
PLANNING COMMITTEE 04-07-22

Present:

Councillors: Edgar Owen (Chair)
Elwyn Edwards (Vice-chair)

Delyth Lloyd Griffiths, Louise Hughes, Elwyn Jones, Gareth T Jones, Huw Wyn Jones, Cai Larsen, Anne Lloyd Jones, Gareth Coj Parry John Pughe Roberts, Huw Rowlands and Gruffydd Williams

Officers: Gareth Jones (Assistant Head of Department - Planning and the Environment), Sion Huws (Senior Solicitor), Keira Sweenie (Planning Manager), Idwal Williams (Senior Development Control Officer), Arwel Huw Thomas (Development Control Officer) and Lowri Haf Evans (Democracy Services Officer)

Others invited:

Local Members: Councillors Peter Thomas, Kim Jones and Gareth Williams

1. APOLOGIES

Apologies were received from Councillor Gareth Morris Jones

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

a) The following members declared that they were local members in relation to the items noted:

- Councillor Huw Rowlands in item 5.1 (C22/0038/22/LL) on the agenda, as he knew the applicant
- Councillor Gruffydd Williams in item 5.1 (C22/0038/22/LL) on the agenda, as he knew the applicant and the objector and 5.8 (C20/0102/33/LL) as his father owned a nearby caravan park
- Councillor Cai Larsen in item 5.3 (C22/0223/15/LL) on the agenda, as his daughter lived near the site

Members were of the view that it was a prejudicial interest, and they withdrew from the meeting during the discussion on the application

b) The following members declared that they were local members in relation to the items noted:

- Councillor Peter Thomas (not a member of this Planning Committee), in item 5.1 (C22/0038/22/LL) on the agenda
- Councillor Kim Jones (not a member of this Planning Committee), in item 5.3 (C22/0223/15/LL) on the agenda
- Councillor Gareth Williams (not a member of this Planning Committee), in item 5.5 (C21/0573/33/LL) on the agenda
- Councillor Cai Larsen (a member of this Planning Committee), in item 5.9 (C21/1111/14/LL) on the agenda

3. URGENT ITEMS

None to note

4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee, held on 13 June 2022, as a true record.

5. PLANNING APPLICATIONS

The Committee considered the following applications for development. Details of the applications were expanded upon and questions were answered in relation to the plans and policy aspects.

RESOLVED

5.1 APPLICATION NUMBER C22/0038/22/LL Fferm Taldrwst Lôn Ddŵr, Llanllyfni, Caernarfon

Extend track under application reference C21/1155/22/YA for a distance of 15 metres to the north of the existing entrance along with the construction of a bridge to cross the watercourse - Lôn Tyddyn Agnes, Llanllyfni

The application was deferred at the Planning Committee on 13 June 2022 in order to inform one of the objectors who wished to speak at the Committee and hold a site inspection.

Some of the Members had visited the site on 04/07/22 to familiarise themselves with the layout and context of the proposal within the local environment.

- a) The Development Control Office highlighted that it was a full application to extend the agricultural track approved under application reference C21/1155/22/YA for a distance of 15 metres to the north of the existing entrance along with the construction of a bridge to cross the watercourse off the Lôn Tyddyn Agnes unclassified county road in the community of Llanllyfni. The proposed track was located on land that is part of the Fferm Taldrwst agricultural holding. The site lies in open countryside and this section of improved grassland was used for livestock grazing.

To support the application, the applicant submitted a Preliminary Ecological Survey as well as a Planning Statement, which referred to a number of the application's elements.

It was explained that this latest application had been submitted to extend the agricultural track for a distance of 15m to the north of the previously permitted access on the grounds that the new access was located within 25m of the class III county road (Lôn Ddŵr). The reasoning behind this latest application was that it would create an access that is nearer to the junction to enable lorries to enter and exit the site with ease and to avoid damaging the unclassified county road. It would also respond to discussions with the Transportation Unit regarding the deterioration of the unclassified county road (Lôn Tyddyn Agnes) and the Unit's wish to take the pressure of heavy lorries away from the road itself.

In the context of the history of this part of the agricultural holding, it may be considered that the principle of connecting the quarry pit to the local roads network for agricultural purposes was acceptable and that the principle of such a proposal had already been accepted when the previous notices were approved.

It was not considered that the proposal was contrary to local or national policies and there was no material planning matter that outweighed the policy considerations. As a result, it was considered that the proposal was acceptable subject to the inclusion of appropriate conditions.

- b) Taking advantage of the right to speak, an objector to the application made the following observations:
- That a number of letters had been submitted objecting to the application.
 - That the application was contrary to environment and public safety matters
 - The Biodiversity Report in the 2017 application clearly expressed that rare species needed to be protected - no concerns this time?
 - That the road was narrow and not fit for purpose
 - That there had been a serious accident on the road with a neighbour suffering life-changing injuries - had informed and warned the Transportation Unit that an accident was inevitable
 - That the road was too narrow for heavy lorries that travelled back and forth transporting waste from the quarry - at least 40 full or empty lorries used the road
 - Public safety and local residents needed to be considered
- c) Taking advantage of the right to speak, the applicant noted the following observations
- That the planning application sought to build a small bridge that would be part of a previously approved agricultural track.
 - That the 15 metre bridge would be closer than the site of the original bridge on the junction of Lôn Tyddyn Agnes and Lôn Ddŵr near Llanllyfni.
 - The main intention of the application was to divert traffic completely off Lôn Tyddyn Agnes in accordance with the wishes of Gwynedd Council's Highways Authority. The voluntary scheme would contribute towards reducing the impact of transport to and from the Tyddyn Agnes quarry and Fferm Taldrwst. It was considered that the measures were an improvement for local people's amenities, would improve highway safety and ultimately mean less maintenance work for Gwynedd Council on Lôn Tyddyn Agnes.
 - Aware, unfortunately, that a road accident involving a tractor had happened recently on Lôn Ddŵr. It was not possible to guarantee that there would be no accidents on any road, wherever its location or whatever its condition. By undertaking this scheme, it was trusted that the risk of accidents on the road in the future may be reduced somewhat.
 - That all activities taking place in Taldrwst and Tyddyn Agnes quarry were in accordance with the current Planning, Agricultural and Environmental Regulations.
 - Aware that not everyone wished to see the plans in Taldrwst succeeding. However, the family had been tenants and owners of Fferm Taldrwst for nearly 150 years. The aspiration and ambition was to improve the holding as much as possible, both economically and environmentally, with the intention of mitigating the huge health and safety problems at the site as a result of the quarrying activities of the past.
 - That the scheme made a substantial contribution to their aspirations as a family and also contributed to the amenities, employment and safety of the area to the future.
- ch) Taking advantage of the right to speak, the Local Member made the following observations:
- Accepted the need to avoid damage to Lôn Tyddyn Agnes by reducing traffic
 - The Transportation Unit had no objection, despite the numerous objections from local residents about the increase in heavy vehicles

- That planning consent had already been granted and so an increase in vehicles was inevitable
 - That there would be a legal and environmental advantage to be gained from filling the holes in the road
 - That creating an additional 15m track on the applicant's agricultural land would make sense, whilst accepting the concerns of the residents of Tyddyn Agnes - a serious accident had occurred on the road, with a neighbour suffering life-changing injuries
 - The road was popular with walkers, cyclists, children walking to school
 - That the road had blind corners and poor visibility
 - Suggested considering conditions of not driving lorries during school drop off and pick up times, as well as creating a passing place. A suggestion for the Transportation Unit to meet with the Local Member to consider traffic management conditions
 - That there were no permanent warning signs on the road - signs needed to be created since there was continuous use of lorries and tractors here
 - Important to find a balance between users, neighbours and business
 - That Gwynedd Council had a duty to ensure resident safety
 - Hoping to reach an agreement - did not wish to see another accident
- d) A proposal was made and seconded to approve the application.
- e) During the ensuing discussion, the following observations were made by members:
- Argued that the site was 'agricultural' - similar to a quarry
 - That the site was a rural site - roads and verges were being destructed
 - That a number of local residents were objecting

In response to a comment regarding the quarry's activities, the Assistant Head of Planning and Environment noted that the activities were being implemented in accordance with the legal requirements, and that the existing use was in line with regulations. The purpose of the strip of land was to improve user safety and remove vehicles off the road. It was reiterated that the Transportation Unit did not have an objection to the application and that the Health and Safety Unit did not have any grounds to object because the use of the quarry was already legal.

In response to a comment regarding an increase in the size of lorries, instead of the number, it was noted that it was not possible to manage the number of vehicles through the planning system, but it was accepted that clear communication about the nature of the use and the timetable was essential. It was reiterated that the management of the business was the responsibility of the applicant and that the service should be contacted regarding any notices. It was suggested that this information should be shared with the Local Member and Transportation Unit so that correspondence and signage could be improved. It was noted, in simple terms, that this was an attempt to rationalise and move vehicles away from a plot of deteriorated land - the work had temporary permission - it would come to an end when the work would be completed.

The Head of Legal Services reiterated that if there would be a deterioration in the condition of the road, then its repair would be a matter for the Transportation Unit.

RESOLVED: To approve the application subject to the following conditions: -

- 1. Five years.**
- 2. In accordance with the details submitted with the application.**
- 3. Submit a tree planting plan to be approved in writing by the Local Planning Authority.**

4. **Complete the development in accordance with the recommendations of the ecological report.**

Note regarding the need to obtain the permission of the Transportation Unit to carry out work within the highway.

Note regarding the advice received from the Council's Water and Environment Unit.

5.2 APPLICATION NUMBER C22/0200/14/DT Clegyr, 11 Cae Gwyn, Caernarfon, Gwynedd,

Single-storey and two-storey extension, internal alterations and remodelling of existing property.

Attention was drawn to the late observations form.

- a) The Development Control Officer highlighted that this was a full application to build a two-storey side extension and rear extension, along with minor alterations to the exterior elevations of the existing dwelling. It was explained that the property was located on a corner plot between Ffordd Menai and Cae Gwyn within a residential area within the boundaries of Caernarfon Town and was referred to the Planning Committee since the applicant had declared a family relationship to an Elected Member
- b) It was proposed and seconded to approve the application
- c) During the ensuing discussion, the following observation by a member was noted:
 - That the application would not be brought before the Committee were it not for the connection to the Elected Member

RESOLVED To approve with conditions

1. **Commence within five years.**
2. **In accordance with the plans**
3. **Slate roof.**
4. **Materials to be in-keeping.**

Note: To safeguard protected species - bats.

5.3 APPLICATION NUMBER Ffordd Capel Coch, Llanberis, Caernarfon, Gwynedd, LL55 4SH

Application for the erection of a dormer bungalow, widen existing access and provide parking spaces (re-submission of application refused under ref. C21/1140/15/LL).

Attention was drawn to the late observations form.

- a) The Development Control Officer highlighted that this was a full application for the erection of a new two-storey house in the rear garden of a property known as Y Berllan, which was situated in the centre of the village of Llanberis. It was noted that the application was a resubmission of a similar application that was refused in January 2022, and that this latest application had been called in by the Local

Member, which noted that the amended proposal, by now, was acceptable based on the flood risk and design.

The Officer noted, although the application would be acceptable based on capacity, and that it would be located within the development boundary, it was considered that there was a need to comply with other relevant policies within the LDP - requirements of Policy PCYFF 1 (development boundaries), as well as the requirements of Policy PCYFF 2 (development criteria).

It was considered that erecting a new house measuring 5.9m high, 5m away from the existing dwelling, would create an oppressive structure at the expense of the amenities of the residents of Y Berllan, creating a claustrophobic environment. In addition, locating a new dwelling near the existing dwelling would undermine the amenities of the occupants of Y Berllan on the grounds of noise nuisance deriving from activities associated with modern and current life, as well as the movement of vehicles in and out of the site, which share the same access. In addition, its setting adjacent to Y Berllan, as well as the size of the house would create an incompatible and awkward structure in terms of its character at the expense of visual amenities; therefore, although it was an amended application, it continued to be unacceptable.

Having considered all the comments received from local residents, statutory consultees and the response of the applicant to the proposal's previous flood risks concerns, the Local Planning Authority noted that the latest proposal would have a detrimental impact on the residential and general amenities of nearby occupants and on the visual amenities of the streetscape. The officers' recommendation was to refuse the application.

- b) Taking advantage of the right to speak, the applicant noted the following observations:
- This was an application to build a small two-bedroom bungalow for her son and her to live in - it was not to be sold or let as an Airbnb.
 - She had been born in the village, and her sons and grandchildren also lived in the village - her son and his wife relied on her to take the grandchildren to school every morning before going to work
 - The proposal was to build in the garden of Y Berllan (her parents' home). Y Berllan was being sold with the buyer aware, if successful, that there was planning permission on the rear garden.
 - That there was plenty of space in the front of Y Berllan, and plenty of space in the rear to park 3-4 cars and a turning space.
 - The proposal was an application for a small bungalow and it was not going to be an "obtrusive structure" as was being expressed by the officers. The scheme was very similar to the existing bungalow.
 - The proposal would not cause noise nuisance as there would only be 1 vehicle and 2 persons living in the house.
 - That the location of Y Berllan was at the bottom of Ffordd Capel Coch - it would not cause more noise or traffic as was insinuated - more noise and traffic was caused by the five Airbnb sites that were already in the street. One cottage in Stryd Ceunant located up the road had obtained an extension on two sides and had been split into two Airbnb sites - this surely created more noise and traffic in the street!
 - That she had responded to the requirements of the Planning Officer
 - It was impossible to buy a house in Llanberis due to house prices in the area, but it was possible to build a small bungalow - this would be cheaper as her age was against her in terms of obtaining a mortgage.

- The Community Council nor the neighbours had not objected to the application. She pleaded to the Committee to approve the application - attention should be given to keeping the Welsh language alive and keep local people in their villages.
- c) Taking advantage of the right to speak, the Local Member made the following points:
- That neither the Community Council or neighbours had no objection
 - That the applicant wanted to remain in Llanberis
 - That parking would not disrupt others - there was a parking space on the site
 - The design was in-keeping
 - There was one bungalow here - no impact - no noise - Airbnbs were having a greater impact
 - Tall, mature trees on the site - no overlooking
 - There was a new estate in the village and the prices were high
 - The Welsh language was deteriorating in the village - needed to be retained
- d) It was proposed and seconded to approve the application contrary to the recommendation, noting that the application complied with Policy CYFF 3 - the design and appearance were acceptable and it would not affect the amenities of nearby residents.
- e) During the ensuing discussion, the following observations were made by members:
- That the site was within the development boundary of the village
 - Needed to keep local people local

RESOLVED: To approve with conditions

- 1. Five years.**
- 2. In accordance with submitted plans.**
- 3. Withdrawal of permitted rights**
- 4. Slate and materials.**
- 5. Complete the parking before the building is occupied.**
- 6. Land drainage conditions.**
- 7. A Welsh name for the house**

5.4 APPLICATION NUMBER C22/0242/34/LL Land near Penlon, Clynnog Fawr, LL54 5PE

Construction of new house and parking spaces

Attention was drawn to the late observations form.

- a) The Development Control Officer highlighted that this was a full application to erect a two-storey house on a plot of land near Pen Lôn, in front of dwellings known as Y Ficerdy and Clynnog House, with Tŷ Isaf and Court Cottages residential dwellings to the rear of the site, within the Clynnog Fawr residential area and development boundary. Here there was also a rear access to Beuno Sant Church, which is also being used by the five existing nearby dwellings. It was noted that the site was located immediately adjacent to Listed Buildings, located within the Area of Outstanding Natural Beauty (AONB) and within a Conservation Area.

The application was submitted to the Planning Committee at the request of the local member.

A previous application was submitted to the Planning Committee in September 2021, where it was resolved to defer the application in order to discuss the way forward, and submit amended plans. The application was withdrawn and the existing application was submitted, with the only changes to include two dormer windows in the roof on the western elevation.

Having considered all the relevant matters, including local and national policies and guidance and the observations received, it was highlighted that it cannot be recommended to approve the application due to the failure to satisfy the requirements of the LDP's TAI policies, relating to the suitability of the development to comply with the character of the settlement in terms of its size and scale and that there was a need to protect the open plot from over-development in order to safeguard the appearance and character of the local conservation area.

- b) Taking advantage of the right to speak, an objector to the application made the following observations:
- That there were many problems with the plan
 - That the application was an over-development in a conservation area.
 - That the applicant continued to submit plans
 - Listed buildings of outstanding beauty need to be protected
 - That the access road was a single road - the Transportation Unit needed to verify this
 - That there were 5 properties, Welsh Water access and a Church on site
 - That no reference has been made to the culvert
 - There would only be a void of 1m between the proposal and the existing property
 - Over-looking and neighbours' dwellings
 - That the applicant did not live locally
- c) Taking advantage of the right to speak, the applicant noted the following observations:
- The applicant had been born and bred at 25 Llwyn y De, Clynnog Fawr, and when he was seven years old, the family moved to Aberdesach. In 1999, he bought the Penlôn property in Clynnog Fawr, namely a small, traditional cottage with a separate property a stone's throw from the property. After five years, and due to personal circumstances, Penlôn was sold in 2004 but a decision was made to retain the garden with the intention and hope of being re-housed in the village in the future and build a new house on a site that was already in their ownership
 - The site was located within the development boundary of the village, and within a conservation area - Clynnog Fawr itself was located within an Area of Outstanding Natural Beauty
 - The total surface area of the site was around 175m² with the intention of building a simple and concise, two-storey property, with as little garden as possible. The total floor surface area of the property would be 55m², leaving 120m² for parking, a garden and a curtilage around the property
 - That planning policies were a guide and had been prepared carefully for interpretation - of course, any individual can interpret them differently; however, the basic principle of the proposal still stood
 - The main concern of the planning officer in this case was that the proposal, in his opinion, due to its size and setting, was contrary to the relevant policies. Whether the proposal adds to and enhances the character and appearance of the site was a matter of opinion, as well as whether the proposal safeguards or improves the setting and appearance of the conservation area

- ch) It was proposed and seconded to approve the application contrary to the recommendation - the design was in-keeping - no objection had been received from the Transportation Unit or AONB
- d) In response to the proposal, the Assistant Head of Planning and Environment highlighted that the location needed to be considered as a sensitive location, which was under conservation management with listed buildings located around it. He reiterated that the design of the proposal was not one that would generally be seen in a housing estate and that it did not respect the sensitive design of this area.
- e) A proposal to carry out a site visit was proposed and seconded.

RESOLVED: To defer in order to conduct a site visit

5.5 APPLICATION NUMBER C22/0182/30/DT Pelydryn, Aberdaron, Pwllheli, Gwynedd, LL53 8BE

Single-storey extension

- a) The Development Manager highlighted that this was an application to erect a single-storey in front of a single-storey house. It was reported that the development would include extending an existing garage, which formed an integrated part of the house, 1.5m in front of it. This new element would have a pitch roof measuring 3.8m high (1.2m lower than the ridge of the roof itself), with a garage door in front.

It was noted that the property was one property in a row of detached houses nearby the B4413 class 2 road in a residential area within the boundary of the Coastal - Rural Village of Aberdaron as defined by the Anglesey and Gwynedd Local Development Plan; The property was also within the designated Area of Outstanding Natural Beauty and the Llŷn and Bardsey Island Landscape of Outstanding Historical Interest.

The application was submitted before the Committee at the request of the former local member, Councillor W. Gareth Roberts, who objected on the grounds of the visual impact of the development on the streetscape and due to concerns regarding the amenity impact on neighbours.

Reference was made to Policy PCYFF 3 of the LDP that states that it was expected for every proposal to show a high-quality design, which gave full consideration to the context of the surrounding built environment. In this case, when considering the scale, design and materials of the extension, it was considered that the change to the appearance of the site would be very small compared with the existing house, and that no harm to the built quality of the property would derive from the development. It was noted that conditions could be imposed, to ensure that the materials used are in keeping with the rest of the house.

In addition, it was reported, despite the considerable increase in the bulk of the building, as well as an extension to the "building line" slightly to the front, there was no definitive building pattern to developments in the area, and because the change was small, the proposal would respect the built context of the site and be in-keeping with the surrounding area. As a result, it was considered that the plan submitted, due to its scale, materials and design, was appropriately in-keeping with the existing property and therefore complied with the requirements of policy PCYFF 3.

Although the site lies within the AONB, and considering its urban location, the proposal in question would not affect the character of the AONB's landscape.

Similarly, it was not considered that the Landscape of Outstanding Historical Interest would be harmed - the proposal was acceptable under the requirements of Policies AMG 1 and AT 1 of the LDP.

- b) Taking advantage of the right to speak, the Local Member made the following points:
- That he fully agreed with the comments of the former Councillor
 - This was not a 'need' to extend, but rather an owner choosing to extend in order to store a boat and tractor in a second home. The alteration was 'desirable' for 'recreational purposes' - there was no 'need' here
 - 4 bungalows between the chapel and the school - this was the streetscape
 - The alteration would be an eye-sore - would stand out and the height of the roof would have an impact on the amenities of neighbours, and would impair natural light
 - That the chapel had been converted and its character had been retained
 - Plenty of agricultural sheds offered storage for a tractor and/or boat in area
 - The proposal reflected an 'industrial' plot, creating an 'industrial unit' for the applicant's purposes, with no regard for others - a garage was located on the site already
 - That there was a storage extension on the site - without planning permission
 - Approving would set a dangerous precedent and the character of the houses in Aberdaron would be lost forever
- c) It was proposed and seconded to undertake a site visit.

RESOLVED: To defer in order to conduct a site visit

5.6 APPLICATION NUMBER C21/0573/33/LL Nant, Boduan, Pwllheli, Gwynedd, LL53 8YE

Siting of 5 seasonal wooden camping pods, erection of shower / toilet unit, installation of a domestic sewage treatment plant and landscaping works.

- a) The Planning Manager highlighted that this was an application to locate 5 timber pods for seasonal camping on a plot of wooded land near Boduan. The work would include erecting a building for showers / toilets, installation of sewage treatment work and landscaping. It was highlighted that the application had been submitted to committee on 22 November 2021 and 21 March 2022, when a decision on the application was deferred at the request of the applicants in order to allow them to provide more information to support their proposal. It was reported that the following information had now been added to the application.
- Amended site plans including plans for an alternative access
 - Initial Ecological Assessment
 - Tree quality survey
 - Tree Preservation Plan

It was expressed that Policy TWR 5 stated that sites for temporary alternative camping accommodation and the policy should set a series of criteria in order to approve such developments. It was reported that criterion 1 in policy TWR 5 states that any proposed development should be of a high quality in terms of design, layout and appearance, and should also be well screened by existing landscape features and / or where the touring units can be readily assimilated into the landscape in a way that does not significantly harm the visual quality of the landscape.

It was considered that the proposal was located in a site that was hidden from most public vistas and was a site that was already planted with around 1000 trees, with the intention of managing the trees by coppicing. It was reiterated that the site was not located within the AONB, but it stood within the Special Landscape Area. Due to the formation of the land and the wooded nature of the site, it was not considered that the development would cause significant harm to the quality of the designated landscapes.

It was considered that the proposal would meet the needs to develop a new seasonal camping site as noted in Policy TWR 5 of the LDP and by imposing appropriate conditions to ensure that the highway access to the north (to the A497) will not be used at all for the purposes of the business, and mitigation steps to protect from pollution and to safeguard biodiversity, the development would meet with the requirements of the relevant policies of the LDP.

b) Taking advantage of the right to speak, the applicant noted the following observations:

- This was an application to obtain a small camping site located in a beautiful forest in the rear of the house.
- All biodiversity reports had now confirmed that the trees that need to be removed were diseased trees. There was no intention to clear trees for the project, they only needed to be felled because they were dangerous
- Had considered an alternative camping pod, instead of a timber structure. It would be easier to move when it needed to be stored at the end of the season.
- That Natural Resources Wales had approved the sewage treatment system, which would be a huge improvement on the existing septic tank system.
- That there were access rights in the field to the rear of the house - with a legal right of way and the original road to Nant farm. It would be possible to divert the traffic of that road and park by the gate. This would avoid traffic from the Pwllheli-Nefyn road.
- That the impact on noise and light pollution and the welfare of the bats had been considered
- There was a proposal to protect and safeguard the beautiful environment in Nant - the site would offer a positive experience to the tourism sector in Penrhyn Llŷn

c) It was proposed and seconded to approve the application

ch) During the ensuing discussion, the following observation by a member was noted:

- That creating a new track in itself caused pollution

In response to a question about the site being 'far from services', it was noted that the site was close to the main roads network and that buses offered a public transport option to the site. The proposal met the policy requirements.

RESOLVED: To approve the application subject to the following conditions:

- 1. Commence within five years.**
- 2. In accordance with submitted plans.**
- 3. The access to the north that directly connects to the A497 shall not be used for business purposes in any circumstances.**
- 4. The number of units on the site at any one time to be restricted to 5.**
- 5. Restrict the season to between 1 March and 31 October.**
- 6. Holiday use only.**
- 7. Maintain a register of users**

8. **No units to be stored on the site outside the season**
9. **All internal and external signs to be in Welsh only or bilingual with a priority given to the Welsh language.**
10. **The recommendations of the Ecological Assessment Report must be observed**
11. **A Pollution Prevention Plan must be submitted to include details for monitoring the quality of the water discharged into ditches.**

Note - Fire Service, Natural Resources Wales, Land Drainage Unit

5.7 APPLICATION NUMBER C21/0734/46/LL - Tyddyn Isaf, Tudweiliog, Pwllheli, Gwynedd, LL53 8PB

Full application for change of use of agricultural land to create a caravan site for 32 pitches, construction of new building to accommodate showers/toilets, all associated hard standings, resurfacing and access.

- a) The Assistant Head of Environment Department submitted his report after referring the Committee's decision on 13/06/22 to a cooling-off period.

The risks to the Council of approving the application, along with the options available to the Committee, were highlighted. The officers noted clearly that the features of the application had been thoroughly assessed by the Council's officers, who firmly recommended that the application be refused as the proposal did not comply with the requirements of the Anglesey and Gwynedd Joint Local Development Plan's adopted policies, local and national guidance and national planning policies or the AONB Management Plan.

It was noted, although it was likely that some additional landscaping could contribute to shadowing the site to a degree over time, it was not considered that the proposal was acceptable as approving new development within designations had been protected as the AONB, completely contrary to local and national planning principles and the AONB management plan. Even by attempting to justify the development in terms of economic matters, the policies and guidance clearly note the need to protect a landscape of national value such as this one from further developments that would affect the visual amenities of the area.

- b) The Local Member, Councillor Gareth Tudor Jones, had apologised that he was unable to attend. The Chair read his comments:
 - He had used the cooling-off period to re-visit, re-consider and re-read all documentation associated with the application.
 - Having carefully considered the arguments in favour and against, his mind was at ease that the application should be approved and that he supported the views of the local community.
 - The nearest neighbours were fully supportive of the application and local community was also unanimously in favour of a caravan site. As were Tudweiliog Community Council.
 - That 317 people had signed a petition, including the owners of the Post and Lion in Tudweiliog, who saw the benefit to the local economy. (The size of the petition was not mentioned in the report).
 - No voice was objecting and this was a very unusual thing these days with planning applications.

- In terms of a key environmental and landscape protection matter, 'Natural Resources Wales' and 'AONB' officer were willing to support the application, provided that the caravans were hidden with soil 'cloddiau' and hedges along the boundaries.
 - That the Tyddyn Isaf family, as responsible owners, had shown their unwavering and clear commitment to improve the environment by paying for an international landscaping expert to ensure that the site will be effectively landscaped. It was a challenging landscape, but it would be possible to grow trees and hedges in a short time and ensure that the development will not have a harmful impact on the visual amenities of the AONB.
 - He urged the Committee to approve the application. At a difficult time with increases in living costs and the rural economy dwindling, this was an opportunity to provide a better future to a local family of 5 so that they could remain in Tudweiliog and contribute to their community.
- c) It was proposed and seconded to approve the application, contrary to the recommendation, noting that there was a need for the applicant to comply with the Landscaping Plan

RESOLVED: To approve with conditions

1. **5 years.**
2. **In accordance with submitted plans.**
3. **Number of units.**
4. **Register to be kept and holiday use only.**
5. **Restrict the season to between 1 March and 31 October.**
6. **No units to be stored on the site outside the season**
7. **All internal and external signs to be in Welsh only or bilingual with a priority given to the Welsh language.**
8. **The recommendations of the Ecological Assessment Report must be observed**
9. **Landscaping**
10. **Amenity block materials and finishes**

5.8 APPLICATION NUMBER C20/0102/33/LL Plas yng Ngheidio, Ceidio, Pwllheli

Extend the existing touring caravan site to land nearby by creating a new access from the existing camping site, move the location of one touring caravan and add eight new touring caravans.

Attention was drawn to the late observations form.

- a) The Development Control Officer highlighted that the application related to extending the existing camping site to adjacent agricultural land located in open countryside and within a Special Landscape Area. It was proposed to create additional pitches for eight touring caravans as well as a new internal link road with a pitch to relocate one touring caravan from the existing site.

It was explained that the application was an amended application for 8 additional pod on the same site as was refused on 22/07/2019 (application number C19/0090/33/LL). The application was submitted to a Committee as the site was in the ownership of a Council Member.

It was expressed that Policy TWR 5 stated that any new touring caravan development must be of a high quality in terms of design, setting and appearance and that it is well hidden by the existing features of the landscape and / or in a place where touring units can be easily assimilated to the landscape in a way that does not cause significant harm to its visual quality. It was highlighted that the application land was on a higher level than the existing touring caravan site and although it was intended to excavate down around 1m in the field in order to locate the caravans on the land, the highest part of the caravans would continue to be visible in the landscape. It was unlikely that the groundworks and planting would be sufficient to hide the caravans for some years, if at all. A development of this nature and scale would therefore be likely to stand out obtrusively in the landscape, causing significant harm to the visual quality of the landscape.

In acknowledging the points made by the applicant that was submitted in the additional information, they did not change the fact that the site was visible in the landscape and the extension in question would be on a higher level than the existing touring caravan site on the farm. It was not considered that the extension to the site would be well hidden by the existing features of the landscape and it was not considered that the proposal would integrate well with its surroundings. As a result, it was considered that the proposal would not do anything to maintain, enhance or restore the acknowledged character of the Special Landscape Area and that the proposal was contrary to the requirements of Policy TWR 5, PCYFF 4 and AMG 2 of the LDP.

b) Taking advantage of the right to speak, the applicant's agent noted the following comments:

- That the farm was a sixth-generation family farm
- That diversification had to be considered
- The family had established a small and tidy park
- The intention was to extend the provision and not create a new park
- That there was a reference in the report about the proposal to reduce the land level, but there was no acknowledgement that the '*cloddiau*' would be higher

c) It was proposed and seconded to refuse the application.

RESOLVED: To refuse - reason

1. **This development would be located in a prominent location that is well concealed by the existing landscape features, it would be harmful to the quality of the landscape and it would not integrate appropriately to the location in open countryside. In addition, the proposal would not contribute to the maintenance, improvement or recovery of the recognised character of the Special Landscape Area. Therefore, it is considered that the proposal is contrary to the requirements of Policies TWR 5, PCYFF 4 and AMG 2 of the Anglesey and Gwynedd Joint Local Development Plan.**

5.9 APPLICATION NUMBER C21/1111/14/LL Fron Goch Garden Centre, Pant Road, Caernarfon, LL54 5RL

Application to erect a building to store garden furniture together with erecting an adjacent building to exhibit and sell furniture, open storage area and extension to existing customer car park

Attention was drawn to the late observations form.

- a) The Planning Manager highlighted that this was a full application to extend Fron Goch garden centre by constructing a building to store garden furniture as well as nearby space to display and sell furniture, open storage area. The building would measure 46.2 metres long (at the longest point), 22.7m wide and 7.8m to the highest part of the roof a total of 977 square metres. It is also intended to extend the existing customer car parking area, as well as create a 1452m² storage area, located between the proposed building and the new south-western boundary of the site.

As retail use already existed on the site, it was suggested that the principle of the proposal should be considered against Policy MAN6 (Retail in the countryside). In accordance with policy MAN6, proposals for small-scale shops and extensions to existing shops outside the development boundary will be permitted, as long as the proposal complies with the criteria included in the policy. The first criterion requires the proposal to be a subservient element of the existing business on the site. The explanation to Policy MAN 6 states that the most suitable location for shops is within the boundaries of the settlements of towns and villages. However, small scale shops run jointly with a business that already exists on the site is likely to provide a useful service and employment for rural communities.

Having weighed up the proposal in the context of the relevant policies, it was not considered that the proposal was acceptable to approve since the location, density and increase in size was unreasonable, and the proposal would have a substantial negative impact on the character of the area, which is contrary to many policies. In addition, it is unclear if the impact on biodiversity and the natural environment is acceptable and it was not considered that there was justification for the loss of agricultural land deriving from the proposal.

After giving full consideration to all material planning matters, it was not considered that the proposal met planning policy objectives.

- b) Taking advantage of the right to speak, the applicant noted the following observations:
- That there was no responsibility to fell trees - trees suffering from ash dieback would be the only ones to be felled, with the intention to plant and grow more.
 - The proposal would respond to Health and Safety matters: Heavy goods - fewer supplies, but larger loads and therefore a need to make more storage space for them and create additional car parks for customers.
 - That there was no room in the centre for storage, and it was not possible to locate a storage area closer to the main building - it should not be considered as a separate business
 - The business was established in 1981 - had prioritised countryside aspects
 - The business now employs 102 employees: ensuring environmental and community balance - carrying out work locally with schools, local councils and supporting local projects.
- c) Taking advantage of the right to speak, the Local Member made the following points:
- He was supportive of the application.
 - That the business was native and quality - was managed responsibly, tastefully and was popular both locally and nationally
 - That there was a need to extend to compete with large shops
 - A local employer and a significant employer. Need to consider the economic benefit

- That the Welsh language can be heard and was visible on the site
- Confident that the applicant would respond to the requirements to protect native tree species
- That there was a substantial development on the site already - unable to accept that a new building would have an impact on the countryside and the amenities of nearby residents
- In terms of the technical threshold - major development - in a village maybe, but this was in the countryside
- An additional parking space was needed to rationalise with the health and safety requirements
- Loss of agricultural land - comment that the site owners own this land, and that it is not used as agricultural land
- Propose to approve to develop the site in a responsible manner for local use
- Support needed on businesses and no barriers

ch) It was proposed and seconded to conduct a site visit

RESOLVED: To conduct a site visit

The meeting commenced at 13:00 and concluded at 15:45

CHAIR