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## Penderfyniad ar yr Apêl

Gwrandawriad a gynhaliwyd ar 19/11/19

Ymweliad â safle a wnaed ar 19/11/19

gan Alwyn B Nixon BSc MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 09.12.2019

## Appeal Decision

Hearing Held on 19/11/19

Site visit made on 19/11/19

by Alwyn B Nixon BSc MRTPI

an Inspector appointed by the Welsh Ministers

Date: 09.12.2019

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**Appeal Ref: APP/B6855/C/19/3223225**

**Site address: Three Cliffs Bay Holiday Park, North Hills Farm, Penmaen, Gower SA3 2HA**

**The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.**

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
  - The appeal is made by Mr D M Beynon against an enforcement notice issued by City and County of Swansea Council.
  - The enforcement notice, numbered ENF2014/0416, was issued on 24 January 2019.
  - The breach of planning control as alleged in the notice is "without planning permission, from a lawful use of camping (sui generis use) to an unauthorised use of camping, caravanning and siting of campervans/motorhomes and creation of associated hardstandings".
  - The requirements of the notice are: (i) Cease the use of the land for caravanning and the siting of campervans/motorhomes. (ii) Excavate all of the material that comprises the hardstandings annotated as HS1 – HS7 on the aerial photograph attached as Appendix A. Remove the excavated material from the land. (iii) Re-instate the land to its profile and appearance prior to the hardstandings being created.
  - The period for compliance with the requirements is 12 weeks.
  - The appeal is proceeding on the grounds set out in section 174(2) (a) and (f) of the Town and Country Planning Act 1990 as amended.
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**Appeal Ref: APP/B6855/C/19/3223229**

**Site address: Three Cliffs Bay Holiday Park, North Hills Farm, Penmaen, Gower SA3 2HA**

**The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.**

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
  - The appeal is made by Mr D M Beynon against an enforcement notice issued by City and County of Swansea Council.
  - The enforcement notice, numbered ENF2018/0045, was issued on 24 January 2019.
  - The breach of planning control as alleged in the notice is "without planning permission, the unauthorised creation of hardstandings and tracks/roads on the land".
  - The requirements of the notice are: (i) Excavate all of the material that comprises the hardstandings annotated as HS8 – HS21 on the aerial photograph attached as Appendix A. Remove the excavated material from the land. (ii) Excavate all of the material that comprise the sections of tracks/roads outlined in red pen of (sic) the aerial photograph attached as
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Appendix B. Remove the excavated material from the land. (iii) Re-instate the land to its profile and appearance prior to the hardstandings and tracks/roads being created.

- The period for compliance with the requirements is 12 weeks.
- The appeal is proceeding on the grounds set out in section 174(2) (a) and (f) of the Town and Country Planning Act 1990 as amended.

## Decisions

### Appeal Ref: APP/B6855/C/19/3223225 (enforcement notice ENF2014/0416)

1. It is directed that the enforcement notice be corrected as follows:

- (i) by the substitution of the plan annexed to this decision for the plan attached to the enforcement notice;
- (ii) by the deletion of the words "without planning permission, from a lawful use of camping (sui generis use) to an unauthorised use of camping, caravanning and siting of campervans/motorhomes and creation of associated hardstandings" and the substitution of the words "without planning permission, change from a lawful use of camping (sui generis use) to an unauthorised mixed use (sui generis) of camping and siting of touring caravans/campervans/motorhomes for holiday purposes and creation of associated hardstandings" in Section 3 (The matters which appear to constitute the breach of planning control);
- (iii) by the deletion of part (i) of Section 5 (What you are required to do) and its substitution with the following requirement: "(i) cease the use of the land for a mixed use (sui generis) of camping and siting of touring caravans/campervans/motorhomes for holiday purposes"; and
- (iv) by the deletion of the words "HS1 – HS7" in part (ii) of Section 5 and the substitution of the words "HS1 – HS3".

Subject to these corrections the appeal is allowed and the enforcement notice is quashed. Planning permission is granted on the application deemed to have been made under section 177(5) of the 1990 Act as amended, for the development already carried out, namely a mixed use (sui generis) of camping and siting of touring caravans/campervans/motorhomes for holiday purposes and creation of 3 associated hardstandings on the land shown edged red on the plan annexed to this decision, subject to the following conditions:

- 1) The use of the site for camping and siting of touring caravans/campervans/motorhomes for holiday purposes shall operate solely between 1 April (or Good Friday if earlier) and 31 October of any year and no caravan/campervan/motorhome shall be stationed on the land outside of these periods. In addition, no individual caravan/campervan/motorhome shall be stationed on the land for a period exceeding 28 consecutive days, or a total of 65 days in any calendar year.

Reason for condition: In order to protect the character and appearance of the Gower Area of Outstanding Natural Beauty and to ensure compliance with LDP policies ER 4, TR 6 and TR 8.

- 2) No more than 3 touring caravans, campervans or motorhomes in total shall be sited on the land at any time, and no caravan, campervan or motorhome shall be sited other than on the hardstandings permitted by this decision (identified as

HS1, HS2 and HS3 on the aerial photograph attached as Appendix A to enforcement notice ENF2014/0416).

Reason for condition: In order to protect the character and appearance of the Gower Area of Outstanding Natural Beauty and in the interests of highway safety, and to ensure compliance with LDP policies ER 4 and TR 8.

- 3) No caravan, campervan or motorhome otherwise authorised by this permission shall be sited on the land until the layout and construction of the widening of the junction of North Hills Lane with the principal A4118 highway together with the provision of an associated vision splay of 4.5m x 60m in a north-easterly direction measured from the re-aligned centre line of North Hills Lane has been completed in accordance with details first submitted to and approved in writing by the Local Planning Authority. The details so submitted and approved shall include landscaping measures as part of the scheme, which shall be carried out in accordance with the approved details and within an agreed timescale which shall form part of the scheme detail.

Reason for condition: In the interests of highway safety and in order to protect the character and appearance of the Gower Area of Outstanding Natural Beauty and to ensure compliance with LDP policies ER 4 and TR 8.

- 4) Within 3 months of the date of this decision the 3 permitted hardstandings shall be modified by a scheme of improvement comprising removal of the top layer of the existing material and its replacement with topsoil seeded with a suitable seed mix, in accordance with a specification which shall first be approved in writing by the Local Planning Authority. The scheme shall also include provision for an appropriate aftercare/maintenance regime, to ensure that the proposed vegetation cover becomes permanently established. No caravan, campervan or motorhome otherwise authorised by this permission shall be sited on the hardstandings until the scheme has been implemented in accordance with the approved specification and the resulting sward has become sufficiently established to withstand use. The approved aftercare/maintenance regime shall thereafter be adhered to.

Reason for condition: In order to protect the character and appearance of the Gower Area of Outstanding Natural Beauty and to ensure compliance with LDP policies ER 4 and TR 8.

- 5) The hedgerow bordering the south side of North Hills Lane between North Hills Farm and the site entrance shall be maintained at a height of at least 2 metres above ground level as measured on the south side of the hedgerow between 1 April and 31 October of each year.

Reason for condition: In order to protect the character and appearance of the Gower Area of Outstanding Natural Beauty and to ensure compliance with LDP policies ER 4 and TR 8.

**Appeal Ref: APP/B6855/C/19/3223229 (enforcement notice ENF2018/0045)**

2. It is directed that the enforcement notice be corrected by the deletion of "HS8 – HS21" and the substitution of "HS8 – HS15 and HS18 – HS20" in part (i) of Section 5 (What you are required to do). Subject to this correction the appeal is allowed and the enforcement notice is quashed. Planning permission is granted on the application deemed to have been made under section 177(5) of the 1990 Act as amended, for the development already carried out, namely the creation of hardstandings and tracks/roads on the land shown edged red on the plan annexed to this decision, subject to the following condition:

- 1) Within 3 months of the date of this decision the hardstandings and tracks/roads hereby permitted shall be modified by a scheme of improvement comprising removal of the top layer of the existing material and its replacement with topsoil seeded with a suitable seed mix, in accordance with a specification which shall first be approved in writing by the Local Planning Authority. The scheme shall also include provision for an appropriate aftercare/maintenance regime, to ensure that the proposed vegetation cover becomes permanently established. The areas of hardstanding and tracks/roads so treated shall be kept free of use until the resulting sward has become sufficiently established to withstand vehicular and pedestrian activity and the approved aftercare/maintenance regime shall thereafter be adhered to.

Reason for condition: In order to protect the character and appearance of the Gower Area of Outstanding Natural Beauty and to ensure compliance with LDP policies ER 4 and TR 8.

### **Preliminary Matters**

3. A statement of common ground between the Council and the appellant submitted in advance of the hearing confirmed that, following further consideration of the enforcement notices and further discussions with the appellant, the Council wished to make various changes to the notices as issued.
4. In relation to ENF2014/0416, the Council confirms that part of the land covered by the notice as issued in fact lies within the site area of the extant planning permission granted in 1972 for 20 touring caravans and the erection of a toilet block. The Council consequently accepts that the breach of planning control alleged by the notice is incorrect, since the 1972 permission allows touring caravans to be lawfully sited on this part of the land identified, which includes the location of 4 of the hardstandings identified (HS4 – HS7). Photographic evidence also confirms that these hardstandings were formed in excess of four years before the notice was issued.
5. In the light of the above the Council considers that notice ENF2014/0416 requires correction, by the substitution of a plan correctly identifying the reduced area to which the alleged unauthorised material change of use relates and by the amendment of part (ii) of the requirements of the notice to refer only to the removal of the 3 hardstandings (HS1 – HS3) located within the reduced notice area. In the light of the evidence I agree that these corrections are needed. The appellant does not oppose these changes.
6. In addition, the statement of common ground proposes a change to the description of the material change of use which has taken place, in the interests of clarity and precision. This was discussed at the hearing. I agree that a more precise description of the change of use is required and that the description of the alleged breach in Section 3 of the notice and of the associated requirement to cease the use in Section 5 should be amended accordingly.
7. Enforcement notice ENF2018/0045 relates to operational development that has taken place on other parts of the holiday park. The Council does not consider that an enforceable material change of use is involved. Upon reviewing the evidence available the Council has decided that three of the hardstandings identified by the notice (HS16, HS17 and HS21) were created at least four years prior to the notice being issued and are therefore immune from enforcement action. In the light of its revised position I agree that the requirements of the notice should be corrected by deleting reference to HS16, HS17 and HS21.

8. The appellant initially included ground (c) as a ground of appeal and also raised a potential ground (d) matter. At the commencement of the hearing the appellant confirmed that he did not wish to pursue ground (c) or ground (d), and that only grounds (a) and (f) remain to be considered. I have determined the appeals accordingly.

**Appeal Ref: APP/B6855/C/19/3223225 - Ground (a)**

9. The basis of ground (a) is that permission ought to be granted for the development concerned. The main issues concerning the planning merits of the development in this case are the development's effect on the character and appearance of the area, having particular regard to its location within the Gower Area of Outstanding Natural Beauty (AONB), and its implications for highway safety.
10. The enforcement notice as corrected is directed at the formation of 3 rectangular hardstanding pitches which are being used to facilitate the stationing of touring caravans, campervans or motorhomes within a part of the holiday park area which has existing use rights for tented camping only. Three Cliffs Bay Holiday Park occupies an elevated position on the edge of Three Cliffs Bay. It is a sensitive location within the Gower AONB, a statutory landscape designation. National planning policy, as set out in Planning Policy Wales (Edition 10), states that in AONBs planning authorities should give great weight to conserving and enhancing natural beauty and should have regard to the area's wildlife, cultural heritage and social and economic well-being. AONBs must be afforded the highest status of protection from inappropriate developments.
11. The Swansea Local Development Plan (LDP) was adopted in February 2019. Although the enforcement notice correctly references the former Unitary Development Plan policies in force at the time that the notice was issued, the development now falls to be considered against the policies in the LDP. Policy ER 4 reiterates that within the Gower AONB development must have regard to the purpose of the designation to conserve and enhance the natural beauty of the area. It requires that development must not have a significant adverse impact on the natural assets of the AONB or the resources and ecosystem services on which the local economy and well-being of the area depends. It also requires that development must contribute to the social and economic well-being of the local community; be of a scale, form, design, density and intensity of use that is compatible with the character of the AONB; designed so as to integrate with the existing landscape and where feasible enhance landscape quality; and demonstrate how it contributes to the conservation and enhancement of the AONB's natural beauty.
12. LDP policy TR 1 is an overarching, strategic-level policy encouraging tourism, recreation and leisure proposals that can help bring about increased investment, wider opportunities for residents and visitors, and help enhance natural heritage settings. It supports proposals for sustainable tourism and sustainable recreation in rural areas where these seek to conserve and enhance the natural heritage and reinforce vibrant rural communities. Of the various other detailed LDP tourism policies dealing with specific kinds of tourism development, I consider policy TR 8 *Existing static caravan, touring caravan and/or camping sites* to be the most relevant. TR 8 permits minor extensions of the area of existing touring caravans within the boundaries of existing sites subject to certain provisos, including that there would be no harm to natural heritage.
13. Three Cliffs Bay Holiday Park is a long-established touring caravan and tented camping facility. The site lies on both sides of a lane which is a public bridleway and also serves as the site access. On the south (seaward) side the site has an eastern

area within which a maximum of 20 touring caravans may be sited at any one time. An adjoining western area has a lawful use for tented camping. The land on the south side of the bridleway also accommodates an accommodation block providing toilet and washing facilities. On the north side of the bridleway is a field which has permission for more seasonal tented camping. The whole site is subject to a seasonal use restriction (Good Friday or 1 April to 31 October each year).

14. The unauthorised development has extended the area on which touring caravans are stationed a short way west up to the field boundary with the garden area of North Hills Farmhouse, creating three new pitch hardstandings arranged linearly alongside the hedgerow bounding the south side of the bridleway/vehicular access to the site. If permitted, the development would increase the maximum number of touring caravans allowed at the site at any one time from 20 to 23.
15. The appellant has submitted landscape and visual appraisal evidence with photographs from representative viewpoints; related evidence has also been submitted by the Council and the Gower Society. I have had regard to all of this evidence, supplemented by my own observations of the site and its surroundings. The three hardstandings are located alongside the inland field hedgerow, well back from the field edge overlooking Three Cliffs Bay and behind the crest line of the field as viewed from the seaward direction. The topography is such that the location of the hardstandings is not visible from the coastal footpath as it makes its way around the Little Tor and Great Tor headlands, from the beach area below the holiday park or from other publicly accessible areas to the south of the site. Although the appellant's landscape appraisal and my site inspection were both carried out at times of year when the holiday park was not active, I consider that touring caravans, campervans or motorhomes stationed on the hardstandings would not be discernible from these directions, due to the relative elevation of the camping field and the intervening ridgeline. Even if caravans or vehicles parked on the hardstandings were potentially visible, I consider that their presence would not have any adverse impact, given the presence of adjacent authorised tents and nearby caravans closer to the coastal edge than the disputed hardstandings.
16. The site is more visible from an easterly direction, particularly from the area of Pennard Burrows, Pennard Castle, the coastal path in this area and the golf course. Again, however, from this area the visual impact of the three hardstandings and the presence of touring caravans/campervans/motorhomes on them during the operating season would not be significant. Such views are at a range of around 1 km, and the hardstandings and vehicles stationed on them would be seen in the context of the wider caravan and camping site and the nearby buildings of North Hills Farm. I consider that the visual impact of the hardstandings and their associated use would be negligible from this perspective.
17. Turning to close range vantage points, the hardstandings are separated from the adjacent bridleway route by a substantial mature hedgerow. Whilst the use of the three hardstanding pitches for touring caravans/campervans/motorhomes would add to the overall visual impact of the holiday park to a small degree, the additional visual impact from the bridleway could be mitigated by requiring the existing hedgerow to be maintained at an appropriate minimum height throughout the operating season. This can be secured by means of a planning condition attached to any permission granted. Although a view over the holiday park can also be gained from higher ground at Notts Hill, I consider that the use of three hardstandings as proposed would not add materially to the overall impact of the holiday park as perceived from this location.

18. Notwithstanding the foregoing, I am mindful that the site occupies a sensitive location within the Gower AONB, where conservation and enhancement of the area's natural beauty carries great weight. Whilst I consider that the effect of the additional three pitches for touring caravans on the AONB would not be significant during the operating season, due to their minor scale, unobtrusive position and context within the existing holiday park facility, the formation of these areas of hard surfacing has had an adverse effect on the appearance of the land which is evident during the winter months, giving the land a patchy and unsightly appearance. Although some topsoil has apparently been spread on top of the hardstanding material and this has been seeded, this has only partly succeeded in restoring a grassed appearance. However, I consider that a more carefully designed scheme of after-treatment, comprising top-dressing of the hard surfacing with a more substantial layer of topsoil, suitable grass-seeding and effective aftercare management, as explored during the hearing, would adequately address the degradation in the land's character and appearance caused by the hardstandings. Mitigation in this way of the harm caused by the formation of the hardstandings can be secured by the imposition of a suitably worded planning condition.
19. On this first issue, therefore, I conclude that the minor harm caused to the site's character and appearance and to the natural beauty of the AONB can be satisfactorily addressed by the imposition and implementation of suitable planning condition. Subject to the imposition of these conditions, therefore, I conclude that the development at which the notice is directed would accord with LDP policies ER 4, TR 1 and TR 8.
20. Turning to matters of highway safety, the holiday park is accessed along a predominantly single width lane leading from the A4118. The lane intersects with the A4118 at an acute angle, making for tight turning movements, and visibility in a north-easterly (nearside) direction for exiting vehicles is heavily restricted. There is a significant accident record associated with turning manoeuvres at the junction.
21. The development at which the enforcement notice is directed would, if permitted, increase the overall number of touring caravan pitches at the holiday park from 20 to 23, resulting in a corresponding increase in the number of turning movements at the junction involving vehicles towing caravans, campervans or motorhomes. This would add to the existing threat to highway safety at this junction. I note that the junction layout was identified as unsatisfactory at the time of the 1972 planning permission, and that a requirement to improve the junction layout as a condition of permission at that time was not fully complied with. The land required to secure the necessary improvements in junction layout and highway visibility lies within the appellant's ownership and control.
22. I consider that the junction improvements identified by the highway authority at the hearing would secure a major improvement in visibility to the north-east along the A4118 and in ease of turning movements into and out of North Hills Lane, resulting in a substantial improvement in highway safety that would benefit all users of the junction. This would more than offset the numerical increase in movements at the junction involving touring caravans, campervans or motorhomes. The improvement to the junction layout would also improve visibility in a westerly direction for traffic emerging from North Hills Lane, due to the slight shift eastwards in the carriageway centre line. The scheme of improvement can incorporate appropriate landscaping to ensure that the natural beauty of the AONB is preserved and potentially enhanced.
23. North Hills Lane is a relatively short length of adopted highway, providing access to around 15 dwellings as well as the holiday park. The lane is predominantly single

vehicle width, with limited opportunity for vehicles travelling in opposing directions to pass. I recognise that local residents already experience congestion and inconvenience on occasion when the holiday park is operating. However, I consider that traffic using the lane will be slow moving due to the physical constraints of the highway and I consequently see no significant threat to safety; rather, the issue is one of ease of use. Whilst the three additional touring pitches if permitted to remain would increase the incidence of larger vehicles using the lane, I consider that the minor increase in level of inconvenience to other users would be offset by the significant improvement to safety and to carriageway alignment at the junction with the A4118 that would be gained. Although it would also be possible to create a passing bay at the midway point of the length of restricted forward visibility near to the western end of North Hills Lane, I consider that this would be disproportionately damaging to the lane's intimate rural character relative to the slight benefit to local amenity that would be gained.

24. In the light of the above I conclude on this issue that, subject to the implementation of an adequate scheme of highway improvement at the junction of North Hills Lane with the A4118, the development at which the enforcement notice is directed would improve highway safety overall and would thereby accord with LDP policy TR 8 in this regard.
25. Appeal APP/B6855/C/19/3223225 therefore succeeds on ground (a), and planning permission is granted subject to appropriate conditions.

**Appeal Ref: APP/B6855/C/19/3223229 - Ground (a)**

26. The main issue concerning the hardstandings and tracks/roads at which the notice is directed concerns their effect on the character and appearance of the land and the consequent effect on the natural beauty of the AONB.
27. The eleven hardstandings at which the notice as varied is directed are located within the area of the holiday park which the Council states has established consent for seasonal use for a maximum of 20 touring caravans at any one time. The hardstandings are of similar form and construction to those the subject of enforcement notice ENF2014/0416. There is no restriction on where individual caravans may be sited within this authorised area. The appellant acknowledges the restriction on the number of units which may be sited and does not seek to change this. Rather, the justification for the hardstandings is to provide high quality pitches having a firm and stable surface which does not become waterlogged or soft or muddy through usage and unfavourable weather. Although with the addition of these hardstandings the number within the authorised touring caravan area now exceeds 20, the appellant maintains that from an operational standpoint it is desirable to have a surplus of pitches to allow an element of rotation and respite from continuous use through the season. The existing limitation on the number of caravans permissible at any one time within the permitted area would remain.
28. Whilst LDP policy TR 8 does not specifically deal with hardstandings and access tracks/roads within established touring caravan and camping sites, the policy is supportive of the upgrading of facilities at existing sites where such measures are subordinate in scale and will not result in significant adverse impact on the landscape. I note also that paragraph 2.11.42 of the LDP, which follows policy TR 6 concerning new static caravan, touring caravan and/or camping sites within the AONB, notes that ancillary development such as hardstanding pitches, access roads and other forms of urbanising development may not be appropriate on smaller touring caravan and tented camping sites of less than 5 units, which must be capable of being returned to agricultural use during the "off-season". Whilst not stated explicitly, a reasonable

inference may be drawn from this that a more substantive justification for such ancillary development may be demonstrable on sites of a larger scale.

29. The sections of tracks/roads which have been created lie within the established area for the siting of touring caravans on the southern side of the bridleway and the established area for tented camping on the northern side. The track/roadways are simple, single-width lengths of hard surfacing constructed of similar layered stone material to the caravan hardstandings, which have again been treated with a thin layer of topsoil and grass seeded. I consider that in principle they comprise a proportionate approach to providing access within the site to the various touring caravan and camping pitches available by creating a more durable and stable surface which better withstands the passage of vehicles, particularly during periods of inclement weather.
30. Nonetheless, the holiday park is subject to a seasonal use restriction. The measures carried out to ameliorate the visual impact of the hard surfacing have not been wholly successful and I consider that the resulting areas of bare or patchy hardsurfacing detract from the land's appearance, particularly during the closed season when the site is not in active use. Whilst the visual impact evidence shows that the ground-level works carried out do not have a discernible impact on views in the wider landscape context, there are localised impacts as seen from the adjacent bridleway and from Nott Hill, particularly when hedgerows have been cut back and summer vegetation is absent.
31. I conclude that the development as carried out causes significant harm to the natural beauty of the AONB, contrary to the aim of LDP policy ER 4. However, I consider that a more effective scheme of surface treatment of these areas, in the same way as I have described in paragraph 18 above, would adequately address the degradation in the land's character and appearance caused by the hardstandings and tracks/roads. Mitigation in this way of the harm caused by the works in their current form would in my view result in compliance with the LDP, including policy ER 4.
32. Appeal APP/B6855/C/19/3223229 therefore succeeds on ground (a), and planning permission is granted subject to appropriate conditions.

### **The ground (f) appeals**

33. In the light of my decision that the ground (a) appeals against the enforcement notices should succeed in both cases, there is no need for me to consider ground (f).

### **Conditions**

34. In considering what conditions should be imposed I have regard to the conditions suggested on a without prejudice basis by the Council and the subsequent discussion at the hearing, together with government guidance on the use of conditions and the relevant tests and the relevant policy requirements of the recently adopted LDP.
35. In relation to APP/B6855/C/19/3223225 conditions are needed to limit the number of touring caravans/campervans/motorhomes permitted on the land and the length of stay of any individual unit, to restrict the period in each year when the use may operate and to restrict the siting of the touring units to the hardstandings created for this purpose. These conditions are needed in order to protect the character and appearance of the AONB, in the interests of highway safety and to ensure compliance with relevant LDP policies. Conditions are also needed to secure the appropriate improvement of the junction layout of North Hills Lane with the A4118, in the interests of highway safety, and to secure enhanced mitigation of the hard surfacing and

improved hedgerow screening of the touring caravan pitches in order to protect the AONB and conserve its natural beauty.

36. In relation to APP/B6855/C/19/3223229 a condition is needed to secure improved mitigation of the areas of hard surfacing created, in order to protect the AONB and conserve its natural beauty in accordance with development plan policies. No other conditions are required.

#### **Other matters**

37. I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. I consider that, subject to the conditions that I have decided should be imposed, my decision to allow the appeals and grant planning permission is consistent with objectives identified by the Welsh Ministers of building healthier communities and better environments, supporting people and businesses to drive prosperity and building resilient communities.
38. I have considered all other matters but find nothing of sufficient weight to alter my decision that the appeals should succeed.

#### **Overall conclusion**

39. Subject to the conditions identified, the development at which the two enforcement notices are directed is acceptable within the context of the existing holiday park. The conditions imposed will ensure that potential adverse effects on the AONB are adequately mitigated and that highway safety issues associated with the increase in touring caravan movements to and from the site use are satisfactorily addressed, resulting in a wider highway benefit for other users in this location. Overall, I conclude that the developments concerned accord with the development plan.
40. For the reasons given, and having taken account of all matters raised, I allow the appeals and grant planning permission subject to conditions.

*Alwyn B Nixon*

**Inspector**





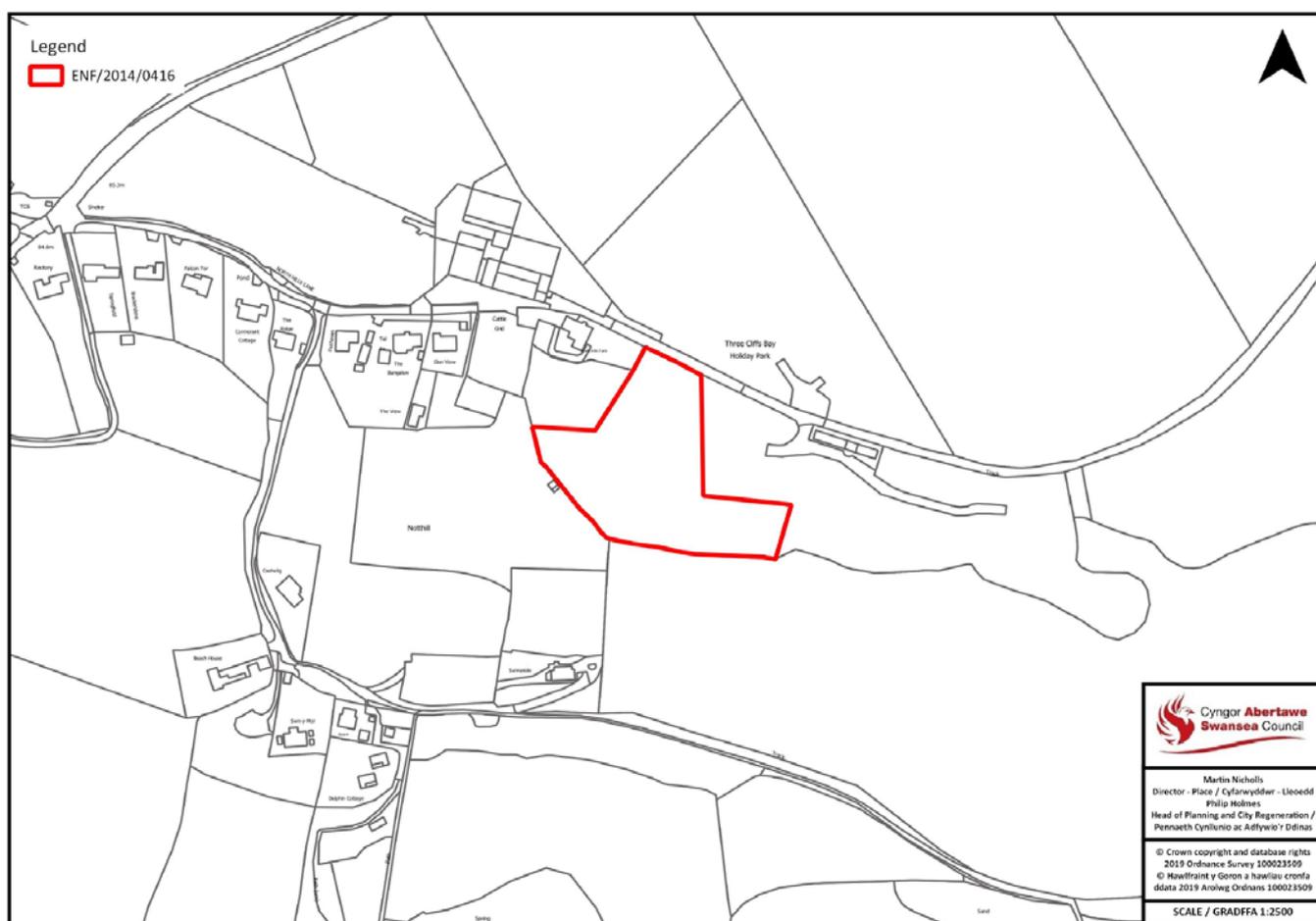
## Plan

This is the plan referred to in my decision dated:

by **Alwyn B Nixon BSc MRTPI**

**Land at Three Cliffs Bay Holiday Park, North Hills Farm, Penmaen, Gower SA3 2HA**

**Reference: APP/B6855/C/19/3223225**





## Plan

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