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PROPOSED LAYOUT

FOUR WINDS FARM

DG 2 1:250

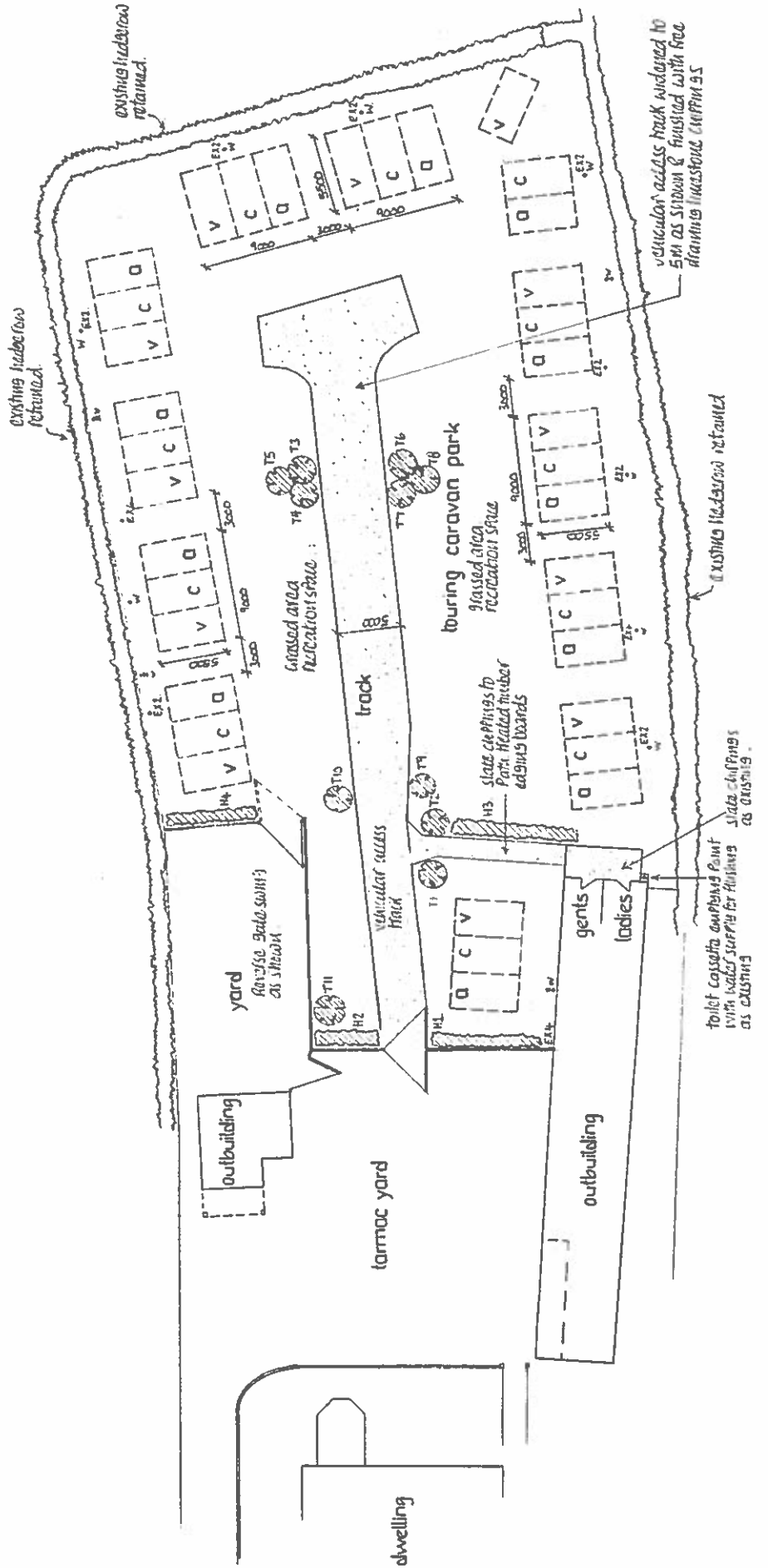
PROPOSED

Proposed landscaping

- H1, H2, H3 & H4 - New hedgerow plantings of 600mm tall saplings planted at 300mm centres in 2 staggered rows 300mm apart. Plant in mixed mulch / compost to surround foot ball by 200mm.
- T1, 2, 8, 5 & 11 - Silver birch min 1500mm high planted height plant in mixed mulch / compost to surround foot ball by 200mm
- T4, 10, 4 & 7 - as above but species to be holly.
- T3 & T6 as above but species to be ash.
- All plants 1 trees to be supported with stakes and filled with rabbit guards.
- All plants to be watered in daily to promote healthy growth.
- All planting to be undertaken in the first planting season following commencement of use for additional pitches.
- All planting to be subject of a 5yr maintenance program with any sick or dying plants discovered in that period to be replaced on a like for like basis of species and size in the first planting season following discovery.

- Legend**
- w Drinking water supply stand pipe - 1m high
 - Ex4 Electrical meter point - 4N - 1.5m high
 - Ex2 Electrical meter point - 2N - 1.5m high
 - V vehicle parking bay adjacent to caravan pitch. 3M x 5.5M.
 - C touring caravan pitch 3M x 5.5M.
 - Q AWNING PITCH 3M x 5.5M.

To be allocated pitches 9M x 5.5M with min 3M separation distances as shown.



WARD : Prestatyn South West

WARD MEMBER(S): Cllr Bob Murray (c)
Cllr Gareth Lloyd Davies

APPLICATION NO: 43/2018/0030/ PF

PROPOSAL: Alterations to existing touring caravan park area for the siting of 12 touring caravan pitches in lieu of existing provision for 5 pitches

LOCATION: Four Winds Farm Caravan Site Ffordd Ffynnon Prestatyn

APPLICANT: Mr Alan Clews

CONSTRAINTS: None

PUBLICITY UNDERTAKEN: Site Notice - Yes
Press Notice - No
Neighbour letters - Yes

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

- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

PRESTATYN TOWN COUNCIL

"Poor highway access and egress. Lack of infrastructure to support any further development."

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

Highways Officer

No objection subject to the provision of passing places on the access road from Ffordd Ffynnon.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Abandoned Animals Association, Ffordd Ffynnon, Prestatyn

Summary of planning based representations in objection:

Highway safety, concerns over site users passing Abandoned Animals Association.

In support

Representations received from:

Stephen Fenner, 21 Berwyn Crescent, Prestatyn

Summary of planning based representations in support:

Support small scale park.

EXPIRY DATE OF APPLICATION: 12/03/2018

EXTENSION OF TIME AGREED? 20/04/2018

REASONS FOR DELAY IN DECISION:

- further publicity necessary on amended plans

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application proposes the expansion of an existing caravan club touring site to accommodate additional touring caravan pitches, at Four Winds Farm, Ffordd Ffynnon, Prestatyn.
- 1.1.2 Measuring just less than 1 acre (0.4 ha), the site is located to the rear of the dwelling Four Winds Farm and comprises of a flat field on which there is a caravan club exemption for five touring pitches at present.
- 1.1.3 A total of twelve pitches are proposed in the application. They would be located around the existing site, with 3 metre spacing between pitches.
- 1.1.4 The plans show some additional landscaping; namely 10 trees and four areas of hedgerow to the east of the site.
- 1.1.5 The public WC and sewage disposal points for the caravan site would remain as existing, accommodated in the end of the outbuilding to the north east corner of the site.
- 1.1.6 The site access arrangements and central track would remain as existing. Passing places on the access lane to Ffordd Ffynnon have been added to the scheme on the advice of the Highways Officers.

1.2 Description of site and surroundings

- 1.2.1 Four Winds Farm is located off Ffordd Ffynnon to the west of Prestatyn. The site is accessed off a lane which also serves Pydew Farm and the Abandoned Animals Association Rescue Centre.
- 1.2.2 Four Winds comprises of a bungalow which has recently been granted permission to be extended, and a small range of single storey outbuildings.
- 1.2.3 The character of the area is open flat agricultural land along the coastal plain between Prestatyn and Rhyl to the west.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located in the open countryside outside of any defined development boundary.

1.4 Relevant planning history

- 1.4.1 There is no relevant planning history on the site, although an application was made on land within the ownership of the applicants for a much larger tourism development in 2016. This application was withdrawn.

1.5 Developments/changes since the original submission

- 1.5.1 An additional plan showing proposed passing places on the lane was submitted to support the scheme in March 2018.
- 1.5.2 Officers have suggested that additional landscaping be introduced to supplement planting along the boundaries of the site, particularly during the winter period. However in response to this request the Agent has advised;
“My clients only intend to operate the site from Easter to end of October so the landscape screening would be very effective in screening the site while the hedging is in leaf.

We would be happy to accept an operating restriction for the site to only operate as a touring caravan site between Easter and end of October if that is considered

preferable to ensure the site is suitably screened when in operation”

1.6 Other relevant background information

1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

2.1 None.

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 RD1 – Sustainable development and good standard design

Policy PSE5 – Rural economy

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

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Development Control Manual November 2016

Technical Advice Notes

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 Drainage

4.1.5 Ecology

4.1.6 Highways (including access and parking)

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.

The relevant planning policy relating to touring caravan sites is PSE 12. The policy states:

New touring caravan and camping sites will be encouraged where all the following criteria are met:

i) the site is small in scale and proportionate to its location, particularly within and adjoining the Area of Outstanding Natural Beauty or Area of

Outstanding Beauty, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas; and
ii) the development would not result in an over concentration of sites in any one locality to the detriment of the landscape or residential amenity; and
iii) the development makes a positive contribution to the local biodiversity, and natural and built environment; and
iv) the development would not appear obtrusive in the landscape and is high quality in terms of layout, design and landscaping in line with the development principles, and it has no adverse highway or community impacts.

Planning Policy Wales offers similar '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 use of land at Four Winds Farm as a caravan site has been established through the caravan club exemption process and not via any formal planning permissions. It is therefore suggested the principle of the use should be considered in accordance with policy PSE12, which is supportive of new touring sites where detailed criteria are met. Hence it is the opinion of Officers that the proposals may be regarded as acceptable in principle subject to assessment of 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.

The plans show the additional caravans would be sited around the central track. No additional tracks, ancillary development, lighting or servicing is proposed to be installed to serve the caravans. Hedgerows are proposed to be planted along the eastern side of the site to screen the site from the adjoining access track and the dwelling. The seasonal nature of the proposed caravan site is to be noted particularly in relation to the effectiveness of the proposed landscaping scheme.

It is considered that the proposal meets the visual requirement tests of PSE 12.

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.

The site is located in the open countryside, however there are dwellings situated to the north east of the site.

Considering the distances to the neighbouring properties, the existing use of the site and the nature of the surroundings, it is considered that the proposal would not give rise to unacceptable noise and disturbance to adjacent occupiers. Therefore it is not considered there is any policy conflict in relation to residential amenity.

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.

Given the existing nature of the site, and the detailing of the proposal, which does not involve additional tree felling or engineering operations, it is considered unlikely to result in a detrimental impact on ecology.

4.2.5 Drainage (including flooding)

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

The existing septic tank connection is proposed to be retained for the additional pitches. Therefore 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 neighbouring occupiers and the Town Council over the highways impact of the development.

Significantly, the access arrangements to the site are to remain as existing. Highways Officers have raised no objection to the scheme subject to the introduction of passing places on the lane to Ffordd Ffynnon. Given the access arrangements and the scale of the proposal in relation to the existing caravan club exemption, it is not considered that the proposal would result in unacceptable localised highway safety problems sufficient to conflict with planning policy.

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.

5. SUMMARY AND CONCLUSIONS:

5.1 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 18th April, 2023.

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) Existing Site Layout Plan (Drawing No. 1) received 16 January 2018
 - (ii) Proposed Site Layout Plan (Drawing No. 2) received 16 January 2018
 - (iii) Location Plan received 16 January 2018
 - (iv) Access and passing places details and plans received 20 March 2018
3. The site shall only be used for caravans on tour and no caravan shall stay on the site for any period longer than 21 days.
4. An up to date register shall be kept of all caravans visiting the site, containing the registration number of each caravan, the names of all the occupiers, their main home addresses, and the date of their arrival and departure from the site . The register shall be made available for inspection on request by the Local Planning Authority.
5. No caravans shall remain on site between the 31st October in any one year and the 1st April in the following year.
6. The number of touring caravans to be located on the site shall not exceed 12 at any one time.
7. 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.
8. All planting 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.
9. 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.

Reasons:

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. To ensure that no unauthorised permanent residential occupation of holiday units takes place on site.
4. In order that the Local Planning Authority can monitor the use and ensure the terms of the planning permission are met.
5. The use of the land for caravan storage would be contrary to the Local Development Plan and the interests of visual amenity.
6. In the interest of amenity and highway safety.
7. In the interests of visual amenity.
8. In the interests of visual and residential amenity
9. 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.