
Planning Statement

Extension to existing caravan site
and erection of a building to include
new reception, toilet & washroom
building & new vehicular access at
Bryn Dyfi, Cemmaes, Machynlleth,
Powys, SY20 9AA
[Revised Proposal]

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Planning Statement

July 2021

Site address

Bryn Dyfi
Cemmaes
Machynlleth
Powys
SY20 9AA

Planning Authority

Powys County Council
Neuadd Maldwyn
Welshpool
SY21 7AS

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1. INTRODUCTION

- 1.1. This Planning Statement is in connection with the following previous planning application:
Extension to existing caravan and camping site (existing registered Caravan & Motorhome Club site) to provide 8 no. Static Caravan pitches and 1 no. new Camper Van pitch (raising total no. to 6) to include new reception, toilet & washroom building & new vehicular access, roadway, hardstandings and all associated works. [20/1978/FUL].
- 1.2. This planning application was withdrawn to be able to address ecology and flooding of which has suitably been done, and we've taken the opportunity to amend the proposal.
- 1.3. The proposal is for the extension to an existing caravan & camping site to include for new reception, toilet & washroom building & new vehicular access at at Bryn Dyfi, Cemmaes, Machynlleth, Powys, SY20 9AA
- 1.4. A reasonable number of static pitches are proposed in order to create a balance and help to finance facilities for the 5 tourers which are established under the caravan and camping club accreditation.
- 1.5. Nowadays, touring caravanners require more facilities such as plumbed toilets, showers and electricity hook-ups which is why this planning permission is sought for the building, and then the proposed 9 statics, adds a different prong into the business.
- 1.6. The increased numbers of caravanners will boost business in the local shop and hotel in the village of Cemmaes as there is a path that visitors can use to walk to the village.
- 1.7. This statement has been prepared in accordance with Technical Advice Note 12.

2. APPLICATION SITE

- 2.1 The current site is in a rural location in the area known as Cemmaes.
- 2.2 The site is adjacent to and on the east side of the Afon Dyfi and is 700 m to the north of Cemmaes village.
- 2.3 The existing land is agricultural and has been used as a caravan park, registered with the Caravan and Motorhome Club (previously known as the Caravan Club) since the late 1960's as a Certificated Location.
- 2.4 This enabled 5 members to pitch their caravans on the site for up to 30 days. The site has been popular over the years with members returning often to enjoy the tranquility and views overlooking the river Dyfi.

- 2.5 Bryndyfi has been registered with the Caravan and Motorhome Club (previously known as the Caravan Club) since the late 1960's as a Certificated Location.

3. ENVIRONMENTAL SUSTAINABILITY

- 3.1 **Landscape setting** – The existing site is an agricultural field with neighboring properties and fields surrounding the site. The proposed site which was withdrawn in the previous application was for 8 static caravan pitched and 1 camper van pitch (raising the total to 6 camper van pitches) in total.
- 3.2 The new revised proposal is for the new site to accommodate 9 static caravans pitched, and omit the extra camper van pitch.
- 3.3 **Biodiversity and local environment** – The proposed site is on an agricultural field and therefore limited biodiversity will be harmed by the development. In the previous application a Preliminary Ecological Assessment was submitted. The ecologist has mentioned that there is there is a row of mature broadleaved trees running along the east side of the site and these have high ecological value.
- 3.4 In light of this, because these broadleaved trees are overlapping the existing historical track, the track will be upgraded with a light touch covering to ensure that no impact will be had to the trees. A new ecological survey has provided which assess' the revised proposal and confirmation that no trees will be removed or harmed under this proposal.
- 3.5 **Sustainable materials** – The applicant will look to utilise materials locally and introduce recycled materials where possible.
- 3.6 **Water** – In terms of foul treatment disposal, it is envisaged that it will be dealt by the mains sewer and connected to the existing drainage system.
- 3.7 Surface water drainage will be dealt with by a sustainable drainage system and soakaway.

4. MOVEMENT AND ACCESS

- 4.1 Access improvement were proposed in the previous application, and Trunk roads accepted these, and therefore the same measures has been proposed under this application.
- 4.2 The existing access serving the house and certified camping club is substandard, so this is proposed to be closed, and a new access is proposed to serve the existing uses and this proposed use.
- 4.3 The access to the proposal will follow a historical track by the trees, with it just surfaced gently to accommodate vehicles, with it looping around the front of the pitches, and exiting as a loop.

4.4 The track is all outside the floodzone.

5. CHARACTER

5.1 The proposed replacement will be in keeping with the area, in that it is a natural extension of the exempted caravan and camping club site.

5.2 The site is low lying by the river, and will not be visible at all from the roadside.

6. LAYOUT

6.1 The new revised proposal ensures it does not damage the mature trees, provide enhancements and also is outside the flood zone.

7. PLANNING POLICY

7.1 Tourism is a vital component of Powys' economy, with Powys' beautiful countryside, combined with its history and culture attracting a vast amount of tourist activity.

7.2 LDP policy TD1 supports new tourism proposals which do not have an unacceptable adverse effect upon the character of the area, the environment and cultural fabric of the community. The proposal shall also be compatible in the open countryside, in terms of their location, siting, design and scale.

7.3 The proposal will also benefit from the number of public rights of way in close proximity, as they are regarded as tourist assets and go hand in hand with accommodation. The holiday lets are also not permanent in nature, in that the proposal can be removed from site at any time and return the land to its current form.

7.4 Due to the nature of the holiday lets proposed, noise, light or other pollution will not occur, given it is small in nature, attracting couples and families. Given the location of the holiday lets, the minimal nature of the proposal, and the lack of permanent lighting proposed as part of this scheme, it will not impact whatsoever on the local residents and be compliant with policy DM7.

8. CONCLUSION

8.1 In light of all the information provided to you, and the relevant planning policy context that is currently in place, we consider that the proposed scheme should be viewed positively and recommended for approval.