

PART 2: Your Comments and Suggested Changes. *(Please use one Part 2 section for each comment that you wish to make)*

| | | | |
|------------------------------------------------------------------|--------------------------|------------|--------------------------|
| 2a. Which part of the Deposit Plan are you commenting on? | | | |
| CPRW 23 Single Static Caravans | | | |
| Policy number <i>(please specify)</i> | TAI 8 | | |
| Paragraph number <i>(please specify)</i> | | | |
| Proposals/ Inset Map <i>(please specify ref no.)</i> | | | |
| Constraints Map | | | |
| Appendices <i>(please specify)</i> | | | |
| 2b. Are you objecting or supporting the Deposit Plan? | | | |
| Objecting | <input type="checkbox"/> | Supporting | <input type="checkbox"/> |

23. Single Static Caravans in the Countryside

23.1 TAI 8 Residential Use of Caravans, Mobile Homes or Other Forms of Non-Permanent Accommodation: We are concerned about the proliferation of single static caravans in rural areas, often in exposed and unscreened locations, which have an adverse impact on the landscape. We support the policy intention here which continues the present GUDP policy in limiting siting to strictly temporary and defined periods related to an approved building project. The problem lies in effective monitoring and enforcing this condition with respect both to time limits and visual aspects, including siting, colouring and screening. There are in practice many *de facto* permanently sited single static caravans where there is no longer any link between the site and any building project.

23.2 Single Static Regulation. We are aware that, in practice, the proliferation of individual static caravans within the curtilage of dwellings is largely outside present planning control. Such usage is governed by national rather than local legislation which states that use of the curtilage of a dwelling for any purpose ancillary to the use of a dwelling, including siting of a caravan, is not development and therefore does not require planning permission. Such ancillary uses are difficult to define and impossible to police. Many appeal cases regarding such uses confirm that each case is considered on its merits and could be, for example, an additional bedroom or even accommodation for a son or daughter and partner who may or may not have a family. We also appreciate that Councils cannot control the location or colouring of caravans located within the curtilage of dwellings, even though these may have a detrimental visual impact.

23.3 Single Static Action. The way forward may lie ultimately in changing the legislation to require all future static caravans sited in the curtilage of properties to have planning permission. Nevertheless, we think planning policy needs to take a more robust approach to single static caravans now, requiring, for example all such units to be listed on a public register that can be monitored, showing clearly where lawful use pertains, for example for holiday or other explicit use, and requiring any lawful new or replacement units to fulfil siting, screening and colouring conditions to minimise visual impact on the landscape.

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

23.4 Single Statics Summary. We are concerned about the proliferation of single static caravans in rural areas, often in exposed and unscreened locations, which have an adverse impact on the landscape. Policy TAI 8 does not adequately address the problem which arises in part from unsatisfactory UK legislation. New legislation relevant to Wales is needed, but in the meantime planning policy should make clear a commitment to monitor siting and use of single static caravans and, wherever practicable, enforce conditions of colouring and screening that would mitigate landscape impact.

2d. Please detail the changes you wish to see made to the Deposit Plan.

Commitment to increase planning control over proliferating single statics.

2dd. Is the Deposit Plan sound?

Yes No

2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). More details are provided at the back of this form.

| Procedural | | | | Consistency | | | | Coherence & Effectiveness | | | | | | | | | | | |
|------------|--------------------------|----|--------------------------|-------------|--------------------------|----|--------------------------|---------------------------|--------------------------|----|--------------------------|------|--------------------------|------|--------------------------|------|--------------------------|------|--------------------------|
| P1 | <input type="checkbox"/> | P2 | <input type="checkbox"/> | C1 | <input type="checkbox"/> | C2 | <input type="checkbox"/> | C3 | <input type="checkbox"/> | C4 | <input type="checkbox"/> | CE 1 | <input type="checkbox"/> | CE 2 | <input type="checkbox"/> | CE 3 | <input type="checkbox"/> | CE 4 | <input type="checkbox"/> |

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **359**

Enw / Name: **Mrs Gwyneth Evans [2887]**

Rhan: **POLISI TAI8**

Section: **POLICY TAI8**

Math / Type: **Cefnogi / Support**

Crynodeb o'r Sylw:

Hoffwn gefnogi'r safle Cae Cefn Capel, Botwnnog, credaf fod y pentref yma'n ddelfrydol ar gyfer ychwaneg o dai, gan fod yma cyn gymaint o gyfleusterau e.e. Ysgol Gynradd, Ysgol Uwchradd,(arbed tal cludiant i blant, gyda phalmant yr holl ffordd o'r safle i'r ddwy ysgol) Meddygfa, Llythyrdy, Caffi, Capel, Eglwys

Representation Summary:

I would like to support the Cae Cefn Capel, Botwnnog site. I believe that this village is ideal for more housing, as there are so many facilities e.g. a primary school, a secondary school (save transportation costs for children, with a pavement all the way from the site to both schools), a surgery, a post office, a cafe, a chapel and a church

Sylw Llawn / Full Representation:

Hoffwn gefnogi'r safle Cae Cefn Capel, Botwnnog, credaf fod y pentref yma'n ddelfrydol ar gyfer ychwaneg o dai, gan fod yma cyn gymaint o gyfleusterau e.e. Ysgol Gynradd, Ysgol Uwchradd,(arbed tal cludiant i blant, gyda phalmant yr holl ffordd o'r safle i'r ddwy ysgol) Meddygfa, Llythyrdy, Caffi, Capel, Eglwys

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

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Profion Cadernid / Soundness Tests: None

Sylwadau Dros y We / Representations via the Internet

Rhif Sylw / Rep Id: **366**

Enw / Name: **Mrs Gwyneth Evans [2887]**

Rhan: **POLISI TAI8**

Section: **POLICY TAI8**

Math / Type: **Cefnogi / Support**

Crynodeb o'r Sylw:

Wedi rhoddi sylwadau ar y polisi anghywir, ar hwn, wedi ail wneud ar Polisi TAI 16Sori!!

Representation Summary:

I have put observations on the wrong policy, on this one, have done it again on Policy TAI16, sorry!!

Sylw Llawn / Full Representation:

Wedi rhoddi sylwadau ar y polisi anghywir, ar hwn, wedi ail wneud ar Polisi TAI 16
Sori!!

Newid(iadau) i'r Cynllun

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Change(s) to the Plan

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Profion Cadernid / Soundness Tests: None