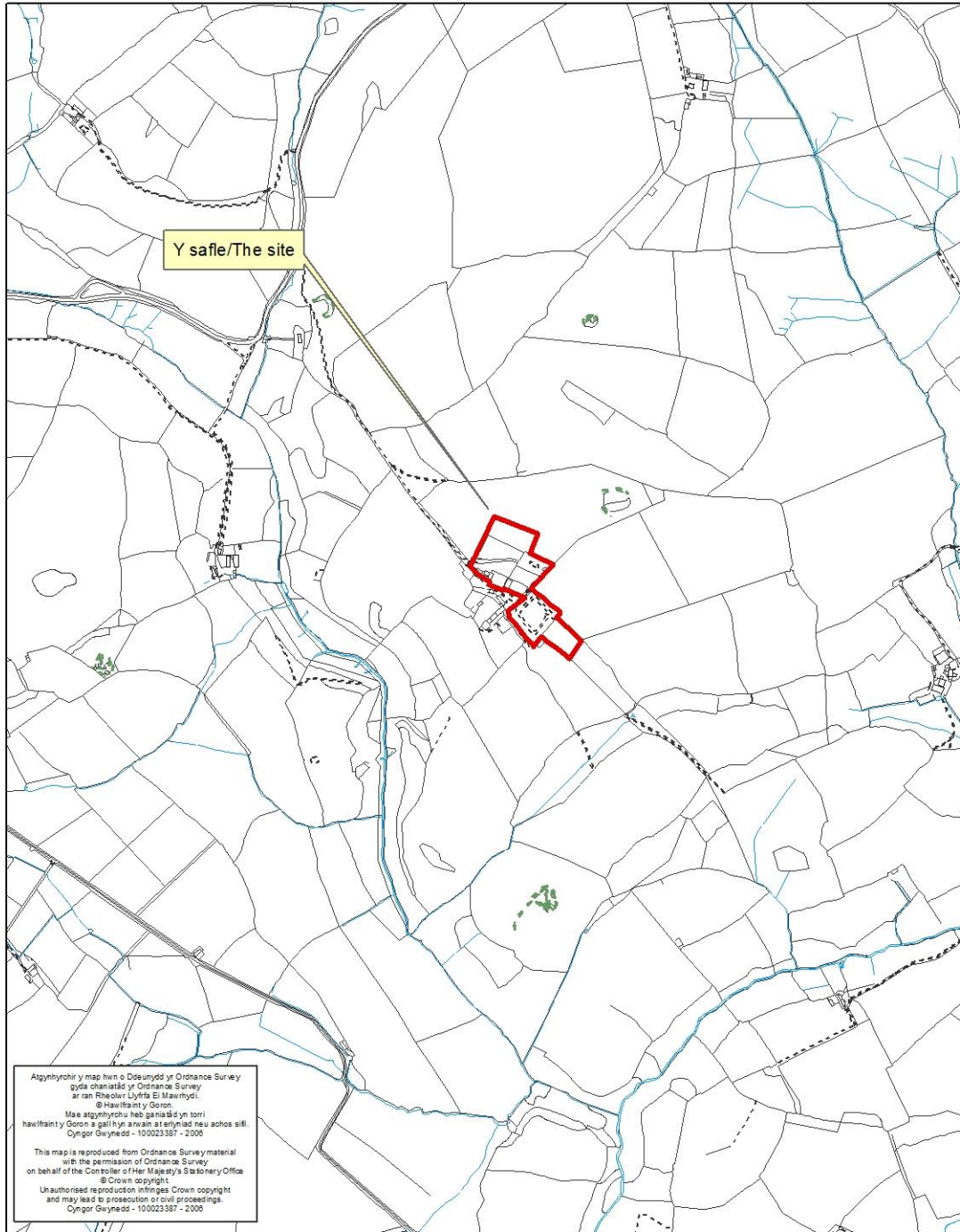


Number: 7



Rhif y Cais / Application Number : C15/0495/43/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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REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

Application Number: C15/0495/43/LL
Date Registered: 20/05/2015
Application Type: Full - Planning
Community: Pistyll
Ward: Llanaelhaearn

Proposal: UPGRADE 10 EXISTING STATIC CARAVANS AND RELOCATE 5 TO FIELD 471 AND THE OTHER 5 TO FIELD 470. EXTEND THE CARAVAN SITE TO PART OF FIELD 470, REDUCE THE NUMBER OF TOURING CARAVANS FROM 55 TO 52, RELOCATE TOURING CARAVANS FROM FIELD 471 TO FIELD 472 INCREASE THE AREA FOR STORING 40 TOURING CARAVANS ON FIELD 472 OVER THE WINTER MONTHS. ERECT A NEW RECEPTION ON THE SITE OF THE PIGSTIES IN ACCORDANCE WITH THE EXTANT PERMISSION.

Location: GWYNUS CARAVAN PARK AND GOLF COURSE, PISTYLL, PWLLHELI, GWYNEDD, LL536LY

Summary of the Recommendation:

TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 The application involves upgrading and extending an existing caravan site. The application includes a proposal to upgrade the existing 10 static caravans for holiday cabins and to relocate them. It is proposed to site five of the static caravans on field 471 which is currently used for touring caravans and the five others would be sited on a section of field 470. Three touring caravans would continue to be sited within field 471 and nine touring caravans would be moved from field 471 to field 472 where the static caravans are currently sited. As part of the upgrading the number of touring caravans on the site as a whole would be reduced from 55 to 52. The proposal would also be a means of regulating the siting of nine touring caravans on field 4942.
- 1.2 The proposed holiday cabins would measure approximately 12.2 metres by 6.1 metres and they would be finished with a timber effect appearance. As part of the application it is also intended to demolish pig-sties and construct a new reception building to include a counter selling sundries and cups of tea and coffee to site users. It is understood that this would be solely for the use of caravan park customers. The new building would measure approximately 12.1 metres by 7.2 metres with a height of 4.5 metres to the ridge. The building will have rendered walls and a slate ridge roof, with new timber-framed windows and doors. The reception building has received planning permission under application C13/0532/43/LL, but as this amended application has been submitted to upgrade the site as a whole, it was considered appropriate that it should be included as part of the current application.
- 1.3 As part of the application it is proposed to extend the touring caravan winter storage area to field 472 entirely. It is also proposed to create a temporary access road to undertake the necessary work on a section of field 470. It is understood that the work of upgrading the site would be achieved in six phases and details of these phases were submitted as part of the application. The method of implementing the permission will ensure that the number of caravans (static and touring) would fall within the numbers noted in the application as the redevelopment work proceeds. As part of the proposal, detailed plans were submitted of the site as it currently exists and also its proposed lay-out.

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1.4 There is currently permission to site a total of 10 static and 55 touring caravans on the site. Permission also exists for the storage of 40 touring caravans on the northern section of field 472 during winter months. At the moment, there is planning permission to use field 470 as a golf course.

1.5 The site is situated in the countryside and lies within an Area of Outstanding Natural Beauty (AONB). The main property on the site is a grade II listed building with the pigsties that are to be demolished located to the rear of that property. The site is served by an unclassified road off the second class county road to the north-west. There are some public footpaths in the vicinity. There is a static and touring caravan park on the site.

1.6 The application is submitted to Committee as the site is owned by a Council 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 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:

B2 – ALTERATIONS TO LISTED BUILDINGS OR BUILDINGS IN THEIR CURTILAGE
- Ensure that proposals do not cause substantial damage to the special architectural or historical character of Listed Buildings.

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.

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

B12 – PROTECTING HISTORIC LANDSCAPES, PARKS AND GARDENS - Safeguard landscapes, parks and gardens of special historical interest in Wales from developments which would cause significant damage to their character, their appearance or their setting.

B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT - Refuse proposals that are likely to cause disturbance or unacceptable harm to protected species and their habitats unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

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.

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

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B27 – LANDSCAPING SCHEMES - Ensure that permitted proposals incorporate soft/hard landscaping of a high standard which is appropriate to 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 provided they comply with specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

CH36 – PRIVATE CAR PARKING FACILITIES - Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council’s current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

D17 – UPGRADING OF EXISTING STATIC HOLIDAY CARAVAN AND HOLIDAY CHALET SITES Proposals to upgrade existing static holiday caravan and holiday chalet sites using specific methods will be approved provided they conform to criteria regarding improving the range and quality of accommodation and facilities; substantial and permanent improvements to the design, setting, and appearance of the site and its setting in the surrounding landscape; together with increasing the number of units.

D20 – TOURING CARAVAN, CAMPING AND TOURING UNIT SITES – EXTENSIONS, ADDITIONAL PITCHES, RELOCATION AND EXCHANGES - To approve proposals to increase the number of pitches or extensions to sites, or to relocate plots or exchange plots subject to meeting specific criteria relating to environmental and visual improvements, the setting, design and appearance of the site and its location in the surrounding landscape, the reasonable ability of the area to include such developments and cumulative effect of caravan sites, camping sites and current touring units.

D21 – STORAGE OF TOURING CARAVANS - To approve proposals for storing touring caravans provided that they conform to specific criteria relating to the location of the caravans in suitable buildings or non-obtrusive open air locations and using the site to store unused touring caravans.

Supplementary Planning Guidance – Holiday Accommodation (2011)

2.3 National Policies:

Planning Policy Wales, Seventh Edition, November 2014
 Technical Advice Note 13 – Tourism

3. Relevant Planning History:

- 3.1 95/00260/COU - Extend static caravan site and increase the number from 6 to 10 – Approved 10 January 1996.
- 3.2 C00D/0446/43/LL – Establish a nine-hole golf course including engineering works, parking provision and landscaping, site static caravan for use as reception, establish a touring caravan park including associated access road, changes to access junction, and installation of new septic tank for the existing static caravan site – Approved 12 March 2001.
- 3.3 C02D/0079/43/LL - Construct a toilet block for a touring caravan site and provision of children’s play area – Approved 20 May 2002.

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- 3.4 C03D/0391/43/LL – Amend condition 10 on planning permission no. C00D/0446/43/LL to exchange four touring caravans for four additional static caravans – Refused 26 September 2003.
- 3.5 C03D/0578/43/LL - Use part of a touring caravan site to store eight touring caravans between 31 October and 1 March – Approved 11 March 2004.
- 3.6 C04D/0624/43/LL - Retain and continue to use a field to site 10 touring caravans, construct a new toilet block for the disabled and change of use of agricultural field to playing field – Approved 22 February 2005.
- 3.7 C06D/0017/43/LL – Siting of eight pine log cabins – Refused 14 March 2006.
- 3.8 C06D/0285/43/LL – Siting of six pine log cabins – Refused 18 April 2007.
- 3.9 C06D/0441/43/LL – Increase the number of touring caravans from 18 to 25 by siting seven additional touring caravans on field number 471 and increasing the number of touring caravans to be stored over the winter on field number 471 from eight to 18 – Approved 20 March 2007.
- 3.10 C07D/0496/43/LL – Change of use of land to create a site for 12 touring caravans – Approved 3 January 2008.
- 3.11 C08D/0371/43/LL – Create a site for nine additional touring caravans on field no. 475 and four passing places on the access road – Application withdrawn on 12 July 2010.
- 3.12 C010D/0303/43/LL - Increase the number of touring caravans on the site from 37 to 55 by locating 16 additional caravans on field 475 and two additional caravans on field 471 and increase the number of touring caravans to be stored over winter on field 472 from 18 to 40 and change of use of a part of field 4942 to create a football and games area for the site – Approved 29 September 2010.
- 3.13 C12/1467/43/CR – Demolish existing pigsties and site a new timber building for use as a reception – Withdrawn 28 January 2013.
- 3.14 C12/1508/43/CR – Demolish existing pigsties and site a new timber building for use as a reception – Withdrawn 28 January 2013.
- 3.15 C13/0302/43/LL – Exchange four touring caravans on field 471 for two holiday cabins – Withdrawn 23 April 2013.
- 3.16 C13/0532/43/LL – Upgrade existing static caravans for holiday lodges and relocate them to field 471, move the touring units from that field to static caravan field 472, together with the demolition of pigsties and construct a new reception in its place with a counter to sell small goods – Approved 22 November 2013.
- 3.17 C13/0533/43/CR – Demolish existing pigsties and erect a new building for use as a reception – Approved 16 January 2014.
- 3.18 C14/0653/43/LL – Upgrade an existing static caravan park and relocate it from part of field 472 to a part of field 470 – Refused 14 January 2015.

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4. Consultations:

Community/Town Council: Not received.

Transportation Unit: Confirm that there is no objection to the proposal. However, it is noted that the lay-by on the road leading to the site has not been completed in accordance with the conditions imposed on the planning permission granted some years ago and I recommend that the applicant complies with the need to complete and resurface this lay-by prior to commencing any adaptations or new developments on the site.

Caravans Officer: Approve subject to the following:

- The development must comply with the 1989 Model Standards for static caravans and 1983 Model Standards for touring caravans.
- There is a need to assess any possible risk of golf balls causing injury to any person if the caravans were located close to the golf course under the Health and Safety at Work Act 1974.
- The proposed plan shows that the verandas attached to the double units face each other. Verandas facing each other is contrary to licence conditions. Grateful to have received a modified plan which has been amended so that no verandas face each other in any area with double units.
- Confirmation is also requested of the width between static and double caravans and touring caravans in accordance with the above standards. An example is enclosed of the lay-out of holiday caravans and touring caravans, for information.

AONB Unit: Gwynus is a historical farm located in the countryside on the outskirts of Pistyll. The house, the outbuildings and the surrounding land are within the Llŷn AONB, which is an area designated for national conservation. The AONB is protected by national and local policies. The site is also within an area that is included on the Register of Landscapes of Outstanding Historic Interest in Wales. There have been several developments on the site over the last 15 years, including the golf course and extending and developing the static and touring caravan site. By now there is permission for 55 touring caravans and 10 static caravans on the site. The proposal with the current application is to upgrade 10 existing static caravans and relocate five to field 471 and the other five to field 470. Also to extend the caravan site to a section of field 470, reduce the number of touring caravans from 55 to 52, relocate touring caravans from field 471 to field 472, increase the area for storing 40 touring caravans over the winter months on field 472, erect a new reception on the site of the pigsties. It is noted that the AONB Unit supports several aspects of the application, including reducing the number of touring caravans, improving the standard of the units, reducing the impact on the house and constructing a new reception. The fact that several indigenous trees have been planted on the site is supported. However, there is concern regarding extending the site to field number 470 to

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locate five cabins of quite a substantial size. This site is quite prominent in the rural landscape and outside the boundary of the existing caravan site. A public byway runs along its boundary and the cabins would be visible from this road. The development would also be visible from the road between Pistyll and Pentreuchaf and some other places.

Welsh Water:

Not received.

Biodiversity Unit:

A bats report has been submitted with the application by Sarah Cartmel (22/07/2013). Although the survey is old, a new survey will not have to be conducted and the issue of bats can be dealt with by means of a condition. Very occasional use is made of the pigsties by long-eared bats as a night roost. The new building will provide the same type of conditions for the bats which would enable them to roost occasionally during the night. I wish to include a condition that any light that is to be installed in the porch of the new building to either work on a timer or to be movement sensitive.

Footpaths Unit:

Not received.

Fire Service:

No observations.

Public Consultation:

A notice was posted on the site. The advertising period has ended and no comments were received on the application.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy D17 of the GUDP approves proposals for upgrading existing static caravan sites, including minor extensions to the land area, relocating units or for a minor increase in numbers and exchanging touring spaces for static holiday caravan units provided the three relevant criteria can be conformed to.
- 5.2 Point 1 of the Criteria: that the proposed development is part of a scheme to improve the range and quality of tourist accommodation and facilities on the site. Application C13/0532/43/LL was approved in November 2013. That application was a proposal to upgrade existing static caravans for holiday lodges and relocate them to field 471, move the touring units from that field to static caravan field 472, together with demolishing pigsties and constructing a new reception in their place with a counter to sell small goods.
- 5.3 However, it is understood that following receipt of this permission, the applicant contacted the manufacturers of the static units and he was given to understand that it would only be possible to site five or six units at most on field 471. Also, it is understood that it will only be possible to locate around two units on the existing static caravan site on field 472. Consequently, application C14/0653/43/LL was submitted which meant relocating the static caravan site entirely to the centre of field 470 with no link whatsoever with the existing caravan site. As a result of the refusal of that planning application, the current application has been submitted.
- 5.4 This proposal means partly relocating the static caravans to the existing touring caravan site and partly to a section of field 470 which is located on the boundary of field 471 and to upgrade the existing units to units with a finish resembling timber. The proposal would offer

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an improvement in the quality of the accommodation on offer. It is also proposed to invest heavily in a new reception building that would include a counter selling sundries and cups of tea and coffee to site users. It is considered that a building of this type would be a way of improving the facilities available to site users. The proposal certainly demonstrates a substantial investment in the site with an attempt to improve the range and quality of facilities and experiences offered to visitors in accordance with the requirements of criterion 1.

- 5.5 Point 2 of the Criteria: that the development offers significant and permanent improvements to the design, layout and appearance of the site and its setting in the surrounding landscape. The proposed upgrading would involve relocating the static units to a part of the site that is currently used for touring caravans. In addition, the proposal would mean extending the application site to part of field 470 in order to locate five static caravans. This extended site is located directly adjacent to the boundary of the existing caravan park. The land which is to be extended measures approximately 90 metres x 40 metres. This land rises towards the north and a line of trees has been planted on the boundary. As part of the proposal, it is proposed to reduce the ground level so that the proposed units would lie lower in the landscape. It is proposed to use the land that is excavated to create an earthen ‘*clawdd*’ between the trees and the location of the proposed static caravans. Over the years, much planting work has been undertaken on the site and those trees are now well established and therefore assist in landscaping the site. It is understood that further landscaping has been undertaken at the end of 2014 and it is proposed to undertake further planting as part of the application.
- 5.6 It is proposed to site units that would resemble timber cabins on the site. It is considered that light-brown coloured units would blend better with the landscape than the current white caravans. Currently, the static caravans, due to their location on the southern part of field 472, appear as though they are located amongst the touring caravans. It is considered that relocating the static units would be better in terms of the lay-out of the entire site with the touring units all located within one section and the static units all located in another section. This application also includes a detailed plan of how it is proposed to lay-out the site and having one permission for the entire site would be cleaner and easier to control than the fragmented permissions that have been approved over the years.
- 5.7 The proposal would be implemented in phases which would ensure that no obvious modifications would be seen overnight and it would be a means of ensuring that the development is undertaken in an orderly manner and ensuring adherence to the number of caravans permitted. A condition could be imposed to ensure that the work is completed in accordance with the development steps. The Caravans Officer’s observations on the application are noted and the need to comply with the licence requirements. The observations refer to the need to ensure that verandas do not face each other and also ensuring adequate distances between units. From the plan submitted the distances between caravans appear to comply with what has been noted by the Caravans Officer and it is not considered that minor amendments to the verandas would have a detrimental effect of the lay-out of the site as submitted. A note could be included on the permission referring to the need to comply with the licence conditions. It is considered that the proposal complies with criterion 2 of policy D17 of the GUDP.
- 5.8 Point 3 of the Criteria: that any increase in the number of static holiday units is minor and is commensurate with the scale of any improvements to the site. There is an extant permission for 10 static caravans on a section of field 472 along with 55 touring caravans on fields 471, 475 and part of field 472. As part of the application, it is proposed to move the location of the static caravans from a section of field 472 to field 471 and part of field 470. This would then allow for relocating nine touring caravans on that section of field 472 which is currently being used for the static caravans. The proposal would not involve an increase in the number of

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static units and there would be a reduction of three in the total number of touring caravans on the site. Therefore, although the location of the static caravans will change, it does not involve an increase in the number of units, therefore in relation to the current application, it is not considered that criteria 3, Policy D17 of the GUDP is applicable in this case.

- 5.9 Policy D20 is also relevant to the application as it involves touring caravan sites. Currently, touring caravans are located on field 471 and it is proposed to relocate nine of these touring caravans to the southern section of field 472. Three touring caravans would continue on field 471. The entire proposal will mean a reduction of three touring caravans on the site as a whole. It is not considered that relocating the touring units to this location would have a detrimental impact on the area. In fact, it is likely that siting the touring units in this section of the site would make sense in terms of the site as a whole as some touring units are located in the northern section of field 472 already and also in field 475 which is to the south-east of field 472. The proposal would also regulate the situation in terms of touring caravans that are currently located in field 4942. It is also considered that the new reception building would add to the facilities that would be available to site users. The proposal is considered acceptable in terms of Policy D20 of the GUDP.
- 5.10 The application also includes a proposal to extend the touring caravan winter storage area to field 472 entirely. It is not proposed to increase the number of touring caravans that would be stored. Policy D21 supports proposals to store touring caravans if several criteria in the policy are complied with. A section of field 472 into which it is proposed to extend the storage site has vegetation growth surrounding it and it is not considered that the site would be intrusive in the landscape. Also, a condition could be imposed that the touring units are stored in close proximity to each other to ensure that they cannot be used when they are stored. It is considered that the proposal is acceptable in terms of Policy B21 of the GUDP.

Design and visual amenities

- 5.11 Policy B8 of the Unitary Development Plan assesses the impact of developments on Areas of Outstanding Natural Beauty. It is noted that the AONB Unit supports several aspects of the application, including reducing the number of touring caravans, improving the standard of the units, reducing the impact on the house and constructing a new reception. Also, the fact that several indigenous trees have been planted on the site is supported. However, there is concern regarding extending the site to field number 470 to locate five cabins of quite a substantial size. This site is quite prominent in the rural landscape and outside the boundary of the existing caravan site. A public byway runs along the boundary of field number 470 and the cabins would be visible from this byway. The development would also be visible from the road between Pistyll and Pentreuchaf and some other places. As noted above, it is proposed to excavate the land to reduce the level of the static caravans on the land and then to use the excavated material to create an earthen '*clawdd*' which would be created on the northern boundary of the extension to the site between the static units and the trees which have already been planted along the boundary. It is considered that this, the trees that have been planted and the trees that are to be planted assists with landscaping the site. It is likely that the site can be seen from the nearby byway and this would be reduced as the additional trees are planted and as they mature. It is noted that the AONB Unit have stated that the development would be visible from the road between Pistyll and Pentreuchaf. Although it is agreed that a glimpse of the site can be seen from parts of this road it is not considered, as a result of the planting that has been undertaken over the years, and the location of the site that is to be extended to the north of the boundary of the existing caravan site, that the proposal would be seen clearly from the road between Pistyll and Pentreuchaf or from other roads in the locality. As a consequence of the above, the current situation and what the application proposes, it is not considered that the proposal would have a detrimental impact on the AONB; hence, it is acceptable in terms of Policy B8 of the GUDP.

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- 5.12 The site also lies within the Llŷn and Bardsey Island Landscape of Historic Interest. However, it is not considered that the proposal would be contrary to Policy B12 of the GUDP as it would not be a development on such a large scale so as to have a greater than local impact on the historic landscape.
- 5.13 The proposed reception building is of a relatively traditional design with a slate pitched roof. The building is considered acceptable in terms of its location, size, scale and appearance. According to the submitted information, the building would have rendered walls. However, the pigsties that are to be demolished are finished with stone and it is considered that it would be reasonable for at least some of the new building's elevations to be faced with stone. Therefore, should it be agreed to approve the application, it is proposed to include a condition on the permission that the western and southern elevations of the reception building be faced with stone. In light of the above, it is considered that the proposal is acceptable in terms of policies B22 and B25 of the GUDP.
- 5.14 The plans show a proposal to undertake additional planting work. The plans do not note the exact details of the proposed landscaping. However, it is considered that it would be possible to plant appropriately for the site and the applicant has landscaped the site extensively with indigenous trees and hedges over the years. A condition could be imposed to ensure a complete landscaping plan and to complete the planting in accordance with this landscaping plan. If this is achieved, it is considered that the proposal is acceptable in respect of policy B27 of the GUDP.

Conservation Matters

- 5.15 The pigsties to be demolished are located approximately 11 metres from the rear of the listed building and appear as curtilage buildings. It is intended to demolish these pigsties due to their poor condition and as they cannot be converted without major adaptations. It is proposed to build the new reception building on the site of the pigsties and the new building would be within four metres of the rear of the listed building. In this case, due to the building materials, finish and appearance of the new building it is considered that it would not have a detrimental impact on the setting or appearance of the listed building. Therefore, it is considered that the proposal complies with the requirements of policies B2 and B3 of the GUDP. As already mentioned, it is considered reasonable to face the western and southern elevations with stone. Stones from the pigsties can be reused for this purpose. A listed building consent has already been approved on this part of the proposal in application C13/0533/43/CR.

Transport and access matters

- 5.16 It is proposed that the existing entrance to the site be used for the development. The Transportation Unit submitted observations on the proposal and there is no objection to the proposal. However, the observations of the Transportation Unit requests assurance that a passing place on the road leading to the site, which has not been completed in accordance with the conditions imposed on a planning permission from some years ago, is completed and resurfaced prior to commencing any adaptations or new developments on the site. A condition could be included to this end. In light of this, the proposal is considered acceptable in terms of road safety and policy CH33 of the GUDP. Sufficient informal parking spaces would be available near the units for the vehicles which complies with the requirements of policy CH36 of the GUDP.

Biodiversity Matters

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5.17 As part of the application, a bat survey was received of the pigsties which are to be demolished. The observations of the Biodiversity Unit on the proposal have been received. They note that although the survey is old, a new survey would not have to be conducted and the bats issue can be dealt with by means of a condition. The survey states that very occasional use is made of the pigsties by long-eared bats as a night-time roost. The new building will provide the same type of conditions for bats which will enable them to roost occasionally during the night but a condition should be imposed that any light to be installed in the porch of the new building is either on a timer or is motion-activated. If this is achieved, it is considered that the proposal is acceptable in respect of policy B20 of the GUDP.

6. Conclusions:

6.1 The application means exchanging a static caravan site for a touring site along with extending the site to a section of field 470 in order to site five static caravans. It is proposed to update the static units and also construct a new reception building that would include a counter selling sundries and cups of tea and coffee to site users. It is considered that the proposal would improve the setting of the site and would enable locating the touring units in one section of the site rather than in its current form which is more dispersed. This application has also submitted a detailed plan of how the lay-out of the site would appear and having one permission for the site would be simpler and easier to control than the fragmented permissions that have been approved over the years. The proposal would be implemented in phases which would ensure that no obvious modifications would be seen overnight and would be a means of ensuring that the development is undertaken in an orderly manner and ensuring adherence to the number of caravans permitted. A condition could be imposed to ensure that the work is completed in accordance with the development steps.

7. Recommendation:

To approve – conditions

1. Five years
2. In accordance with the plans
3. The upgrading work to be completed in accordance with the six phase development that was submitted as part of the application and one phase of the upgrading work to be completed prior to proceeding to the next phase.
4. A total of 10 static units only
5. A total of 52 touring units only.
6. Static caravan holiday season.
7. Touring caravan holiday season.
8. Holiday use only – static and touring caravans.
9. Maintain a register of users.
10. Agree on the colour of the new static units and those that will be exchanged in future.
11. The passing places on the track up to the site to be constructed to the adopted standard before the relocated static caravans are occupied.
12. The temporary track which will be created to access field 470 to be eliminated and the land to be restored to its existing condition prior to commencing on the fourth phase of the development.
13. Following the elimination of the temporary road in accordance with condition 13 above, the access to the units located on field 470 will be via field 471 only.
14. Pigsties to be recorded by photographic record and a copy to be deposited with the Local Planning Authority and the Royal Commission on the Ancient and Historic Monuments of Wales prior to demolition.
15. Welsh slate on the roof of the new reception building.
16. New timber-framed windows and doors on the new reception building.

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REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

17. The rainwater goods of the new reception building to be made of aluminium.
18. Western and southern elevations of the new reception building to be finished in stone to be re-used from the existing pigsties.
19. To restrict the use of the new reception building exclusively for uses associated with the caravan site.
20. Landscaping.
21. No storing boats on the land.
22. Maximum of 40 touring caravans to be stored over the winter months in field number 472.
23. The touring caravans that are in storage must be kept within 1 metre of each other.
24. Any light that is to be installed in the porch of the new building to work either on a timer or to be movement-sensitive.