

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **7TH JUNE 2017**

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

SUBJECT: **FULL APPLICATION – IMPROVEMENTS AND EXTENSION TO FARM TRACK, LAYOUT OF HARDSTANDING FOR THE PARKING AND MANOEUVRING OF VEHICLES, IMPROVEMENT OF TOILET, WASHING AND BATHING FACILITIES, PROVISION OF HOOK UPS FOR POTENTIAL VISITORS (INCLUDING A GREY WATER DISPOSAL POINT) AND LANDSCAPING ALL IN SUPPORT OF A PROPOSED CERTIFICATED SITE TO BE SUBMITTED TO THE CAMPING & CARAVAN CLUB (IN RETROSPECT) AT YNYS HIR FARM, PICTON ROAD, PICTON.**

APPLICATION NUMBER: **055871**

APPLICANT: **MR. P. EDWARDS**

SITE: **YNYS HIR FARM, PICTON ROAD, PICTON**

APPLICATION VALID DATE: **27TH SEPTEMBER 2016**

LOCAL MEMBERS: **COUNCILLOR G. BANKS**

TOWN/COMMUNITY COUNCIL: **LLANASA COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **MEMBER REQUEST**

SITE VISIT: **YES**

1.00 SUMMARY

1.01 This is a full application for improvements and extension to the farm track, layout of hardstanding for the parking and manoeuvring of

vehicles, improvement of toilet, washing and bathing facilities, provision of hook ups for potential visitors (including a grey water disposal point) and landscaping for a touring caravan and camping site to be a certificated site by the Camping and Caravan Club at Ynys Hir Farm, Picton Road, Holywell. As the works have already been completed, the application is in retrospect.

1.02 The main issues to be considered within the determination of this application are:-

- Principle of the development.
- Highway implications.
- Effects upon the character and appearance of the area.
- Effects upon the Public Right of Way.
- Impact upon the amenities of adjoining residents.

1.03 In terms of the principle of the proposed works in planning policy terms, they are considered acceptable given that they form an extension to an existing tourist accommodation. The use, with regard to the touring caravans and tents does not require permission.

1.04 With regard to the detailed matters, it is considered that the developments do not have a significant detrimental impact upon highway safety, the landscape, the public right of way and the amenities of the adjoining residents.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

2.01 Conditions

1. In accordance with approved plans.
2. Within two months of the date of this permission a drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of surface and land water and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details.
3. Within two months of the date of this permission, visibility sightlines of 2.4 m x 25 m shall be provided in each direction measured to the nearside edge of the adjoining carriageway over land within the control of the applicant and/or highway authority and within which there shall be no obstruction to visibility in excess of 1 m above the nearside channel level of the adjoining highway.
4. Within two months of the date of this permission, facilities shall be provided and retained within the site for the parking and turning of vehicles.
5. The development hereby approved shall be implemented in accordance with the submitted Highway Management Plan

submitted on 9th December 2016.

3.00 CONSULTATIONS

3.01 Local Member

Councillor G. Banks

Requests committee determination due to concerns of the adverse impact on the amenities of adjoining occupiers and the adverse impact on roads in the locality. Also requests a site visit to view the above.

Previous Adjoining Ward Member

Councillor N. Steele-Mortimer

Objects on the ground of the adverse impact of the developments on the landscape. Wishes the application to go to committee on this ground.

New Adjoining Ward Member

Councillor Andrew Holgate

Requests application goes to Planning Committee and a site visit is undertaken as this proposal will have an impact on residential amenity due to hours of use, noise, traffic and the resulting over dominance and loss of privacy.

Objects to the application on the grounds of:-

- Unacceptable impact upon residential amenity. Residents have bought houses in the area for peace and tranquillity.
- Site is on greenfield land which is for agricultural use.
- Residents rear that their privacy will be invaded which will include fire and smoke and a danger to hedgerows. Unsupervised children and noise will impact on their tranquillity.
- Kites may be flown next to electricity pylons.
- Insufficient services to cope with potential influx of visitors and roads are already too busy or even too narrow to accommodate caravans. Well known area for livery and will impact on hours riders, cyclists and pedestrians because there are no facilities for sidewalks.
- Track appears to have been created specifically. Google Earth pictures for 2002, 2006, 2009 and 2015 reveal that there is no track specific to the site.
- Works have already been carried out.

Llanasa Community Council

Objects to the application on the following grounds:-

- Access and Road Safety – proposed camp-site would lead to an increase in traffic volume on narrow single track lanes, which are unsuitable for caravans.
- Fire Risk – Electric hook up points have been situated next to

hedgerows. During 2016, fires have been lit next to hedgerows, increasing fire risk. Kits have been flown under electricity cables.

- Will change the character of Picton from a quiet agricultural area to a noisy area during summer months.
- Numerous other camp-sites and touring caravan sites throughout the area situated in areas with suitable access to major roads.
- Loss of Privacy – Campers would be at liberty to wander next to their gardens where children are playing. Also complaints of noise nuisance throughout the days and late into the evening.

Head of Highways Development Control

Refer to the Transport Statement received in connection with the proposal as confirms that the outstanding issue relating to the proposed route have now been addressed.

If minded to grant planning permission, recommends any permission includes the suggested conditions.

Environment Directorate

(Rights of Way)

Public Footpath 21 crosses the site but appears unaffected by the development. The path must be protected and free from interference from the construction.

Head of Public Protection

No adverse comments to make.

Natural Resources Wales

No objection to the scheme.

The Ramblers Association

Do not believe this will affect the nearby Right of Way and have no detailed comments to make.

The Coal Authority

Application site falls within the defined development high risk area.

The works proposed will not require substantial foundations or earthworks, and consequential loading placed on the ground by these will be less than for other forms of development. Therefore do not consider that requiring a coal mining risk assessment would be proportional to the scale and nature of development proposed in this particular case and do not object. Advises a note put on any consent granted.

Dwr Cymru/Welsh Water

If minded to grant consent for the above development that the suggested notes and conditions are included to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's Assets.

Wales & West Utilities

No apparatus in the area.

SP Energy Networks

Have plant and apparatus in the area. Developer be made aware of this prior to starting any development.

4.00 PUBLICITY

4.01 Press Notice, Site Notice, Neighbour Notification

24 letters of objection received. The grounds of objection being:-

- Never been a farm track where new track is.
- Improvements to toilet etc were not in existence pre-campsite. Not improvement, it is about creation of 'new' facilities.
- New campsite leading to increased volumes of traffic on Picton Road, etc. Clear issue of road safety. Narrow winding lanes totally unsuitable for caravans.
- Campsite radically changed the character of the hamlet of Picton from a quiet, tranquil, beautiful agricultural area to a noisy and unsightly area during spring and summer months. Farm track clearly visible from Picton Road, Picton, New Road, Gwespyr and Tanrallt Road, Gwespyr, half a mile away.
- Noise nuisance during night and day. Experience loud music and shouting coming from the campsite and the smell of outdoor barbequing.
- Risk of fire an issue. Electric hook ups are situated next to the hedgerows. Fires have been lit in fire pits situated very close to the hedgerows. Kites have been flown close the electricity cables.
- Residents unable to enjoy their gardens for quiet relaxation due to noise, outlook and smell of burning.
- Vast amounts of camping and caravanning sites all along the coast within easy access of the A55 and A548. No need for any more sites at the expense of losing green belt agricultural land and causing traffic issues.
- No reference on plan to where storage of refuse and re-cycling will be sited.
- No screening of track, tents and caravans.
- Detrimental to the wildlife of the area.
- Public Footpath cuts directly through the field where walks and dog walkers have to walk right through the fields in the middle of the people and children on the campsite.
- Access road has a detrimental visual impact on open countryside

being clearly visible, a scar on the landscape.

- Proposal does not contain sufficient information to allow proper assessment and is very questionable as to whether proposal contains sufficient and necessary information for validation.
- Proposal is contrary to policies T6, T7, STR6, STR7, AC1 and AC13.
- If minded to approve, request conditions to contain with fencing the camping/touring caravans to limit use to that area and prevent overspill and use of wider agricultural area, preclude the recreational use of the wider agricultural land area around the application site to protect residential amenity. These conditions being to limit the detrimental impact of the application site use on the residential amenity of nearby dwellings.
- Application to the Caravan & Camping Club has not been accepted.

5.00 SITE HISTORY

5.01 055434

Improvements and extension to farm track (partly retrospective) – Withdrawn – 30th August 2016.

047996

Conversion of and alteration to existing farm outbuilding to provide short-term letting holiday accommodation – Granted 24th January 2011.

046547

Conversion, alteration and extension of existing farm outbuilding to provide short-term letting holiday accommodation – Refused 9th November 2009 – Dismissed on appeal 6th September 2010.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

STR1 – New Development.

STR6 – Tourism

STR7 – Natural Environment

GEN1 – General Requirements for Development

GEN3 – Development in the Open Countryside

D1 – Design Quality, Location & Layout

D2 – Design

D3 – Landscaping

L1 – Landscape Character

AC2 – Pedestrian Provision & Public Rights of Way

AC13 – Access & Traffic Impact

RE5 – Small Scale Farm Diversification

T2 – Serviced Tourist Accommodation

EWP12 – Pollution

EWP13 – Nuisance

National Planning Policy
Planning Policy Wales (9th Edition – November 2016)

Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010)

Technical Advice Note (TAN) 12: Design (2016)

Technical Advice Note (TAN) 13: Tourism (1997)

Technical Advice Note (TAN) 23: Economic Development (2014)

7.00 PLANNING APPRAISAL

7.01 Site Description & Proposals

The site comprises part of an existing modern agricultural building, 3 pasture fields and an existing stoned track at Ynys Hir Farm, Picton Road, Holywell. The farm comprises of 40 acres of pastureland which is grazed by sheep and cattle. Hay and silage are also taken to feeding this stock. A traditional stone and slate farm building on the farm has been converted to a holiday let (047996)

7.02 The proposals seek retrospective planning permission for an extension to the existing toilet, (these works are all internal) washroom and shower facilities within the modern agricultural building, the provision of hook-ups for the caravans along the southern boundary of the proposed site, water disposal point within the South-Eastern corner of the Certificated site, improvements and extension to the existing farm track leading to the proposed site, to provide access onto the fields for farm machinery, planting of trees along both sides of part of the track and the creation of hardstanding in front of the modern agricultural building for the parking and turning of vehicles. The purpose of which is to provide an additional income to support the farming business.

7.03 All the above works have been undertaken upon fields to the east of the existing site access to be used for five touring caravans and ten tents as a Certificated site by the Camping & Caravan Club. So long as it is used for no more than 28 days per year, then planning permission for the use is not required.

7.04 Issues

The main issues to be considered within the determination of this application are:-

- Principle of Development.
- Highway Implications.
- Effects upon the character and appearance of the area.
- Effects upon the public right of way.
- Impact upon the amenities of adjoining residents.

7.05 Background

This application is as a result of enforcement complaints initially about the works to the track and use of the land for camping and caravanning,

thereafter, the works within the existing modern agricultural building.

7.06 Principle of Development

The site is located outside of any recognised settlement boundaries and within open countryside as defined by the Adopted Flintshire Unitary Development Plan. Therefore Policies GEN3 and RE5 apply.

7.07 The works are considered acceptable in planning policy terms as they support the extension of existing tourist accommodation at the location which accord with Policy T3. The use of the site itself does not require planning permission because the site is to be used in connection with a proposed Certificated site by the Camping & Caravan Club for only 5 touring caravans and 10 tents for no more than 28 days in any calendar year (which does not require the benefit of planning permission) which require an open countryside location. Also they are part of a farm diversification scheme (an outbuilding is currently used as a holiday let – 047996), with policies encouraging tourism accommodation benefiting the rural economy. Policy T6 and T7 relate to the provision of a new caravan or camping site and as the use does not require consent this policies are not relevant.

7.08 Highway Implications

Access to the land is via the existing vehicular access to the land and buildings off Picton Road.

7.09 The access route in which users to the site are advised to take to the farm have been submitted and confirmed as being acceptable by the Head of Highways Development Control. This is in the form of a Highways Traffic Management Plan which advises that all potential users of the site who have a trailer, caravan or large camper van will be asked on all marketing details and direct inquiries that the preferred route is to the site from the Coast Road with a pre-planned and agreed arrival and departure time. These times will be staggered sufficiently to avoid the possible conflict with other road users particularly at road junctions and especially those on main roads.

7.10 The Head of Highways Development Control advises that conditions should be placed upon any planning permission granted requiring the existing visibility sightlines to be improved to the suggested requirements and that details should be provided within the site for the parking and manoeuvring of vehicles. These have been placed upon the recommendation to grant planning permission.

7.11 Character & Appearance of Area

The works to the building to extend the washing and toilet facilities are within the existing building. No external works have been undertaken or are proposed to the building. The hardstanding is in front of the building and is amongst other existing development. It is assimilated into the existing built development on the site and does not have a significant detrimental impact upon the landscape in this area.

- 7.12 The works to upgrade the existing track have involved a minor increase in the width and new material put down. The extension of the track into the proposed Certificated site is approximately 60 metres in length.
- 7.13 The hook ups are small in size and are well screened by the existing hedgerows along the Southern boundary.
- 7.14 There will be a maximum of 5 touring caravans and ten tents upon the most eastern field which will be used only for 28 days a year. It will be a Certificated site by the Camping & Caravan Club and does not therefore require the benefit of planning permission.
- 7.15 Given the above, it is considered that there is no a significant increased detrimental impact upon the character and appearance of the area and the proposal is therefore in accordance with policies STR1, STR6 and STR7 as the development incorporates high standard of design, whilst both enhancing the tourism in the Country and protecting the features of that location.
- 7.16 Public Right of Way
Public Footpath 21 crosses part of the existing track close to the existing farm complex of Ynys Hir and is unaffected by the development.
- 7.17 The Ramblers Association have been consulted on the application who comment that because the development do not affect the right of way they have no detailed comments to make.
- 7.18 Amenities of Adjoining Occupiers
The nearest adjoining properties are located approximately 150 m to the south of the proposed campsite. The use of the site does not require the benefit of planning permission. In addition no complaints in terms of noise and smell have been received to the Council's Public Protection Section.
- 7.19 Given the above it is considered that there is no significant detrimental impact upon the living conditions of adjoining residents in terms of loss of privacy, noise and smell or disturbance caused from the physical works.
- 7.20 In terms of fire risk from the hook-ups this is a matter that would be covered by the Camping & Caravan Club in order for the site to be Certificated. This also applies to the issue of litter on the site.

8.00 CONCLUSION

The site for the use of 5 touring caravans and 10 tents as a Certificated site by the Camping and Caravan Club does not require the benefit of planning permission.

It is considered that the works to make the site Certificated are acceptable in principle in planning policy terms and do not have a significant detrimental impact upon the character and appearance of the landscape.

8.01 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

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

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