

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING & DEVELOPMENT CONTROL COMMITTEE**

DATE: **18TH NOVEMBER 2015**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **APPEAL BY MR. D. GELDER AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR THE SITING OF 10 STATIC CARAVANS ON LAND AT TARTH Y DWR, DYSERTH ROAD, LLOC – DISMISSED.**

1.00 APPLICATION NUMBER

1.01 053130

2.00 APPLICANT

2.01 Mr. D. Gelder

3.00 SITE

3.01 Tarth Y Dwr,
Dyserth Road, Lloc.

4.00 APPLICATION VALID DATE

4.01 12th January 2015.

5.00 PURPOSE OF REPORT

- 5.01 To inform Members of the appeal decision against a refusal of planning permission for the siting of 10 No. static holiday caravans on land at Tarth y Dwr, Dyserth Road, Lloc, Holywell, Flintshire. The application was refused under delegated powers on 11th May 2015.
- 5.02 The appeal was determined by way of the written representation procedure and a site visit by the Inspector. The appeal was DISMISSED.

6.00 REPORT

6.01 In considering the appeal, the Inspector identified the main issues to be as follows:-

- a) The effect of the proposal on the character and appearance of the countryside; and
- b) Whether there is adequate information provided to establish that the proposal would not risk potable ground water supplies.

6.02 Impact on Character & Appearance

In considering this issue the Inspector noted that:-

The site lies adjacent to the A5026 bounded by the roadside hedge and field gate on the southern side and hedge and footpath on the eastern side. The northern boundary is lined by trees and hedge which borders a static caravan park. To the west is Tarth y Dwr and adjacent to this is a touring caravan site which is landscaped next to the boundaries which align with the A5026/A5151 roundabout. The site is quite steeply sloping from the boundary of the static caravan site down to the A5026. The site is located in the countryside as defined in the Flintshire Unitary Development Plan (UDP).

6.03 The Inspector considered that whilst the appeal field is bounded with hedgerows and trees on three sides it is a sloping site and the development of a caravan site at this location would be particularly exposed from the A5026. In addition the Inspector commented that the 'established caravan sites are more discreet and are relatively well screened from view in contrast to the appeal development.

6.04 The Inspector concluded that despite the relatively high hedgerows which bound the site with the A5026, the site is exposed to view due to its slope. The landscape character of the field would also change from agriculture to a recreational use of land. This it is considered by the Inspector would inevitably involve the need for level basis to facilitate the caravans, with associated access ways and possibly low level lighting. This highly engineered and structural change together with the siting of static caravans on a sloping site would result in a significant adverse impact on the local landscape contrary to the established planning policy framework.

6.05 Potable Groundwater

The Inspector noted that the site is located within the Ffynnon Asaph Source Protection Zone and the stance adopted by Natural Resources Wales (NRW) to oppose the development, as there is insufficient confirmation on the foul water treatment system, which may pose a risk to polluting potable water supplies.

6.06 The Inspector considered that the information supplied by the appellant did not adequately address NRW's concerns and that this objection to the development remains in place.

7.00 CONCLUSION

7.01 For the reasons outlined above, the appeal was **DISMISSED**.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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