

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING COMMITTEE**

**DATE:** **03 OCTOBER 2018**

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

**SUBJECT:** **APPEAL BY MR. G. WOOD AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR THE USE OF 1 NO. EXISTING CARAVAN (UNIT 2) FOR DEPUTY MANAGER PERMANENT OCCUPATION AT DUNKASONS CARAVAN PARK, MOSTYN ROAD, GRONANT – DISMISSED.**

**1.00 APPLICATION NUMBER**

1.01 057541

**2.00 APPLICANT**

2.01 MR. G. WOOD

**3.00 SITE**

3.01 DUNKERASON'S CARAVAN PARK , MOSTYN ROAD , GRONANT

**4.00 APPLICATION VALID DATE**

4.01 11 SEPTEMBER 2017

**5.00 PURPOSE OF REPORT**

5.01 To inform Members of a decision in respect of an appeal, following refusal of the application by the Local Planning Authority.

The appointed planning Inspector was Mr. I. Lloyd. The appeal was determined via the written representations method and was refused.

**6.00 REPORT**

6.01 The Main Issues

6.02 The Inspector noted that main issues in this case being whether the needs of the caravan park enterprise justify the use of a second caravan on site for the purposes of residential occupancy by a site manager/warden.

And whether the development would be at significant risk of flooding and would satisfy the tests of highly vulnerable development in flood zone C1 as set out in Technical Advice Note 15 (TAN 15) Development and Flood Risk.

6.03 In his consideration of the case the Inspector noted that the proposal if allowed would allow a second caravan on site for residential occupation by a second manager Whilst the Inspector noted that the caravan park is financially sustainable, benefits the local economy and with benefit of this unit the business would be at risk. The provisions of TAN 6 relates only to established farms and not rural enterprises. The proposal is akin to a new dwelling on a rural enterprise and the tests of TAN 6 have not been met in this instance. He also considered that policy HSG4 (New Dwellings Outside Settlement Boundaries) of the Flintshire Unitary Development Plan, relates to new dwellings in relation to farm and forestry workers.

6.04 The Inspector also considered that the application had not demonstrated that labour/residential arrangements for the caravan park cannot be re-organised to ensure that the needs of the enterprise are met without the need for the second caravan. He concluded that the needs of the caravan park do not justify the use of a second caravan of the site for the purpose of occupation by a site manager.

6.05 In relation to meeting the requirements of TAN15 the Inspector noted that figure 2 of TAN in relation to vulnerability of the use as a warden unit is inclusive of the all year occupation of a caravan. The site is located within a C1 flood zone in which the use of the caravan for all year occupation is considered to be a highly vulnerable use. As such the use would not be consistent with the aims of Planning Policy Wales.

6.06 The appellant did not provide a Flood Consequences Assessment (FCA) and Natural Resources Wales (NRW) object to the development. Despite the appellant being unaware of the requirements of a Flood Consequences Assessment, NRW indicates that it would be difficult to demonstrate that the consequences of a flooding event could be acceptably managed. The development would therefore not comply with Flintshire Unitary Development Plan, policy EWP17 (Flood Risk).

## **7.00 CONCLUSION**

7.01 The Inspector concluded that the proposed development would be at

significant risk of flooding and would not satisfy the tests for highly vulnerable development in flood risk zone C1, as set out in TAN 15.

- 7.02 In addition he concluded that the development failed to accord with the provisions of the Flintshire Unitary Development Plan and National Planning Policies of Planning Policy Wales.

**LIST OF BACKGROUND DOCUMENTS**

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

**Contact Officer:** Barbara Kinnear  
**Telephone:** 01352 703260  
**Email:** [Barbara.kinnear@flintshire.gov.uk](mailto:Barbara.kinnear@flintshire.gov.uk)