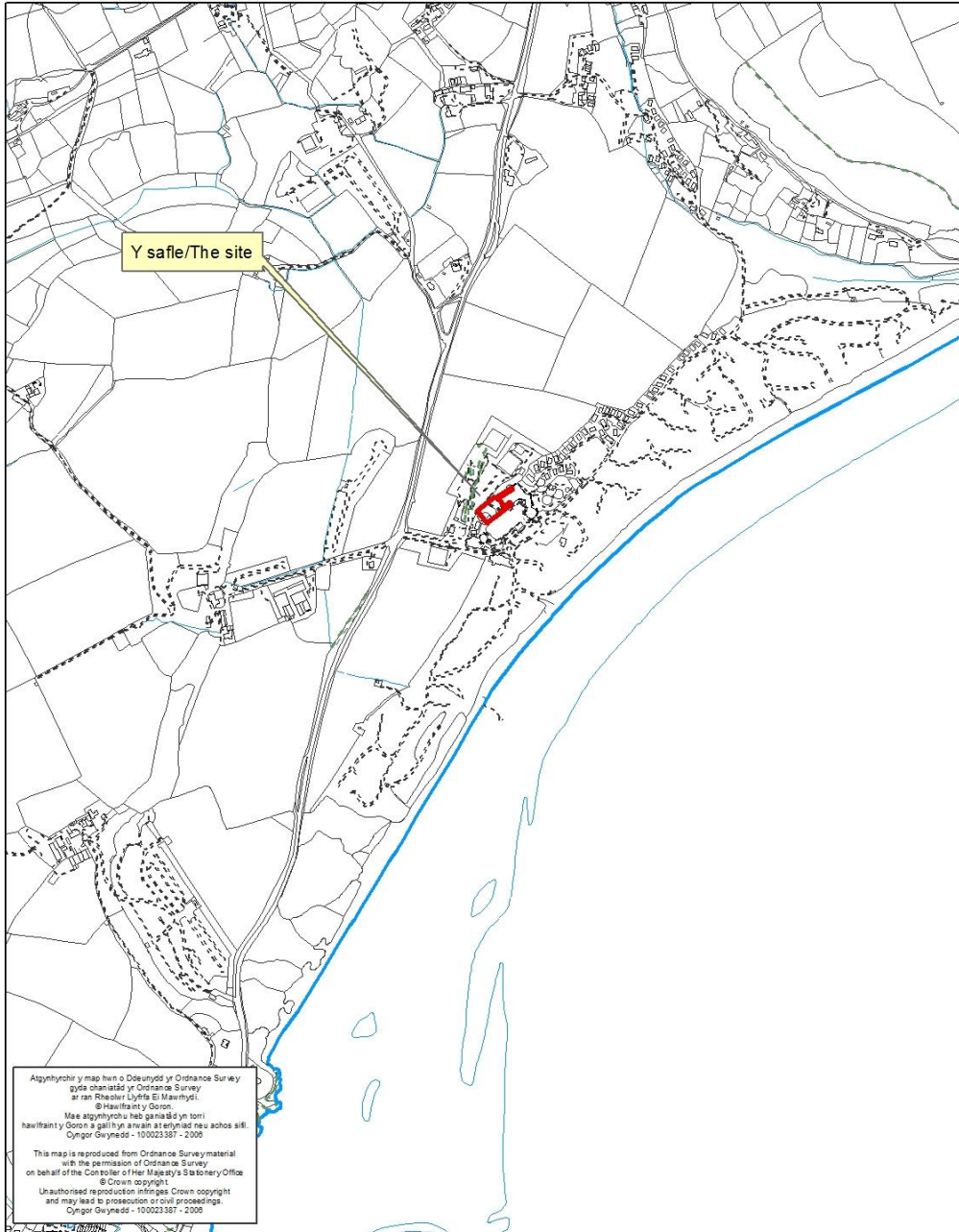


Number : 7



Rhif y Cais / Application Number : C16/1105/39/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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| PLANNING COMMITTEE  | DATE: 07/11/2016 |
| REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER | CAERNARFON       |

Application Number: C16/1105/39/LL  
Date Registered: 16/09/2016  
Application Type: Full - Planning  
Community: Llanengan  
Ward: Abersoch

Proposal: EXTENSION TO LEISURE BUILDING IN ORDER TO EXTEND EXISTING SPA TO INCLUDE TREATMENT ROOMS, POOLS, EATERY AND CHANGING ROOMS  
Location: THE WARREN, ABERSOCH, PWLLHELI, GWYNEDD, LL537AA

**Summary of the Recommendation:** TO APPROVE WITH CONDITIONS

**1. Description:**

- 1.1 This is a full application to construct an extension to a leisure building in order to extend existing spa facilities to provide treatment rooms, pools, eatery and changing rooms. The extension would be located on the south-western gable end of the existing building with a flat roof section in the centre linking into the existing building and a slate hipped roof section on the gable end. The extension's footprint would measure approximately 771m<sup>2</sup>. The Planning Statement with the application states that there is an intention here to re-invest and improve the quality and range of facilities within the resort to enable more use of the facility outside the holiday period. They anticipate more spending from tourists in the area which would reinforce existing employment and create 17 new jobs (5 full time and 12 part time).
- 1.2 The building lies in a central location within the extensive caravan site opposite the car park. The site is located in the countryside between the villages of Llanbedrog and Abersoch. The site is served by a first class county road, the A499, and public footpath number 93 Llanengan runs through the site. The whole site is located within an Area of Outstanding Natural Beauty and the Registered Outstanding Historic Landscape of Llŷn.
- 1.3 The application is submitted to the Committee as it involves a commercial development over 500m<sup>2</sup>.

**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 considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. 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 making the recommendation the Council has sought to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

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2.3 **Gwynedd Unitary Development Plan 2009:**

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

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

**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 B24 ALTERING AND EXTENDING BUILDINGS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE** Ensure that proposals for alterations or extensions to buildings conform to a series of criteria aimed at protecting the character and amenity value 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 CH30 ACCESS FOR ALL** Refuse proposals for residential/business/commercial units or buildings/facilities for public use unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

**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 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. Consideration will be given to the accessibility of public transport services, the possibility of walking or cycling from the site and the proximity of the site to a public car park. In circumstances where off-street parking is needed and where the developer does not offer parking facilities on the site, or where it is not possible to take advantage of the existing parking provisions, proposals will be approved provided the developer contributes to the cost of improving the accessibility of the site or providing the necessary parking spaces on another nearby site.

**POLICY D8 EXPANSION OF EXISTING ENTERPRISES** Proposals to extend/expand/intensify industrial enterprises and existing businesses or other enterprises will be approved if they conform with specific criteria regarding the

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appropriateness of the existing use in relation to the surrounding area and adjacent uses and how relevant it is to the existing work.

**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 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.

The Gwynedd and Anglesey Joint Local Development Plan which is currently being prepared is subject to an ongoing Public Inquiry. At present, it is not a relevant planning consideration for determining planning applications.

#### 2.4 **National Policies:**

Planning Policy Wales (2016)  
 Technical Advice Note (TAN) 12: Design (2016)  
 Technical Advice Note (TAN) 13: Tourism (1997)  
 Technical Advice Note (TAN) 18: Transport (2007)

#### 3. **Relevant Planning History:**

- 3.1 C16/0358/39/YM: Planning enquiry regarding upgrading spa facilities with an extension. Offered three different design options. Proposal acceptable in principle. The design of the application to hand is different to what was proposed during the enquiry.
- 3.2 C01D/0136/39/LL Amended application - construction of leisure centre and football field and amend condition number 5 on permission number C00D/0276/39/LL to allow Warren occupants and other caravan parks within the ownership of the applicant to use the leisure centre - Approved 30 April 2001
- 3.3 C01D/0054/39/LL Extension to existing swimming pool: Approved 26 March 2001
- 3.4 C00D/0276/39/LL Demolish current building and construct a leisure centre and five-a-side football field: Approved 3 October 2000

#### 4. **Consultations:**

Community/Town Council: Support

Transportation Unit: I refer to the above application and wish to state that I do not intend to submit a recommendation as it is assumed that the development would not have a detrimental impact on any road or proposed road.

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Countryside and Access Unit: The Rights of Way team has no observations to make on this application as the development does not have a direct impact on any right of way.

Public Protection Unit: The development must comply with all requirements of the following legislation:

- Health and Safety at Work etc. Act 1974 and the relevant regulations made under the Act.
- Food Hygiene (Wales) Regulations 2006.
- Food Safety Act 1990

If successful, the applicant is advised to contact the department to discuss the matters further.

AONB Unit: The aim is to create a relatively substantial extension to a leisure building in a holiday resort, namely The Warren, near Abersoch. The development will increase leisure use but it does not extend site boundaries.

As the site has already been developed on a fairly intense level, it is not believed that this further development will have a significant impact on the AONB and that landscaping work will add to local biodiversity.

Welsh Water: Suggest that a condition is imposed that a Drainage Plan is submitted and agreed upon by the Local Planning Authority prior to commencing the work. Standard observations.

Public Consultation: A notice was posted on the site. There are no neighbouring residents to notify. The advertisement period ended and correspondence was received stating:

- No objection within the site.

## **5. Assessment of the material planning considerations:**

### **The principle of the development**

5.1 Policy D8 of the Gwynedd Unitary Development Plan is a relevant consideration when discussing applications for the Expansion of Existing Enterprises. The policy states that proposals to expand/extend/intensify industrial enterprises and existing businesses will be approved if they can conform to relevant criteria, namely:

1. that the proposal does not involve an existing use that already is causing significant damage to the surrounding area and/or to existing nearby uses;
2. that the proposal is located in an existing development or abuts it;
3. that the proposal is ancillary to the current existing work;
4. the scale of the existing development along with the proposal will not cause significant damage to the amenities, the environment and the local roads network;

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5. in order to reduce the visual impact on the surrounding area, the proposal will include sensitive landscaping measures and appropriate measures to deal with the new boundaries of the development.
- 5.2 The proposal to extend and change existing spa facilities seems to comply with all above criteria, as the extension is linked to the existing building and its use is ancillary to the current function of the site. The use within an extensive and established static caravan site does not cause damage to the area as it is located in a central and unobtrusive location within the resort. A landscaping plan was also submitted as part of the proposal to reduce its visual impact.
- 5.3 Policy D13 states that proposals to develop new Attractions and Facilities or to improve the standard of existing facilities, will be approved provided that it involves using existing buildings or sites that have a close relationship with existing buildings that form part of a cluster of existing tourism facilities. In this case, the extension would be linked to a cluster of existing leisure buildings and therefore, comply with the requirements of the policy.
- 5.4 The aim of policy D17 of the GUDP is to promote improvements and upgrade existing static caravan sites and holiday chalets. As there is no intention to extend the site or increase numbers in this case, the policy is not particularly relevant; however, the fact that it is a proposal to invest in a programme of improvements to upgrade the quality of the site's facilities is encouraged.

#### **Visual amenities**

- 5.5 It is realised that the size and scale of the floor surface area (approximately 771m<sup>2</sup>) is substantial, however, it is believed that the size is proportionate to the existing leisure facilities of the site and that it would not be an over-development. A Planning Statement was submitted with the application to explain the mind-set behind selecting the proposed design. The extension would be located on the south-western gable end of the existing building with a flat roof section in the centre with mansard roof sides linking into the existing building. The main feature of the existing building is a steep slate hipped roof and the proposed extension attempts to follow the same pattern with a similar hipped roof section, but lower on the gable end section of the extension. It is considered that the scale, size, form and location of the proposed extension are acceptable and that the design is in keeping with and respects the existing building. As there are only local views from the building, due to its setting in the landscape, it is not considered that the proposal would have an impact on the landscape or views. It is proposed to finish the roof with slates and a mixture of white render, slate and timber panels on the extension that are in keeping with the existing building and corresponds to the finishes of other buildings within the holiday resort. Therefore, it is believed that the proposal is acceptable in respect of design policies B22, B24, B25 of the Gwynedd Unitary Development Plan.
- 5.6 Although the proposal is located within an Area of Outstanding Natural Beauty, it is not considered that the development would cause significant harm to the landscape and the coast or would be contrary to the requirements of policy B8 GUDP. Despite the size of existing buildings, the nature of their location is within a bowl-shaped landform and together with existing landscaping it means that the buildings do not stand out in the landscape and it is not considered that the extension would be prominent either. The AONB Officer has no objection as the site has already been developed on a fairly intensive level. An acceptable landscaping plan has been submitted to soften the local visual impact of the development and it is noted from the

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site visit and from information in the Planning Statement that a substantial investment of approximately £250,000 has recently been spent on landscaping the site to improve the site's appearance. On this basis, it is considered that the proposal satisfies the requirements of policy B8 AONB and B27 Landscaping GUDP and that there would be no substantial harm to the landscape of the AONB.

- 5.7 The site lies within the Llŷn and Bardsey Island Landscape of Outstanding Historic Interest. Policy B12 states that consideration will be given to the information about the historic landscapes if the impact of proposals is on such a large scale that their impact would be greater than merely a local impact. In terms of its location and its size, it is considered that its impact would be local and it would not have a wider impact on the historic landscape. Therefore, it is not considered that the proposal is contrary to Policy B12 of the GUDP.

### **Transport and access matters**

- 5.8 The site is served by an existing standard wide access to a first class county road, the A499, which is sufficient to serve high levels of traffic and the existing ample parking provision is directly adjacent to the building. The planning statement with the application also notes that the development has been designed to include suitable access for all and specific disabled facilities for customers. It is therefore considered that the proposal is acceptable in respect of transport, parking and access for all and is in accordance with policies CH30, CH33, CH36 of the GUDP.

### **6. Conclusions:**

- 6.1 Having weighed up the proposal against the policies listed above, it is considered that the extension to the leisure facilities is acceptable in terms of policies, and is therefore acceptable to be approved with the conditions noted below.

### **7. Recommendation:**

- 7.1 To approve – conditions
1. 5 years
  2. In accordance with the plans and landscaping plan
  3. Slate
  4. Finish
  5. Planting work to be undertaken in the next planting season after completion of development
  6. Welsh Water condition to submit a Drainage Plan