

Report To: Planning Committee

Date of Meeting: 18th July 2018

Lead Member / Officer: Cllr. Brian Jones, Lead Member for Highways, Planning and Sustainable Travel
Angela Loftus, Strategic Planning & Housing Manager

Report Author: Claire MacFarlane, Planning Officer

Title: **Supplementary Planning Guidance: ‘Caravans, Chalets & Camping’ – Adoption of final document**

1. What is the report about?

- 1.1 This report accompanies a 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 To provide feedback on the responses from the public consultation on the draft SPG, the proposed amendments and to seek adoption for use in the determination of planning applications.

3. What are the Recommendations?

- 3.1 That Members adopt the proposed SPG, attached as Appendix 2, for use in the determination of planning applications and planning appeals.

4. Report details

- 4.1 If adopted, this SPG will become one of a series of SPG documents which amplify the Denbighshire Local Development Plan (LDP) policies. The 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 ran for 8 weeks from 30th January to 27th March 2017. A report of the consultation, outlining the responses received and proposed amendments to the SPG, is attached as Appendix 1. Twelve responses were received during the consultation period. The SPG, showing the proposed amendments as ~~strikethrough~~ and **highlight** is attached as Appendix 2. The main changes proposed include:
- Additional clarification on definitions used in the SPG

- Additional detail around landscape impact considerations and amended measures to improve the integration of site within existing landscape features, with particular reference to the AONB
- Amendments to reflect the condition currently being applied to planning permissions, in order to ensure the holiday use of caravans.

Several minor amendments are also proposed in order to provide clarification and to improve the document structure.

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

- 5.1 The SPG contributes to the Corporate Priority of 'The environment is attractive and protected, supporting well-being and economic prosperity' 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 This report is a report on consultation undertaken and proposed amendments to the SPG. It is not anticipated to create any additional costs or affect other services. Once adopted, the SPG will be of benefit to Officers and Members in the determination of planning applications.

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 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 on the content and proposed amendments has been carried out with the Development Management 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).