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23/2016/1218

Scale: 1:2500

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LAYOUT PLAN

- Site Boundary
- Existing Structures to be Retained and Enhanced
- Existing Structures to be Demolished and Reconstructed
- Existing Structures to be Relocated and Reconstructed
- Tree Planting
- Existing Caravan Locations
- Proposed Caravan Locations
- Caravan Buildings
- Grassland
- Cladding
- Car Parking
- Site Usage
- Caravan Links



Project: Carronvale Caravan Park
 Location: Carronvale, Perth & Kinross
 Drawing No: Proposed Layout Plan
 Scale: 1:500 @ A1
 Drawing No: 10000-01
 Date: October 2017
 Updated

WARD : Llanrhaeadr Yng Nghinmeirch

WARD MEMBER: Councillor Joseph Welch

APPLICATION NO: 23/2016/1218/ PF

PROPOSAL: Extension of existing Holiday Park to allow for the siting of 35 Static Holiday Caravans in lieu of 41 Mixed Touring Pitches with the relinquishing of the northern element of the park

LOCATION: Caer Mynydd Caravan Park Saron Denbigh

APPLICANT: Mr R Barton

CONSTRAINTS: None

PUBLICITY UNDERTAKEN: Site Notice - Yes
Press Notice - Yes
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – 4 or more objections received
- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

LLANRHAEADR COMMUNITY COUNCIL

Original response expressed objections to the proposals based on policy conflict, impact on Welsh language, retrospective nature of the application, highway impacts, and landscape / visual amenity.

Awaiting response to re-consultation.

NATURAL RESOURCES WALES

Advise that original concerns regarding ecology have been resolved.

DWR CYMRU / WELSH WATER

Awaiting response.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Highways Officer

No objection.

Pollution Control Officer

Awaiting response to re-consultation.

Archaeologist

No objection.

Ecology Officer

No objection.

Denbighshire Flood Risk Manager

Awaiting response to re-consultation.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Anne, Wyn & Joanna Evans, Bro Dawel Saron

D Clegg, Bryn Tirion, Saron

David White, Lyndav, Saron

Lynn White, Lyndav, Saron

H. Turner, White Lion, Back-row, Denbigh

Iona Jones - Hafod Olygfa

D J K & R A Waltho, Pen y Ffridd, Saron

Mrs A B Wynne, Bryn Glas, Saron

G Jones, Cefn y Marial, Saron

L Ellis-Williams, Pentre Cottage, Saron

J Bartlett-Jones, Pentre Cottage Saron

I Edwards-Jones, Cadn y Marial, Saron

David Tyrer, Cefn Maen Isa, Pentre Saron

Timothy Jenkins, Ffordd Las, Saron

Ieuan Evans, Erw Las, Saron

Mrs G D Tyrer Cefn Maen Isaf, Saron

Sian Evans, Pen y Caeau Mawr, Saron

AM Darren Millar

Lesley & Richard Haythorne, Pant Y Foel, Saron.

Alan Hibbs, Rhiw Goch, Saron

Summary of planning based representations in objection:

Visual impact-

Caravans would be visually obtrusive, particularly in winter.

Amenity impact-

Caravans would result in noise and disturbance in the area.

Littering/rubbish- existing site causes problems in locality.

Highways impact-

Local highway network cannot cater for caravan sites.

Occupancy-

concerns that caravans would be permanently occupied, resource implications of continuous monitoring.

Policy-

Application contrary to policy.

Welsh language impact.

Drainage-

Sewerage issues at the site and sewerage strategy inaccurate.

General impacts-

Population of the village would be doubled; village resources of water, electricity and broadband would be strained.

Safety/Management issues- problems have occurred on the site which would be worsened by proposal.

In support

Representations received from:

Alun Jones, Masons Arms, Denbigh

Joanne Morris, Pen y Coed, Prion

Paul Coombes, The Paddock, Saron
James Woods, Old Granary 2, Saron
Anthony Gill, The Old Granary 1, Saron
Steven Tasker, 1 Maes yr Yrfa, Saron
R. G. Jones - Hafod Olygfa
E. Jones - Hafodty Ddu

Summary of planning based representations in support:
Economic benefit-
Proposal will bring people to the area and support local businesses.

Visual impact-
Caravans on one side of the road would be visually appealing.

Amenity impact-
Caravans would be further from the dwellings in the village.

Highways impact-
Caravans would create less traffic than existing touring site.

EXPIRY DATE OF APPLICATION: 15/12/2017

REASONS FOR DELAY IN DECISION (where applicable):

- re-consultations / further publicity necessary on amended plans and / or additional information

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application relates to the Cae'r Mynydd Holiday Park in Saron.
- 1.1.2 It involves proposals on land on the southern side of the Saron - Denbigh road, which would allow for the relinquishment of the existing mixed touring unit site on the northern side of that road.
- 1.1.3 The intention is to extend the caravan site into fields to the east and south of the existing Cae'r Mynydd building complex, and to remodel the existing site around the building complex. The proposals are best appreciated from the plans at the front of the report.
- 1.1.4 The current permissions for the site allow:
- 30 mixed touring units on the land to the north of the Saron – Denbigh road.
 - 11 mixed touring pitches on land immediately around the Cae'r Mynydd building complex.
 - 7 static units on land immediately around the Cae'r Mynydd building complex (including a 'holiday lodge' on land immediately around the Cae'r Mynydd building complex).
- 1.1.5 In total, as a result of the proposals, there would be a total of 42 static caravans:
- 16 static units in the 'remodelled' area around the Cae'r Mynydd building complex, along with the holiday lodge
 - 13 static units within the new 'northern' field
 - 12 static units within the new 'southern' field
- 1.1.6 A scheme of landscaping is proposed to complement the extended park and enhance the existing hedgerow boundaries. Gravel hardstandings are proposed to be laid in the extended areas for the caravans. Vehicular access around the site would be via gravel tracks.

- 1.1.7 Should the extension to the park on the south side of the Saron – Denbigh Road be permitted the use of the mixed touring area on the north side of that road is proposed to be relinquished and the land restored to grassland.

1.2 Description of site and surroundings

- 1.2.1 Cae'r Mynydd is an established caravan park comprising of a mixed use, touring, static and holiday-let site in Pentre Saron, some 5 miles to the south west of Denbigh.
- 1.2.2 Access roads from the site link to the B5435 to the west and the B4501 to the north.
- 1.2.3 The site is located on two sides of the Saron to Denbigh Road.
- 1.2.4 On the northern side of the road the site comprises of a mix of caravans and associated hard standings, a play area and toilet/shower block.
- 1.2.5 Cae'r Mynydd South comprises of touring and static caravans, and holiday-lets in the former outbuilding alongside the owner's accommodation a shop and amenity building.
- 1.2.6 The caravan site is bounded to the east and south by open agricultural land and roads to the north and west. The location plan at the front of this report indicates the relationship between the site and neighbouring residential properties, which are mainly located to the north west of the site.

1.3 Relevant planning constraints/considerations

- 1.3.1 The majority of the site is located outside any development boundary as identified in the Local Development Plan. Part of the site (adjacent to the road) is within the defined 'hamlet' of Pentre Saron.

1.4 Relevant planning history

- 1.4.1 The site was originally granted planning permission in 1972. It has operated since, growing from the initial 5 static site to the existing mixed use site.

1.5 Developments/changes since the original submission

- 1.5.1 Since the original submission, additional information was sought relating to drainage, landscaping, scale of the extended area and ecology.
- 1.5.2 The number of additional static caravans proposed to be sited at the park has also been reduced from 41 to 35.

1.6 Other relevant background information

- 1.6.1 The application is supported by a Design and Access Statement (DAS) which includes details of the statutory Pre-Application Consultation exercise undertaken (PAC), a Biodiversity Survey and Report, and Landscape and Visual Appraisal Report.

2. DETAILS OF PLANNING HISTORY:

Caer Mynydd South

- 2.1 23/2011/0015 Variation of Condition No. 4 of planning permission Code No. 23/2009/1219/PF to allow for an extended operating season from 1st March to 14 January in the following year - Condition to read: "No caravan shall remain on the site between 15 January and the last day in February in any one year". Granted 16th February 2011.

2.2 23/2009/1219/PF Change of use of land to touring caravan site with 11 pitches and conversion of part of existing outbuilding to form amenity block. Granted at Planning Committee, July 2010.

2.3 23/2014/0112/ PS Variation of Condition No. 4 of planning permission Code No. 23/2009/1219/PF (as amended by application Code No. 23/2011/0015) to allow touring caravan site to be used 12 months of the year. Granted at Planning Committee, April 2014.

Caer Mynydd North

2.4 23/2011/0016 Variation of Condition No. 3 of planning permission Code No. 23/2007/1327/PF to allow for an extended operating season on the touring units from 1st March to 14 January in the following year. Condition to read: No caravan shall remain on the site between 15 January and the last day in February in any one year. GRANTED at Planning Committee 16th January 2011.

2.5 23/2008/0603/PS Variation of condition 2 on planning permission ref no. 23/2007/1327/PF to allow removal of the 21 days stay limitation. GRANTED under delegated powers 29th October, 2008.

2.6 23/2007/1327/PF Rationalisation of existing touring caravan park to allow for siting of 30 mixed touring units (caravans and tents) in lieu of 18 touring caravans and 12 tents GRANTED under delegated powers 27th December, 2007.

2.7 23/2014/0020/ PS Variation of Condition No. 3 on planning permission Code No. 23/2007/1327/PF (as amended by application Code No. 23/2011/0016) to allow touring caravan site to be used for 12 months of the year. Granted at Planning Committee, April 2014.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD5 – The Welsh language and the social and cultural fabric of communities

Policy PSE5 – Rural economy

Policy PSE12 – Chalet, static and touring caravan and camping sites

Policy VOE5 – Conservation of natural resources

Policy ASA1 – New transport infrastructure

Policy ASA2 – Provision of sustainable transport facilities

Policy ASA3 – Parking standards

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Development Control Manual November 2016

Technical Advice Notes

TAN 13 Tourism

3.3 Other material considerations

Development Management Manual 2016

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (PPW section 3.1.3). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned (PPW section 3.1.4).

Development Management Manual 2016 states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (DMM section 9.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Ecology
- 4.1.5 Drainage (including flooding)
- 4.1.6 Highways (including access and parking)
- 4.1.7 Occupancy of caravans
- 4.1.8 Impact on Welsh language and social and cultural fabric

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy PSE 5 Rural Economy recognises the importance of the tourist industry to the local economy subject to tests of detailed impacts.

Policy PSE12 states proposals for new static caravan sites will not be permitted.

However the environmental improvement of existing static holiday caravan or chalet sites by remodelling, provision of new facilities and by landscaping will be supported provided the development is acceptable in terms of other Local Development Plan policies and meets the following criteria:

- i) the proposed development preserves or enhances the character and appearance of the area; and
- ii) it can be demonstrated that any proposed increase in the number of static caravan/chalet units would preserve or enhance the landscape setting of the overall site.

The policy goes on to say that the change of use of a static caravan or chalet from tourist use to residential use and the conversion of touring caravan sites to statics will not be permitted.

Planning Policy Wales offers 'in principle' encouragement for suitable tourist developments, subject to appropriate environmental safeguards. TAN 13 Tourism (1997) predates Planning Policy Wales but suggests as broad principles that the planning system can respond to changes in tourism without compromising policies to safeguard the countryside.

The principle of the use of land at Caer Mynydd as a mixed use touring and static site is long established, with the original permissions in the 1970's. The site has grown over the years to its current permitted use as a mixed touring and static site for 7 statics and 41 mixed touring pitches. This is a significant consideration in relation to the current application and Officers respectfully suggest arguments in objection to the principle of developing a caravan site should consequently carry limited weight. Similarly, it would be difficult to argue that the proposals to site 35 statics in lieu of the existing 41 mixed touring pitches with the potential to be used for holiday purposes all year round would have a negative impact on the village infrastructure, population and Welsh language given the scale and nature of the existing use and history of permissions.

It is noted that Policy PSE 12 states that the change of use of touring sites to static sites is not permitted by planning policy, and there are local objections on grounds of policy conflict. However in this case the history of this site and particular nature of the existing use, combined with benefits of the development proposed have to be

weighed against the policy presumption against changing touring sites to static sites. Caer Mynydd is not exclusively a touring site, and substantial environmental improvements are proposed to integrate the development into the local landscape. The Applicant's intentions to relinquish the use of the touring site on the northern side of Caer Mynydd as part of the proposal may also be viewed as a positive factor, by moving activity away from the closest neighbours and concentrating it on one side of the access route to the village rather than flanking both sides.

Taking all the factors into consideration, it is the opinion of Officers that the proposals are acceptable in terms of basic principles, and that the determination should rest on the acceptability of the localised impacts.

4.2.2 Visual amenity

In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 refers to the number, size, layout, design and appearance of development, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. The impact of a development on visual amenity is therefore a relevant test on planning applications. This is emphasised in Paragraph 3.1.7, which states that proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest.

Concerns have been raised by objectors over the visual impact of the proposed development, on the basis that caravans would be visually obtrusive, particularly in winter.

It is proposed to extend the site to the south and east of the existing southern section of the site. The use of the northern section would be relinquished. Gravel tracks are proposed for access, and additional landscaping is proposed around the site to supplement existing hedgerows between the fields and on the boundaries. No lighting or other servicing is proposed to be installed to serve the additional caravans. A Landscape and Visual Assessment has been submitted in support of the application which concluded that the development would cause minimal local landscape and visual impact.

Whilst Officers accept that there will be some visual impacts resulting from the siting of caravans on the fields to the south and east, given the corresponding landscaping improvements, these are not considered likely to be significant. As noted previously, there would also be clear visual benefits in relinquishing the use of the northern side of the site. In conclusion it is considered that the proposal does not conflict with the visual impact tests of LDP Policy EMP 5.

4.2.3 Residential amenity

Planning Policy Wales 3.1.4 refers to the impact on the neighbourhood and on the environment as potentially material considerations. The impact of a development on residential amenity is therefore a relevant test on planning applications. This is emphasised in Paragraph 3.1.7, which states that proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. As the Courts have ruled that the individual interest is an aspect of the public interest, it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties.

Concerns have been raised by neighbouring occupiers over the potential for noise and disturbance from the site.

The site is located in the open countryside abutting the hamlet of Saron. There are dwellings situated to the north west of the site (some have direct boundaries with Cae'r Mynydd north). The relationship of these dwellings to the existing site, which benefits from a planning consent which allows for holiday usage all year round, was deemed acceptable when considering previous applications for development on the

site, including an extension of the occupancy season in 2014. The application does not propose a more intensive use, as less statics would be sited at Caer Mynydd than the permitted 41 mixed touring pitches. Furthermore, the static caravans would be sited further from neighbouring properties.

Considering the distances involved, the intensity of the existing use of the site and the number of dwellings within the hamlet, it is considered that the proposal would not result in such a significant amount of noise and disturbance to warrant refusal of the permission. Separate controls exist under environmental health legislation which deal with excessive noise. As such, it is considered that, notwithstanding the planning assessment of acceptability in terms of residential amenity, should future noise issues arise, controls outside of planning legislation are there to deal with them.

4.2.4 Ecology

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2) and current legislation.

Surveys have been provided by the Agent to address initial concerns raised in relation to biodiversity. The Council's Biodiversity Officer is now satisfied with the findings of the surveys and raises no objection to the scheme, as he is happy with the proposals and the positive impact these will have on the biodiversity value of the site. Given the existing nature of the site, and the detailing of the proposal it is considered unlikely to result in a detrimental impact on ecological interests.

4.2.5 Drainage (including flooding)

Planning Policy Wales Section 12.4.1 identifies drainage as a material consideration in determining planning applications.

Drainage and foul water disposal details have been provided in support of the application. These indicate foul disposal to a treatment plant as connection to the public system is not viable. Surface water would be treated and disposed to an adjacent watercourse.

The drainage options have been reviewed and appear reasonable. The formal response of NRW and Dwr Cymru are awaited, subject to the full approval of DWR Cymru and Welsh Water the proposal is considered acceptable in this regard.

4.2.6 Highways (including access and parking)

Planning Policy Wales 3.1.4 refers to what may be regarded as material considerations and that these can include the means of access. The acceptability of means of access is therefore a standard test on most planning applications.

Concerns have been raised by neighbours over highway safety. The Highway Officer raised no objection to the application.

The access arrangements to the site remain as existing. Given the existing use and fact that the development would now be concentrated on one side of the approach road to Saron it is not considered that the proposal would result in highway safety problems or raise new questions over the principle of the development from reliance on the motor car.

4.2.7 Occupancy of caravans

There is limited specific local plan policy content directly dealing with the requirement for controls over occupation of caravans, although the supporting text to policy PSE 12 states the occupancy of static caravans and chalets will be restricted to holiday use and any residential use will be subject to enforcement action. The use of conditions restricting occupation to holiday use is a recognisable mechanism to

deliver Welsh Government's objectives, and has to be given due consideration when assessing the merits of an application of this nature.

The Local Planning Authority is obliged to have regard to Welsh Government advice on the use of conditions on planning permissions. Welsh Government Circular 016/2014 is a significant material consideration in this respect, and provides clear guidance on the approach to be adopted by local authorities to ensure static caravans remain in holiday use, i.e. it sets out the possibility of allowing developments subject to controls. This approach has been adopted by Planning Inspectors in issuing decisions on appeals involving caravan site developments, and the County Council has previously used variations on the wording to suit circumstances.

In this context, having regard to the background policy and guidance, and the nature of the development and existing controls over use, Officers consider that it would be reasonable to consent to the principle of a 12 month holiday use of the static caravans. The Council has accepted the principle of 12 month holiday use in granting permission elsewhere, obliging caravan occupiers and site owners to keep documentary evidence (available for inspection) of length of stays and places of primary residence. This is considered to offer a clear and enforceable means of control over the occupation of holiday caravans, which addresses concerns over abuse of the system. Members will be aware of the wider corporate project on the better regulation of holiday caravan parks. This has established clear internal monitoring procedures which enable Officers to better deal with potential unauthorised permanent residential occupation of holiday caravans in the County.

4.2.8 Impact on Welsh Language and Social and Cultural Fabric

The requirement to consider the needs and interest of the Welsh Language is set out in Policy RD5 in the Local Development Plan.

The requirement for a Welsh Language Assessment is based on proposed floor areas, the development falls below the threshold. Furthermore having regard to the fact that this is an established use and there would be a reduction of holiday units on the site, it is not adjudged that the proposal would give rise to significant harm to the character and language balance of the local community. As explained above, the site is for holiday use only. Impacts on the Welsh Language and culture from potential new residential use are not of relevance with this application. That said, Officers do feel it appropriate to impose a condition which seeks to ensure marketing and other signage on this site is fully bilingual and that a strategy be produced by the site owner which highlights what the business does to promote the Welsh Language and Culture. This is considered to be a very relevant approach to a rural tourism site in the County.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council 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. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

Other representations

Objections have been raised in relation to the population of the village being doubled, and the effect this would have on village resources of water, electricity and broadband. As noted above, the proposal is to site 35 statics in lieu of the 41 mixed touring pitches, and the result would be 42 static caravans being sited at Cae'r Mynydd. There is year-round occupancy permitted at the site (for holiday purposes). Therefore it is the opinion of Officers that this proposal would not have significant additional impact on village resources.

The management and operation of the site has been raised by objectors as a concern. It is to be noted that the site would be subject to a site licence under the requirements of Public Health legislation, which would consider relevant health and safety matters including the provision of sanitation facilities. Fears over mismanagement of the site are not realistically matters which should influence the decision on the planning application.

5. SUMMARY AND CONCLUSIONS:

5.1 Officers accept that the application raises policy issues, but in balancing the material considerations it is the opinion of Officers that that the proposals would bring about clear improvements to the appearance of the site and reduce impacts on the locality whilst meeting a demand in the area for this sort of tourist accommodation, which in turn would support the local economy.

5.2 It is the opinion of Officers that the proposal is acceptable subject to appropriate conditions.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 13th December 2022.
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Proposed layout plan (Drawing No. P18a) received 27 October 2017
 - (ii) Land use plan (Plan 2) received 27 October 2017
 - (iii) Location plan (Plan 1) received 27 October 2017
3. The static caravans hereby permitted shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence.
4. In relation to the use of the caravans, the owners of each unit and the site operator shall maintain an up to date register of the names of the owners/occupiers of each caravan on the site, to include the main home addresses as evidenced by an up to date copy of a council tax demand for the property claimed to be their main dwelling, a log of the exact dates each caravan has been occupied, and by who. The registers/logs shall be made available at all reasonable times for inspection by officers of the local planning authority. Responsibility for the collection and maintenance of the registers/logs shall be that of the caravan site licence holder or his/her nominated person(s).
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order), no buildings required by the conditions of the site licence shall be erected until the written approval of the Local Planning Authority has been obtained in respect of the siting, design and external appearance.
6. All planting, screen walling and fencing, and boundary treatment comprised in the approved details of landscaping shall be completed in the first planting season following the grant of planning permission. Any trees or plants which within a period of 5 years from being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation. All screen hedgerows shall be maintained and retained as approved unless the Local Planning Authority gives written approval to any variation.

7. The amenity building, all caravans, hardstandings, play equipment and other ancillary structures currently sited on Cae'r Mynydd North (former 30 mixed touring unit site) shall be demolished and/or removed from the land no later than 6 months from the date of this permission and the land shall be restored to grassland/ agricultural use no later than 12 months from the date of this permission.
8. No external lighting shall be installed on the site until the written approval of the Local Planning Authority has been obtained to the detailing thereof.
9. No play equipment shall be installed on the site until the written approval of the Local Planning Authority has been obtained to the detailing thereof.
10. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the approved plan and shall be completed before the development is brought into use.
11. No signage shall be permitted to be erected on the site until the written approval of the Local Planning Authority has been obtained to the details in accordance with a Welsh Language Strategy for the site. The Strategy should contain details of measures which contribute to the promotion and enhancement of the Welsh language for signage and promotional material associated with the development.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. The planning permission has only been granted on the basis of policies relating to tourist development and residential use would be contrary to local and national policy.
4. The reason for the condition is to ensure the local planning authority is able to effectively monitor the use of the caravans to ensure they are not used as dwellings.
5. In the interests of visual amenity.
6. In the interests of visual and residential amenity.
7. In the interest of clarity, permission is hereby granted on the basis of the cessation of the use of Cae'r Mynydd North for holiday use purposes.
8. The plans show no lighting however if lighting is required it shall be installed in accordance with the details approved under this condition, and shall be retained at all times in the interests of visual amenity and biodiversity.
9. The plans show 'proposed space for play area' however no details have been provided, any play equipment shall be installed in accordance with the details approved under this condition, and shall be retained at all times in the interests of visual amenity.
10. To provide for the parking and turning of vehicles and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of highway safety.
11. In the interests of the needs and interests of the Welsh language and local distinctiveness.