visitors, there is no substantial concern regarding its change of use. The applicant is taking advantage of an existing facility and is offering a 'niche' tourist element for his customers and it is considered

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that it is acceptable from the perspective of policy D13 of the GUDP. A condition could also be imposed that the lake is not opened to the public to ensure that there is no unacceptable impact on the amenities of the locality or an unacceptable increase in traffic.

Transportation matters

- 5.9 Correspondence was received on the application expressing concern regarding the entrance for the development as it is a narrow unclassified road. However, it is noted that it is proposed here to re-establish and widen an unused old entrance and planning permission would not be required. The entrance is approximately 65m from the junction to a third class county road. The Highways Officer is satisfied with the proposal as the distance between the third class road and the entrance enables a clear view to see vehicles coming from one end to the other. It is also stated that the traffic flow expected from a development of five glamping pods is likely to be low and unlikely to have a detrimental impact on the local roads network. However, it is a requirement that the visibility on the junction to the county road is improved by cutting back and removing the vegetation and a condition can be imposed to this end. We note the concerns of the objectors regarding the suitability of the road to serve the development but despite this, bearing in mind the small scale of the development, its distance from the junction and the likelihood that only cars and bicycles will use the entrance and not towing vehicles, it is believed that there is no justification for refusing the application on the basis of highways. There is a possibility that re-establishing the entrance will provide an additional passing place along the road which could be worthwhile for its users. The Highways Officer is satisfied with the proposal with relevant planning conditions and therefore it is considered that it is acceptable in terms of compliance with policy CH33 of the GUDP.

General and residential amenities

- 5.10 The field containing the proposed pods is approximately 140m away from the nearest house which is not owned by the applicant, with one field separating them and wooded boundaries between them. Considering the remoteness of the site of the pods some distance from the neighbours, it is not considered that the proposal would have a detrimental effect on privacy or would have a significant detrimental effect on the amenities of the locality. It is not considered that a small scale development such as this is an over-development of the site or increases traffic significantly. It is noted that some of the objectors are concerned about noise from such a tourist development but it is believed that there is more than a reasonable distance separating them to ensure that noise does not cause significant harm. It is considered that the proposal is acceptable in the context of Policy B23 of the GUDP.

Response to the public consultation

- 5.11 Four correspondences from third parties were received as a response to the consultation from residents living in the nearby cluster of houses and who use the unclassified access road. Their main concern was the access to the site, impact on amenities and impact on the landscape. Due consideration was given to all the relevant planning observations received and they have been addressed as part of the above assessment. No other matters have arisen that suggest that the recommendation should be changed.

6. Conclusions:

- 6.1 Having weighed up the proposal against the relevant policies, it is considered that the principle of establishing a 5 pod glamping site, erecting a facilities building and associated work is acceptable in this unobtrusive site. It is believed that the design and finish of the pods and the building are sensitive to their location without any detrimental impact on the AONB or the setting of the listed building. Whilst noting the concerns of objectors regarding the road, the Highways Officer is satisfied that a proposal of this scale is acceptable from the perspective of highways. As there is a reasonable distance between the pods and the nearest

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neighbours, there would be no significant harm to the amenities of nearby residents as a consequence of the proposal. It is considered that the proposal complies with the policies discussed above, and is therefore acceptable to be approved with relevant planning conditions.

7. Recommendation:

7.1 To approve subject to conditions:

1. Commence within five years
2. In accordance with submitted plans.
3. Five pods only to be sited in the places shown only unless they are stored
4. Restricted to a specific holiday period - 1 March – 31 October and then they must be removed to the agreed storage area.
5. Holiday units only and a register must be kept
6. The storage location must be agreed prior to commencing any part of the permitted development.
7. The roof of the building to be of a grey colour.
8. Finish of the building to be agreed
9. Landscaping
10. Road conditions
11. The lake to be used for the residents of the pods /holiday cottages only and not open to the public or for any other business use.

Note: Licence