

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **7<sup>TH</sup> NOVEMBER 2018**

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

**SUBJECT:** **FULL APPLICATION – CHANGE OF USE FROM  
LAND TO TOURING CARAVAN/TENT SITE AT  
OLD TAVERN, LLANERCH-Y-MOR, HOLYWELL**

**APPLICATION  
NUMBER:** **058359**

**APPLICANT:** **MRS K RONEY**

**SITE:** **THE OLD TAVERN, LLANERCH-Y-MOR,  
HOLYWELL**

**APPLICATION  
VALID DATE:** **13<sup>TH</sup> APRIL 2018**

**LOCAL MEMBERS:** **CLLR P HEESOM**

**TOWN/COMMUNITY  
COUNCIL:** **MOSTYN COMMUNITY COUNCIL**

**REASON FOR  
COMMITTEE:** **OVER SCHEME OF DELIGATION AND AT THE  
LOCAL MEMBERS REQUEST**

**SITE VISIT:** **YES**

**1.00 SUMMARY**

1.01 This application seeks planning permission for the change of use of land for the siting of 55 no. touring caravan pitches with services and additional landscaping on land to the rear of The Old Tavern, Llanerch-y-mor, Holywell. The main issues for consideration in this application are the principle of development at this location, the potential visual impact on the open countryside, impact on residential amenity and the listed building, flood risk, and access.

**2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION,**

## **SUBJECT TO THE FOLLOWING:-**

### 2.01 Conditions:

1. Time limit on commencement of development
2. In accordance with plans
3. Development to be restricted to holiday accommodation only and
4. Not for permanent residential occupation
5. No storage of caravans
6. Scheme of hard and soft landscaping to be agreed
7. Landscape management scheme to be submitted and agreed
8. Siting, layout and design of the means of access to be submitted and agreed
9. The proposed access shall have a visibility of 2.4m x 120 in both directions
10. Visibility splays shall remain free from obstructions
11. Facilities shall be provided for the parking and turning of vehicles
12. Positive means to prevent run off of surface water shall be submitted and agreed
13. Details of the play area / beer garden are to be submitted and approved
14. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

### **3.00 CONSULTATIONS**

#### 3.01 Local Member – Cllr P Heesom

Request planning committee for the following reasons:

- The proposals accordance with policies safeguarding the proposed direct access and egress on to the main distributor route the A548 east and west, with designated emergency access provision in view of its proposed use.
- The proposals compliance with policies on the camping and occupying of contaminated land
- The proposed use in the immediate proximity of a graded listed building.

Mostyn Community Council

No response at the time of writing

Highways DC

No objection to the proposal subject to the conditions outlined above in section 2

Pollution Control

No objection to the proposal however requests an advisory note informing the application of the requirement to carry out fire risk assessments.

Dwr Cymru/Welsh Water

No objection subject to conditions

Natural Resources Wales

Given that the flood risks at the site are likely to be low, Natural Resources Wales have no flood risk objections to the development proposals.

CPAT

No objection to the proposal.

**4.00 PUBLICITY**

4.01 Press Notice, Site Notice, and Neighbour Notification

Two letters have been received which raises the following points

- Proposal should include secure fencing and screening
- Proposal should be for touring caravans solely and not permeant pitches

**5.00 SITE HISTORY**

5.01 057846 - Change of used of land to touring caravan/tent site.  
Withdrawn

**6.00 PLANNING POLICIES**

6.01 Flintshire Unitary Development Plan

Policy STR6 – Tourism

Policy GEN1 – General Development Considerations

Policy GEN3 – Development Outside Settlement Boundaries

Policy T6 – Touring Caravan sites

Policy T7 – Camping Sites

Policy AC13 – Access and Traffic Impact

6.02 Planning Policy Wales

Technical Advice Note 13: Tourism.

6.03 It is considered the proposal generally complies with the above planning policies.

**7.00 PLANNING APPRAISAL**

7.01 The Proposals

The applications seeks planning permission for a change of use to a touring caravan and camping facility with ancillary buildings/structures at The Old Tavern, Llanerch-y-mor, Holywell. The proposed development is further detailed as follows:

- The site extends to approx. 2.1 hectares
- Would accommodate up to 55 pitches with 50 of these on hard standing
- One service block would be provided for showering/toilet facilities together with disposal points
- The applicant has submitted a revised plan indicating a reduced area for the proposed pitches near to the listed building

7.02 The sites consists of the car park to the existing public house along with an area with 3no. static caravans. The remainder of the site has previously been used for a number of unlawful uses, however the site has not been cleared and therefore reverted to agricultural land.

7.03 Principle of Development

The application site is located in open countryside as defined in the adopted UDP where policies seek to strictly control new development. The site has no national or local landscape designation.

7.04 It is considered the main issue to be assessed in relation to the proposal is the principle of development in this location, impact upon the adjacent listed building and detailed matters relating to impacts on residential amenity, visual amenity, and effect on the local highway network.

7.05 Planning Policy Wales sets out objectives for tourism and these seek to encourage sustainable tourism development with additional detailed guidance on touring caravan proposals contained in TAN13 on Tourism. Policy STR6 of the adopted UDP provides the strategic context and allows for development which enhances tourism in the county, whilst Policy GEN3 sets out development which may be acceptable in such locations and criterion g includes tourism.

7.06 Policy T6 of the FUDP contains further detailed advice in relation to touring caravan sites. This policy is permissive of new touring caravan sites but only where:

- The proposal would not have a significant adverse impact on the amenity of others
- The scale of the proposal is appropriate to the characteristics of the site and the locality
- The proposal would not have an adverse impact on features or areas of landscape, nature conservation or historic value

- The schemes incorporates substantial integral and structural landscaping
- It is close proximity to and can be easily accessible from the local highway network
- It is used for touring caravan purposes and any touring caravans are removed from the site for periods when not in use
- Any essential service buildings that are needed can be provided within existing buildings or appropriately sited and well-designed small new buildings.

7.07 Policy T7 of the FUDP permits tent camping sites provided that the proposal occupies an inconspicuous or well screened site or can be assimilated into the landscape; any essential service buildings can be appropriately provided and there would be no adverse impact upon landscape or nature conservation interests.

7.08 In principle the proposed development is considered to accord with national policy advice and the policies in the adopted UDP in regards to tourism development i.e. it is permissible development subject to the impacts detailed later in this report being assessed as acceptable.

7.09 Impact upon Listed Building

The application site lies behind and to the side of a Grade II listed building, Yr Hen Dafarn which is located to the south of the A548 coast road in a semi-rural location. The building was listed in 1962 and is an early building dating from the late 16<sup>th</sup> or early 17<sup>th</sup> century. Whilst the proposal does not involve alterations to the listed building itself, it does impact on its setting, wrapping around two sides of the curtilage to the listed building and on the setting of the listed building in a wider landscape context.

7.10 The existing static caravans are proposed to be moved further away from the listed building, the number of plots on the northern part of the site (to the west of the listed building) has been reduced and a play area / green space is proposed adjacent to the beer garden in this location instead. These alterations are a significant improvement on the initial scheme and reduce the impact on the setting of the listed building, although from a distance there will still be an impact and therefore the landscaping scheme will be an important element.

7.11 In summary the Conservation Officer is of the opinion that, although the scheme will have an impact on the setting of the listed building in the wider landscape, this can be acceptably mitigated by an appropriate landscaping scheme and the relocation of the existing static caravans further away from the listed building. This along with the amendment of the proposal to remove 5 pitches is considered to reduce the impact on the listed building sufficiently.

7.12 Scale

The scale of the proposal, together with the number, siting, layout of units and circulation roads are appropriate to the characteristics of the site and locality. It is considered that with careful management of the existing landscape and topography along with the agreement of a suitable scheme of supplementary planting, that the scale of the proposals are acceptable and will not have a detrimental impact on the characteristics of the locality.

7.13 Landscape Impact

Although the site is located within the open countryside, it is not governed by any landscape or green barrier designation. The application site is located on a slighting sloping site which raises to the rear of the site. The site benefits from established screening by way of mature vegetation along with the public house. The development site is not visible from the majority of the main highway networks other than the existing access. The proposed utility block is reasonably modest in scale and appropriate for the site and its setting due to the existing manmade and natural screening. I am therefore satisfied that subject to a suitable condition requiring a landscape and management plan for the site, the proposals can be successfully assimilated into the landscape without causing a detrimental visual impact on the locality.

7.14 Highways Safety

Highways Development Management are satisfied that subject to appropriately worded conditions, outlined in section 2 above, the development would not be detrimental to highway safety.

7.15 Flood Risk

The Old Tavern building and entrance to the proposed development is partially located within C1 and located within tidal flood extents of Flood Zone 2. The proposed caravan / tent pitches are to be sited on land elevated above the tidal flood plain and so tidal flood risks to the development, over its development lifetime, are likely to be low.

7.16 There is an un-named watercourse running along the western edge of the application. The limited Flood Consequences Assessment submitted in support of the application considers that the flood risks to the development from this source is considered low. The updated surface water flood map, which could be used to interpret potential fluvial flood outlines from the ordinary watercourse, indicates that potential flood waters are likely to be routed in a north westerly direction away from the development site.

7.17 Given that the flood risks at the site are likely to be low, Natural Resources Wales have no flood risk objections to the development proposals.

**8.00 CONCLUSION**

- 8.01 The proposals overall creates a development of high quality tourism accommodation. A sympathetic scheme of additional landscaping will serve to ensure the proposed development is well integrated into the wider landscape and mitigate any impacts upon the adjacent listed building. The scheme serves to meet the increasing expectations which visitors have of the North Wales Tourism industry and in this part of the County, this sector is a significant employer. Accordingly, I consider that subject to the conditions set out in Section 2 of this report Planning Permission should be granted.
- 8.02 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.
- 8.03 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.
- 8.04 The Council has had due regard to its public sector equality duty under the Equality Act 2010.
- 8.05 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

**Contact Officer:** Mr D McVey  
**Telephone:** 01352 703266  
**Email:** Daniel.McVey@Flinshire.gov.uk