

Application Reference: FPL/2021/304

Applicant: Mr. G Jones

Description: Retrospective application for the use of a static caravan for holiday purposes at

Site Address: The Lodge, Capel Bach, Rhosybol



Report of Head of Regulation and Economic Development Service (Owain Hughes)

Recommendation: Refuse

Reason for Reporting to Committee

The application has been called in by Councillor Aled Morris Jones.

At its meeting that was held on the 12th of January 2022, Members resolved to carry out a site visit prior to determining the application.

A virtual site inspection was carried out on 26th of January 2022 and Members will now be familiar with the site and its setting.

At its meeting held on the 2nd February, 2022 the Committee resolved to Approve the application contrary to officer recommendation. The recorded reasons being as follows:

· The proposal is of a high quality, it is in a sustainable location and it is part of the existing small holiday complex on site.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution." Paragraph 4.6.12.2 requires that;

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters;

- The planning application relates to the continued use of a single static caravan for holiday purposes. Applications for new permanent caravans have to comply with Policy TWR 3 (Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation) of the Anglesey and Gwynedd Joint Local Development Plan.
- Policy TWR 3 allows for new permanent caravan developments provided that the proposal conforms with the criteria as listed within the Policy and under criteria 1ii as stipulated above. This is further explained under the guidance in relation to 'high quality' which is stated in the 'Tourism Accommodation and Facilities' Supplementary Planning Guidance under section 5.2.1.
- Paragraph 5.2.1 of the Tourism Facilities and Accommodation SPG states that applications for standalone single caravans, chalets or pods placed in a field or within the curtilage of residential dwellings without any associated facilities are not considered to be high quality development and therefore do not align with Policy TWR 3. These type of developments do not enhance the type and quality of tourist offer in the plan area and the cumulative effects of such developments can have a negative impact on the landscape.
- Although it is acknowledged that the site has a Caravan Club Licence for 5 touring caravans and a converted single holiday let on site these are considered to be alternative holiday accommodation options as opposed to being associated facilities, therefore the proposal would fail to comply with the guidance provided within the Supplementary Planning Guidance.

Conclusion

In light of the above, it is considered that the proposed development does not comply with the relevant planning policies and the recommendation is one of refusal.

Recommendation

That the application is refused for the following reason:

(01) The Local Planning Authority does not consider that the proposal for a single standalone holiday static caravan in the open countryside to be a high quality development and is therefore contrary to the requirements of policies PCYFF1 and TWR 3 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained in the Supplementary Planning Guidance Tourism Facilities and Accommodation (March 2021).

Application Reference: FPL/2021/302

Applicant: Mr Iwan Jones

Description: Full application for the change of use of land from agricultural to accomodate 10 touring Caravans at

Site Address: Bunwerth, Trearddur Bay, Holyhead



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Refuse

Reason for Reporting to Committee

The application is presented to the Planning and Orders Committee at the request of the Local Member.

At its meeting held on the 2nd February, 2022 the Committee resolved to Approve the application contrary to officer recommendation. The recorded reasons being as follows:

- The proposal would not have an impact on the Area of Outstanding Natural Beauty due to it being a touring site restricted to seasonal use and that the application site cannot be seen.

In such circumstances paragraph 4.6.12.1 of the Council’s Constitution requires that: “Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers

to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution." Paragraph 4.6.12.2 requires that;

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters;

- The existing screening on the site is gappy or low in height, the north east of the site would be most visible in view from the highway. The tourers would be white and would therefore be obtrusive. A landscaping scheme has been provided with the planning application to reinforce the existing screening; however, it is important to note that it will take 5-10 years for the screening would become substantially effective. The LPA does not consider that the existing site is very well screened and this would be contrary to Criteria 1 of Policy TWR5 which states that development should be sited in an unobtrusive location, well screened which can be readily assimilated into the landscape in a way that does not significantly harm the visual quality of the landscape.

- Paragraph 5.3.5 of Planning Policy Wales states that the primary objective of designating AONB's is the conservation and enhancement of their natural beauty and that development management decisions should favour conservation of natural beauty. The IOACC's AONB Management Plan includes policy CCC 3.2 which states that new developments will be expected to adopt the highest standard of design, materials and landscaping in order to enhance the special qualities and features of the AONB.

- It is acknowledged that this is a touring caravan site; however there will be an element of permanent features such as the toilet block, the track and hardstanding under every caravan pitch. These will have an all year round effect on the AONB.

Recommendation

That the application is refused for the following reason:

(01)The proposal not considered to comprise high quality development and it would also be harmful to the character and appearance of the area which forms part of an Area of Outstanding Natural Beauty. This would be contrary to the provisions of policies TWR5, PCYFF3, AMG1 of the Anglesey and Gwynedd Joint Local Development Plan (2017), Planning Policy Wales (Edition 11) (February 2021), Supplementary Planning Guidance – Holiday Accommodation (September 2007) and Supplementary Planning Guidance – Tourism Facilities and Accommodation (March 2021).