

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **7TH NOVEMBER 2018**

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

SUBJECT: **PROPOSED SITING OF 26 STATIC HOLIDAY
CARAVANS TOGETHER WITH ADDITIONAL AND
SUPPLEMENTAL LANDSCAPING AT PENNANT
PARK GOLF CLUB, MERTYN DOWNING LANE,
MAES PENNANT, HOLYWELL.**

**APPLICATION
NUMBER:** **058311**

APPLICANT: **MR ROBIN JONES AND MR IAN JONES**

SITE: **PENNANT PARK GOLF CLUB**

**APPLICATION
VALID DATE:** **01/06/2018**

LOCAL MEMBERS: **CLLR P HEESOM**

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

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

SITE VISIT: **YES**

1.00 SUMMARY

1.01 This application seeks planning permission for the siting of 26 no. static caravans together with additional landscaping on land adjacent to Pennant Park Golf Club, Whitford, 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 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 not for permanent residential occupation
4. Prior to siting of any caravans full details of elevations and floor plans to be submitted for LPA approval
5. Prior to siting of any caravans full details of materials of construction to be submitted for LPA approval
6. Permitted development rights removed
7. Scheme of hard and soft landscaping to be agreed
8. Landscape management scheme to be submitted and agreed prior to occupation
9. Parking and turning facilities to be made available within the site prior to commencement of use
10. Footpath and bridleway to be kept free of obstruction during development works

3.00 CONSULTATIONS

3.01 Local Member – Cllr P Heesom

Requests planning committee for the following reasons:

- The proposals accordance with policies safeguarding the proposed access and egress with designated emergency access provision in view of its proposed use.
- The proposed development in view of a considerable number of already approved but unused sites already available at the site
- The proposals visual impact in an exposed rural location from the main viewpoints in the area.

Mostyn Community Council

Expressed concern that the proposal is overdevelopment in an area of open countryside where polices are designed to severely limit any overbearing harm to the open countryside and its intrinsic character and appearance.

Highways DC

Given that the golf club membership is currently well below the permitted level, no objection has been raised subject to a condition regarding the parking and turning of vehicles.

Pollution Control

No Objection to the proposal provided a number of licencing requirements are included as a note on any consent

Public Rights Of Way

Public Bridgeway's No. 112 and 6 abut the site. The development appears to require a new access onto public Bridgeway no.6. The applicant should contact the Public Rights of Way section prior to the commencement of any physical works to discuss the safety of public Bridgeway users during the construction phase.

Economic Development

Supports the proposal.

Dwr Cymru/Welsh Water

Raises no objection to the proposal, however requests an advisory note to be added to any consent

Natural Resources Wales

No objection to the proposal

Clwyd Powys Archaeological Trust

No Objection

The Ramblers Association

Public Bridgeway's No. 112 and 6 abut the site and development appears to require a new access onto public Bridgeway no.6. There is a potential for an increase in vehicles and conflict with walkers using the footpath.

4.00 PUBLICITY

4.01 Press Notice, Site Notice, Neighbour Notification

No Responses at the time of writing

5.00 SITE HISTORY

5.01 99/1013 – Erection of a two storey clubhouse.
Approved 15.11.99

01/1301 – Change of use to stewards accommodation. Approved
4.2.02

035905 – Extension to clubhouse.
Approved 24.7.03

038988 – Siting of 15 No. timber clad caravans & associated roads.
Approved 19.8.05

049812 – Siting of 18 no. static caravans.
Refused 2.11.12. Appeal Allowed 21.1.14

55928 – Re-layout of 18no. caravans previously approved.

Approved 19.10.16

056376 – Siting of 14no. additional twin unit timber clad lodges(Caravans) with associated landscape planting.

Approved 30.3.17

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy GEN1 – General Requirements for Development

Policy GEN3 – Development within the Open Countryside

Policy T4 – New Static Caravans and Chalet Holiday Sites

Policy STR6 – Tourism

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 application site and its surroundings

Pennant Park Golf Club is located outside the settlements of Whitford and Carmel, within the open countryside. The application site is a parcel of land immediately adjoining Pennant Park Golf Club and is within the same ownership. The application site measures approximately 0.96 hectares and comprises of an existing field to the rear of a property known as Cae Coch Farmhouse, which is also in the ownership of the golf club and adjacent to a previously approved site for 18 caravans. In order to gain access to the application site, it is proposed to create a new access onto the existing private road accessing Cae Coch Farmhouse to link up with the existing highway network at Saith fynnon. The site has the benefit of existing mature hedgerows and trees which will effectively shield the proposed development from distant views.

7.02 The golf club has an existing caravan facility for 28 units to the east which were granted consent in 2005 and 2017, with a further 18 units to the north which were granted consent in 2014 on appeal.

7.03 Proposed Development

The proposal involves the change of use of the existing field to the rear of Cae Coch Farm for the siting of 26 no. caravans for holiday use. The site measures approximately 0.96 hectares and rises upwards from the road. The site plan shows the plots to be laid out in two rows of single units with four larger units located within each corner. A new access is to be created on the private track to the existing farmhouse which also serves 18 static caravans. Parking for

one vehicle will be formed alongside each unit.

- 7.04 The boundaries of the site already benefit from existing mature planting and this would be enhanced by significant landscaping to provide additional screening. Indicative details including elevations and floor plans have been proposed showing the type and scale of caravan which would be sited on each lot. As these details are indicative, details -are to be agreed with the Local Planning Authority prior to any units being sited. The existing lane is proposed to facilitate vehicular access with a new point of access being created onto the site.
- 7.05 The Main Issues
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 access.
- 7.06 Policy
The site is located in an area of open countryside in the adopted UDP where policies seek to strictly control new development. It is not governed by any landscape or green barrier designation. Planning Policy Wales is supportive of tourism proposals in principle and this approach is supplemented by FUDP Policy STR6 which is generally permissive of schemes which enhance tourism within the county.
- 7.07 Policy GEN3 of the FUDP sets out the types of development which may be acceptable within the open countryside and criterion g) refers to development related to tourism and recreation. In physical terms the proposed development is viewed in connection with the long established golf course and this type of development is in principle acceptable subject to (amongst other things) there being no unacceptable impact on the social, natural and built environment.
- 7.08 Policy T4 FUDP contains further detailed advice which states that outside of Talacre, Gronant and Gwespyr area, static holiday caravan or chalet sites are permissible provided that development satisfactorily accords with criteria (a) to (e) of the policy. This sets out matters relating to scale, landscape, nature conservation and accessibility of development. There are no statutory landscapes or nature conservation designations affecting the site and the acceptability of the proposal on the highway network has been addressed by the Highways Officer.
- 7.09 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 and 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.

7.10 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 at a lower level than the existing main highway networks and has the benefit of established screening by way of mature vegetation. The development is not visible from the main highway networks and approaching roads due to the undulating land and existing established areas of woodland. The details submitted as part of the application show that the siting of the proposed caravans has been carefully considered and by utilising the existing topography of the site along with a proposed landscape scheme to ensure the proposal sits appropriately into the surrounding landscape. Furthermore, the materials of construction will be controlled via detailed submission to the Local Planning Authority for approval prior to the site coming into use. I am therefore satisfied that subject to a suitable condition requiring a landscape and management plan for the site together with the approval of materials, the proposals can be successfully assimilated into the landscape without causing a detrimental visual impact on the locality.

7.11 Highways Safety

The site benefits from an existing access which already serves an existing caravan site. The site is well located in terms of the existing golf course facility and also to a range of tourism attractions in the wider area and as such is considered to amount to a sustainable location for tourism accommodation.

7.12 The local highway authority is of the view that the existing access arrangements to the site are considered acceptable and therefore offer no objection to the proposal subject to the imposition of a suitable condition requiring that facilities should be provided and retained within the site for the parking and turning of vehicles prior to the development being brought into use. The site is also crossed by Public Bridleways No. 112 and 6. The Rights of Way Officer has stated that these appear unaffected by the development and has no objection to the proposals subject to the bridleways being kept free from obstruction during the course of development works.

7.13 Impact on Amenity

The proposal would not have a significant adverse impact on the amenity of nearby residents, other users of nearby land / property or the community in general. The rural location of the site is such that it has very little in terms of shared boundaries with residential properties. The closest dwellings are located to the north with one dwelling 40m to the north east and a further dwelling 130m to the north west. It is considered that the additional landscaping proposed at the boundaries will serve to safeguard any impact on amenity of those occupiers.

- 7.14 In terms of the impact in the community in general, no objection have been received to the proposed development. As there are no abutting residential properties, it is considered that any noise generated from the site would not be detrimental on the local residents. Similarly, the Highways Officer has raised no concerns with regards to the adequacy of the access road which serves the development or the users of the footpath or the bridleway which cross the site. It is therefore considered that the development will not be detrimental to amenity.

8.00 CONCLUSION

- 8.01 The proposals overall creates a development with low density 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. 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 paragraph 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

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