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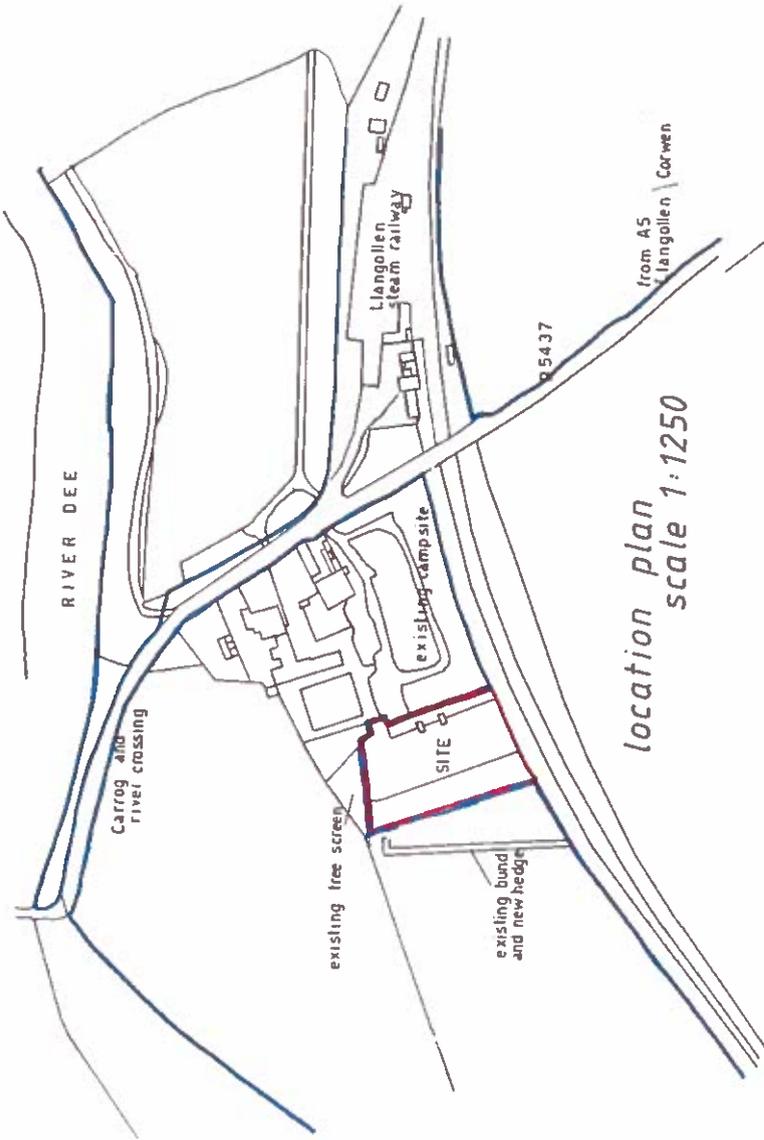
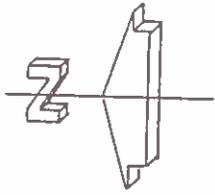
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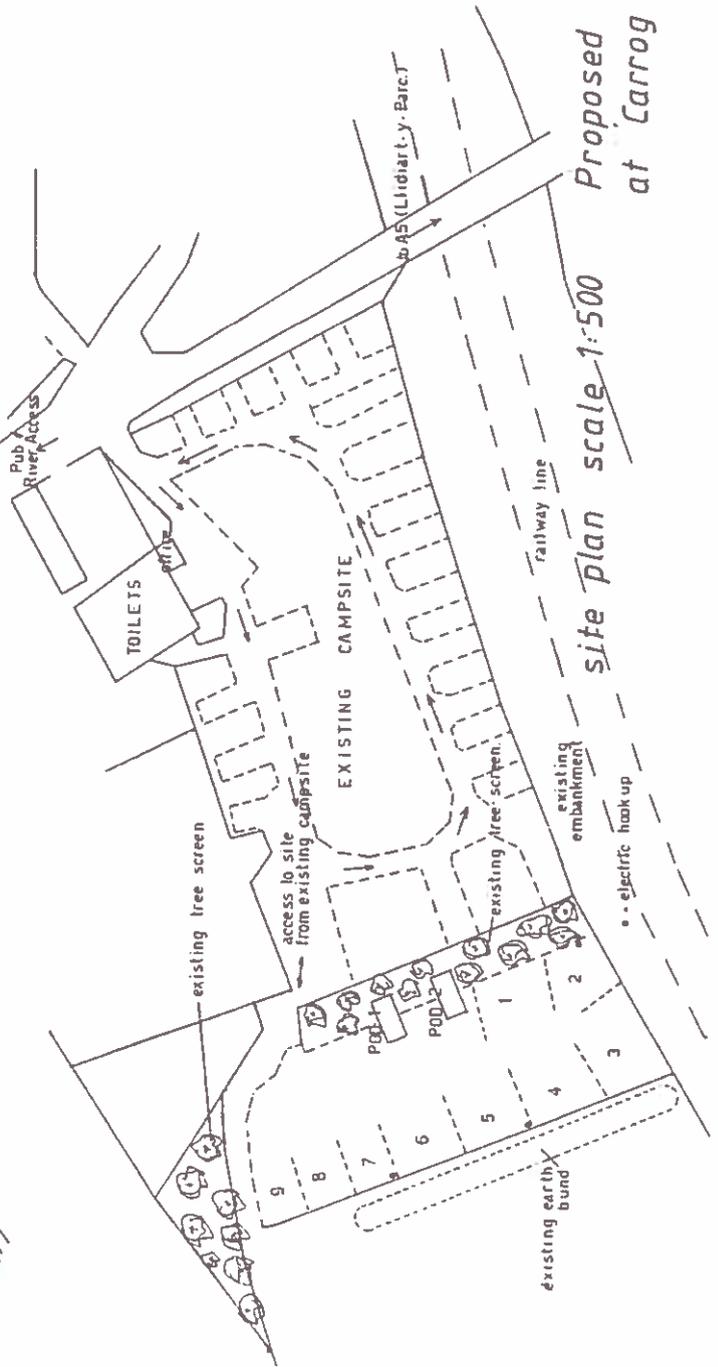


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05 2017/0266/PC



21 MAR 2017



SITE PLAN

Proposed Extension to Existing Campsite at Carrig Station Campsite Carrig, Corwen. LL21 9BD

WARD : Corwen

WARD MEMBER(S): Cllr Huw Evans

APPLICATION NO: 05/2017/0266/ PC

PROPOSAL: Extension to existing camp site to provide pitches for two camping pods and nine pitches for touring caravans/tents and associated works (retrospective application)

LOCATION: Station Camp Site Carrog Corwen

APPLICANT: Mr Michael Blair

CONSTRAINTS: AONB

PUBLICITY UNDERTAKEN: Site Notice - Yes
Press Notice - No
Neighbour letters - No

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

- Recommendation to grant / approve – 4 or more objections received

CONSULTATION RESPONSES:

CORWEN COMMUNITY COUNCIL:
No objections

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE:**

“The Joint Committee deplores the retrospective nature of this application which has only arisen as a result of a complaint, and is very disappointed that the applicant disregarded the planning system and chose to develop the site without first applying for permission.

The existing camp site is relatively well enclosed by trees, hedgerows and buildings, but the proposed extension is more open and exposed in nature, particularly when viewed from Carrog to the north and west. However, the proposed extension is quite modest in size and, with an extensive landscaping scheme and additional controls could be an acceptable addition to the existing site. Such a landscaping scheme should be much more detailed and extensive than is currently proposed and should extend outside the application site to adjoining land in the same ownership to provide an effective landscape screen to break up views of the caravans and tents from the north and west. Locally indigenous native trees and hedges should be planted, including semi-mature specimens to secure an early impact on the landscape, and a future maintenance plan drawn up.

The committee’s position is subject to the extension being strictly limited to the area and pitches shown on the 1:500 site plan. Evidence that the very open and exposed adjoining fields to the west of the site have also been used as a further extension of the caravan and camping site suggests this may be an issue, and the Joint Committee would recommend that if the current application is granted, permitted development rights for temporary use of the adjoining fields in the applicant’s ownership should be withdrawn by condition given the sensitivity of this area. In addition, seasonal limits and maximum 21 day stay conditions should be attached to match the existing site to ensure it is not occupied during the more exposed time of the year.”

DWR CYMRU / WELSH WATER:
No objections

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
Head of Highways and Infrastructure

- Highways Officer:

“I refer to the consultation in respect of the above and note that the application is retrospective and also the concerns raised.

A site visit has been carried out following the concerns received to assess the existing arrangements in particular to the highway leading from the site to the A5. There are a number of existing passing places in close proximity to the existing access to the site and although the road does reduce in width towards the A5 junction, there is good forward visibility for vehicles off the A5 and the existing access.

Given that the existing permission allows 32 caravans the design and access statement states that the site is more comfortable with fewer caravans which from the submitted site layout plan clearly indicates this. Given the relatively low increase in numbers and that there have been no accidents in the last 5 years advise that the Highway Authority have no objection to the proposals.”

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Sian Dolben, Ty Beulah, Llidiart y Parc, Corwen

Sian and Eddie Culshaw, Minffordd Carrog Sonia Buckland, Gorphwysfa, Carrog Mr Stephen Fox, Tan Y Fron, Carrog John Legg, Berwyn House, Carrog George Evans, Afon Ro, Carrog Martin Christie - Station House, Carrog D. Thompson - Iscoed, Carrog

Michael Crosby, Penlan Cottage, Carrog (comment only)

Summary of planning based representations in objection:

Principle of development not acceptable.

The highway infrastructure is not sufficient for the increase in vehicle movements

The campsite is detrimental to residential amenity by way of noise.

The proposal would be visually harmful to the character of the area/AONB

In support

Representations received from:

Sarah Kenrick, The Grouse Inn, Carrog

Summary of planning based representations in support:

The campsite provides an important source of trade from the pub during the summer months

EXPIRY DATE OF APPLICATION: 15/5/17

EXTENSION OF TIME AGREED: 16/6/17

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Retrospective planning permission is sought for the continuation of use of land as an extension to an existing caravan park. The land is used for 9 additional touring caravan pitches and/or tents and two camping pods.
- 1.1.2 Retrospective permission is also sought for associated works/engineering operations including laying of hard standings and the creation of a landscaping bund.

1.2 Description of site and surroundings

- 1.2.1 The main campsite is located in the open countryside, in fields adjacent to a Grade II listed building (Penybont), and opposite the entrance to Carrog Station.
- 1.2.2 The site being considered is immediately to the south west of the established campsite, and is screened on its north eastern boundary with mature trees. The north western boundary is relatively open, whilst the south eastern and south western boundaries are only partially screened by earth bunds.
- 1.2.3 The two camping pods are located immediately adjacent to the mature trees on the north eastern boundary.
- 1.2.4 The Llangollen Corwen Railway is to the south of the site.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the AONB.

1.4 Relevant planning history

- 1.4.1 The site gained its principle planning permission in 2001. This permission included the following controls:
 - The site shall only be used for caravans on tour and no caravan shall stay on the site for any period longer than 21 days.
 - No caravans shall remain on site between the 31 October in any one year and the 1 March in the following year.
 - The number of touring caravans to be located on the site shall not exceed 32 at any one time

1.5 Developments/changes since the original submission

- 1.5.1 None

1.6 Other relevant background information

- 1.6.1 None

2. **DETAILS OF PLANNING HISTORY:**

- 2.1 05/2000/0909/PF - All year round camping and touring caravan site. GRANTED 1/3/01

3. **RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

- 3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy PSE5 – Rural economy

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

Policy VOE2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Development Control Manual November 2016

Technical Advice Notes

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 including impact on AONB
- 4.1.3 Residential amenity
- 4.1.4 Highways (including access and parking)
- 4.1.5 Other matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

The proposal is for the continuation of use of land for 9 touring caravan/camping pitches, and two small camping pods.

Policy PSE 5 'Rural Economy', in order to help sustain the rural economy, offers broad support for tourism proposals in the countryside, subject to them being of appropriate scale and nature for its location, and when in the AONB seeks to enhance the nature and distinctive qualities of the local landscape.

Policy PSE 12 'Chalet, static and touring caravan and camping sites', more specifically states that proposals for new touring and caravan sites will be encouraged where the following criteria are met:

- i) the site is small in scale and proportionate to its location, particularly within and adjoining the Area of Outstanding Natural Beauty or Area of Outstanding Beauty, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas; and
- ii) the development would not result in an over concentration of sites in any one locality to the detriment of the landscape or residential amenity; and
- iii) the development makes a positive contribution to the local biodiversity, and natural and built environment; and
- iv) the development would not appear obtrusive in the landscape and is high quality in terms of layout, design and landscaping in line with the development principles, and it has no adverse highway or community impacts.

In consideration of these policies and criteria, that the proposal is small in scale in relation to the adjoining existing camp site. In terms of impact upon the rural economy, and with due respects to the comments received, it is considered more likely that there would be a positive impact rather than a negative impact.

In officer's opinion, the proposal is acceptable in principle, subject to an assessment of the detailed impacts.

4.2.2 Visual amenity including impact upon AONB

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.

Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation. Specific to this application, Local Development Plan Policies PSE 5 and PSE 12 further emphasise the requirement that development within the AONB is not detrimental to its distinctive qualities.

The AONB Committee have commented that for the site to be acceptable in terms of its visual impact, additional planting and landscaping is needed. A number of objections have been received from the community in relation to the visual impact upon the area. The site is screened to the north east by mature trees. To the north-west, south west and south east the site is more open. Views of the site from public areas are possible, but at some distance. It is understood that the applicant has undertaken some works to help assimilate the site into the landscape, in the form of earth bunds..

It is that the site could be better assimilated into the landscape, and that there are clear opportunities for improved landscaping to the site boundaries. In considering the proposals impact upon the visual amenity of the area, and the AONB, consideration must be given to the use of planning conditions to secure the necessary improvements. In Officers opinion, there is nothing to suggest that the imposition of a condition requiring the submission of a detailed landscaping plan, and securing its timely implementation is an unacceptable or unreasonable approach. Therefore, members are advised that subject to the imposition of suitably worded conditions, the proposals impact upon the visual amenity of the area, and the wider AONB is considered acceptable.

4.2.3 Residential amenity

Planning Policy Wales 3.1.4 refers to 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 as potentially material considerations. The impact of a development on residential amenity is therefore a relevant test on planning applications. This is emphasised in Paragraph 3.1.7, which 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. As the Courts have ruled that the individual interest is an aspect of the public interest, it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties.

A number of concerns have been raised in relation to the proposals impact upon the residential amenity of the area, suggesting the site can be noisy. It is understood that the nearest dwelling is Station House, approximately 160 metres east of the site, and separated from it by the existing campsite and B5437 road. The dwelling, Wern is similarly distanced from the site, but lies to the south west, and is separated from the site by the Llangollen – Corwen railway line. The dwellings within the village are typically over 250 metres away and separated from the site by open fields and the River Dee.

In considering the impact upon residential amenity, consideration must be given to the existing situation where by the existing campsite could accommodate 32 caravans/tents at any one time. In officers opinion there is little quantifiable evidence to suggest that the existing arrangements have a detrimental impact upon the amenity of residential properties, or that an additional 9 pitches and 2 pods would increase the impact to a such a degree as to justify refusing the application. IN officers opinion the proposal is unlikely to be harmful to residential amenity.

4.2.4 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.

There are objections raised by local residents in relation to highway safety in terms of the siting of the access and increased traffic in the village and on the surrounding highway network. The Highways Officer has no objections to the proposal and has no concerns in respect of the adequacy of the local highway network.

It is not considered, with respect to objections raised, that there are any strong highway grounds to refuse permission here. The Highways Officer is satisfied that the local highway infrastructure is sufficient to accommodate the increase in use.

4.2.5 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 It is considered that the proposal represents a small scale increase in the number of pitches available at Station Camp Site, and that the principle is acceptable. The fundamental consideration is the proposals impact upon visual amenity and the AONB, and as discussed, it is considered that this can be adequately mitigated through the imposition of a landscaping condition. In the absence of any technical evidence to suggest the existing highway infrastructure could accommodate the additional traffic, it is not considered that a refusal could be sustained.

5.2 In officer's opinion, the proposal is acceptable in terms of principle and its impacts.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 14th June 2022.
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
(i) Site and location plan received 21 March 2017
3. Within two months of the date of this permission, a detailed scheme of hard and soft landscaping for the site, shall be submitted to, and approved in writing by, the Local Planning Authority and such scheme shall include details of:
(a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.

- (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;
 - (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;
 - (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
 - (e) Proposed positions, design, materials and type of boundary treatment.
4. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the approval of the landscaping details and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
 5. No trees or hedges within the application site shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Those removed without consent or which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing by the Local Planning Authority.
 6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no caravans, tents or camping pods shall be sited on the adjacent fields, as indicated in the attached plan.
 7. The site shall only be used for caravans on tour and no caravan shall stay on the site for any period longer than 21 days.
 8. No caravans shall remain on site between the 31 October in anyone year and the 1 March in the following year.
 9. The number of touring caravans to be located on the site shall not exceed 9 at any one time.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In the interest of visual amenity.
4. In the interest of visual amenity.
5. In the interest of visual amenity.
6. In order to protect the amenity of the AONB.
7. The use of the land as a static caravan site or for caravan storage would be contrary to the Local Development Plan which contains a strong presumption against further static caravan developments.
8. The use of the land as a static caravan site or for caravan storage would be contrary to the Local Development Plan which contains a strong presumption against further static caravan developments.
9. In the interest of amenity and highway safety.

NOTES TO APPLICANT:

None