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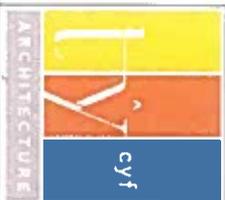
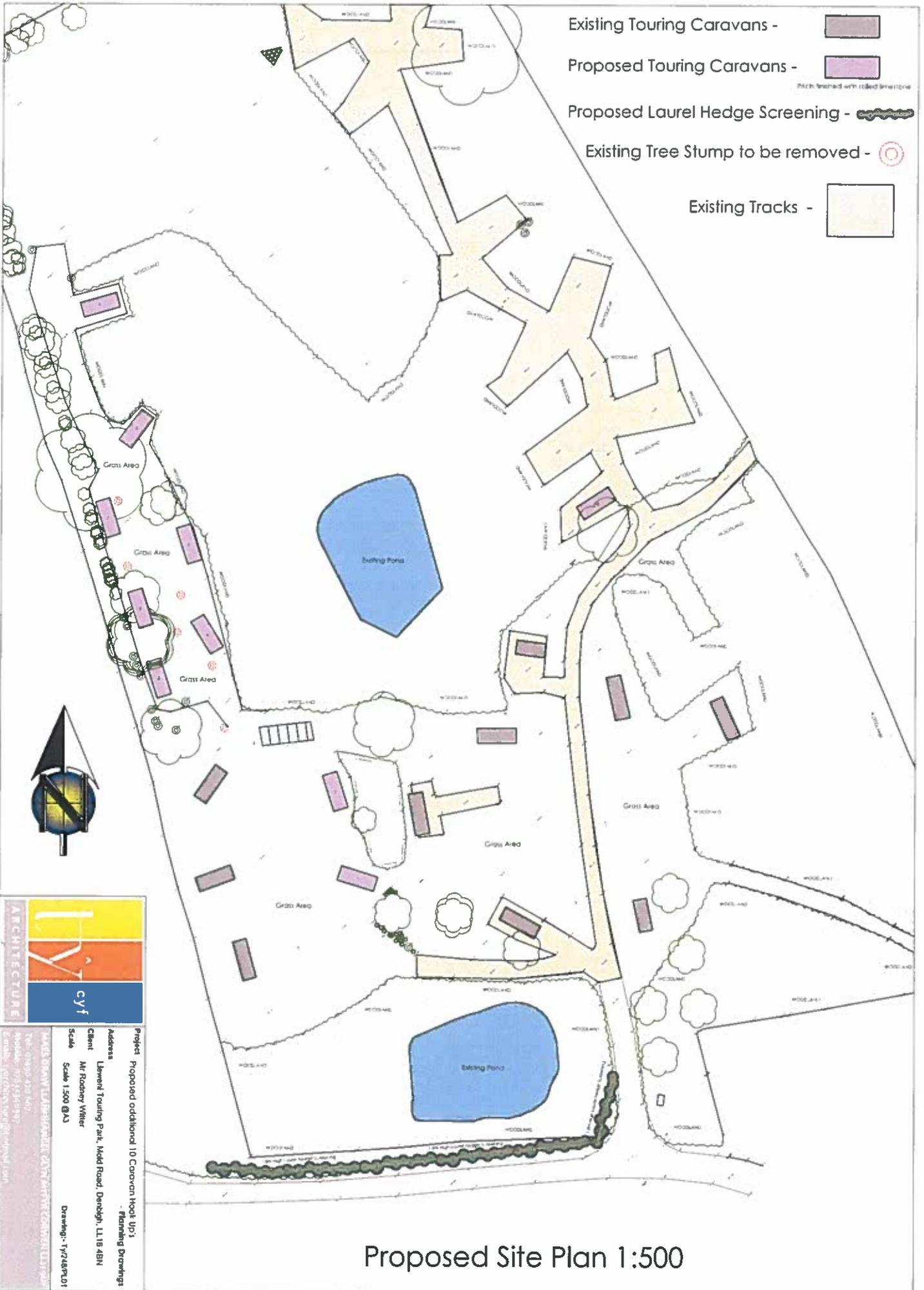
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# SITE PLAN



**Project** Proposed additional 10 Caravan Hook Ups  
**- Planning Drawings**

**Address**  
 Llanerol Touring Park, Mael Road, Donagh, LL18 4BN

**Client**  
 Mr Rodney White

**Scale** 1:500 (A3)

**Drawing** 1/24/01

**MAKES DRAWING LIAISON WITH LOCAL AUTHORITY**  
 Tel: 01497 420 460  
 Mobile: 07744 442997  
 Email: info@cyfarchitect.com

Proposed Site Plan 1:500



**WARD :** Denbigh Lower

**WARD MEMBER(S):** Cllr Mark Young  
Cllr Rhys Thomas

**APPLICATION NO:** 01/2016/0911/ PS

**PROPOSAL:** Variation of condition number 3 of Glyndwr District Council Planning Permission ref 1/11632 to increase the maximum number of caravans from 10 to 20

**LOCATION:** Lleweni Caravan Tourer Park Lleweni Parc Mold Road Denbigh

**APPLICANT:** Mr Rodney Witter Lleweni Parc Ltd

**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 – 4 or more objections received

**CONSULTATION RESPONSES:**

DENBIGH TOWN COUNCIL

“No objection.”

NATURAL RESOURCES WALES

No objection.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Highways Officer

Do not envisage any highway related issues from the proposals given the adequacy of the existing access and design onto the A541 to accommodate the traffic generated and therefore have no objection to the proposals.

- Pollution Control Officer

No objection subject to the imposition of a planning condition relating to a sound barrier around the chemical disposal area.

- Water Quality Officer

No objection.

- Ecologist

No objection as no additional tree felling is proposed.

**RESPONSE TO PUBLICITY:**

Representations received from:

In objection

Mrs D.E. MacLennan, The West House, Mold Road, Denbigh

JD Winstanley, The East Wing, Lleweni, Mold Road, Denbigh

Jason Kenyon, East Pavilion, Lleweni

Ann Jones, 4 The Haybarn, Lleweni

Sharon Sparrow, 1 Corn Barn, Lleweni  
Jennifer Marsden, Lleweni Uchaf, Mold road, Denbigh  
Phil & Kath Coppin, 2 The Corn Barn, Lleweni  
N Edwards, 3 The Haybarn, Lleweni  
John Kissane, Lleweni Hall, Lleweni  
Paul and Christine Smith, 2 The East Wing, Lleweni  
Ceri Gough-Roberts, 1 The Haybarn, Lleweni  
Mr R J Williams, Plaen Cottage, Bodfari  
Nerys Roberts 3 The Hay Barn  
V. Pownall Goodall, The East House, Mold Road, Denbigh  
H. Davies, Yr Ydlan, Lleweni, Bodfari  
Helen Jones, 1 The West Wing, Lleweni.  
Stephen Marsden, Lleweni Uchaf, Denbigh

Summary of planning based representations in objection:

Principle of development- proposal has not been supported by a business case, proposal would be a more intensive use than the adjacent residential development at Lleweni.

Visual impact- proposal would be harmful to the character and appearance of the area, caravans are visible from adjacent hamlet of Lleweni.

Residential amenity impact- use would result in noise and disturbance for adjacent occupiers.

Ecological impact- application not supported by sound surveys, planting inappropriate in rural location.

Drainage arrangement unacceptable, no capacity in shared septic tank, proposal will also increase surface water in area, flooding has been an issue from the site.

Highways Safety- access road unsuitable for more intensive use, access point onto B Road dangerous.

Other matters

Quality of application submission- plans are inadequate and contain conflicting information.

Caravan controls- neighbours query whether proposal complies with existing caravan site controls.

**EXPIRY DATE OF APPLICATION: 28/11/2016**

**EXTENSION OF TIME AGREED? 16/06/2018**

**REASONS FOR DELAY IN DECISION:**

- additional information required from applicant
- awaiting consideration by Committee

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

1.1.1 The application proposes the 'Variation of condition no. 3 of Glyndwr District Council Planning Permission ref. 1/11632 to increase the maximum number of caravans from 10 to 20" at Lleweni Caravan Park, Denbigh.

1.1.2 The original planning condition 3 imposed on the permission approving the touring caravan site in October 1990 read;

"No more than 10 touring caravans shall be stationed on the application site and no static caravans for whatsoever purpose shall be positioned on the site".

The reason for the condition was;

"To retain the site as small scale and inconspicuous in the landscape and to avoid the stationing of caravans on the site permanently."

1.1.3 The proposal seeks the following variation;

"No more than 20 touring caravans shall be stationed on the application site and no static caravans for whatsoever purpose shall be positioned on the site".

1.1.4 The additional touring caravan pitches are mainly proposed to be sited on the western side of the 1.6 hectare caravan site with one additional pitch proposed to the north of the existing group of caravan pitches.

1.1.5 The proposed touring caravan pitches are shown as 2.5 metre by 5.5 metre rolled limestone hardstandings. They appear to be accessed off the road by the existing access track and grassed areas with no additional access roads proposed. Some trees in this area have already been cut back and felled to accommodate the proposal; the plans show only the tree stumps to be removed.

1.1.6 The submitted site plan is included at the front of the report.

## 1.2 Description of site and surroundings

1.2.1 Lleweni Caravan Park is an established touring caravan park located within Lleweni Park, some 2 miles north east of Denbigh.

1.2.2 The site is located in a woodland area abutting the southern boundary of the park. The caravan site is accessed via a private road that links to an access onto the A543 Denbigh-Mold Road. The access road leads to the complex of residential conversions and the original Hall at Lleweni.

## 1.3 Relevant planning constraints/considerations

1.3.1 The site is located outside any development boundary as defined in the Local Development Plan.

## 1.4 Relevant planning history

1.4.1 The touring caravan site was granted planning permission in October 1990. There are conditions on the original planning permission relating to the length of stay and number of caravans on the site.

1.4.2 A variation was approved in 2015 to condition 5 of the October 1990 permission, removing the restriction on the length of stay for an individual caravan.

## 1.5 Developments/changes since the original submission

1.5.1 Additional information was requested from the Applicant in November 2016 to address Officers concerns relating to the level of detail on the plans, the policy context and some unlawful tree felling that had been taking place.

1.5.2 The plans were not forthcoming until March 2017 and some of the requested information remained outstanding (relating to waste disposal). Additional information was requested and provided in May 2017 to enable the application to be progressed.

## 1.6 Other relevant background information

1.6.1 None.

## 2. **DETAILS OF PLANNING HISTORY:**

2.1 1/11,632 Proposed siting of 10 self-contained touring caravans and construction of means of access for use in connection with pony trekking, gliding, and fishing. Granted 5<sup>th</sup> October 1990.

2.2 01/2015/0036 Application for variation of condition 5 of planning permission 1/11632 (Glyndwr DC) to allow "The length of a continuous stay in a touring caravan at the site on any one visit shall not exceed 28 days. Approved 07/04/2015 with the following condition:

1. The site shall only be used for holiday purposes for caravans on tour only, and none of the caravans shall be occupied as a sole or main residence at any time, nor the site used for B8 caravan storage. A record shall be kept of all caravans visiting the

site and shall be made available for inspection at the reasonable request of the Local Planning Authority.

Reason: To enable the Local Planning Authority to monitor the site for compliance with adopted planning policies.

### **3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

#### 3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

**Policy PSE5** – Rural economy

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

**Policy VOE5** – Conservation of natural resources

**Policy ASA3** – Parking standards

#### 3.2 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Development Control Manual November 2016

Technical Advice Notes

Other material considerations

Well – being of Future Generations (Wales) Act 2015

### **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 Ecology

4.1.5 Drainage (including flooding)

4.1.6 Highways (including access and parking)

Other matters

#### 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. Of some relevance is Policy PSE 12 which supports proposals for environmental remodelling/improvements of existing static holiday caravan and chalet sites through the provision of new facilities, and landscaping. 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 principle of the use of land at Lleweni Park as a touring caravan site was established with the grant of planning permission in 1990. Therefore arguments made in relation to the acceptability of the principle of a caravan site are of limited weight.

The proposed variation of the condition to increase the number of caravans from 10 to 20 does not raise issues of principle. The variation would help the caravan park to continue to be attractive to visitors and meet a demand in the area for this sort of accommodation, which in turn would support the local economy. The proposal also offers an opportunity to improve visual and environmental conditions on the site, which is discussed further below. Hence it is the opinion of Officers that the variation is considered acceptable in principle subject to an 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 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 impact of a development on visual amenity is therefore a relevant test on planning applications.

Concerns have been raised by objectors over the visual impact of the proposed development.

The plans show the additional caravans proposed to be sited predominantly on the western side of the site in two rows. No tracks, ancillary development, lighting or servicing is proposed to be installed to serve the additional caravans. A laurel hedge is proposed to be planted along the southern side of the site to screen the site from the adjoining access track, according to the Agent Laurel has been chosen owing to its appropriateness for the park land.

Whilst Officers note comments on the quality of the proposed submission, it would be difficult to resist the variation of condition for this reason alone. The Applicants make it clear in their submission that the scale of the operation is such that it does not require significant ground works, ancillary fixtures and fittings, and in the absence of evidence to prove that these would be required or indeed installed Officers do not consider it would be reasonable to resist the scheme on these grounds.

The requirement for general environmental improvements is acknowledged. A condition can be attached obliging additional planting / landscaping in connection with the development, in addition to the laurel hedge proposed to screen the access.

#### 4.2.3 Residential amenity

In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 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 impact of a development on residential amenity is therefore a relevant test on planning applications.

Concerns have been raised by neighbouring occupiers over the potential for noise and disturbance from the site. Public Protection Officers have considered the detail of the scheme and asked for a condition to be attached for sound proofing measures around the septic tank disposal area as this is the closest point on the site to the dwellings at roughly 50 metres.

The site is located in the open countryside, however there are dwellings situated to the south east of the touring site in the former Lleweni Hall outbuildings (referred to in representations at Lleweni Hamlet), as well as the original dwelling Lleweni Hall. The relationship of these dwellings to the caravan site which benefits from a year round permission was deemed acceptable when the application for the conversion of the outbuildings to dwellings was granted in the 2000's.

The variation of condition application proposes a more intensive use of the site as twice the number of caravans would be permitted on the site, albeit they would be predominantly sited on the furthest point on the site from the dwellings within the Lleweni complex. However, with respect to the concerns of residents, considering the distances involved, and the intensity of

the existing use of the site, it is considered that the proposal would not result in such a significant amount of additional noise and disturbance to warrant refusal of the application.

#### 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 ecological interests.

#### 4.2.5 Drainage (including flooding)

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

There are concerns from local residents over the drainage arrangements and comments that there is no capacity in the septic tank, the proposal will increase surface water in the area and that flooding has been an issue from the site.

Drainage and foul water disposal details have been provided in support of the application. The existing septic tank connection is proposed to be retained for the additional unit. These have been reviewed and no objections have been received from the Council's own Public Protection Officer and NRW. The proposal is considered acceptable in this regard.

#### 4.2.6 Highways (including access and parking)

In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 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 acceptability of means of access is therefore a standard test on most planning applications.

Concerns have been raised by neighbours over the use of the access track.

The access arrangements to the site remain as existing. Highways Officers have raised no objection to the scheme.

It is not considered that the proposal would result in highway safety problems or raise new questions over the principle of the development from reliance on the motor car.

#### 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 The existing 10 pitch touring caravan site is well established with a 12 month season of use. The proposal to allow stationing of the additional caravans is not considered likely to have significant additional adverse effects on the immediate locality in terms of landscape, residential amenity, or highways impacts. Planning policies encourage small scale employment and tourism use in appropriate locations. The application is recommended for grant.

**RECOMMENDATION: GRANT-** subject to the following conditions:-

1. No more than 20 touring caravans shall be stationed on the application site and no static caravans for whatsoever purpose shall be positioned on the site.
2. No additional caravans shall be permitted to use the site until the written approval of the Local Planning Authority has been obtained to proposals for enhancing the landscaping / planting of the site, and the approved scheme has been implemented. 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.
3. Notwithstanding the approved plans, a sound barrier shall be erected around the chemical disposal area no later than 6 months from the date of this decision, in accordance with such detailing as may be submitted to and approved in writing by the Local Planning Authority. The barrier shall incorporate a mass per unit area of at least 10kg/m<sup>2</sup>. The barrier as approved shall be retained as long as the chemical disposal area is in use.

The reasons for the conditions are:-

1. To retain the site as small scale and inconspicuous in the landscape and to avoid the stationing of caravans on the site permanently.
2. In the interests of visual amenity.
3. To provide mitigation measures to minimise the noise impact of the scheme on nearby noise sensitive receptors at Lleweni.

**NOTES TO APPLICANT:**

None