



Heading:

07/2013/0026

Ty Nant

Llandrillo

2

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Application Site

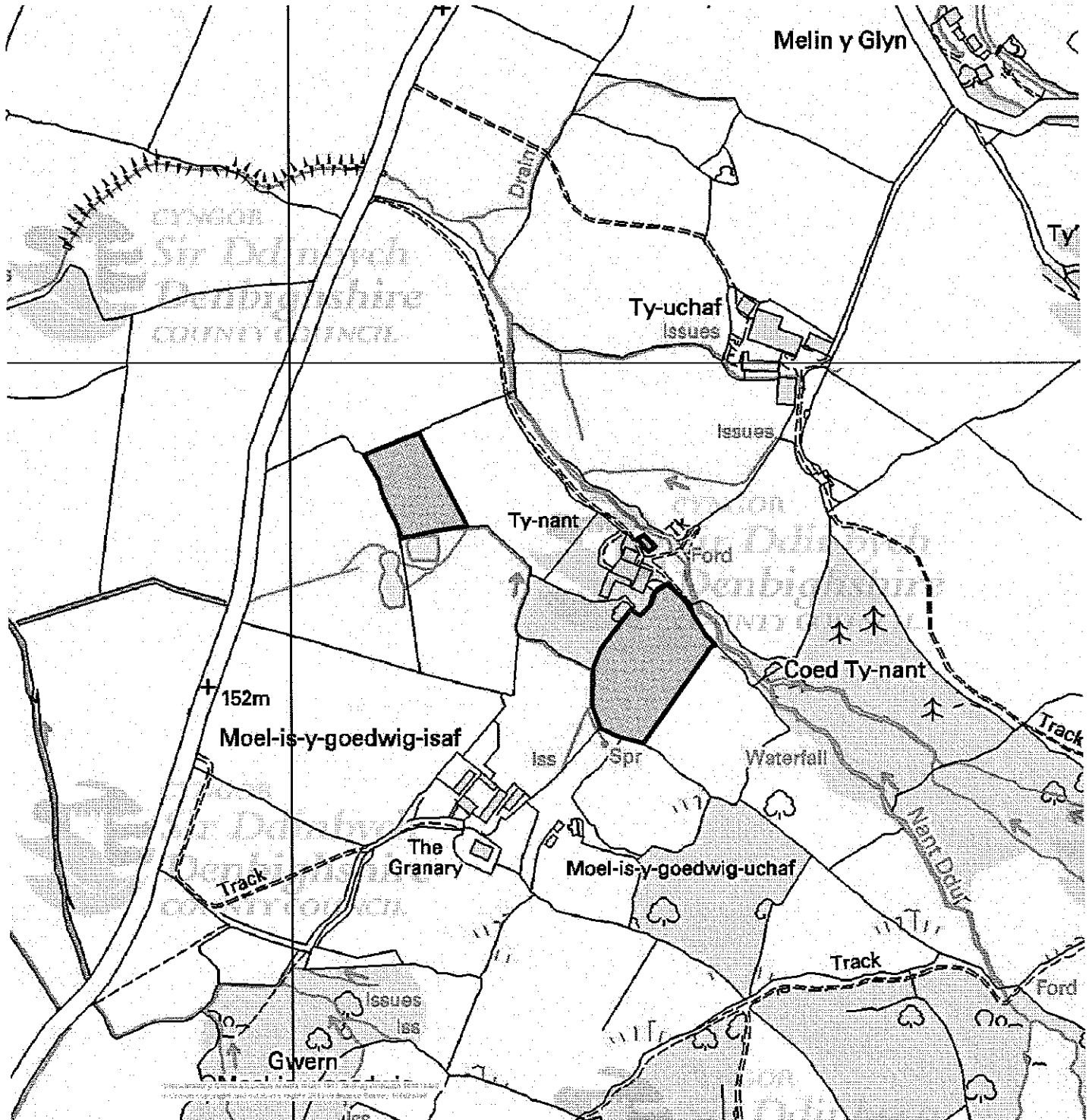


Date 3/4/2013

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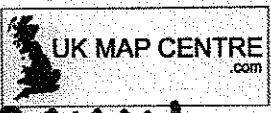
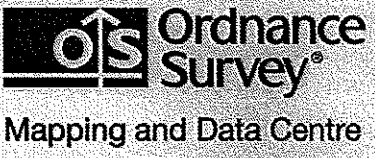
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This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the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



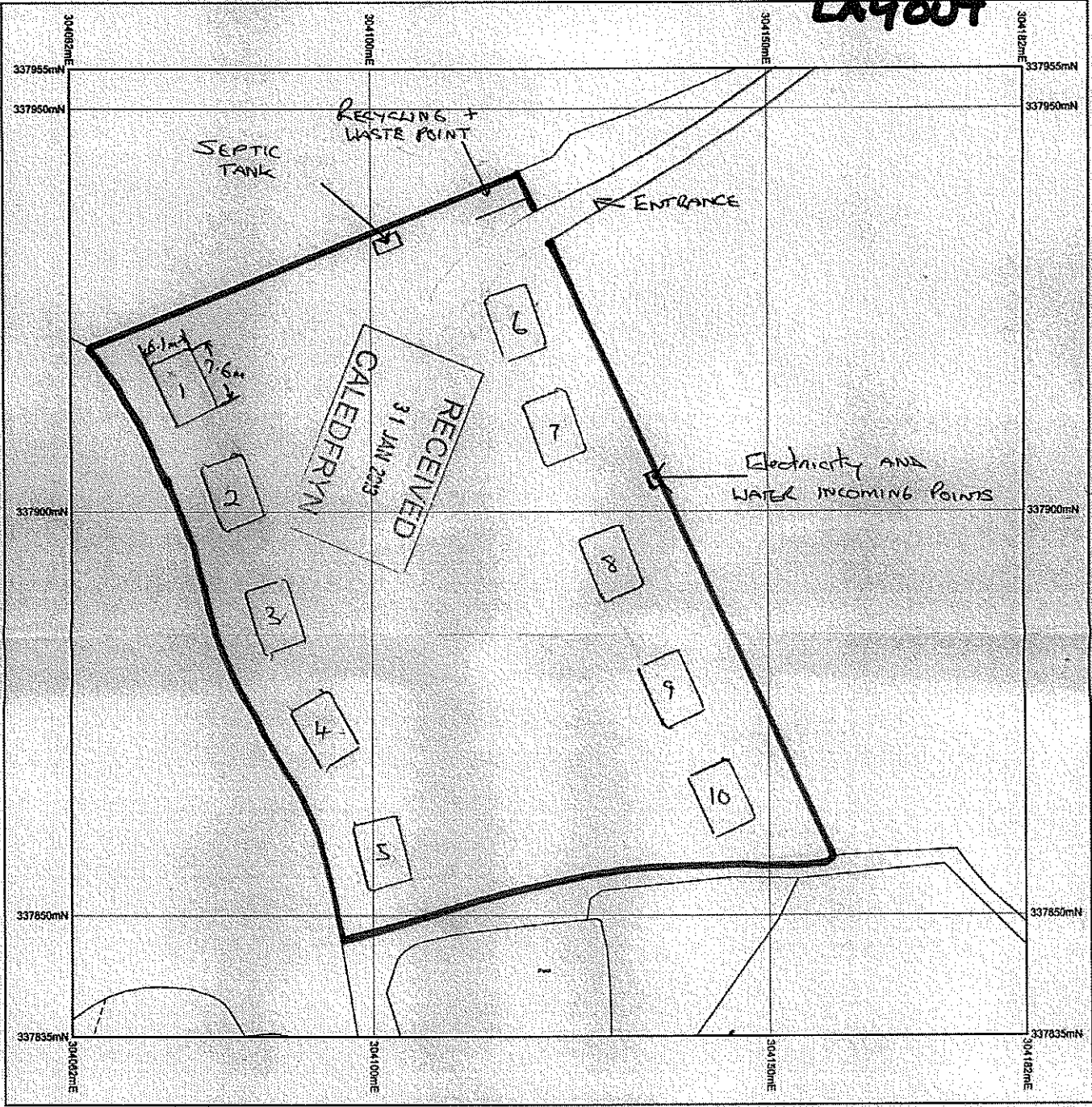


Plan 5



# CARAVAN SITE LAYOUT

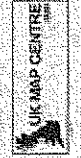
AREA C



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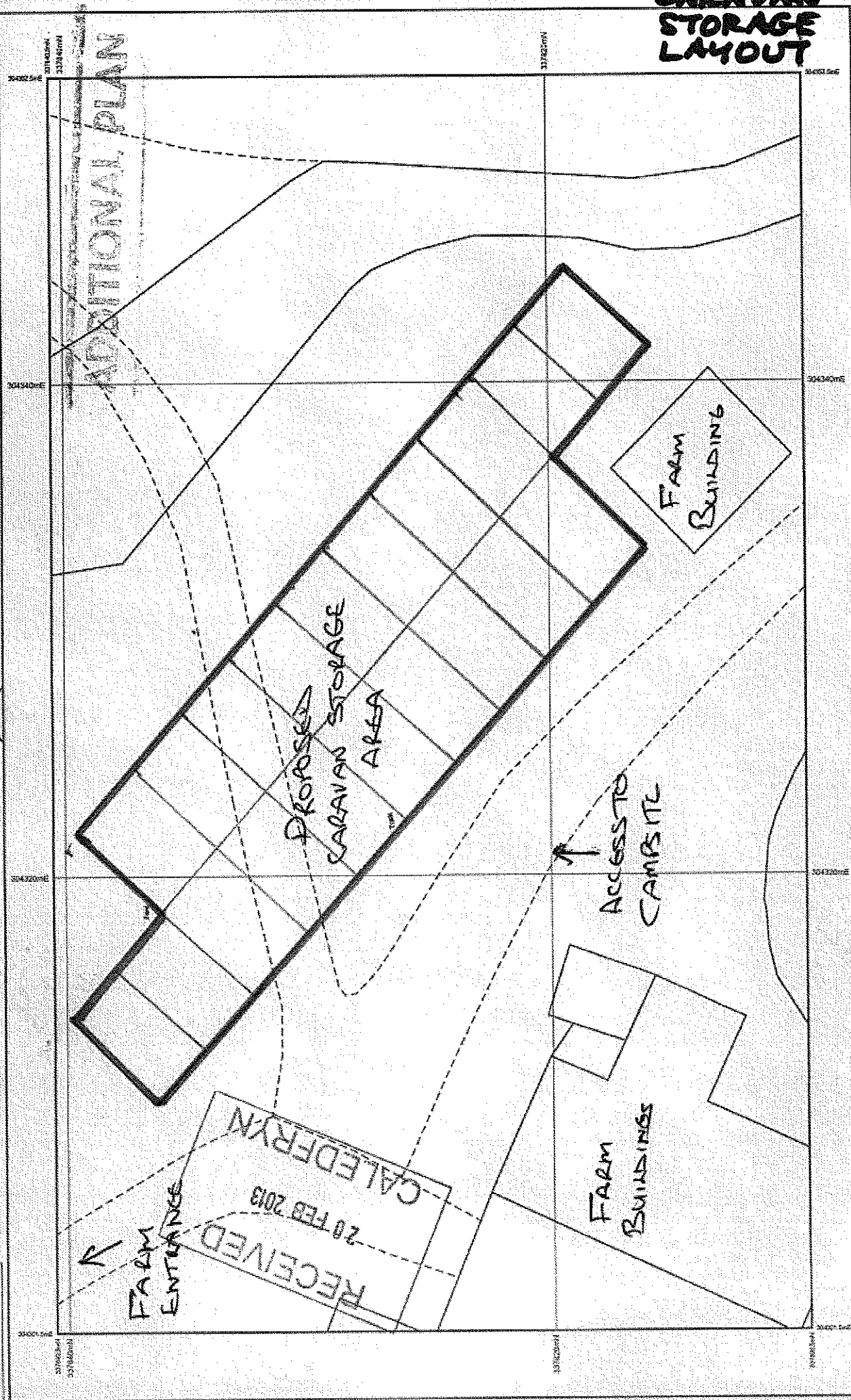




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PLAN 7 (C)

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Production Date: 18 Feb 2013 18:58



CARAVAN STORAGE LAYOUT



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**ITEM NO:** 2  
**WARD NO:** Llandrillo  
**APPLICATION NO:** 07/2013/0026/ PF  
**PROPOSAL:** Change of use of land for camping purposes and siting of associated utilities block. Change of use of land to provide 10 no. touring caravan pitches and installation of a septic tank. Out of season caravan storage area. Retention of new vehicular access  
**LOCATION:** Ty Nant Llandrillo Corwen  
**APPLICANT:** Mr Dafydd Phillips  
**CONSTRAINTS:** PROW  
**PUBLICITY UNDERTAKEN:** Site Notice - Yes  
 Press Notice - Yes  
 Neighbour letters - Yes

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

- Number of letters of objection submitted

**CONSULTATION RESPONSES:**

**COMMUNITY COUNCIL**

*"No objection. If the application is passed by Denbighshire County Council it is suggested that Officers of the Council need to make sure that the site is being run properly as a caravan site."*

**ENVIRONMENT AGENCY WALES**

Comment solely on septic tank detail

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –**

Head of Transport and Infrastructure

- Highways Officer

Further information on visibility splays requested in accordance with TAN 18.

- Footpaths Officer

No Footpaths/Bridleways are affected.

Biodiversity Officer

No objection, but raises concern at the potential for disturbance to wildlife and/or damage to habitat, and potential impact on the adjacent pond.

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

Mr J L T Jones, Part owner of Moel Is Y Goedwig, Llandrillo

Ms C J Green, Part owner of Moel Is Y Goedwig, Llandrillo

Mr D Robinson, Gwalia, Llandrillo

R and S Blunden, The Old Granary, Moel Is Y Goedwig, Llandrillo

Ms E and Mrs B Hamilton, Encil-y-Coed, Rhosygwaliau, Gwynedd

Summary of planning based representations in objection:

Visual impact

AOB/site not well screened

Residential amenity

Nearby property/noise and disturbance

Ecological impact

Need – already many caravan sites in area

Impact on farming activity

Conflict with planning policy

**EXPIRY DATE OF APPLICATION: 27/03/2013**

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

- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

1.1.1 The application involves the following separate elements within the landholding:

- 1.1.1.1. Change of use of the field to rear (east) of the main farm buildings to provide standings for 10 caravan pitches with electric hook-ups on an area of 0.9 ha. A new utilities block building is also proposed at the northern edge of the field adjacent to the farm house with a footprint of 2.8 metres by 6.2 metres with a pitched roof over, up to a height of 2.8 metres to provide water, showers and toilet facilities.
- 1.1.1.2. Change of use of part of a field (0.7 ha) set back from the road by 80 metres and standing to the front (west) of the main farm buildings by 160 metres, to provide camping (at least 10 pitches) with some electric hook-ups.
- 1.1.1.3. Change of use of an area of land measuring 0.5 ha to the north of the farm buildings to provide an area for storage of 20 caravans.
- 1.1.1.4. Retrospective permission for the works undertaken to change the access out onto the main road which have involved relocation of the entrance around 20 metres south from its original location, providing new post fencing and a set back to the gate from the road of 6.0 metres to allow for greater manoeuvring space and visibility.
- 1.1.1.5. The installation of a new septic tank which is proposed in the northern corner of the field to be used for camping.
- 1.1.1.6. The applicant has submitted a supporting statement which suggests that the farm is looking to diversify to supplement farm income with something which will fit in with current farming practice and have little environmental impact. The camping field and caravan area were open for a 'trial' period

under the 28 day permitted development rights during 2012 and all feedback from visitors has been very positive, hence the preparation of the current application. The information submitted also states that the existing boundary hedgerows will be refurbished and supplemented. Overall, the scheme is considered by the applicant to satisfy Policies TSM 6, TSM 12, TSM 13 and ENV 1 of the UDP.

1.1.1.7. The proposals are illustrated on the plans at the front of the report.

#### 1.2 Description of site and surroundings

- 1.2.1 The farm covers a total area of 33 ha, with the majority of this land to the east covered by woodland which leaves the primary farming land as being that to the west of the farm house covering 9.5 ha.
- 1.2.2 Other sporadic farmhouses are scattered across the eastern side of the B4401, with the nearest being Moel Is Y Goedwig which stands around 85 metres due south of the field proposed for touring caravans. To the north of the site is the farm of Ty Uchaf.
- 1.2.3 The site lies on the east side of the B4401 road between Cynwyd and Llandrillo and as it is on the hillside it has a range of visibility across the valley, with the field proposed for camping being prominent in the absence of any substantial screening to the road.

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site lies within the AOB and is in open countryside.

#### 1.4 Relevant planning history

- 1.4.1 None.

#### 1.5 Developments/changes since the original submission

- 1.5.1 The application has been revised to include the area for caravan storage.

### **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 UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)**

- Policy GEN 3 Development outside development boundaries
- Policy GEN 6 Development control considerations
- Policy ENV 1 Protection of the natural environment
- Policy ENV 2 Development affecting the AONB / AOB
- Policy ENV 6 – Species Protection
- Policy TSM 6 Farm diversification
- Policy TSM 12 Touring caravan sites
- Policy TSM 13 Winter storage of caravans
- Policy TRA 6 Impact of new development on traffic flows

#### **3.2 GOVERNMENT POLICY / GUIDANCE**

- Planning Policy Wales Edition 5 November 2012
- TAN 6 - Planning for sustainable rural communities
- TAN 13 - Tourism

### **4. MAIN PLANNING CONSIDERATIONS:**

- 4.1 The main land use planning issues are considered to be:
- 4.1.1 Principle
  - 4.1.2 Impact on the Area of Outstanding Beauty

- 4.1.3 Tourism and Loss of Agricultural Land
- 4.1.4 Highways impacts
- 4.1.5 Residential amenity impacts
- 4.1.6 Ecological impact

#### 4.2 In relation to the main planning considerations:

##### 4.2.1 Principle

In respect of principle, Policy GEN 3 allows for development in connection with tourism provided that there is no unacceptable impact on the natural and built environment and does allow for the form of development proposed subject to closer scrutiny regarding visual impact and other standard land use considerations, reviewed in the following section.

##### 4.2.2 Impact on the AOB

Policy ENV 1 seeks to protect the natural environment with development being designed to maintain or enhance the landscape character of the countryside. Policy ENV 2 allows development where it would not (i) unacceptably harm the character and appearance of the landscape; and (ii) prejudice future designation as an AONB.

For the subject scheme, it is considered that the area proposed for camping is obtrusive and open to view from locations in the valley and surrounding hillsides. It is therefore suggested that the scheme would be contrary to Policies ENV 1 and ENV 2 in this regard. The areas proposed for touring caravans and storage of caravans will also be visible from many vantage points including the public footpath to the rear (east) of the site and accordingly it is considered the scheme would unacceptably harm the character and appearance of the landscape. It is not believed that any degree of landscaping would be possible to mitigate this visual harm.

##### 4.2.3 Tourism and Loss of Agricultural Land

Policy TSM 6 states that proposals to facilitate tourism development which diversifies farm viability will be permitted subject to a number of criteria, including (i) such tourism is secondary or supplementary to the main farm enterprise; (ii) the tourism does not unacceptably harm the workings and efficiency of the farm unit; (iii) there is no significant loss of the best and most versatile agricultural land or unacceptable harm to landscape.

Policy ENV 11 also seeks to safeguard high quality agricultural land (Grades 1, 2 and 3A) unless there is overriding need established.

Whilst the farm area covers a total of 33 ha, the best and most versatile land covers an area of 9.5 ha given that the land within the western area is woodland for its most part, indicated as Grade 3 land on the old DAS Agricultural Land Quality maps. The three areas for camping, touring caravans and caravan storage cover a combined area of 2.1 ha which equates to using 22% of the 9.5 ha of best land. The camping and caravan areas will as stated earlier have an unacceptable adverse impact on the landscape. Accordingly, whilst the desire of the applicant to diversify is noted it is considered that the scale of the changes of use proposed is excessive at nearly one quarter of the best agricultural land, and the appearance of the site would be harmful to the landscape, contrary to the tests of the policies, since there is no overriding need established for the development.

Policy TSM 12 allows for new touring caravan sites where a site is unobtrusive and does not appear conspicuous or alien to the area, especially in the AONB / AOB, and where there is no unacceptable impact on the



surrounding area by way of noise/disturbance or on landscape/agriculture. Policy TSM 13 allows for caravan storage where the site is small scale and inconspicuous and there is no unacceptable impact on the landscape, especially the AONB / AOB. For the reasons outlined previously, the scheme is also considered to be contrary to Policies TSM 12 and TSM 13 due to the harm to the landscape and the AOB which would be caused.

#### 4.2.4 Highways Impact

Policies TRA 6 and TRA 9 require consideration of the acceptability of development on the local highway network, including on the free flow and safety of traffic.

Whilst it is noted that further information on the visibility splays to be provided for the revised entrance have been requested from the Highway Officer, given that the new entrance allows for much greater visibility in both directions than existed at the previous access point which was hard up against the northern boundary of the land, it is not considered that a highways reason for refusal can be sustained.

#### 4.2.5 Impact on Residential Amenity

Policies GEN 6 and TRSM 12 oblige due consideration of the impacts of proposals on the amenities of occupiers of property in a locality.

The comments made by nearby residents are noted, especially those from Moel Is Y Goedwig who reside some 85 metres from the proposed touring caravan site. It is evident that noise and disturbance has arisen during 2012 when the camping and caravan areas were trialled. It is therefore considered that the introduction of the facilities proposed would be harmful to the amenity of nearby occupiers and would be contrary to Criterion iv) a) of Policy TSM 12 and Criterion v) of Policy GEN 6.

#### 4.2.6 Ecological Impact

Policy ENV 6 looks to ensure there are no negative impacts on wildlife/biodiversity as a result of development.

Many of the comments raised by local residents relate to this issue given the proximity of adjacent ponds and wildlife habitats. However, given that the Council's Biodiversity Officer does not consider that an objection can be sustained in this respect it is not considered that there are sound ecological grounds to oppose the application.

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

- 5.1 The application proposes a form of development which is considered likely to have a harmful visual impact on the landscape and would detract from the character and appearance of the AOB. In addition, the scheme would give rise to noise and disturbance which would be harmful to adjacent occupiers, and would result in an unacceptable loss of agricultural land.

### **RECOMMENDATION: - REFUSE for the following reasons:-**

1. The scheme proposes camping, caravan and storage facilities in a prominent location within the Area of Outstanding Beauty which would give rise to unacceptable visual harm to the character and appearance of the landscape, contrary to criterion ii) of Policy GEN 6; Policy ENV 2; Criterion i) of Policy TSM 12; and Criteria i) and iii) of Policy TSM 13 of the adopted Denbighshire Unitary Development Plan.
2. The proposal would result in the loss of a high proportion of the best and most versatile agricultural land at the farm which would be contrary to Criterion iii) of Policy TSM 6 and Policy ENV 11 of the adopted Denbighshire Unitary Development Plan.

3. The location of camping and caravan sites in close proximity to neighbouring properties is considered likely to give rise to levels of noise and disturbance which would have an unacceptable impact on the residential amenities of occupiers, contrary to Criterion v) of Policy GEN 6 and Criterion iv) a) of Policy TSM 12 of the adopted Denbighshire Unitary Development Plan.

**NOTES TO APPLICANT:**

None