

**Report To:** Planning Committee

**Date of Meeting:** 11<sup>th</sup> January 2017

**Lead Member / Officer:** Cllr. David Smith, Public Realm  
Angela Loftus, Strategic Planning & Housing Manager

**Report Author:** Claire MacFarlane, Planning Officer

**Title:** **Supplementary Planning Guidance: ‘Caravans, Chalets & Camping’ – Consultation draft**

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**1. What is the report about?**

- 1.1 This report accompanies a draft Supplementary Planning Guidance (SPG) document on caravans, chalets and camping which, if adopted, will be used in the determination of planning applications.

**2. What is the reason for making this report?**

- 2.1 Following the adoption of the Denbighshire Local Development Plan (LDP) a SPG on caravans, chalets and camping is required in order to provide further guidance for developers, Officers and Members. A draft SPG for public consultation is attached to this report (Appendix 1).

**3. What are the Recommendations?**

- 3.1 That Members agree the draft SPG on caravans, chalets and camping as a basis for public consultation.

**4. Report details**

- 4.1 The draft SPG supplements LDP policy PSE 12 ‘Chalet, Static and Touring Caravan and Camping Sites’ but also makes reference to policies PSE 5 ‘Rural Economy’, PSE 11 ‘Major New Tourism Developments’ and PSE 14 ‘Outdoor Activity Tourism’ where relevant. The document provides additional guidance on matters of design and layout that must be addressed by proposals for such types of tourist accommodation.
- 4.2 The public consultation period would be a minimum of 8 weeks and is anticipated to start in January 2017. It is anticipated that the results of the consultation will be reported back to the LDP Members Steering Group in April 2017, followed by Planning Committee with a final SPG for adoption in June 2017. If adopted, the SPG will be a material planning consideration when assessing planning applications.

**5. How does the decision contribute to the Corporate Priorities?**

- 5.1 The draft SPG contributes to the Corporate Priority of ‘developing the local economy’ by providing guidance on the development of visitor accommodation, which is an important part of strengthening the county’s tourism offer and will contribute to local economies.

**6. What will it cost and how will it affect other services?**

- 6.1 Agreeing the SPG for consultation is not anticipated to create any additional cost or affect other services.

**7. What are the main conclusions of the Well-being Impact Assessment? The completed Well-being Impact Assessment report can be downloaded from the [website](#) and should be attached as an appendix to the report**

- 7.1 The main conclusions are that the draft SPG will have positive impacts on the local economy, and may have both positive and negative impacts on biodiversity. The completed Well-being Impact Assessment report is attached to this report.

**8. What consultations have been carried out with Scrutiny and others?**

- 8.1 Internal consultation has been carried out with the Development Management Team and Licensing Teams. Member input on the content of the SPG has also been provided through the LDP Member Steering Group.

**9. Chief Finance Officer Statement**

- 9.1 Any costs associated with the guidance should be contained within existing budgets and therefore there are no obvious financial implications contained in the report.

**10. What risks are there and is there anything we can do to reduce them?**

- 10.1 In the absence of detailed guidance there is a risk the Council will be unable to effectively operate the LDP policies regarding caravans, chalets and camping.

**11. Power to make the Decision**

- 11.1 Planning & Compulsory Purchase Act (2004).