



CYNGOR  
Sir Ddinbych  
Denbighshire  
COUNTY COUNCIL

Heading:

47/2012/1137 and 1130  
The White House  
Rhuallt

14

Graham Boase  
Head of Planning & Public Protection  
Denbighshire County Council  
Caledfryn  
Smithfield Road  
Denbigh  
Denbighshire LL16 3RJ



Application Site

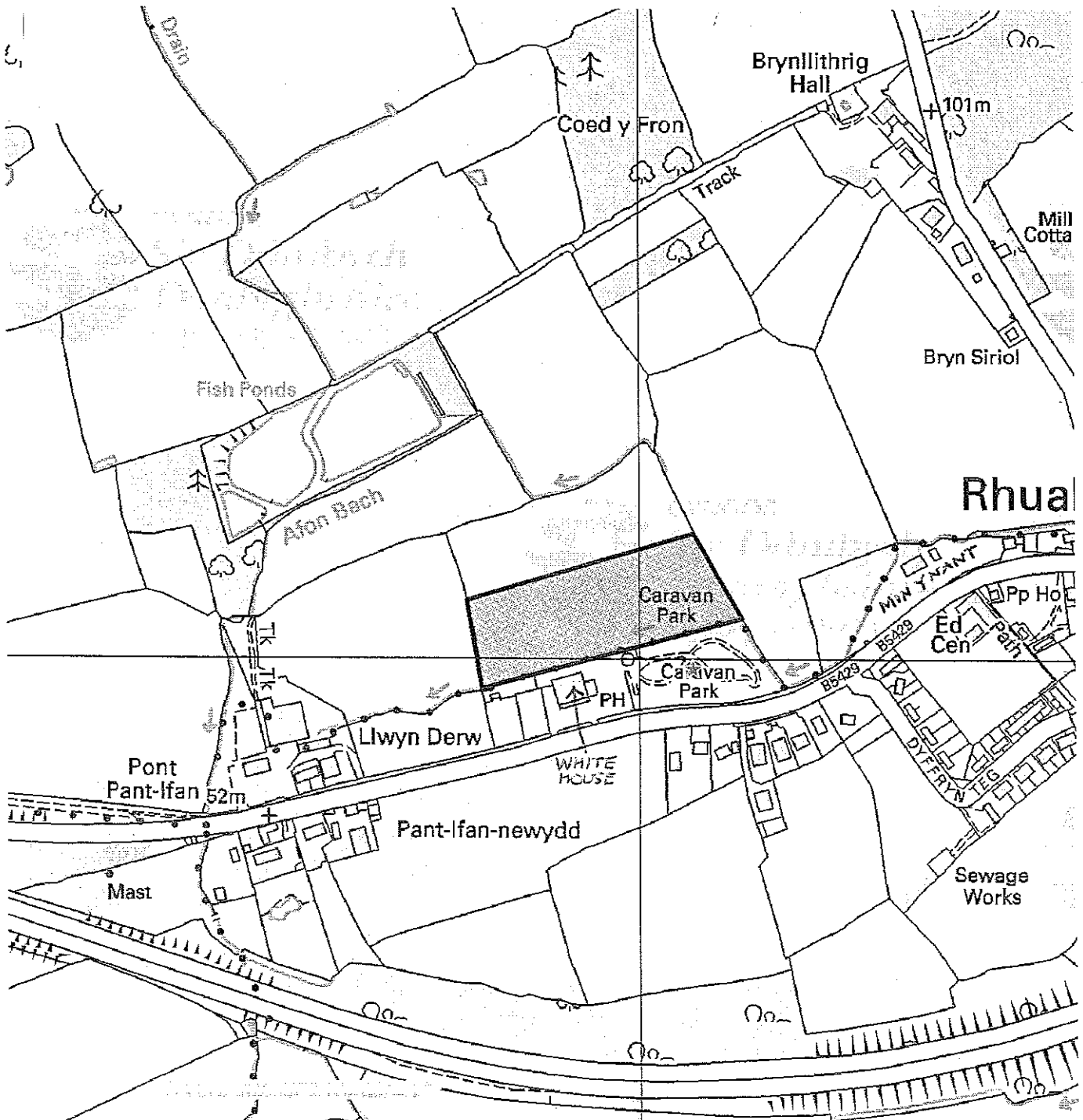


Date 7/3/2013

Scale 1/5000

Centre = 306913 E 375081 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



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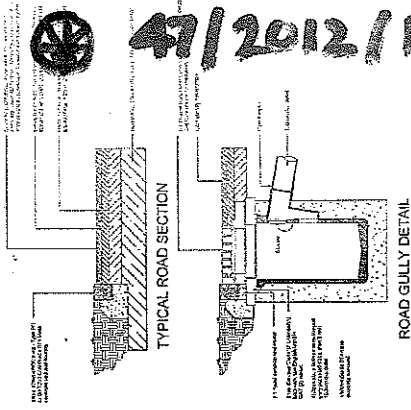
Atgynhychir y map hwn o ddaunydd yr Ordnance Survey gyda chariatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi  
© Hawlfraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

47/2012/1130

# LANDSCAPING / PLANTING DETAILS

47/2012/1137

# LOCATION OF SANITATION BUILDING



**NOTATION FOR PLANTING**

1. All plants shall be supplied in 100% polypropylene containers. Plants shall be supplied with a minimum of 20% soil in the container. Plants shall be supplied with a minimum of 20% soil in the container. Plants shall be supplied with a minimum of 20% soil in the container.

2. Plants shall be supplied with a minimum of 20% soil in the container. Plants shall be supplied with a minimum of 20% soil in the container. Plants shall be supplied with a minimum of 20% soil in the container.

3. Plants shall be supplied with a minimum of 20% soil in the container. Plants shall be supplied with a minimum of 20% soil in the container. Plants shall be supplied with a minimum of 20% soil in the container.

4. Plants shall be supplied with a minimum of 20% soil in the container. Plants shall be supplied with a minimum of 20% soil in the container. Plants shall be supplied with a minimum of 20% soil in the container.

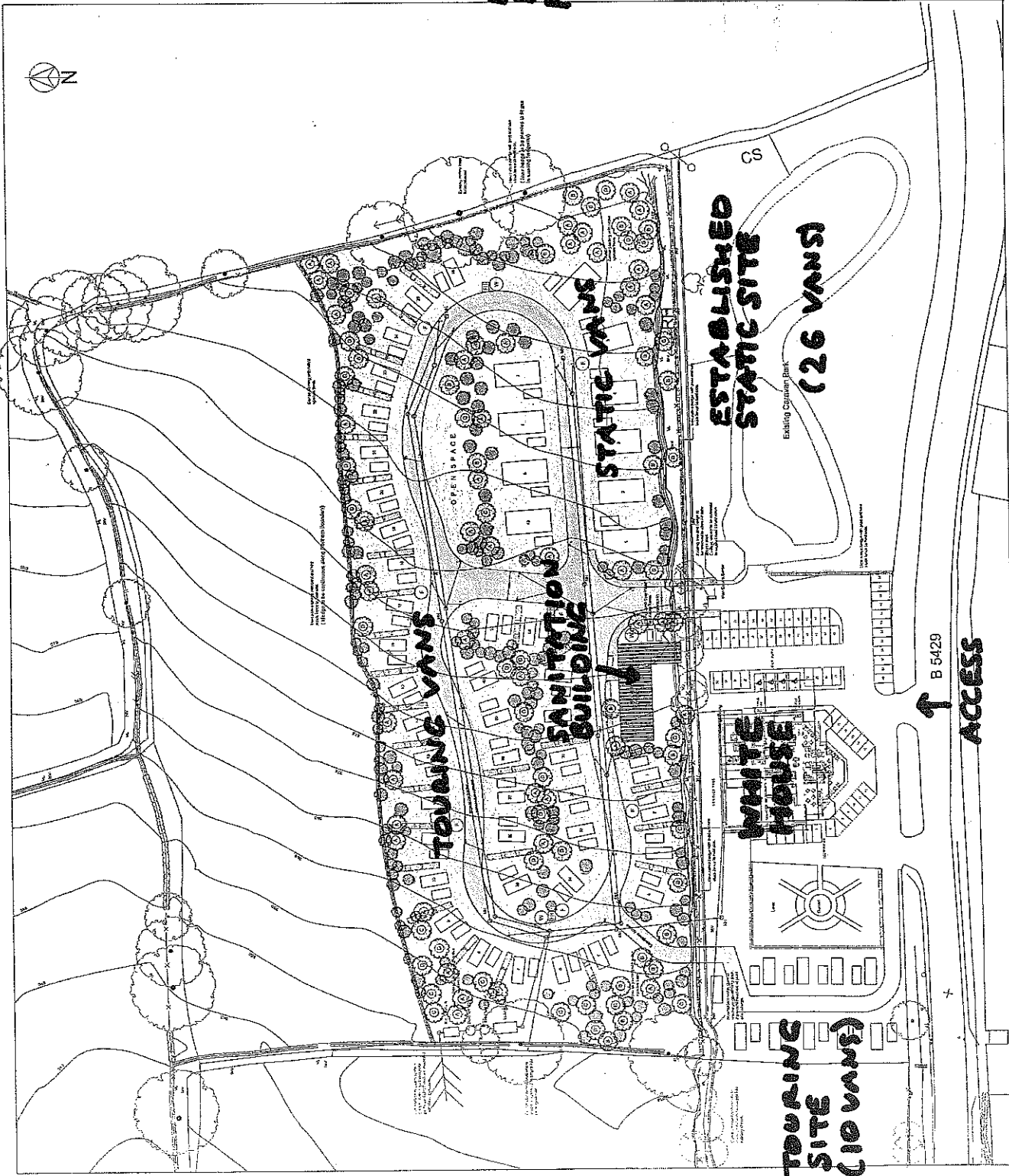
5. Plants shall be supplied with a minimum of 20% soil in the container. Plants shall be supplied with a minimum of 20% soil in the container. Plants shall be supplied with a minimum of 20% soil in the container.

**RECEIVED**  
17 FEB 2012  
PLANS&CADD

**PLANS&CADD**  
17 FEB 2012

MERVYN PARRY JONES  
 PROJECTS FOR KING AND GAINLEY  
 100 WALL ROAD, HUNTSVILLE

J.1903 / 1  
 F



SITE LAYOUT PLAN

47/2012/1137

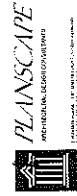
# SANITATION BUILDING DETAILS

**External Materials:**

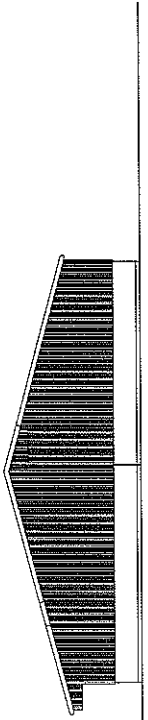
WALLS:  
Anytime 100 Insulated Overlay - Concrete Reinforced Gypsum (R40 @ 100mm)  
Blockwork walls to be 400mm thick full height.  
ROOF:  
Polystyrene Insulation Slabbed - Colcrete Paving Slabs (R40 @ 100mm)

**REVISIONS:**

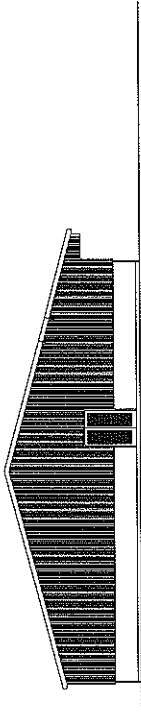
- A. Make all French doors swing inside.
- B. Dry fuel store added.
- C. Dry fuel store added.



NAME:	Mervyn Parry Jones
ADDRESS:	Proposed Shower Block Touring and Chateaux Park White House, Holywell Road, Rhuddli.
SCALE:	1:50
DATE:	18 Apr. 2012
PROJECT NO.:	J.1214 / 1
REVISION:	B



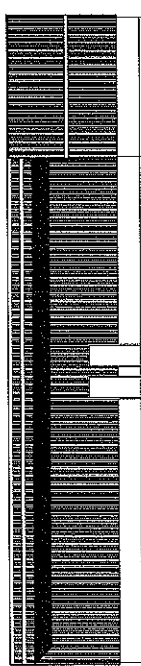
FRONT ELEVATION



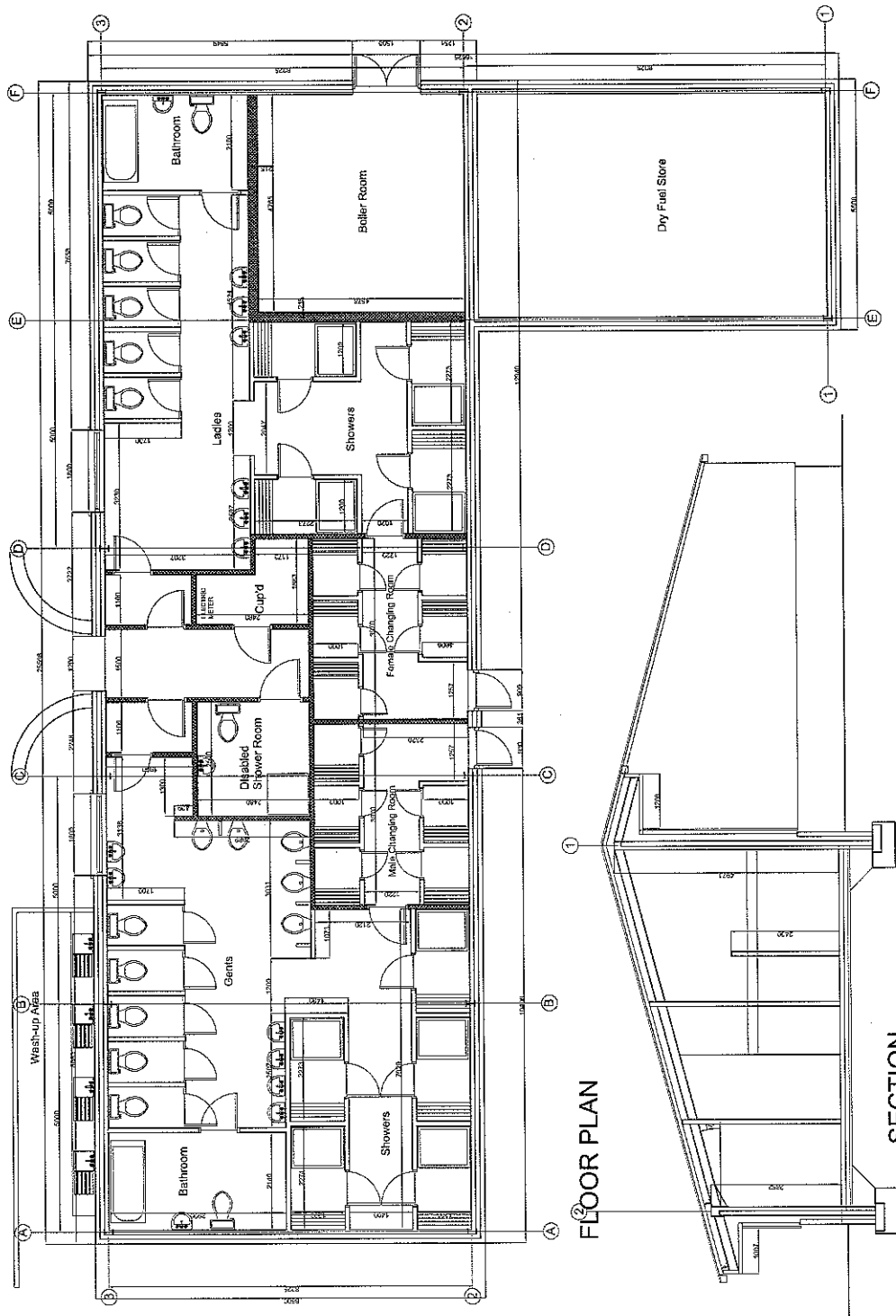
REAR ELEVATION



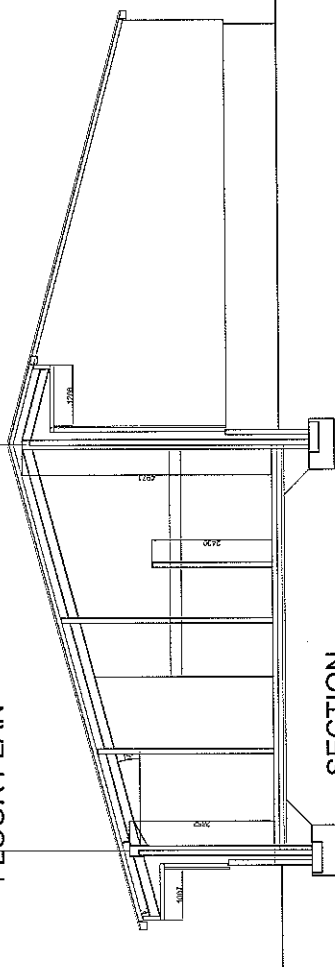
SIDE ELEVATION



SIDE ELEVATION



FLOOR PLAN



SECTION

# DETAILS FROM 2011 SUBMISSION

## 1. SITE LAYOUT PLAN

### KEY

- Proposed Touring Caravan Bays
- Proposed Static Caravan Bays (Single / Twin)
- Proposed Car Bays
- Proposed Tree/Shrub Planting
- Existing Trees/Shrub
- Proposed Track
- Water Point
- Fire Point
- Fire Hydrant

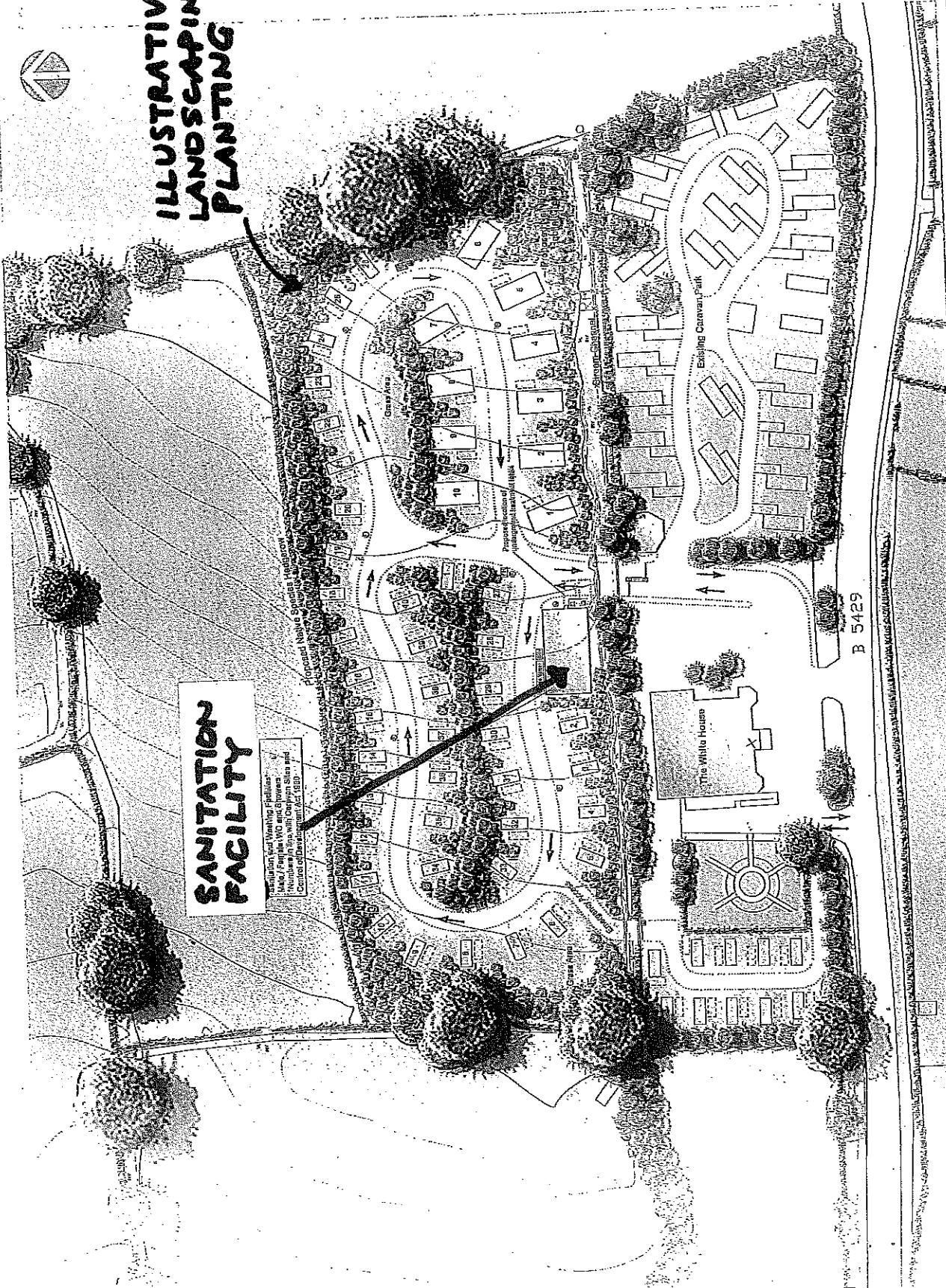
### Technical Notes:

All spacing, numbers and safety re in accordance with The Caravan S Control of Development Act 1980, I Standard 1989; Holiday Caravan S  
 Fire Points no further than 30 metr any are urk  
 Centre minimum spacing between  
 1 car parking space per caravan

**ILLUSTRATIVE  
LANDSCAPING/  
PLANTING**

**SANITATION  
FACILITY**

Sanitation for the site facilities  
 will be provided in accordance with  
 the requirements of the Caravan S  
 Control of Development Act 1980.



PROJECT	Llwyn Derw, Rhuallt		
TITLE	Landscape Masterplan		
CLIENT	Mr W Parry Jones		
DATE	DEC 2010	SCALE	1:500 @ A1
PREPARED BY	DJS	REVISED BY	12/31/00
CHECKED BY	B	DATE	

**Llwyn Derw, Rhuallt  
Landscape Masterplan**

# DETAILS FROM 2011 SUBMISSION

## 2. AMENITY FACILITY

4/7/2011 / 05277 PF

Elevations	30 x 12 Amenity	Amendments				
		2011 - 2010 SEASON Changes from previous season as follows:				
	<h3>custom homes</h3> <p style="font-size: x-small;">Lorraine Street                  Stonafery Road                  Hull HU9 8EH                  Tel: 01482 227203</p>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="width: 50%;">Drawing Ref: <b>Q0486N</b></td> <td style="width: 50%;">Drawn By: <b>S. Bateson</b></td> </tr> <tr> <td></td> <td>Drawn On: <b>28/11/08</b></td> </tr> </table>	Drawing Ref: <b>Q0486N</b>	Drawn By: <b>S. Bateson</b>		Drawn On: <b>28/11/08</b>
Drawing Ref: <b>Q0486N</b>	Drawn By: <b>S. Bateson</b>					
	Drawn On: <b>28/11/08</b>					

### Dimension Layout | 30 x 12 Amenity

4/7/2011 / 05277 PF

Dimension Layout	Amendments				
	2011 - 2010 SEASON Changes from previous season as follows:  CHANGES - 04/11/08 Unit amended and reduced in size New 2 - 04/11/08 - 20 Unit Number 2011/08/08				
<h3>custom homes</h3> <p style="font-size: x-small;">Lorraine Street                  Stonafery Road                  Hull HU9 8EH                  Tel: 01482 227203</p>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="width: 50%;">Drawing Ref: <b>Q0486N</b></td> <td style="width: 50%;">Drawn By: <b>PJM</b></td> </tr> <tr> <td></td> <td>Drawn On: <b>04/11/08</b></td> </tr> </table> <p style="text-align: center; font-weight: bold;">1:50 SCALE</p>	Drawing Ref: <b>Q0486N</b>	Drawn By: <b>PJM</b>		Drawn On: <b>04/11/08</b>
Drawing Ref: <b>Q0486N</b>	Drawn By: <b>PJM</b>				
	Drawn On: <b>04/11/08</b>				

PLANNING SERVICES  
11 AUG 2011  
05277 PF  
4/7/2011

**ITEM NO:** 14  
**WARD NO:** Tremeirchion  
**APPLICATION NO:** 47/2012/1137/ AC  
**PROPOSAL:** Details of sanitation building submitted in accordance with condition no. 15 of planning permission code no. 47/2011/0527  
**LOCATION:** White House Hotel Holywell Road Rhualt St. Asaph  
**APPLICANT:** Mr M Parry-Jones  
**CONSTRAINTS:**  
**PUBLICITY UNDERTAKEN:** Site Notice - No  
 Press Notice - No  
 Neighbour letters - Yes

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

- Member request for referral to Committee
- Referral by Head of Planning / Development Control Manager

**CONSULTATION RESPONSES:**

TREMERCHION, CWM AND WAEN COMMUNITY COUNCIL  
 "OBJECTION

1. Planning Department has treated this plan as a minor amendment and Councillors consider this not to be so.
2. It was felt that protocol had not been followed.
3. This should have been presented as a complete new planning application".

CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY

JOINT ADVISORY COMMITTEE

"Although the JAC objected to the original application, the committee accepts that permission was granted and supports the proposed landscaping scheme, particularly the traditional new native hedge boundaries, gapping up of existing hedges, and the specification of semi-mature tree planting (3.6 – 4.25m in height) which will assist in reducing the visual impact of the development when viewed from the nearby AONB and Offa's Dyke Path. The JAC notes that the proposed sanitation building has increased in size from that originally suggested but, given that the principle of a caravan site has been established, the scale of the proposed building relative to the number of static and touring caravans on the site appears to be commensurate with a site of this size. However, the JAC would suggest that a darker coloured roof and wall cladding such as 'olive green' (12B27) would better integrate the building into its rural surroundings than the proposed 'khaki green' cladding'. (AONB Management Plan Policies PCP1 and PCP2).

COUNTRYSIDE COUNCIL FOR WALES

No objection to the implementation of the permission in accordance with the planning permission.

Landscape planting appears to reflect the recommendations of CCW at application stage in terms of general species choice and planting at an initial stage of development, to encourage early establishment.

Assume the scale of the sanitation block is in accord with the full permission. As the site is outside the AONB, the design and choice of materials is a matter for the County Council to agree with the developer in accord with the relevant planning policy.

**COUNCIL FOR THE PROTECTION OF RURAL WALES**  
Comments awaited.

**DENBIGHSHIRE COUNTY COUNCIL CONSULTTEES**  
Pollution Control Officer

The Officer involved in the Licencing of Caravan sites has visited the site and advises that the requirements in Model Standards for provision of facilities in amenity buildings set a basic minimum standard in connection with such developments. Would see no grounds to oppose a building containing toilet and washing facilities in excess of the Model Standards.

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

Mrs M.A. Jelley, Fron Farm, Rhualt Road, Rhualt  
P.E. and S.J. Davies, Trem y Ddol, Rhualt  
Mr. E. George, Gorwel, Cwm Road, Rhualt  
J. Hansford, Min y Nant, Rhualt  
G. & H. Kendrick, Bryn Llithrig Barn, Cwm Road, Rhualt

Summary of planning based representations in objection:

Size of building is excessive and unjustified / significant and unjustifiable variation from original proposals (building 7 times bigger than the 30sq metre log cabin unit on the drawings, and of different form and detailing / no justification for boiler room/fuel store / inappropriate form and design, use of metal cladding, very conspicuous in the landscape / building should be resited / plans have changed so significantly from original proposals that a new permission should be sought / agent has attempted to mislead the Authority with statements over the intentions over the building in the original submission / agent has attempted to misinterpret statutory requirements for caravan sites to mislead the authority.

Other matters :

Development carried out in anticipation of consent / developers continue to ignore advice from Officers and planning conditions, and seem to get away with it / applications are a form of blackmail / Council at fault in not stopping development / concerns over consultation process on applications and whether proper procedures have been followed / concerns over lighting and noise pollution / retrospective approval would hold the planning system to ridicule.

**EXPIRY DATE OF APPLICATIONS:**

**REASONS FOR DELAY IN DECISION (where applicable):**

- timing of receipt of representations
- awaiting consideration by Committee

## PLANNING ASSESSMENT:

### 1. THE PROPOSAL:

#### 1.1 Summary of proposals

1.1.1 The report and the one preceding on the agenda seeks the Committee's determination on an Approval of Condition application arising from a condition imposed on a permission for developments at The White House, Rhualt, granted at Planning Committee in November 2011.

1.1.2 The 2011 permission, granted under Code No. 47/2011/0527/PF, was for:

- Extensions and alterations to The White House, to reinstate it as a public house/hotel
- Use of 1.6 hectares of land to the rear to form a 40 pitch touring caravan, and 10 pitch chalet / static caravan park
- Associated developments including landscaping, access tracks, a sanitation and washing building, and installation of a package treatment plant.

The permission contained a number of planning conditions requiring the submission of details for the consideration and approval of the County Council prior to various works proceeding.

1.1.3 The report sets out the background to the current situation and requests Members to make a determination on the acceptability of the detailed proposals for the sanitation building, relating to Condition 15 of the 2011 permission.

1.1.4 The item forming the subject of this report is put before Committee following the submission of plans by the developer's agent in connection with the conditions imposed on the 2011 permission. Referral to Committee has come about as a result of discussion with the Local Member, and follows concerns from the Community Council and local residents over the detailing of the sanitation building, and the carrying out of development prior to the formal approval of the County Council being obtained to those details.

1.1.5 The planning consent granted in 2011 established the Council's acceptance of the developments outlined in paragraph 1.1.2. Although this was a full planning permission, it was considered necessary to ensure the detailing of various elements of the proposals was reserved for further approval by the Council before different parts of the scheme were progressed. Of direct relevance to the matters now before the Committee is that the documents submitted with application 47/2011/0527 included drawings showing elevation and floor plans of a sanitation facility, and a site layout plan showing its location to the north of The White House. The details were inconsistent insofar as the drawings of the facility showed ideas for a 'mobile' structure with a floor area of just over 30 square metres, and the site plan showed a footprint of some 250 square metres. The respective plans are included at the front of the report. Because of the inconsistencies, Condition 15 was included on the permission, to oblige the submission and approval of the detailing of the sanitation facility.

1.1.6 The details on which determination is now sought includes:-  
\*Drawings showing an 'L' shape building with a floor area of some 260 square metres, incorporating separate male, female, and disabled persons washing / changing / toilet facilities, a boiler room and dry fuel store. The drawings show a blockwork wall plinth (to be fairfaced and painted cream) and indicate that the external walls and the roof would be clad in Khaki Green coloured profiled sheets.



\* A statement from the developer's agent:-

The statement explains that the applications from the outset have sought to deliver a proposal of the highest quality, and that a 5 star grading is being sought. Reference is made to documents which set minimum levels which Visit Wales require to deliver excellence in visitor accommodation, and that it is not and never has been the desire to deliver minimum levels such as those meeting basic public health standards set out in model conditions. The statement also draws attention to the detailed site plan with the original planning application which detailed the ground area for a sanitation / amenity facility to service the site, and that the applicant has made it clear that the building would also be servicing the earlier consented caravan uses adjacent to the Hotel; and rather than provide a number of buildings for this purpose, the intention was that a single centrally located building shown by the indicative building size originally submitted, would serve the whole site. The agent accepts that the original application showed indicative plans for a mobile unit, but it was always envisaged, from the footprint proposed, that a larger unit was necessary. Reference is made to the requirement of Condition 15 to submit details of the building, but it is also noted that there are 'permitted development' rights to erect such buildings on caravan sites. Finally, it is emphasised that the building being provided is aimed to achieve the highest quality, with up to date sustainable facilities, including a biomass boiler using sustainably sourced fuel, and that additional landscaping is proposed around the building.

1.1.7 The plans at the front of the report show the detailing of the submitted proposals for the sanitation building, and the details submitted with the 2011 application.

## 1.2 Description of site and surroundings

- 1.2.1 The site granted permission for the developments outlined in 1.1.2 is at The White House, a long established public house/hotel and restaurant in open countryside to the west of Rhuallt village, and includes land immediately to the north formerly in agricultural use. Land levels slope gently up from west to east in the vicinity of the site, and then more steeply up to the Clwydian Range from the Rhuallt – Dyserth road.
- 1.2.2 The White House has its vehicular access onto the B5429, which runs from Rhuddlan to Rhuallt village. The A55 is to the south of the site and Rhuallt village.
- 1.2.3 The site proposed for the additional caravans is bounded by sections of field boundary hedgerows interspersed with mature trees.
- 1.2.4 There is a scattering of dwellings in the vicinity of the site (see the location plan at the front of the report). The site would be visible from public viewpoints mainly on higher ground to the east. There is a private dwelling Min y Nant some 150 metres to the south east, from the curtilage of which parts of the site and the existing static van site are visible in gaps between trees/boundary planting. The 5<sup>th</sup> Wheel business – in the same ownership as the application site - is some 200 metres to the west.
- 1.2.5 Also within the same ownership is a 26 unit static caravan site, immediately to the east of The White House car park, and a 10 pitch touring caravan site immediately to the west of the car park. These can also be identified on the plans at the front of the report.

- 1.2.6 The Case Officer's site inspection on the 25<sup>th</sup> February 2013 confirmed that works on the implementation of the 2011 permission have progressed in that building works have been undertaken on the renovation and alteration of The White House, the frame of the sanitation building has been erected, the profile of the service road and the individual pitches for the caravans on the site have been set out, and there is evidence of some planting of hedgerows and trees, and removal of some sections of old hedgerow.
- 1.3 Relevant planning constraints/considerations
- 1.3.1 The site is in open countryside some 75 metres at its nearest point outside the development boundary of Rhualt, as indicated in the Denbighshire Unitary Plan.
- 1.3.2 There are no statutory designations relating to the site in the Unitary Plan. The western boundary of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty is some 350 metres to the east of the site at its nearest point.
- 1.4 Relevant planning history
- 1.4.1 The planning permissions for the 26 unit static caravan site and the 10 pitch touring caravan site next to The White House car park, referred to in 1.2.5 above, were granted in 2003.
- 1.4.2 The main permission of relevance to the current applications is the one referred to earlier in the report, granted at Planning Committee in November 2011, for the remodelling of The White House and the development of the touring and static caravan park. The application generated a range of responses. Tremerechion, Cwm and Waen Community Council raised no objections to the application. There were concerns expressed by other consultees and individuals over the principle of the caravan development and to the potential localised impacts (e.g. landscape, agricultural land quality). The merits of the proposals were the subject of some debate at Planning Committee before a planning permission was granted. A number of conditions were attached to the permission requiring the submission and approval of details, including one in relation to the sanitation building.
- 1.4.3 The application now seeking the Council's approval therefore stems directly from the Conditions imposed on the 2011 permission, in this case in relation to the detailing of the sanitation building.
- 1.4.4 For the record, revisions to the detailing of the refurbishment of The White House were approved in March 2012, but have no bearing on the applications now in front of the Committee.
- 1.5 Developments/changes since the original submission
- 1.5.1 The developer's agent originally submitted details to the Council in August 2012, seeking approval of matters specified in conditions imposed on the November 2011 planning permission. In terms of process, as Members may be aware, most Approval of Condition applications are dealt with by Officers under delegated powers, as they usually involve non-contentious matters of detail, and there is no requirement in legislation to consult with Community Councils or private individuals on such applications. However, as noted earlier in the report, in the circumstances which have arisen (not least the developer's decision to proceed in anticipation of approvals of the detailing of the landscaping /planting and the sanitation building, and concerns from the Community Council and local residents over activity on the site and the impacts of these elements of the scheme), this is an instance where local

consultation has been undertaken prior to reporting the applications to Planning Committee for determination.

- 1.5.2 In relation to the detailing of the sanitation building, drawings submitted in August 2012 showed a rectangular portal framed building with a monopitch roof, and a floor area of some 175 square metres. The location of the building, at the rear of The White House, was illustrated on the site plan submitted at that time. The submission was not progressed at this point as Officers were seeking clarification of the related foul drainage proposals which are the subject of a separate approval of condition application. The developer's agent subsequently submitted a revised set of drawings in October 2012 showing a different detailing of the sanitation building, in the form of the 'L' shape building described previously, with a floor area of 260 square metres. As there was no accompanying revised site plan showing the amendments to the size and shape of the sanitation building, Officers were obliged to request this from the agent to allow the submission to be properly assessed and progressed. The recently received amended site plan is now consistent with the detailing of the sanitation building as shown on the October 2012 drawings, and is the proposal on which a determination is being sought. The consultation has been undertaken on the revised drawings and site plan, and the substance of responses to and the merits of the detailing are assessed in section 4 of the report.

1.6 Other relevant background information

1.6.1 None.

**2. DETAILS OF PLANNING HISTORY:**

2.1 Caravan sites immediately adjacent to The White House :

47/2003/0666/PF

Change of use of land from touring caravan site to static holiday caravan site (26 caravans)

- GRANTED - 30/7/2003

47/2003/1081/PF

Change of use of land to form caravan site for 10 touring caravans and landscaping

- GRANTED - 30/10/2003

Land at and to the rear of The White House :

47/ 2011/0527/PF

Extensions and alterations to existing public house/hotel and use of 1.6 hectares of land to rear to form a 40 pitch touring caravan and 10 pitch static caravan park, with associated works including landscaping, access tracks, sanitation and washing building, and installation of a package treatment plant

- GRANTED - 16/11/2011

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

3.1 DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)

Policy GEN 6 - Development Control requirements

Policy ENV 2 - Development affecting the AONB/AOB

3.2 Supplementary Planning Guidance  
SPG 20 – Static caravan and chalet development

3.3 GOVERNMENT POLICY / GUIDANCE  
Planning Policy Wales Edition 5 November 2012

**4. MAIN PLANNING CONSIDERATIONS:**

4.1 The main land use planning issues are considered to be:

- 4.1.1 Principle
- 4.1.2 Detailing of the sanitation building

4.2 In relation to the main planning considerations:

4.2.1 Principle

The grant of the full planning permission in November 2011 for the remodelling of The White House and the development of the caravan park, with associated works including a sanitation building and landscaping has established the acceptability of these developments in this location. The applications now before the Council do not permit the principles of the development to be revisited. The sole issue at this stage is whether the particular detailing of the sanitation building is acceptable. The Council's duty is to determine the application on its merits against relevant planning policy and material considerations, and the decision has to be to either approve or to refuse to approve the details.

4.2.2 Detailing of the sanitation building – application Code no 47/2012/1137/AC

The relevant planning policy considerations to the detailing of a sanitation building are contained in GEN 6 and ENV 2 of the Unitary Plan. Tests i, ii, and iii of GEN 6 require development to respect the site and surroundings in terms of layout, scale, form, design, and materials; to not unacceptably affect the form and character of the surrounding landscape; and to not unacceptably affect prominent public views out of or across any area of open countryside. As noted above ENV 2 relates to development affecting the AONB and seeks to ensure such development does not detract from its character and appearance, including development outside it which could have a detrimental impact on the area including views into and out of the area. Supplementary Planning Guidance Note 20 contains guidance on consideration to be given to detailed development issues, and in 15 refers to the provision of on site buildings where they are necessary for the effective operation of the site, and requires that their visual impact should be kept to a minimum through careful siting and design.

In relation to representations received:-

The Community Council raise concerns over process, suggesting the proposals have been treated as a minor amendment and should be presented as a new application.

Private individual concerns are expressed at the process, and at the size of the building (given the original proposals showing a mobile unit); at the detailing and its visual impact on the locality; and at the need for the level of provision for the size of the site.

CCW suggest the issues of design and materials are for the County Council to assess. The AONB Joint Advisory Committee accept that the scale of the building is acceptable relative to the size of the site, but would prefer a darker

cladding colour.

The applicant's agent refers to the intention to provide a high quality facility in a central location with provision in excess of minimum standards, and to the proposed use of green profiled sheeting and additional planting around the building to soften its impact.

In assessing the acceptability of the detailing of the sanitation building, Officers again acknowledge the basis of representations received, and comment as below:

- The principle of providing a sanitation facility in connection with what is a substantial caravan park has been established through the grant of permission in 2011, and in the location now proposed. The Council can not now unreasonably withhold consent for such a facility.
- In noting points over the size and type of the building shown as part of the original application (a mobile unit on drawings, a substantially larger footprint shown on the layout plan and reference to a sanitation and washing building in the description of the application) these are respectfully considered of limited relevance to the actual decision to be made here. The determination should be solely on the acceptability of the plans for the building as contained in the submitted documents (see front of this report).
- Linked to the previous point, Members will be aware that the Community Council and objectors have raised comment over the process followed in handling the application. The specific concerns mentioned are that the planning department has treated the plan as a 'minor amendment', that this is not so, and the proposal should have been presented as a 'new' planning application. Whilst respecting these comments, Officers do not consider there are any procedural irregularities to be addressed here. The application is clearly submitted for approval in accordance with Condition 15 of the 2011 permission which as explained in 1.1.5 was imposed for the precise reason of addressing inconsistencies in the detailing submitted as part of that application, thereby ensuring the Council retained control over the final detailing so this was acceptable in connection with the development. The Committee now has those details in front of it and has to decide whether they should be approved or not.
- With regard to the 'need/extent' of facilities contained in the building, the Environmental Health Officer has advised that there are no reasons to oppose proposals to provide toilets, showers, etc., in excess of the minimum standards set out in what are 30 year old national 'Model Standards'. Officers would not therefore consider it reasonable to refuse a proposal for a building proposing a high standard of facilities for a large caravan site on the argument that the level of provision of toilets etc., is above basic Model Standards. It is not considered unreasonable to support proposals for use of a bio fuel system within the building as proposed.
- In physical terms, Members may appreciate from the details on the plans at the front of the report that the proposals involve a single storey building located some 20 metres to the north of The White House, a substantial 3 storey white rendered building, at the entrance to a new 50 unit caravan park. New planting is proposed around the

building. The building would be clad in khaki green profiled sheets. In Officers' opinion the building would not be unacceptable in scale or design in relation to The White House or surrounding development, (a view consistent with that of the AONB Committee) and the proposed colour of the cladding sheets would assist in minimising its impact in particular from private property and higher ground to the east. It is not considered the proposals are unacceptable on these grounds.

- Ultimately, it is Officers' opinion that the building would not give rise to unacceptable visual or landscape impacts, and that there are no reasonable planning grounds to refuse to approve the detailing. If the plans now before the Council were submitted with the original application, the Officer recommendation would have clearly been to approve the proposals.

#### 4.3 Other matters

It is regrettable that the developer has chosen to proceed with work on the construction of the sanitation building prior to receiving the necessary approval from the Council. Such actions can not be condoned and are entirely at the risk of the developer, since there is no guarantee that an approval will follow. With regard to objectors concerns over the Council not taking appropriate action to stop works in progress, it is not an offence under planning legislation to carry out such works without planning permission, and Officers would suggest that it would not have been expedient to have commenced formal enforcement action against the particular works whilst the Council is considering the details of these matters, as it is not considered there is specific harm to amenity arising from the works undertaken to date. Lighting details are subject to separate approval in connection with the main planning permission. Noise issues have to be dealt with separate to the applications now before the Committee. Procedural matters relating to Approval of Condition applications are referred to in section 1.5.1 of the report; opportunity has been given to the Community Council and private individuals to make comment on the proposals before consideration at Committee, and the responses received at the time of preparing this report are summarised and assessed in the preceding paragraphs. Any late comments will be reported in the late representations sheets.

#### **5. SUMMARY AND CONCLUSIONS:**

5.1 The application requires assessment of the acceptability of the specific detailing of proposals for a sanitation building, proposed in connection with a caravan site development granted permission at Committee in November 2011.

5.2 There are local concerns over the detailing and these are set out and addressed in the report. The developer's choice to proceed with development in the absence of approvals shows little regard for process, but nonetheless the Council has a duty to deal with the matters before it solely on their planning merits.

5.3 In respect of the details of the sanitation building, Officers acknowledge the basis of the concerns expressed, but in the context of that detailing and the grant of planning permission for the caravan site in 2011, would not consider there are reasonable grounds for refusing to approve the details submitted.

#### **RECOMMENDATION: - APPROVE**

1. No conditions imposed.

#### **NOTES TO APPLICANT:**

None