

FLINTSHIRE COUNTY COUNCIL

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

DATE: **20TH JANUARY 2016**

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

SUBJECT: **CHANGE OF USE OF LAND TO 42NO. UNIT HOLIDAY LODGE PARK AT ST. MARYS CARAVAN CAMP, MOSTYN ROAD, PRESTATYN**

APPLICATION NUMBER: **054477**

APPLICANT: **LYONS HOLIDAY PARKS LTD**

SITE: **ST. MARY'S CARAVAN PARK, MOSTYN ROAD, GRONANT, FLINTSHIRE**

APPLICATION VALID DATE: **14TH OCTOBER 2015**

LOCAL MEMBERS: **COUNCILLOR S. WILLIAMS**

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

REASON FOR COMMITTEE: **THE SITE AREA EXCEEDS THAT FOR WHICH POWERS TO DETERMINE ARE DELEGATED TO THE CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 The application is for the change of use of an existing touring and static caravan site to a site for the siting of 42No. holiday lodges. The proposals include landscaping works and additional planting.

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

2.01 Subject to the applicant entering into a Section 106 Agreement or offering a unilateral undertaking to rescind the existing extant consents relating to this site, Conditional Permission be granted;

2.02 Conditions:

1. Time limit on commencement.
2. In accordance with plans.
3. Surface water drainage scheme to be submitted and agreed.
4. Implementation of landscaping schemes.
Maintenance for minimum 5 years.
5. Approval of proposed finish colours, prior to any other development.
6. External lighting to be submitted and agreed prior to installation.
7. Lodges only for holiday purposes and not dwellings.
8. Register of occupants to be kept.
9. Parking and turning scheme to be submitted and agreed.
10. Season 1st March in one year to 14th January in the subsequent year.
11. Details of retaining structures prior to commencement.

3.00 **CONSULTATIONS**

3.01 Local Member
Councillor S. Williams
No response at time of writing.

Llanasa Community Council
No response at time of writing.

Highways DC
No objection subject to a condition requiring a scheme of parking and turning to be agreed. Byway 48 abuts the site but is not affected by the proposals.

Pollution Control Officer
No adverse comments.

Natural Resources Wales
No response at time of writing.

Clwyd Powys Archaeological Trust
Notes the site lies in close proximity to archaeological and heritage features but advises that the proposals would not give rise to any new visual impacts beyond the current impact of the caravan site and therefore does not object to the proposals.

4.00 **PUBLICITY**

4.01 The application has been publicised by way of a press notice, site notice and neighbour notification letters. At the time of writing this report no letters have been received from third parties.

5.00 SITE HISTORY

5.01 257/95

Lawful Development Certificate – Siting of tents, trailers, motorised caravans and touring caravans.

Granted 17.11.1995

98/00907

Extended season

Permitted 7.6.1999

98/1251

Improvements to access

Permitted 12.8.1999

99/01315

Outline – demolition of existing chalets and development of existing chalets and development of 9No. detached chalets.

Permitted 18.2.2000

034161

Change of use of adjoining land to recreational land and landscaping.

Permitted 12.2.2003

035283

Reserved Matters – Erection of 9No. chalets.

Approved 11.2.2004.

036296

Siting of 19 No. static holiday caravans in lieu of 9 No. traditional build holiday chalets together with a warden's caravan/site office adjacent to existing site entrance and retrospective engineering works.

Withdrawn 7.1. 2004

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy GEN1 - General Requirements for Development

Policy GEN3 - Development in the Open Countryside

Policy T4 - New Static Caravans & Chalets Holiday Sites

Policy AC13 - Access and Traffic Impact

Policy D1 - Design Quality, Location and Layout

Policy D2 - Design

Policy D3 - Landscaping

Policy L1 - Landscape Character

Policy HE5 - Protection of registered landscapes, parks & gardens

Planning Policy Wales (Ed.8 2016)

Technical Advisory Note 13: Tourism

7.00 PLANNING APPRAISAL

7.01 Site and Surroundings

The site comprises a 2.2 hectare field parcel located to the south of the A548 mid-way between Gronant and Ty'n-y-Morfa. The site has been used for caravan and camping purposes historically although the site has not been in use for a number of years. However, there has been no intervening use during that time. The site is accessed via an existing vehicular access in the northern site boundary. The field is bounded by existing hedgerows on all boundaries with other agricultural fields to the south and west. To the east is a Byway which grants access from the A548 to Abbey Drive in Gronant to the south. The land across the A548 to the north comprises a variety of agricultural and camping/caravan uses.

7.02 The site topography is such that whilst it generally slopes uphill towards the southern boundary, the site is terraced and starts from a position adjacent to the northern boundary which is actually lower than the adjacent A548. It is comparatively flat across its east west axis. The site lies in close proximity to the village of Gronant.

7.03 The land to the south east of the site comprises the Talacre Abbey Conservation Area which in itself contains part of the historic park and garden to the former Talacre Hall (Talacre Abbey).

7.04 Proposed Development

The applicants operate the adjacent camping and caravan site to the north of the site. The proposal seeks approval for the siting of 42No. holiday lodges upon the site; the refurbishment of the existing amenity building; creation of refuse and recycling compound and landscaping of the site.

7.05 The Main Issues

The main issues in relation to this application are the principle of development in this location having regard to the requirements of policy T5 of the Flintshire Unitary Development Plan (FUDP) and the impact of proposals upon the highway.

7.06 Principle of Development

Policy T5 of the FUDP permits extensions to existing caravan and chalet sites where they meet a number of criteria. These will be addressed in turn below.

7.07 a) any increase in the number of standings or units is marginal.

The application seeks to provide 42No. lodges. This in terms of intensity of use would represent a reduction upon that which the Lawful Development Certificate permits. Notwithstanding this, I consider Whilst the proposals are also seeking permission for a siting of units upon a more permanent basis. I am mindful of the

permissions which are extant in respect of this site and what, in combination has been permitted previously. I am however mindful that a further grant of permission, if only part implemented, could potentially result in a situation whereby there is a variety of camping and holiday uses undertaken synonymously with each other. This would be unacceptable in visual impact terms.

7.08 I am however satisfied that if the applicant entered into a S.106 Agreement to voluntarily rescind the historical permissions upon commencement of this application, this situation would be safeguarded against. I am therefore minded to recommend consent subject to such a S.106 Agreement.

7.09 b) any physical extension of the site is modest.

The proposals do not include any physical extension of the site.

7.10 c) the scheme incorporates substantial internal and structural landscaping; demonstrates a significant improvement to the site and reduces impact upon the landscape.

7.11 The site has established hedgerow boundaries to all boundaries and sits against a wooded backdrop to the east. The scheme includes proposals for additional planting and site wide landscaping to mitigate against adverse visual impacts. I am mindful that the proposals introduce units upon the higher terrace of the site but equally I am mindful that this position was previously approved and part commenced (as evidenced by the in situ presence of the bases of those previously approved lodges). I consider that the proposals, subject to the implementation and maintenance of the proposed landscaping scheme would sufficiently address any visual concerns.

7.12 The site is presently vacant, unmanaged and the existing amenity building is falling into disrepair. The absence of management upon the site has resulted in the stability of the established terraces becoming questionable in the long term, with consequent implications for land outside of the site to the south. I consider that this proposals will ensure the site is properly managed and maintained which will in turn improve the appearance of the site in the landscape.

7.13 The site lies in close proximity to historic interest features such as the Conservation Area and historic park. In response to consultation, the Clwyd Powys Archaeological Trust has advised that the site in its present form and taking account of the previously approved situation, has an impact upon these features./ However, these impacts are lawful by virtue of previous permissions. It is considered the proposals would not result in any impact greater than that which may lawfully be undertaken upon this site and

therefore no objection on this basis is raised.

- 7.14 d) the proposal involves improved on site facilities. The proposals will facilitate the restoration of the existing amenity block upon the site.
- 7.15 e) the proposals would not have a significant adverse impact upon existing residential amenity, other users of nearby land or the community in general.
- 7.16 The proposals relate to the siting of lodges upon an existing camping and caravan site. The site lies in excess of 100m from the nearest dwelling to the east of the site. I consider that the nature of the proposals, the non-permanent nature of the occupation and the proposed limited extent of the season are such that any impacts upon amenity arising from the nature of the use can be controlled such that they do not amount to an impact of an adverse nature.

7.17 **Highway Impacts**

I am advised by Highways DC that, subject to the imposition of a condition requiring the completion of parking and turning facilities within the site in accordance with details to be submitted and agreed, the proposal is acceptable. It should be remembered that the proposals would potentially give rise to less vehicle movements than may be associated with the approved use of the site. Furthermore, the nature of the vehicles presently permitted to access the site (touring caravans, camper vans, trailer tents) is such that the proposals represent an improvement to the vehicular movements in and out of the site.

8.00 CONCLUSION

- 8.01 The proposed development is considered to be sustainably located upon a site with the benefit of extant planning permissions for a variety of tourism developments. This proposal will serve to consolidate this fragmented arrangement of permissions. The proposed landscaping would reduce the impact on the landscape. The proposal complies with development plan policy for this type of development.
- 8.02 In considering this planning application 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, and has had due regard to its public sector equality duty under the Equality Act 2010.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents

National & Local Planning Policy

Responses to Consultation

Responses to Publicity

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