

## Dirprwyedig / Delegated

<b>Rhif y Cais / Application Reference</b>	A190449
<b>Derbyniwyd / Received</b>	06-06-2019
<b>Y Bwriad / Proposal</b>	Extension to existing caravan park to include 4 no. touring pitches, 2 no. glamping pods and installation of package treatment plant.
<b>Lleoliad Safle / Site Location</b>	Gogoyan Caravan Park, Llandewi Brefi, Tregaron. SY25 5NZ
<b>Math o Gais / Application Type</b>	Full Planning
<b>Ymgeisydd / Applicant</b>	Mr John Griffiths, Cefn Llwyn, Llanddewi Brefi, Tregaron, Ceredigion, SY25 6NZ
<b>Asiant / Agent</b>	Mr Gareth Flynn (Morgan & Flynn Architectural Services), Llys Y Cwmwd, Llanrhystud, Ceredigion, SY23 5ED

## Y SAFLE A HANES PERTHNASOL / THE SITE AND RELEVANT PLANNING HISTORY

Gogoyan is a working farm concentrating on cattle and sheep located some 2.5km to the southwest of Llanddewi Brefi and close to the river Teifi. The farm is located within the Teifi Valley Special Landscape Area. In addition to being a working farm the holding has also been operating as a caravan park with 12 privately owned static caravans sited on the site. The caravan park has been operational since 1965 and is located directly in an area to the south east of the main farm complex and to the other side of a County road which dissects the farm.

The application site is directly to the south of the existing caravan park and there is no recent planning history to this particular site.

## MANYLION Y DATBLYGIAD / DETAILS OF DEVELOPMENT

The application is made in full and seeks planning permission for the provision of 4 caravan pitches with hook ups, the erection of two glamping pods and the erection of a shower block to be located to the south of the static caravan area.

The four pitches are sited in a row and looks to provide a pitch for a caravan together with space for an awning with the parking area in front of the caravan pitch site. As stated each pitch will have their own individual hook up point.

Directly adjoining the touring caravan pitches it is proposed to site two glamping pods with individual parking areas. The pods themselves measure 7.1m in length and are 3.2m wide and approx 3m to ridge. The pods are arched in shape and provide a living, kitchen, sleeping and toilet areas.

The shower block is located between the existing static caravan area and the proposed touring caravan pitches. It is a flat roof structure providing one male and one female toilet facility.

As part of the development a new treatment plant and soakaway area is proposed.

## POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL / RELEVANT PLANNING POLICIES AND GUIDANCE

Mae'r polisiau canlynol o'r Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn: / These Local Development Plan policies are applicable in the determination of this application:

- DM06 High Quality Design and Placemaking
- DM10 Design and Landscaping

- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- LU14 Countywide Tourism Accommodation Sites: Static and Touring Caravans| Camping pitches| Cabins and Chalets.
- S01 Sustainable Growth
- S04 Development in Linked Settlements and Other Locations
- DM18 Special Landscape Areas (SLAs)

## **YSTYRIAETHAU PERTHNASOL ERAILL / OTHER MATERIAL CONSIDERATIONS**

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

### **EQUALITY ACT 2010**

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

### **WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015**

The Well-Being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

## **YMATEBION YMGYNGHORI / CONSULTATION RESPONSES**

Highways - No objection STC

Land Drainage - Comments

Natural Resources Wales - No objection STC

## **CASGLIAD / CONCLUSION**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise".

Tourism is one of the County's main employment sectors and indeed one of the objectives of the LDP is to sustainably develop its tourism economy through:

- Encouraging the development of sustainable tourism;
- Assisting in improving the attractiveness of Ceredigion as a year round tourism destination;
- Ensuring that tourism accommodation is developed in a sustainable manner and appropriately located; and
- Encouraging the provision of further tourism attractions and facilities.

Policy LU14 of the LDP which deals with countryside tourism accommodation sites, static and touring caravans, camping pitches, cabins and chalets states as follows:

*2. Outside of the Coastal Area:*

*b. Extensions to existing static caravan, cabin and chalet sites, will be permitted provided that:*

*i. Tourism Needs and Development Impact Assessment is submitted; and*

*ii. Any new facilities required due to the extension do not affect the vitality of facilities already offered within the nearest settlement.*

Gogoyan is a well established caravan park, operational since the 1960's and located in the tranquil Teifi Valley to the south west of Llanddewi Brefi. The proposal to provide additional tourism opportunities on this site is welcomed and offers the option of traditional touring caravans and glamping pods.

A tourism needs assessment was submitted with the application which sought to demonstrate the need for the proposal.

In essence, the principle of development is acceptable. Landscaping scheme is also included which will seek to reduce the impact of the development on the immediate area and the Special Landscape Area.

Following the submission of additional information covering pollution prevention measures NRW were content with the proposal. No objections were received from statutory consultees or from third parties.

Subject to the imposition of conditions including holiday occupancy conditions relating to the glamping pods it is recommended that the application is approved.

## **ARGYMHELLIAD / RECOMMENDATION:**

APPROVE STC