

<b>Report to</b>	Planning Committee
<b>Date of meeting</b>	6 <sup>th</sup> September 2023
<b>Lead Member / Officer</b>	Emlyn Jones, Head of Planning, Public Protection and Countryside Services
<b>Report author</b>	Paul Griffin
<b>Title</b>	Application No: 47/2020/0593. Development of land to form holiday park including the conversion of existing clubhouse to form reception building, erection of new clubhouse building, bunkhouse building, 7 holiday pod accommodation units, 23 two bedroom holiday lodges, 7 three bedroom lodges and 7 four bedroom lodges. Works to existing access, formation of internal pathways, 2 wildlife ponds, parking, landscaping and associated works. Former Rhyl Rugby Club, Waen Road, Rhuddlan.

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

- 1.1. This report is to update Planning Committee Members on the above planning application which has recently been determined by the Welsh Ministers.

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

- 2.1. To make members aware of the decision, and to highlight the issues involved in the planning decision.

## **3. What are the Recommendations?**

### **Resolution sought.**

- 3.1. That members note the decision and the issues raised.

- 3.2. The Inspectors report and Welsh Ministers decision letter are attached Appendices A and B.

## **4. Report details**

### **Background information**

- 4.1. Members will recall planning application ref: 47/2020/0593 was originally referred to the April Planning Committee, held on the 14 April 2021. The Officer recommendation was to grant planning permission, subject to the imposition of conditions and a legal agreement being entered into to secure contributions towards sustainable modes of transport.
- 4.2. On the 13 April 2021 Welsh Ministers issued an Article 18 Direction following a request to call in the application. The Article 18 Direction directed the Council to not grant planning permission for application, to enable time for Ministers to consider whether or not the application should be referred to the Welsh Ministers for their determination.
- 4.3. At the April 2021 Planning Committee, Members resolved to defer the application to a future meeting once Welsh Ministers had made a decision on the call-in request.
- 4.4. On 24 September 2021, Welsh Government issued a call-in decision letter advising the Minister for Climate Change directs that the planning application should be determined by the Welsh Ministers.
- 4.5. The Council then formally referred the application to Welsh Ministers, along with a supporting statement agreed by members of the Planning Committee that the committee would likely have resolved to refuse planning permission, had the application not been called in.
- 4.6. On 17<sup>th</sup> August 2023, the Welsh Ministers issued their decision to refuse planning permission. A copy of that decision and the inspectors report are attached for members.
- 4.7. A summary of the decision is as follows:

“The Welsh ministers agreed with the inspector’s assessment that the holiday park would introduce a large development and high levels of activity into the

open countryside, likened to a small residential estate, contrary to strict policy controls. In addition, by reason of its scale and use, the development would harm the rural character and appearance of the surrounding area. The scheme therefore does not benefit from national and local policy support for tourism and the rural economy, which was dependent on proposals being of an appropriate scale and nature to suit their location. Furthermore, the rural location of the site, together with a lack of realistic, safe access to non-car modes of travel, would increase use of the private car and was not a sustainable location. A permanent and unjustified loss of best and most versatile land was also held to be contrary to policy, with the applicant's case emphasising the benefits to tourism and the local economy rather than an overriding need for the development.

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

5.1. Not applicable

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

6.1. None.

## **7. What are the main conclusions of the Well-being Impact Assessment?**

7.1. Not applicable.

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

8.1. Not applicable.

## **9. Chief Finance Officer Statement**

9.1. Not applicable.

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

10.1. Not applicable.

## **11. Power to make the decision**

11.1. Not applicable.