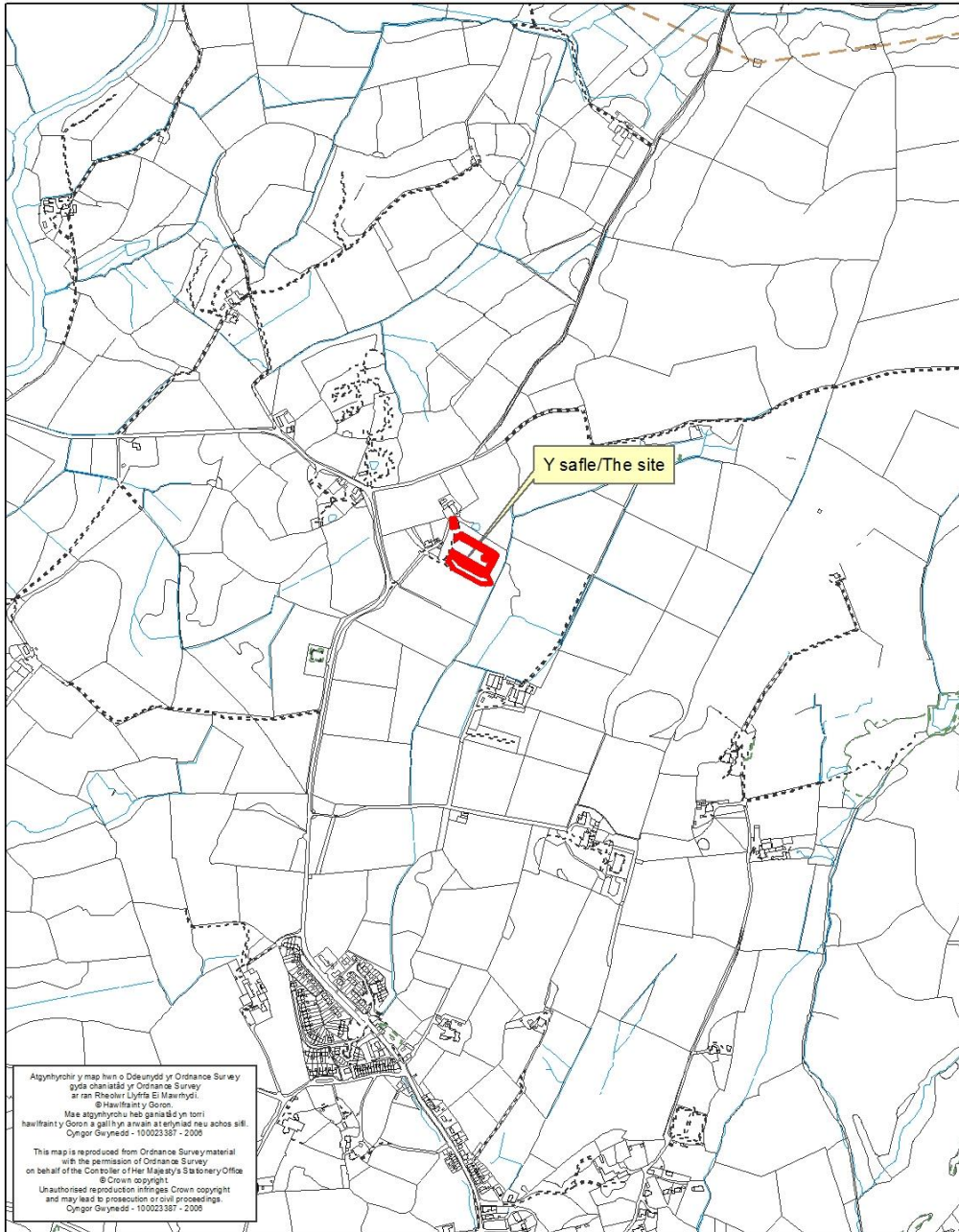


Number: 5



Rhif y Cais / Application Number : C16/1072/41/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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Application Number: C16/1072/41/LL
Date Registered: 09/09/2016
Application Type: Full - Planning
Community: Llanystumdwy
Ward: Llanystumdwy

Proposal: APPLICATION FOR THE INCREASE OF TOURING UNITS FROM 30 TO 40 WITHIN THE BOUNDARIES OF THE SITE, ENVIRONMENTAL IMPROVEMENTS, PROVISION OF LONGER ACCESS TRACK, EXTENSION OF THE EXISTING TOILET BLOCK AND PROVISION OF GAMES ROOM

Location: LLWYN BUGEILYDD, FFORDD CAERNARFON, CRICIETH, LL52 0PN

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

- 1.1 This is a full application to increase the number of touring units on the site from 30 to 40 within the current outskirts of an established touring caravan site. In addition, the proposal involves undertaking environmental improvements and landscaping, extending the existing access track, extending the existing toilet/shower block by providing a purposeful toilet and shower for the disabled together with the provision of a games room and a washing-up room.
- 1.2 The site is located on the outskirts of Cricieth, with access and direct drive to the site off the busy B4411 road. The open fields of the site include the usual characteristics seen on such sites including electricity hook-up points, bin stores and access track. A significant open field lies parallel to the location of the caravans which is described as a play area. Existing formal screening exists along the boundaries of the entire site in the form of hedges of indigenous trees. An existing toilet and shower block lies on the northerly part of the site with growth of trees and stone walls creating a boundary around it.
- 1.3 The proposal involves siting one additional caravan pitch with the 12 existing pitches in the centre of the site with nine entirely new pitches sited along the southerly part of the existing site. It is intended to provide further screening for the existing bin stores and plant hedgerows to formally separate the caravan area and the open playing field. The extension to the existing toilet/shower block measures nearly 9m in total and 4m wide at its widest part. It is divided into three different spaces to include a disabled toilet and shower in one part, washing-up facilities in the centre and a games room in the third part. Ramps will be created as access to the three rooms. Externally, the extension walls will be finished with timber cladding and corrugated sheets and the roof would be in-keeping with the existing building.

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)

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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.

2.3 Gwynedd Unitary Development Plan 2009:

POLICY A2 – PROTECT 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 B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities of the local area.

Policy B24 – Adapting and extending buildings within development boundaries, rural villages and the countryside - Ensure that proposals for adaptations 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 building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY B27 – LANDSCAPING PLANS - Ensuring that permitted proposals incorporate soft/hard landscaping of high standard which is appropriate for 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/industrial 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 conform to specific criteria relating to the vehicular access, the standard of the existing roads network and traffic calming measures.

POLICY D20 - SITES FOR TOURING CARAVANS, CAMPING AND TOURING UNITS – EXTENSIONS, ADDITIONAL PITCHES, RELOCATION AND EXCHANGES – Proposals for an increase in the number of pitches, extensions to sites, or the relocation or exchange of pitches will be approved if the proposal forms part of a plan to secure environmental and visual improvements, and meets other criteria that relate to the impact of the development on the local area.

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

In addition to the above, it is believed that the following are pertinent:-

- Supplementary Planning Guidance (SPG): Holiday Accommodation
- Supplementary Planning Guidance: Planning and the Welsh Language

2.4 National Policies:

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Planning Policy Wales, 8th edition, 2016
 Technical Advice Note (TAN) 13: Tourism
 Technical Advice Note 18: Transportation
 Technical Advice Note 20: Planning and the Welsh Language

3. Relevant Planning History:

- 3.1 C05D/1041/41/LL – toilet/washing block – approved 23.02.05
- 3.2 2/21/59J – siting of ten additional touring caravans on a 20 touring caravan site – approved 23.01.96
- 3.3 2/21/59H – siting of ten additional touring caravans – approved 21.11.80
- 3.4 2/21/59D – siting of ten touring caravans – approved 05.04.77

4. Consultations:

- Community/Town Council: Support
- Transportation Unit: No objection
- Biodiversity Unit: No concerns
- Welsh Water: Standard advice
- Caravans Officer: No objection, provided the licence conditions will be complied with. The applicant will be required to make a further application to amend the site licence should this application be approved.
- Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has ended and no correspondence has been received.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Policy D20 of the GUDP approves proposals to increase the number of pitches on existing touring caravan sites by means of an extension provided the proposal forms part of a plan that will secure environmental and visual improvements in terms of the location, layout, design and appearance of the site, and its position in the surrounding landscape. Furthermore, it is a requirement that the proposed development will not exceed the reasonable capacity of the locality to accommodate such a development, taking into account the cumulative impact of existing touring caravan sites.
- 5.2 This proposal involves extending and adding ten new pitches on an existing caravan site which has permission to site 30 touring caravans. It is intended to site the new units entirely within the existing caravan site, siting one with 12 existing pitches and the other nine on an open part of the site which is between the site the existing playing field. The plans have been changed from that originally submitted, with more improvements proposed after discussions with officers. Additional landscaping has been included in the amended plan, which would separate the caravan site and the

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play area. It is also intended to create a road around the field as an extension to the existing road which leads into the site. This site is comparatively concealed and unobtrusive in the landscape, as there are mature hedges around the boundaries.

- 5.3 As part of the improvements, it is intended to extend an existing building which will include provision for disabled users. In terms of its location, design and size, it is considered that the proposed facilities block is reasonable, and is to be located in a concealed and inconspicuous corner of the existing field.
- 5.4 The existing site operates between 1 April and 31 October in any year and the same period would be relevant for the new units.
- 5.5 From assessing the proposal against the requirements of policy D20, it is believed that the additional pitches in terms of their location and setting are likely to integrate and blend in with the site and its landscape. They are all to be included within the existing boundaries and therefore there is no need to extend to new lands at all. The site is neither prominent nor intrusive in the landscape, and it is not considered that there would be a harmful impact in terms of the nearby area's visual amenities. The proposed landscaping and amendments would be environmental improvements which would improve the appearance and facilities of the site in its entirety. It is not thought that there is another touring site close to this site therefore it is not believed that there would be an obvious harmful accumulative effect. Therefore, it is considered that the increase in numbers, the landscaping and the new proposed facilities comply with the requirements of policy D20.

Visual amenities

- 5.6 There is existing established screening around the site; therefore, the existing site is considered acceptable in terms of visual amenities. It is not believed that this proposal would increase the visual effect within the local area based on the size and type of development and its location. It is intended to provide additional landscaping on part of the site in order to distinguish clearly between the boundaries of the caravan site and the playing field and in doing so it is believed that the requirements of B27 are satisfied.
- 5.7 The proposed extension to the existing building in terms of location and size is entirely acceptable and as the proposal uses external materials on the roof to blend in and timber cladding on the walls, it is believed that the proposal is acceptable in terms of these aspects, which comply with the requirements of policies B24 and B25. There is an existing access track to the site and towards the toilet/shower block; the proposal shows that this track will be extended in order to create a new road between the existing rows of touring units. Based on its scale and location, it is not believed that it would affect the visual amenities of the site or the area beyond its boundaries.

General and residential amenities

- 5.8 There is a reasonable distance between the application site and the nearest neighbours to ensure that the privacy and amenities of these neighbours are protected. The site's boundaries are also well-screened with mature hedgerows, which means that the proposal will not be obtrusive. Though there would be some increase in traffic as a result of an increase in the numbers, it is not considered that it would be significant. There is no significant concern that the proposal would have an impact on the amenities of nearby neighbours in this case; therefore it is believed that the proposal is acceptable in relation to the requirements of policy B23.

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Transport and access matters

- 5.9 The Highways Unit has no objection to increasing the number of touring units within the site. It is believed that the width of the existing access off the neighbouring highway is acceptable and there is no record of accidents as a result of movements in and out of the site. Therefore, it is believed that the proposal is acceptable in respect of Policy CH33.
- 5.10 The existing site is comparatively level without any obvious obstacles in terms of accessibility. It is seen from the proposal that the extension to the toilet/shower block includes specific resources for disabled users and that suitable ramps are provided as part of the proposal of the new additional resources that are provided. Therefore, it is believed that the proposal is acceptable in respect of accessibility and the requirements of policy CH30.

Linguistic Matters

- 5.11 Policy A2 of the GUDP states that proposals that would cause significant harm to the social, linguistic or cultural cohesion of communities, due to their size, scale or location, will be refused. As the proposal involves a tourism development which will create ten or more holiday units there is a requirement for a Language and Community Statement to be prepared in order to comply with the Supplementary Planning Guidance: Planning and the Welsh Language. A Statement was received as part of the application and the Joint Planning Policy Unit was consulted. Their response had not been received at the time of writing this report but it is not believed that the nature or scale of the development are likely to have an adverse impact on the Welsh language. Despite this, the JPPU will need to confirm the situation and I trust that the Unit's observations will have been received before the date of the Committee. Should positive observations be received from the Unit it is considered that the proposal is acceptable in the context of policy A2.

6. Conclusions:

- 6.1 Having considered the above and all the material planning matters including the local and national policies and guidance, it is believed that this application to extend the number of touring caravans within this established site together with associated developments, is acceptable and complies with the requirements of the relevant policies noted above.

7. Recommendation:

- 7.1 Approve subject to the receipt of favourable observations from the Joint Policy Unit on the Language and Community Statement.

1. Time
2. Comply with plans
3. Materials
4. Restrict the numbers to 40 touring units and their location to be restricted to the pitches shown on the plan only
5. Restrict occupancy period to between 1 April and 31 October
6. For touring units only
7. Keep a register
8. Landscaping

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9. No storing materials to create the road anywhere on the site

Note: Measures to promote the Welsh language