

PLANNING COMMITTEE

Date – 17TH JANUARY 2024

ADDENDUM REPORT BY HEAD OF PLANNING, PUBLIC PROTECTION AND COUNTRYSIDE SERVICES

AGENDA ORDER, LATE INFORMATION AND AMENDMENTS TO PLANNING COMMITTEE REPORTS

The following sheets are an addendum to the main agenda for the Committee. They set out the order in which items will be taken, subject to the discretion of the Chair. They provide a summary of information received since the completion of the reports, and matters of relevance to individual items which should be taken into account prior to their consideration.

Where requests for public speaking on individual planning applications have been made, those applications will normally be dealt with at the start of that part of the meeting.

AGENDA FOR THE MEETING

1. APOLOGIES (pages 3 – 4)
2. DECLARATIONS OF INTEREST (pages 5 – 6)
3. URGENT MATTERS AS AGREED BY THE CHAIR
4. MINUTES (Pages 7 – 18)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (Items 5 - 7)

ORDER OF APPLICATIONS

PART 1

	Application no.	Location	Page
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PUBLIC SPEAKER ITEMS

Item No.5 – Page 19

Code No. 21/2021/0903/PF

Location: Land Adjacent to The Paddock, Llanferres

Proposal: Change of use of land by the siting of 4 no. holiday accommodation units, installation of a package treatment plant, formation of parking, internal track, pedestrian footbridge and associated works

LOCAL MEMBER(S): Cllr Huw Williams

OFFICER RECOMMENDATION: TO GRANT

PUBLIC SPEAKER AGAINST – Paul Dyson (neighbour)

PUBLIC SPEAKER FOR – Gethin Jones (agent)

Late representations –

Representations in objection:

Paul Jelley, Bryn Ffynnon Farm, Forestry Road, Llanferres

Paul Dyson, 1 Bryn Eithin, Tafarn y Gelyn

Principle:

Already 2 other holiday accommodation sites on narrow lane, Bryn Bowlio and Camp Alun.

No demand for additional holiday accommodation in this area, other sites remain vacant for months

Set precedence for similar development in AONB

Encouraging more tourism in this area which is already at capacity

Not a suitable location, no shops, pubs nearby or footpath/ street lighting on the roads

Impacts to AONB

Dark skies should be taken into account with the lighting scheme

Any lighting in this area will have a negative effect on the AONB

Impacts to visual amenity and character of AONB eroded by this development

Noise from visitors impacting tranquility of AONB landscape

Residential amenity

Excessive noise likely to be generated from hot tubs, music and alcohol

Screening would take years to establish and wouldn't suppress noise

Additional Information –

Report submitted by agent (PJ Ecological Solutions, dated Jan 24)

Ecological Conservation and Biodiversity Enhancement Scheme (including Green Infrastructure Statement)

Summary:

1. Landscaping-

Landscaping scheme comprising of planting 7 no holly trees, 7 field maple trees, and 260m of native species hedgerow.

2. External/Internal lighting-

Externally, 1 external wall light fitted to the entrance of each unit and 16 bollard lights along the pathway. Installed at low level, of low intensity, <2700Kelvin temperature and feature wavelengths higher than 550nm to avoid the component of light most disturbing to bats.

Internally, no pendant or wall mounted luminaries to be used only lights recessed into ceilings to reduce glare and light spill. Recommend windows fitted with automatic blinds/curtains and tinted with 'smart glass'.

3. Ecological Enhancements -

Provision for roosting bats and nesting birds- 1 bat box to be installed on mature sessile oak and 2 bird boxes installed on other mature trees.

Green Infrastructure Statement-

'The site is characterised by poor semi-improved grassland, which is not a habitat of ecological importance. However, the native species-rich hedgerows with trees, which demarcate the boundaries of the field in which the site is set, will provide a good source of direct and indirect forage for a variety of invertebrate, wild bird and small mammal species; habitat connectivity for the same (particularly bats); and nesting opportunities for wild birds.

The hedgerows and trees to be planted will provide a further good source of direct and indirect forage for a variety of invertebrate, wild bird and small mammal species, as well as nesting opportunities for wild birds, and the boxes to be erected will provide summer roosting opportunities for a variety of bat species and further nesting opportunities for a variety of wild bird species. As such, subject to the delivery of these features, the proposed development is considered likely to result in a clear biodiversity net gain.'

Officer Notes –

1. Ecological Conservation and Biodiversity Enhancement Scheme

Having regard to the contents of the Ecological Conservation and Biodiversity Enhancement Scheme, Officers do not consider the details contained within would remove the requirement of the recommended conditions 6, 7 and 10 on the Officer report. Further details will therefore be required including; landscaping, biodiversity enhancements and external lighting, in order to fully satisfy these conditions and sufficient time allowed for consultation with the relevant consultees.

2. Clarification of Policies

Officers wish to clarify criteria within relevant Policies PSE 12- Chalet, static and touring caravan and camping sites, and PSE 5- Rural economy.

The Council recognises the increased diversity of different types of holiday accommodation in recent years, particularly involving new forms of static accommodation and 'glamping' units and the possibility for further new types of accommodation in the future. Given the lack of standard definition for these types of accommodation, the Caravans SPG states that, for the purposes of assessing new holiday accommodation proposals, the Council will use the existing definitions within the Caravans and Development Control Act 1960 in determining the policy approach to be applied. Lodges, chalets, pods and other similar structures which fall within this definition will therefore be treated as static caravans.

The Officer report seeks to achieve a balanced view between the two policies with, in Officers view, the most relevant applicable policy being Policy PSE 5. This is due to the fact that the units are intended to be located on the site permanently, as opposed to touring caravans which are more temporary/transient in nature. Whilst the units are considered to meet the definition of a caravan and are proposed to be sited on the land, it is clear that Policy PSE 12 seeks to resist any new caravan development unless strict criteria can be met. This Policy was originally intended to focus on the

problems relating to large caravan parks in the north of the county such as the potential cumulative impacts of sites being visually obtrusive and dominant in the landscape.

However, the design, layout, scale and materials of most glamping accommodation sites are completely different to a static caravans and would have different impacts. The Policy states that 'proposals for new static caravan sites will not be permitted'. However, the reasoned justification for PSE12 explains, "*Static and touring caravan sites together with chalets and camp sites are an important source of holiday accommodation, which can be crucial to the success of the tourism industry, although such sites are often seen as being visually intrusive*".

The locations of glamping sites tend to be rural in nature and typically connected to an existing rural enterprise. They tend to be small scale, finished in natural materials and positioned to work with the land organically as opposed to the uniform nature of static sites. Given the diversity and difference of the glamping units compared to typical static caravans, Officers consider the criteria of PSE5 to be of relevance which also seek to ensure the scale and nature of sites are appropriate for the location and the AONB is protected and enhanced.

To conclude, it is acknowledged that there is some conflict with Policy PSE 12, but that there is also support for the proposal from Policy PSE 5. Assessing the principle of development in this instance is a matter which requires a balanced view to be taken between compliance with policy and an assessment of the impacts of the proposal.

3. Proposal description

The application description includes reference to use class C6. This refers to the recently updated Use Class Order (Wales) which aims to tackle the issue of second homes and short term lets in Wales. This included a land use planning element with the introduction of three new use classes, use class C3 'dwellinghouses used as sole or main residences', C5 'dwellinghouses used otherwise than as sole or main residences and C6 'short term lets'.

However, this description is inaccurate as the units are not existing dwellings and therefore cannot be classed within the C6 use class.

Officers recommend the application description be amended to:

Change of use of land by the siting of 4 no. holiday accommodation units, installation of a package treatment plant, formation of parking, internal track, pedestrian footbridge and associated works

Amended condition(s)

Condition 3 removing reference to use class C6:

3. The holiday units hereby approved shall be occupied for short term holiday accommodation purposes only and not as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Item No.6 – Page 57

Code No. 23/2023/0468/PF

Location: Bryn Golau, Saron, Denbigh

Proposal: Demolition of existing poultry farm and erection of a poultry unit for turkey breeding comprising 2 no. linked poultry units with associated feed bins, tractor shed, hardstandings, access road, new vehicular access and associated works

LOCAL MEMBER(S): Councillor Elfed Williams (c)

OFFICER RECOMMENDATION: TO GRANT

PUBLIC SPEAKER FOR – Sam Harrison (agent)

Late representations – None.

Additional Information – None.

Officer Note – None

Amended/ additional conditions – None.

NO PUBLIC SPEAKER ITEMS

Item No.7 – Page 89

Code No. 43/2023/0549/PF

Location: 9 Cadnant Avenue, Prestatyn

Proposal: Provision of dormer roof windows to front and rear elevations and associated works

LOCAL MEMBER(S): Councillor Elen Heaton
Councillor Andrea Tomlin (c)

OFFICER RECOMMENDATION: TO GRANT

Late representations – None.

Additional Information – None.

Officer Note – None.

Amended/ additional conditions – None.
