



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 2ND OCTOBER, 2023

NOTE

This meeting will be webcast

https://gwynedd.public-i.tv/core//en_GB/portal/home

Location

**Hybrid - Siambr Dafydd Orwig, Council Offices, Caernarfon LL55 1SH
and Virtually via Zoom**

N.B.

To be preceded by a site visit in relation to application numbers C23/0293/42/LL Arosfa, Edern, Pwllheli, Gwynedd, LL53 8YU and C23/0543/43/LL Gwynus Caravan Park, Llithfaen, Pwllheli, Gwynedd, LL53 6LY

Committee members to meet at Arosfa, Edern, Pwllheli at 10:00am

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(DISTRIBUTED 22/09/23)

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PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (9)

Councillors

Elwyn Edwards
Elin Hywel
Huw Wyn Jones
Edgar Wyn Owen
Huw Rowlands

Delyth Lloyd Griffiths
Gareth Tudor Jones
Olaf Cai Larsen
Gareth A Roberts

Independent (5)

Councillors

Louise Hughes
Anne Lloyd-Jones
Gruffydd Williams

Elwyn Jones
John Pughe Roberts

Lib/Lab (1)

Councillor Gareth Coj Parry

PROCEDURE FOR SPEAKING ON PLANNING APPLICATIONS IN THE PLANNING COMMITTEE

The Council has decided that third parties have the right to speak on planning applications at the Planning Committee. This leaflet outlines the normal operational arrangements for speaking at the committee.

1.	Report of the Planning Service on the planning application including a recommendation.	
2.	If an application has been received from a 3 rd party to speak the Chairman will invite the speaker to come forwards.	
3.	Objector or a representative of the objectors to address the committee.	3 minutes
4.	Applicant or a representative of the applicant(s) to address the committee.	3 minutes
5.	Local Member(s) to address the committee	10 minutes
6.	Committee Chairman to ask for a proposer and seconder for the planning application.	
7.	The committee to discuss the planning application	

AGENDA

1. APOLOGIES

To accept any apologies for absence.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

To receive any declaration of personal interest and to note protocol matters.

3. URGENT ITEMS

To note any items that are a matter of urgency in the view of the Chairman for consideration.

4. MINUTES

6 - 16

The Chairman shall propose that the minutes of the previous meeting of this committee, held on, 11 September 2023, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1. APPLICATION NO C23/0541/11/MG MAES BERE, BANGOR, LL57 4TQ 17 - 28

Reserved matters following the granting of outline planning permission C18/0365/11/AM for 9 dwellings with integrated garages including details of layout, scale, appearance, access and landscaping

Local Member: Councillor Gareth Roberts

[Link to relevant background documents](#)

5.2. APPLICATION NO C23/0543/43/LL GWYNUS CARAVAN PARK, LLITHFAEN, PWLLHELI, GWYNEDD, LL53 6LY 29 - 42

Full application to upgrade an existing caravan park by installing five new units, retain the temporary access road and create a playing field.

Local Member: Councillor Jina Gwyrfai

[Link to relevant background documents](#)

5.3. APPLICATION NO C23/0293/42/LL AROSFA, EDERN, PWLLHELI, GWYNEDD, LL53 8YU 43 - 62

Full application for the demolition of existing structures and construction of a new dwelling and associated works

Local Member: Councillor Gareth Tudor Morris Jones

[Link to relevant background documents](#)

Agenda Item 4.

PLANNING COMMITTEE 11 September 2023

Present: Councillor Edgar Owen (Chair)
Councillor Elwyn Edwards (Vice-chair)

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

Officers: Gareth Jones (Assistant Head of Planning and the Environment), Sion Huws (Legal Services), Iwan ap Trefor (Traffic and Projects Service Manager), Gwawr Hughes (Development Control Team Leader), Glyn Llewelyn Gruffydd (Senior Planning Officer) and Lowri Haf Evans (Democracy Services Officer).

Others invited:

Swyn Hughes and Elen Morris (Professional Trainees in Environment Planning) - observing

1. APOLOGIES

Apologies were received from Councillor Elin Hywel

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 Gruffydd Williams (a member of this Planning Committee) in relation to item 6.1 (C21/1220/42/LL) on the agenda
 - Councillor Gareth A Roberts (a member of this Planning Committee) in relation to item 6.2 (C22/1169/15/LL) on the agenda
 - Councillor Gareth Morris Tudor Jones (a member of this Planning Committee), in item 6.4 (C23/0201/08/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 17 July 2023, subject to ensuring that bullet point 2 in item 5.3ch (application number C22/1169/15/LL Llanberis Library, Ffordd Capel Coch, Llanberis <<https://gwynedd-planning.tascomi.com/locations/index.html?fa=edit&id=42543>>) in the English version corresponds to the Welsh version:

Awgrym i ystyried codi dau dŷ yn hytrach na thri, fyddai'n rhyddhau lle parcio
It was suggested that two ~~three~~ dwellings be erected instead of three ~~two~~, which would release parking spaces

5. APPLICATION FOR AN ORDER UNDER THE ROAD TRAFFIC MANAGEMENT ACT 1984

Community: Llanberis and Nant Peris Ward: Llanberis

Proposal: Gwynedd Council Order (various County roads, Arfon Area) (30mph speed restriction) 2023

- a) It was reported that a Restricted Roads (20mph Speed Limit) (Wales) Order 2022 had been made by Welsh Ministers on 13 July 2022 following Senedd Cymru's decision. Before 17 September 2023, local authorities should consider which restricted roads must stay at 30mph. To this end, the Council had introduced a 30mph order for Arfon, Dwyfor and Meirionnydd areas with the Arfon order including an intention to keep the speed restriction at 30mph on 37 sections of the road in the area.

The proposed 20mph Scheme was consulted upon with stakeholders in December 2022 as part of the pre-consultation process where observations were received and changes were introduced to the schemes. Further consultations on the proposed schemes were held with stakeholders and members of the public in April 2023. In July 2023, as part of the statutory consultation process, an e-mail was received objecting to the order for two sections of the A4086 Class 1 Road from Llanberis Community Council (although reasons for the objections had not been submitted).

In response to the objections, it was noted that Officers were of the opinion that these sections of the road should stay at 30mph as the road was a first class road, that the number of houses on the side of the road was smaller than 20 buildings/km and that there were only dwellings without a private access road from the highway on one side of the road and it would affect the emergency services. It was reiterated that the roads in question were currently 30mph and, therefore, the order did not propose any change to the road's current situation. Although officers fully understood the wishes of Llanberis Community Council, those wishes did not correspond with the guidance set out by the Welsh Government. Despite this, the Traffic Unit would continue to monitor traffic on these sections of the road with the intention of reviewing the decision in 6 months.

It was reiterated that the requirements of the Equality Act 2010 and the Well-being of Future Generations (Wales) Act 2015 had been considered when assessing the proposal.

- b) It was proposed and seconded to approve the exceptions.
- c) During the ensuing discussion, the following observation by a Member was noted:
- These sections of the road were very short, therefore, keep at 20mph for safety.

In response to an observation about implementing a small 30mph section on Ffordd Pentre' Castell before reducing further to 20mph, it was noted that the Traffic Unit had deemed reducing from 60mph to 20mph as too much of a step and, therefore, a short 30mph buffer had been implemented to reduce speed gradually.

RESOLVED:

To approve keeping the speed restriction at 30mph on a section of the road near Pendre Castell on the A4086 and keeping the speed restriction at 30mph on the A4086 between Nant Peris park and ride and Pont Gwastadnant.

6. 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

6.1 APPLICATION NUMBER C21/1220/42/LL Morlais Lôn Penrallt, Nefyn, Pwllheli

Demolition of existing dwelling and construct a new dwelling in its place, and work to stabilise the cliffs

Some Members had visited the site on 05-09-23

- a) The Senior Planning Officer highlighted that the application had already been discussed at a meeting of the Planning Committee held on 17 July 2023. At that time it had been resolved to defer the decision in order to conduct a site visit so that Members had an opportunity to see the site in the context of its location.

It was noted that it was a full application for the demolition of an existing dwelling and construction of a replacement dwelling, together with work to stabilise coastal cliffs. Externally, the new house would include a pitched roof finished in dark zinc and the finishes of the exterior walls would be a combination of timber boards on the upper floor and natural stone on the lower floors. It was noted that the site and existing building were located at the foot of the cliffs of Nefyn Beach, and the cliffs had been designated as the Clogwyni Pen Llŷn Special Area of Conservation (SAC), and was also the Porthdinllaen to Porth Pistyll Site of Special Scientific Interest (SSSI). It was added that the site was outside the current development boundary of Nefyn with access gained to the site along the beach as well as a public footpath that led down from the top of the cliff past the site and onwards to the beach below.

It was explained that the existing site contained a house that dated back to the late 1960s/early 1970s and of a style that included flat roofs and its appearance conveyed those of that era. The site and the wider area was within the Llŷn and Enlli Landscape of Outstanding Historic Interest designation, and outside a nearby flood zone (which only applied to the beach). It was noted that elements of the proposal had been amended since the original submission as a result of comments received, which included the external finishes of the dwelling following a comment by the AONB Unit (although the site was not within the AONB, these were considered as general comments).

It was added that originally, a part of the proposal involved diverting the existing public footpath that ran past the site and repositioning it to be further from the building. Following discussions and after receiving comments on the proposal from the Council's Rights of Way Unit, Nefyn Town Council and members of the public, it had been decided that the proposal was too contentious and therefore the path would stay as it was. The application had been submitted to the committee by the Local Member for

reasons of it being an over-development of the site, that it would destabilise the cliffs and have an adverse impact on the area.

In the context of relevant policies, reference was made to the requirements of policy PS 5 which stated that priority should be given to the effective use of land and infrastructure, prioritising the re-use of previously used land and buildings, wherever possible. In this case, a dwelling already existed and the site was already developed, therefore the proposal satisfied the general requirements of policy PS 5 of the Gwynedd and Anglesey Joint Local Development Plan (JLDP). It was added that Policy TAI 13 of the LDP related specifically to replacement dwellings and set a series of criteria that must be conformed to (where appropriate) in order to approve such schemes.

It was noted that the application had obviously involved some considerable scrutiny due to a number of specialist considerations that would not normally be found to the same degree at least, with the majority of Planning applications to demolish and re-build residential housing. It was reported that qualified companies and/or individuals had assessed the information to hand and had stated their opinion, and that the findings and recommendations of the specialist reports would be included as formal conditions so that the development would have to be carried out in strict conformity to the recommended measures. By ensuring this, the development would be carried out in full compliance with the general consent agreed. Should the situation change in terms of amending the proposal in response to a situation that arises, then we would have to respond at that time to any new situation.

In response to some of the objections that had been received expressing concern that granting permission would set a dangerous precedent, it was noted that there was a lawful right to have a dwelling on the site, and that the applicant would be entitled to adapt it without planning permission. It was noted that the size and bulk of the house matched the existing dwelling, but a pitched roof was proposed instead of a flat roof.

For the purpose of the application, it was noted that the specialist information had been assessed and found to be acceptable. The proposal was considered acceptable and in compliance with the requirements of the relevant policies.

- b) Taking advantage of the right to speak, the Local Member made the following observations:
- Thanked those Members who had visited the site
 - That the location was within the Llŷn and Enlli Landscape of Outstanding Historic Interest and abutted significant sites such as Special Areas of Conservation (SAC) and Sites of Special Scientific Interest (SSSI)
 - That the proposed building was not an improvement to the existing building. It was a matter of opinion as to whether the proposal's design was an improvement
 - A vast number of local residents had objected
 - The original application had included moving the footpath - he welcomed that the route of the path would remain unchanged - needed a condition to secure the use of the path for fishermen and the public
 - If approved, there was a need to ensure that the footpath to the beach was protected during the construction period and remained open for fishermen and pedestrians

- c) It was proposed and seconded to approve the application
- ch) During the ensuing discussion, the following observations were made by Members:
- Gave thanks for the opportunity to visit the site
 - The proposal was an improvement to what already existed
 - The existing site did not appear as a dwelling
 - The existing building was formless, shabby and distasteful compared to the area's traditional cottages
 - Black and grey colours were not in-keeping with the area – they were dark colours
 - In time, there would be complaints as to why the proposal was approved, as was seen with the existing building!
 - The building would be part of an iconic view that was seen when driving from Pistyll towards Nefyn
 - The proposal was not an improvement

In response to a question regarding 'de-risking' and what this meant in the context of the cliffs' stability, it was noted that the applicant was responsible for ensuring that the land was suitable for the development proposed, and when adopting a de-risking method on the level of the plan, that the local planning authority would impose conditions to address risks. It was added that concerns about the cliffs' instability had been discussed and that the specialist evidence submitted by the applicant had been verified by engineering specialists noting that the specialist report had been completed by competent and experienced individuals who were obviously satisfied with the findings of the report as it was.

Considering the assessments undertaken, the specialist opinion provided and the lack of information or technical and specialist information to contradict by proving beyond doubt that the plans and measures made were unsuitable, it must be accepted that the construction plan and mitigation measures proposed were appropriate to protect the proposal. It was the applicant's responsibility to ensure that the building was operated in accordance with the plans.

In response to the observations relating to finishes and materials, the Senior Planning Officer noted that it would be possible to impose conditions to manage this. He added that the illustrations only included suggestions, but different resources could be agreed upon such as stone, timber, slates. He noted that he was confident that the finish could be agreed upon so that there would be no impact and that the building assimilated better to the background.

In response to a comment regarding imposing a condition to ensure the safety of public footpath users during the construction period, it was noted that public protection was a fundamental condition for the proposal, along with an application for a building control plan.

RESOLVED: To approve with conditions

- 1. Time**
- 2. In accordance with plans**
- 3. Materials**
- 4. Building Control Plan**

- 5. Biodiveristy Matters**
- 6. Matters relating to the cliff**
- 7. Protect the public footpath**
- 8. Withdrawal of PD rights**

6.2 Application Number C23/0432/11/LL Helipad, Ysbyty Gwynedd, Penrhosgarnedd, Bangor. LL57 2PW

Removal of the existing helicopter landing pad and construction of two new landing stages to support the existing hospital. The work will include re-grading the soft landscape to include a new access road, landing pads including all surface water drainage, markings and illuminated landing barriers, new safety fences and enclosures to maintain the helicopters.

a) The Development Control Team Leader highlighted that this was a full application for the creation of a new landing facility for helicopters near Ysbyty Gwynedd in Bangor. The work would include:

- removing the existing helicopter landing pad
- creating two new landing areas by:
 - re-grading the landscape and creating two embankments with a circular shaped flat plot behind them
 - installation of hard standings for landing pads
 - surface water drainage work
 - installation of new illuminated landing barriers
 - erection of security fencing
 - creation of enclosures in order to maintain the helicopters
 - associated engineering work.

It was explained that the landing pad was located approximately 150m to the east of the hospital, on a plot of sloped land on an elevated site above the city, which, according to the Civil Aviation Authority, offers very good flight paths into and out of the hospital grounds. The hospital stands on the southern peripheries of Bangor Subregional Centre in the area of Penrhosgarnedd. The site is also partly located within the buffer zone of Crug Goetre Uchaf Registered Monument.

In the context of the principle of the development, it was considered that this was a scheme to enhance an essential service offered to the communities of Gwynedd and that it met the relevant criteria as listed under Criterion 1, Policy ISA 2 of the LDP and, therefore, the principle of the application was acceptable.

In the context of general amenities, it was noted that this development would be in a concealed location from the majority of nearby viewpoints. Public footpath number 39 in the Community of Bangor ran past the northern boundary of the site, however, there was a mature hedge between this path and the site. The majority of the views from the site were from a distance and in the context of the existing developed site and the hospital nearby. When considering the local landscape and existing trees and hedges surrounding the site, it was not believed that there would be a significant change to the view of the site as observed from the outside.

It was noted that there was potential for noise and disturbance to emanate from this type of facility but this was unlikely to be significantly worse than what already happened. There would not be a significant increase in the use made of the site, instead, it would be possible to deal more efficiently with the transport that needed to use the landing pads, particularly in an emergency when more than one helicopter would need to land in a short space of time.

It was highlighted that the site was approximately 200m from the nearest residential houses and it was not believed that there would be a significant additional harm caused to the amenities of local residents deriving from the development and, therefore, the proposal was acceptable in terms of the requirements of policies PCYFF 2 and PCYFF 3 of the LDP.

In the context of biodiversity matters, it was noted that an ecological assessment of the site had been submitted, which concluded that there was no special biodiversity interest to the site itself, although the boundaries were of significance to wildlife and were visually important. The report recommended safeguarding biodiversity features by drawing up a Conservation Building Control Plan and Biodiversity Management Plan for the site.

It was not considered that the proposal was contrary to any relevant planning policy within the LDP, that the proposed development was appropriate for the site and that it would help achieve an objective of strategic importance.

b) Taking advantage of the right to speak, the Local Members made the following points:

Cllr Gareth A Roberts

- The proposal was of essential importance to the Service
- The existing provision was insufficient
- Supported the application

Cllr Menna Baines (not present at the meeting, but she had sent an e-mail message)

- 'No objection to the proposal - deemed it a necessary development'

c) It was proposed and seconded to approve the application

RESOLVED

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

- 1. Time (five years)**
- 2. In accordance with the plans**
- 3. The recommendations of the Arboriculture Assessment and Method Statement and Ecological Appraisal must be followed.**
- 4. Welsh Water Condition to protect the sewerage system.**

Notes

1. Welsh Water
2. Natural Resources Wales
3. Land Drainage Unit

6.3 APPLICATION NUMBER C22/1169/15/LL Llanberis Library, Ffordd Capel Coch, Llanberis

Demolition of former library and construction of three new intermediate affordable dwellings.

Some Members had visited the site on 05-09-23

- a) The Senior Planning Officer highlighted that the application had already been discussed at a meeting of the Planning Committee held on 17 July 2023. At that time it had been resolved to defer the decision in order to conduct a site visit so that Members had an opportunity to see the site in the context of its location.

It was reported that it was a full application for the demolition of the former Llanberis library and the construction of three new 'intermediate' affordable dwellings in its place (two 2-bedroom semi-detached dwellings and one 3-bedroom detached dwelling). The library was closed in 2017 and the site, which was within the residential area of the Llanberis Local Service Centre as defined in the LDP, had been dormant since. The site was served by Ffordd Capel Coch, which also served Ysgol Dolbadarn. Reference was made to the footbridge over Afon Coch river towards the rear of the site, which connected with Glanrafon Estate - over the past few years flood alleviation work had been completed on the river banks as a result of significant flooding in 2012.

The development had been introduced by Cyngor Gwynedd as part of the 'Tŷ Gwynedd' scheme. The houses would be offered to buy or rent for an affordable price to local people.

Attention was drawn to the number of objections to the plan because parking issues already existed on Ffordd Capel Coch which caused ill-feeling amongst residents, and there was concern that the construction of three dwellings at this location would exacerbate the situation. In addition, there were concerns regarding the hazard to street users, including children who attended the nearby school, due to the increase in traffic.

Despite the concerns, the Transportation Unit had no objection to the proposal in principle although they had noted that they would not support the creation of on-street parking spaces. The officer stated that there was a private parking space for each new property in the plans and that space would remain for three cars to park on the road in front of the development. It was added that until recently, the site had been a public library that attracted traffic itself. Consequently, it was not considered that the development itself would exacerbate the on-street parking situation compared to what could be the case under the site's current lawful planning use. Similarly, it was not considered that the traffic caused by three dwellings would cause a greater risk to street users than the former library.

In the context of flooding concerns, a Flood Consequence Assessment (FCA) had been submitted with the application in response to initial observations from Natural Resources Wales (NRW). It was noted that the findings of the Flood Consequence Assessment and the modelling process that was followed confirmed that the development would comply with the requirements of the current TAN 15, specifically the criteria set by Appendix 1 of the TAN. In addition, the FCA proposed a series of alleviation measures to improve the resilience of the development to flooding.

As a result, the proposal was considered acceptable based on the ability to manage flood risk to the occupiers of the proposed dwellings, and that it would not cause added risk in other places. It was therefore considered that the application complied with the

requirements of Policies PS 5 and PS 6 and the content of the current TAN 15: Development and Flood Risk (2004).

In the context of the specialist information submitted regarding the flood risk, it was accepted that this development would not exacerbate the situation in terms of material planning matters compared with what could occur under the site's present lawful planning use. Indeed, it was considered that the proposal might offer an opportunity to improve the site's resilience to flood risk and introduce improvements in terms of matters such as visual amenities and biodiversity. It was noted that the proposal offered the opportunity to create affordable housing for local people on a brownfield site within the development boundary; it was an acceptable plan in principle, and it complied with relevant local and national planning policies.

b) It was proposed and seconded to approve the application

ch) During the ensuing discussion, the following observations were made by Members:

- The site visit had been beneficial
- Previous use of the building as a library had created more traffic problems
- Welcomed affordable housing

- The design of the proposal did not reflect the area's industrial connection - why would Cyngor Gwynedd not select a more traditional design that would be in-keeping with the terraced houses?

RESOLVED to approve with conditions:

- 1. The development shall be commenced within five years**
- 2. Development to comply with the approved plans**
- 3. Condition to ensure that the houses remain permanently affordable**
- 4. Slate roof**
- 5. The recommendations of the Initial Ecological Assessment must be observed**
- 6. The recommendations of the Flooding Risk Assessment must be observed**
- 7. Welsh Water Condition**
- 8. A Welsh name must be given to the development**

Note: Welsh Water
Sustainable Drainage

6.4 APPLICATION NUMBER C23/0293/42/LL AROSFA, EDERN, PWLLHELI, LL53 8YU

Full application for the demolition of existing structures and construction of a new dwelling and associated works

Attention was drawn to the late observations form.

- a) The Development Control Team Leader highlighted that it was a full application to demolish existing structures and construct a new detached two-storey dwelling and associated works. An external balcony would be included on part of the dwelling's first floor on the south-eastern elevation, namely the elevation that would look away from any neighbouring property. The site was located within the development

boundary and within the Western Llŷn Area of Outstanding Natural Beauty and the Llŷn and Enlli Landscape of Outstanding Historic Interest. The application had been amended twice since it was originally submitted in response to observations received and following discussions with officers.

The application was submitted to the Planning Committee for a decision at the local member's request due to concern about the size of the proposed house and its proximity to other houses.

It was explained that the site in question had already been developed and, therefore, was considered as a brownfield site and was located within the development boundary of the village of Edern. The proposal, therefore, met the requirements of policies PS 5, PCYFF 1 and PS17 of the Anglesey and Gwynedd Joint Local Development Plan (LDP).

The requirements of policy TAI 15 noted that an appropriate level of affordable housing must be ensured in the plan's area. Depending on the scale of developments, a contribution towards affordable housing provision was expected in accordance with the threshold recognised for the county's settlements. In the case of the village of Edern, which had been identified as a rural/coastal/local village, the threshold was 2 or more units. As this proposal was for the provision of one new house only, it did not meet this threshold to consider affordable provision.

In the context of the visual amenities, currently, the site consisted of industrial-like sheds that were quite simple in design, which stood unnoticed within the plot. It was acknowledged that the proposed house would be larger in size than the existing buildings but in response to highlighted concerns, the building had been amended from what had been originally submitted. The new house was located within part of the site that was within the development boundary, and although this meant it was closer to the northern boundary of the site than it would have been should it have been pushed further into the site, it was not considered that its location within the site was unreasonable. The roof ridge height of the existing highest shed was 3.3m and the height of the ridge of the proposed roof would be 5.8m.

In the context of general and residential amenities, it was noted that the site was surrounded to the south-west, north and the north-west by dwellings with open lands extending past the southern/south-eastern boundary of the site. Elements of overlooking already existed due to the location of the existing buildings. There were trees/shrubs within the garden and nearby gardens reduced some of the impact. It was considered that a real effort had been made to reduce the impact of what had been originally submitted and it can be seen that the amendments responded to the concerns highlighted by planning officers. It was believed that the reduced height in one part of the building, contributed to the improvement and that the other changes, namely reducing the external balcony and changing some windows, improved the proposal in terms of the impact on neighbours.

Having considered all relevant matters including the local and national policies and guidance, as well as all the observations and objections received, it was considered that the proposal was acceptable

- b) Taking advantage of the right to speak, an objector to the application made the following observations:

- That he had been born and bred in Edern and lived in Gorwel, Lôn Groesffordd.
- As there had been no consultation with neighbours before submitting the application, he had asked the opinion of thirteen closest neighbours of which a copy had been submitted to the committee.
- The main reasons for objecting were; negative impact of the house on the beauty and appearance of the village, impact of overshadowing and loss of privacy by overlooking the rear of the dwellings.
- The dwelling would have a negative impact on the amenities of neighbouring residents by overshadowing and loss of privacy by overlooking the rear of neighbouring houses.
- The neighbours of Dol Erw, Yr Hafod and Gorwel had a right to privacy on their rear elevation - felt strongly that the dwelling would substantially affect their right to a reasonable expectation of privacy at the rear of their houses. Although noting that obscure glass had been added to some windows on the first floor, this did not alleviate the infliction of losing privacy.
- From the ground floor of the house, it would be possible to see into the two bedrooms, kitchen, dining room and two attic rooms of Gorwel, as well as the entire rear garden.
- The location of the external door on the south-western elevation not only meant that residents of the dwelling would disturb the privacy of Gorwel residents, but anyone visiting the house would also disturb their privacy.
- The glass of windows in bedroom 4 or the landing window were not obscure, therefore, no effort had been made to reduce the negative impact on Yr Hafod and Dol Erw, while the windows were open or closed - changing the type of glass did not change the fact that we would be overlooked when windows were open.
- Overshadowing concerns had already been highlighted, disappointing that a dwelling shadow impact assessment had not been prepared. Not only concerned that the dwelling would overshadow the gardens, but due to the height of the house in comparison with Gorwel, Dol Erw and Hafod, the windows of at the back of the houses would be overshadowed.
- The scale, height and size of the dwelling would have a negative impact on the character, beauty and appearance of the village.
- Only a cross-section of the dwelling against Dol Erw and Schiehallion had been submitted. Although the ridge height of the house was slightly lower than Schiehallion, this was not the closest neighbour to the house.
- A request had been made on more than one occasion for a cross-section of the dwelling against the neighbouring houses on Lôn Groesffordd. Very disappointing that no effort had been made to prepare this.
- In addition, the majority would see the house from Lôn Groesffordd, the main road through the village.
- The ridge of the house would be much higher than over 93% of its closest neighbours on Lôn Groesffordd. Without a plan of the dwelling within the context of the village, it was not possible for closest neighbours, the planning department or Committee Councillors to assess the impact of the house on the village and the existing streetscape.
- It was noted that the plan indicated trees between the house and the elevation from Lôn Groesffordd. This did not reduce the negative impact of the house, because the trees would be bare for half the year. These were not evergreen trees.

- Should the elevation of the house within the context of Lôn Groesffordd be favourable to the application, why not include it?
 - Encouraged the Committee to support neighbours to request a real assessment of the impact of the dwelling on the beauty and appearance of the village and on the privacy of closest neighbours.
- c) Taking advantage of the right to speak, the applicant made the following observations:
- He was born and bred from Edern, and he had been brought up there with his family. Had attended Ysgol Edern and Ysgol Uwchradd Botwnnog and had lived in Edern all his life. His children had also attended Ysgol Edern and Ysgol Uwchradd Botwnnog.
 - He was a local businessman who employed fifteen local people and collaborated with various other local businesses, and ensured that the Welsh language came first throughout the company.
 - Hard-working in the village - chair of the Edern playground committee.
 - Him and his family were eager to remain in their area and only wanted to construct one dwelling in order to have a home and wanted to raise a family here.
 - They had an advantage of having land within the development boundary of the village. Felt very strongly about remaining in his area as his parents were within reach as they grew older.
 - He was aware of the concerns and complaints that had been submitted and had attempted to respond positively to the observations by re-designing the plans.
 - He did not want to cause an argument - the site was within the development boundary and he was seeking to design a home that would not disturb others.
 - That privacy was important for all.
- d) Taking advantage of the right to speak, the Local Member made the following observations:
- That a percentage of Edern residents was fervently in favour of the application but there was discontent amongst others with a petition that had been collected as the proposal affected the privacy of closest neighbours and the size of the proposal.
 - That adaptations to the plans had been welcomed.
 - He was in favour of the applicant's need to have a new house in Edern, the village where he was born and bred, but there was a need to be fair and consider the opinion and observations of nearby residents.
 - "It was believed that the development in its amended form was now acceptable in terms of its impact on the amenities of nearby residents" - would the officer state this if they lived nearby? ...in the shadow of such a prominent house that would create a detrimental impact on the privacy of neighbours?
 - If consideration would be given to approve the application, proposed a condition to 'move' the house slightly to the south - meaning that 95% would be within the boundary and the rest would be slightly on the boundary. Saw no reasons for the possibility of doing this.
 - This would be a compromise to alleviate 'real' concerns and be fair to everyone.

It was proposed and seconded to conduct a site visit

RESOLVED: To defer in order to conduct a site visit

The meeting commenced at 13:00 and concluded at 14:20.

CHAIR

PLANNING COMMITTEE	DATE: 02/10/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C23/0541/11/MG

Date Registered: 10/07/2023

Application Type: Reserved Matters

Community: Bangor

Ward: Dewi, Bangor

Proposal: Reserved matters following the granting of outline planning permission C18/0365/11/AM for 9 new dwellings with integrated garages including details of layout, scale, appearance, access and landscaping.

Location: Maes Berea, Bangor, LL57 4TQ

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 02/10/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

- 1.1 This is a reserved matters application for the construction of nine three-storey dwellings with integrated garages in a residential area of the Bangor Sub-regional Centre as defined by the Anglesey and Gwynedd Joint Local Development Plan. Permission was originally granted to develop this site in 2018 (permission C18/0365/11/AM) and the reserved matters, and which are the subject of this application, included landscaping, appearance, access, layout and size. Nevertheless, indicative plans were submitted with the original application that provided some information about the likely size, layout and elevations of the proposed development.
- 1.2 The development includes nine dwellings to be erected in the form of three terraces of three houses, with three-storeys in each dwelling with three bedrooms and a bathroom on the second floor, living space on the first floor and a garage, study and toilet on the ground floor. A 106 agreement is in place to ensure that seven units would be open market houses and two would be affordable houses. It is intended to locate two parking spaces in front of the houses with gardens to the rear and the form, size and fabrication of the proposed houses will reflect the fabrication of other nearby houses.
- 1.3 This application site is located within the development boundary of the city of Bangor but has not been designated for any specific use. It is a steep site with the land raising from the front, which abuts the existing access road towards the Maes Berea estate, an established residential estate that includes approximately 55 houses which are a mix of two and three-storey houses. Abutting the north-western boundary of the site on higher land is the site of Capel Berea Newydd, whilst a public footpath runs along the northern and eastern boundary of the site and have residential houses beyond. On the other side of the access road in front of the site on land level that is slightly lower, a yard can be seen which serves the substantial commercial units of St David's Shopping Centre.
- 1.4 It is intended to finish the walls of the dwellings with bricks and the roofs with slates to reflect the other nearby houses, and a condition is included in the outline permission to agree on the exact materials before commencing the development.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making the recommendation the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

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2.3 Anglesey and Gwynedd Joint Local Development Plan. (July 2017)

PS1: THE WELSH LANGUAGE AND CULTURE

PCYFF 2: DEVELOPMENT CRITERIA

PCYFF 3: DESIGN AND PLACE SHAPING

PCYFF 4: DESIGN AND LANDSCAPING

TRA 2: PARKING STANDARDS

TRA 4: MANAGING TRANSPORT IMPACTS

Supplementary Planning Guidance – Affordable Housing (April 2019)

2.4 National Policies:

Planning Policy Wales - (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)

3. Relevant Planning History:

C23/0340/11/AC : An application to amend conditions 1 and 2 of Planning Permission C18/0365/11/AM in order to extend the period for the commencement of the development by an additional 2 years. - Current application

C18/0365/11/AM: An outline application with all matters reserved to erect nine new dwellings with integrated garages - Approved at the Planning Committee on 09/07/18 and planning ruling issued when the 106 agreement was signed on 16/07/2020

C08A/0261/11/AM - Erection of nine houses - Approved 12/06/08

C08A/0180/11/AM - change of condition 1 of Planning permission C03A/0175/11AM to extend the period from commencing the development from 2 October 2008 to 2 October 2011 - Approved 06/05/08

C03A/0175/11/AM - Erection of new nursery - Approved 02/10/03

4. Consultations:

Community/Town Council: Not received

Transportation Unit: The arrangement is acceptable and provides the required number of parking spaces. Have requested confirmation of the gradient of the access between the highway and parking spaces.

Welsh Water: No objection in principle but emphasise the importance of complying with condition 11 of the outline application which requires the submission of a drainage plan prior to the commencement of the

development.

Municipal Services: Not received.

Biodiversity Unit: Not received

Public Protection: Require a condition to control construction hours to protect the amenities of neighbours.

Land Drainage Unit: Due to the size and nature of the development, an application will need to be provided to the SuDS Approval Body for approval before construction work commences.

Public Consultation: A notice was posted on the site and the neighbours were consulted. The advertising period has ended and the following comments were received raising objections to the development based on:

- Concern regarding the number of cars using the site and the potential hazard to users of the highway
- Concern regarding obstacles to using the road during the construction period

5. Assessment of the material planning considerations:

The principle of the development

5.1 The principle of developing nine dwellings on the site of the size and nature proposed herein has already been accepted by means of the outline application and, therefore, no further consideration is given to the principle in this report. It is noted that two of the dwellings would be affordable and subject to a 106 agreement. These units continue to comply with the requirements of Supplementary Planning Guidance - Affordable Housing in terms of size.

Location, Design and Visual Impact

5.2 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan approve proposals for new developments as long as they do not have a detrimental impact on health, safety or the amenities of the residents of local properties or on the area in general. In addition, developments are required to:

- Contribute to, and enhance, the character and appearance of the site
- Respect the site and its surroundings in terms of its position in the local landscape.
- Use appropriate materials

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- 5.3 Policy PCYFF 3 states clearly that new developments should only be permitted where they give full consideration to the context of the site's natural, historic and built environment. Additionally, developments should add to and enhance the character and appearance of the site in terms of setting, appearance, scale, mass and elevation treatment. They should also respect the context of the site and its place in the local landscape. Policy PCYFF 4 also emphasises that all proposals should integrate into their surroundings and that proposals that do not respect, retain and add to the site's positive characteristics should be refused.
- 5.4 In this case, the detailed plans submitted are totally consistent with the indicative plans submitted with the outline application. The site is located within a mixed urban area with nearby houses of similar design, plan and size to what is proposed here.
- 5.5 It is considered that the proposal follows the developed pattern of the nearest existing houses within Maes Berea estate and that the appearance, plan and size of the houses and gardens are appropriate when considering their built context. The details submitted would offer logical continuation to the existing housing estate, and a planning condition on the outline permission ensures that land levels will be agreed upon prior to commencing any work and, therefore, the proposal would comply with the relevant requirements of Policy PCYFF3 of the LDP.

General and residential amenities

- 5.6 When considering the location and incline of the proposed dwellings, it is not believed that there would be a substantial detrimental impact on the general and residential amenities of the area based on matters such as overlooking or loss of privacy and so it is not considered that the proposal is contrary to the relevant requirements of Policy PCYFF 2 of the LDP.
- 5.7 A response was received from the Public Protection Service requesting that a condition is imposed to control construction hours on the site in order to protect the amenities of neighbours. Given that this is a reserved matters application, it is not possible to impose additional conditions on the development unless they are related to the matters in question as part of the application. As a result, it is believed that it would be impractical to impose such a condition on this permission but, having said this, regulations are in place beyond the field of planning to control public nuisance that may be used if problems arise. It is deemed appropriate in this case to include a note on the planning permission highlighting normal construction work hours.

Landscaping Matters

- 5.8 A landscaping plan was submitted that included details on tree planting, grass, hedges and brushwood land. When considering the urban nature of the site, it is believed that these details are acceptable as a way of softening some of the inevitable impact of developing the site on wildlife and on visual amenities in accordance with the requirements of policy PCYFF 4 of the LDP.

Transport and access matters

- 5.9 The plan submitted with this application conveys the same layout as submitted and approved on the previous outline application. The Transportation Unit had no objection in principle to this arrangement; however, it has requested confirmation of gradient of the access to the parking spaces. It is noted that there is a planning condition to agree on ground levels and finished floor on the outline planning permission and, therefore, the gradient of the access to the parking spaces would be agreed upon through this condition prior to commencing the development on the site. It

is considered that it would be appropriate to include a note in the planning permission highlighting the need to include the access gradient to the parking spaces on the intended ground levels. Therefore, it is considered that the proposal meets the relevant requirements of Policies TRA 2 and TRA 4 of the LDP.

Language Matters

5.10 Policy PS 1 states that a language statement will be required when a proposed development belongs to specific categories. In this case, assessing landscaping, appearance, access, design and size of the proposal is only possible as the outline planning permission has already been approved. It is considered that there would be no further impact on the language as a result of landscaping matters, appearance, access, design or size and, therefore, it is considered that the proposal complies with the requirements of policy PS1.

6. Conclusions:

6.1 It is considered that the proposals for landscaping, appearance, access, design and size for this development are acceptable and that they will not impair the character and appearance of the area. All material planning considerations have been considered when determining this application; however, this has not changed the recommendation.

7. Recommendation:

To approve


Notes

1. Construction work hours
2. Gradient of the access to parking spaces to be agreed in advance in accordance with condition 4 of the outline planning permission

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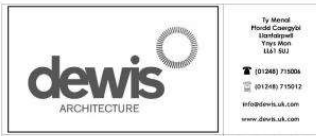
 <small>Sylweddwr Startredig Adoladaw "Bioddwy" Proffesiwl Ymgynghorwyr Pensaernïol Ymgynghorwyr Adoladaw Hanesyddol</small> <small>Chartered Building Surveyors Project Managers Architectural Consultants Historic Building Consultants</small>	Menai House Holyhead Road Llanfairpwll Anglessey LL61 5UJ Tel.: (01248) 715006 www.dewis.uk.com info@dewis.uk.com	Job New Dwellings - Maes Berea, Bangor, Gwynedd	
	Client Wendy Evans	Drawing Location Plan	
Drwg. No. D647.01	Rev.	Scale 1:1250	Drawn by ARE
Plot Date 19.04.18	Size A4	Issue Status Planning	Approved by DW

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Rev	Description	Date	Dr. by
A	Affordable dwellings shown	06/30/2018	DM
C	Position of affordable dwellings amended	16/10/2019	DM



Technical Services Available: Planning, Project Management, Regulatory, Environmental, Heritage, Archaeology, Landscape, Arboriculture, Ecology, Flood Risk, etc.

Client: **Wendy Evans**

Project: **New Dwellings at Maes Berea, Bangor, Gwynedd.**

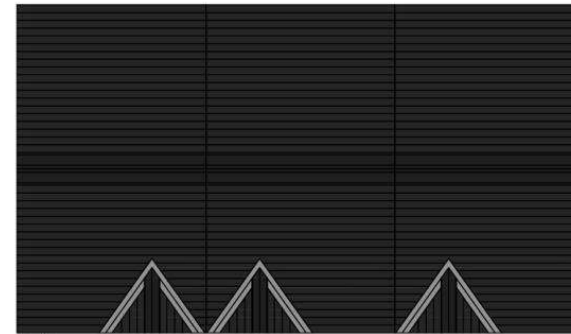
Drawing: **Proposed Block Plan**

Draw No:	Rev:	Scale:	Drawn By:
D647.02	C.	1:500	RM
Plot Date:	Size:	Issue Status:	Approved By:
30.04.18	A3	PLANNING	-

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FRONT ELEVATION

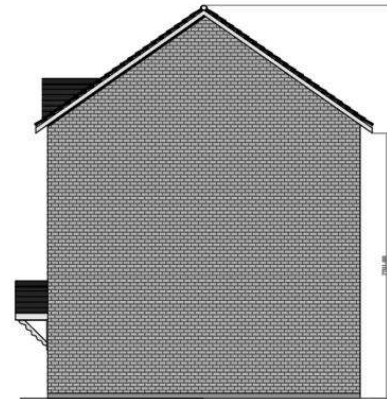


Roof Plan

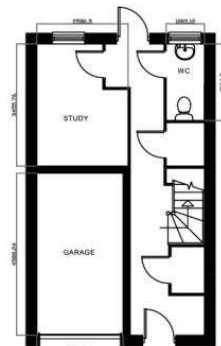
10/07/23
DERBYN - Cynllunio Cyngor Gwynedd



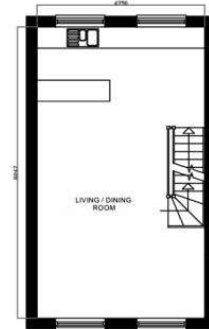
REAR ELEVATION



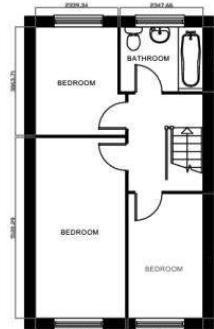
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Rev.	Description	Date	By	By

Senior Quantity Surveyor
Residential
Transportation Specialist
Transportation Architecture Specialist

Chartered Building Surveyors
Project Managers
Architectural Consultants
Home Buying Consultants

Alford House
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Client			
Wendy Evans			
Project			
New Dwellings at Maes Berea, Bangor, Gwynedd			
Drawing			
Proposed Plans & Elevations			
Drawg. No.	Rev.	Scale	Drawn by
D647.05	-	1:100	RM
Plot Date	Size	Issue Status	Approved by
30.04.18	A2	Planning	-

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PLANNING COMMITTEE	DATE: 02/10/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C23/0543/43/LL

Date Registered: 10/07/2023

Application Type: Full

Community: Pistyll

Ward: Yr Eifl

Proposal: Full application to upgrade an existing Caravan Park by siting five new cabins, retention of the temporary access road and creation of a playing field.

Location: Gwynus Caravan Park, Llithfaen, Pwllheli, Gwynedd, LL53 6LY

Summary of the Recommendation: TO REFUSE

PLANNING COMMITTEE	DATE: 02/10/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

1. Description:

1.1 The application involves upgrading and extending an existing caravan site. The application includes a proposal to relocate five holiday cabins within the site noted as field 470 (Golf Course) along with the retention of an access road that was originally approved for a temporary period, and the creation of a playing field. There was a golf course here in the past, but it appears that this use has now ceased. Permission was granted in 2015 to relocate 5 static units or cabins to a location on a section of where the golf course would be (Field 470), whilst another five were to be relocated to another section of the site, namely field 471.

1.2 For clarity, this proposal would involve locating all of the cabins together on field 470 instead of the permission granted to locate five on field 470 and another five on field 471. It is assumed that the proposed holiday cabins would measure the same as what is already permitted and the two that have already been sited on another section of field 470, which are approximately 12.2m by 6.1m with the exterior finish conveying a timber finish. The proposal also seeks to retain a temporary service road that was permitted as a part of the previous application and extend it to serve the additional units. In addition, it is proposed to construct a new soil *clawdd* measuring 1.2m high along the northern and western boundary of field 470.

1.3 The second most prominent element of the application involves the conversion of the lower part of field 472 on the site where the existing static caravans are located, to a playing field and other recreational activities for the users of the holiday park. This field is located centrally within the site between other areas that form a part of the caravan park and is comparatively close to the Gwynus house.

1.4 The site is located in a secluded and comparatively mountainous area in open countryside within the Llŷn Area of Outstanding Natural Beauty and the Llŷn and Enlli Landscape of Outstanding Historic Interest. The residential building, namely Gwynus, located on a part of the site is a grade II listed building. Access is gained to the site off the nearest public road along an unclassified road that veers to the north before reaching the site itself and then along a private access road. The unclassified road is also designated as a public footpath. It can be seen that the site operates and is long established as a static and touring caravan park, and it appears that extensive landscaping and planting has been carried out within the broader site.

1.5 The application is submitted to the Committee as a close relative of the applicant is an elected member of the Council.

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

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

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2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**

PS1 – The Welsh Language and Culture

TRA 2 – Parking standards

TRA 4 – Managing transport impacts

PCYFF 1 – Development Boundaries

PCYFF 2 – Development criteria

PCYFF 3 – Design and place shaping

PCYFF 4 – Design and landscaping

PS 14 – The visitor economy

TWR 3 – Static caravan and chalet sites and permanent alternative camping accommodation

PS 19 – Conserving and where appropriate enhancing the natural environment

AMG 1 – Areas of Outstanding Natural Beauty Management Plans

PS 20 – Conserving and enhancing cultural assets

AT 1 – Conservation areas, world heritage sites and registered historic landscapes, parks and gardens

Also relevant in this case are the following:

Supplementary Planning Guidance (SPG): Tourist Facilities and Accommodation

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 – February 2021)

Technical Advice Note (TAN) 12:

TAN 5: Planning and nature conservation

TAN 13: Tourism

TAN 24: The historic environment

PLANNING COMMITTEE	DATE: 02/10/2023
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3. Relevant Planning History:

- 3.1 95/00260/COU – Extend static caravan site and increase the number from 6 to 10 – Approved - 10/01/96.
- 3.2 C00D/0446/43/LL – Establish a nine-hole golf course including engineering works, parking provision and landscaping, site a static caravan for use as reception, establish a touring caravan park including associated access road, changes to access junction, and installation of new septic tank for the existing static caravan site – Approved - 12/03/01.
- 3.3 C02D/0079/43/LL – Construct a toilet block for a touring caravan site and provision of children’s play area – Approved 20/05/02.
- 3.4 C03D/0391/43/LL – Amend condition 10 of planning permission no. C00D/0446/43/LL to exchange four touring caravans for four additional static caravans – Refused 26/09/03.
- 3.5 C03D/0578/43/LL – Use part of a touring caravan site to store eight touring caravans between 31 October and 1 March – Approved – 11/03/04.
- 3.6 C04D/0624/43/LL – Retain and continue to use a field to site 10 touring caravans, construct a new toilet block for the disabled and change of use of agricultural field to playing field – Approved 22/02/05.
- 3.7 C06D/0017/43/LL – Siting of eight pine log cabins – Refused 14/03/06.
- 3.8 C06D/0285/43/LL – Siting of six pine log cabins – Refused 18/04/07.
- 3.9 C06D/0441/43/LL – Increase the number of touring caravans from 18 to 25 by siting seven additional touring caravans on field number 471 and increasing the number of touring caravans to be stored over the winter on field number 471 from eight to 18 – Approved 20/03/07.
- 3.10 C07D/0496/43/LL – Change of use of land to create a site for 12 touring caravans – Approved 03/01/08.
- 3.11 C08D/0371/43/LL – Create a site for nine additional touring caravans on field no. 475 and four passing places on the access road – Withdrawn.
- 3.12 C10D/0303/43/LL – Increase the number of touring caravans on the site from 37 to 55 by locating 16 additional caravans on field 475 and two additional caravans on field 471 and increase the number of touring caravans to be stored over winter on field 472 from 18 to 40 and change of use of a part of field 4942 to create a football and games area for the site – Approved 29/09/10.
- 3.13 C12/1467/43/LL – Demolish existing pigsties and site a new timber building for use as a reception – Withdrawn.
- 3.14 C12/1508/43/CR – Demolish existing pigsties and site a new timber building for use as a reception – Withdrawn.
- 3.15 C13/0302/43/LL – Exchange four touring caravans on field 471 for two holiday cabins – Withdrawn.
- 3.16 C13/0532/43/LL – Upgrade existing static caravans for holiday lodges and relocate them to field 471, move the touring units from that field to static caravan field 472, together with the demolition of pigsties and construct a new reception in its place with a counter to sell small goods – Approved - 22/11/13.
- 3.17 C13/0533/43/CR – Demolish existing pigsties and erect a new building for use as a reception – Approved 16/01/14.

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- 3.18 C14/0653/43/LL – Upgrade existing static caravan park and relocate it from part of field 472 to a part of field 470 – Refused - 14/01/15.
- 3.19 C15/0495/43/LL – Upgrade 10 existing static caravans and relocate 5 to field 471 and the other 5 to field 470. Extend the caravan site to part of field 470, reduce the number of touring caravans from 55 to 52, relocate touring caravans from field 471 to field 472, increase the surface area for storing 40 touring caravans on field 472 over the winter months, erect a new reception on the site of the pigsties in accordance with the extant permission – Approved 30/07/15.
- 3.20 C18/0614/43/LL - Extend the surface area of the site to site five additional holiday caravans on field 470, retain the temporary service access and extend it for the additional units, erect a 1.2m earthen *clawdd* along the northern and western boundaries of field 410, change the layout of five caravans approved under application number C15/0495/43/LL, and relocate a septic tank - Refused 16/10/18
- 3.21 Amend condition 6 of planning permission number C16/0495/43/LL for the occupation of static caravans for 12 months - Approved 06/03/19
- 3.22 C19/0593/43/DA – Non-material amendment to move the location of plots on field 470 - Approved - 02/09/19

4. Consultations:

Community/Town Council: Not received

Transportation Unit: I refer to the above application and wish to state that I do not intend to submit a recommendation as it is assumed that the proposed development will not have a detrimental impact on any road, or proposed road.

Natural Resources Wales: We do not oppose the proposed development as submitted and we provide the following standard advice in relation to matters involving Foul Drainage, Protected Species, Designated Landscapes and other matters.

Welsh Water: As the proposal proposes to use another form of drainage instead of using the main drain, the applicant is advised to discuss with Natural Resources Wales and/or Building Control since they are the bodies responsible for regulating these types of drainage systems.

Public Protection Unit: Not received

Licensing Unit: The development will be subject to the following Legislation in relation to Health and Safety, Fire Safety and Public Health provisions.

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Land Drainage Unit: Since 7 January 2019, sustainable drainage systems (SuDS) will be required to control surface water for every new development of more than one dwelling or where the building surface area with drainage implications is 100m² or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

These systems must be approved by Gwynedd Council in its role as SuDS Approval Body (SAB) prior to commencement of the construction work.

Due to the size and nature of the development, an application may need to be submitted to the SuDS Approval Body to be approved before construction work commences. No drainage plan has been submitted and until an application is made to the SAB there is no assurance that the site plan would enable compliance with the full suite of the national SuDS standards. Early consultation with the SAB is recommended.

AONB Unit: Gwynus farm is located in a rural area between Pistyll and Llithfaen. The house, the buildings and the caravan park are in an Area of Outstanding Natural Beauty (AONB). The site is also in an area that is included on the Register of Landscapes of Outstanding Historic Interest in Wales, and the house is listed. A series of developments have been carried out at the site over the past 25 years and a number of caravans / chalets / cabins are now on the site. The developments can be seen from a byway that runs near the public road between Pistyll and Pentreuchaf. The intention with the existing application is to locate five static units / lodges on field 470, retain an access road and create a playing field. Gwynus farm is in quite a prominent location on the rural landscape of the AONB. Retaining the access road would not have a significant visual impact but it appears that extending the surface area of the site further to field 470 would have an impact on the environment. (See Policy TP9 of the Llŷn AONB Management Plan).

Archaeological Service: Despite the small scale of the proposal, the plan is located within a landscape of high archaeological value with evidence of prehistoric activity nearby. Unidentified archaeological remains are likely to have survived under the surface in the local area and such sites are discovered through excavation work.

If this proposal is approved, a programme of mitigation work must be carried out to ensure that archaeological remains are not lost or destroyed without appropriate measures to protect them. Therefore, it is suggested that standard conditions are included to agree on a programme of appropriate and suitable work for this specific site.

Public Consultation: A notice was posted on the site. The advertising period has expired and no letter / correspondence of objection has been received.

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5. Assessment of the material planning considerations:

The principle of the development

- 5.1 Several policies within the LDP are relevant when determining this type of application. The main policy to consider when assessing the principle of the development is policy TWR 3 and the relevant part within this policy in relation to this application that is located within an AONB, is part 3. This specific part accepts that small extensions may be approved to the surface area of established sites and / or that units may be relocated from prominent locations to less prominent locations, subject to compliance with a series of criteria.
- 5.2 Considering the planning history of the site, it can be seen with application C15/0495/43/LL that an extension was approved to the existing site, namely field 470, in order to relocate 5 static units from field 472 with the other five static units to be relocated to field 471. The existing application asks to extend field 470 further in order to relocate 5 other static units instead of locating them as permitted with application C15/0495/43/LL. The existing application therefore wishes to extend the area used for holiday purposes within field 470 so that it would add a new formal area measuring 2,490.24m² in the existing field. This new area is not considered a small extension to the area of the existing caravan site and no sufficient reason is seen as to why there is a need to relocate the additional five static units to field 470 when a previous plan has been approved showing that it would be possible to locate them on field 471 which is within the existing site and already developed.
- 5.3 The main logic provided with the application to extend field 470 is the need to expand the provision on the site in order to compete effectively with other sites. The Local Planning Authority does not intend to hinder or prevent individuals' aspirations to improve sites such as this, however, it cannot either justify the scale and location of the proposal without firstly considering its impact in full. Considering criterion 3vi of Policy TWR 3, which requires that the proposal offers substantial and permanent improvements to the design, layout and appearance of the site and its place in the surrounding landscape, it is not considered that the proposal, as submitted, complies with this criterion. It is not considered that the proposal would improve the site's setting in the landscape and it is not required to relocate all the static units to outside the existing caravan site. Application C15/0495/43/LL was approved to extend the existing site quite considerably in order to relocate some of the units whilst making changes to the layout and design of the caravan site as a whole in order to relocate the static units to a site within the boundary of the existing caravan site. It is, therefore, emphasised that the application would be entirely contrary to the principle of section 3i of Policy TWR 3, which supports small extensions to the existing land area, and requires a development to offer substantial and permanent improvements to the design, layout and appearance of the site and its setting in the surrounding landscape. It must be acknowledged that extensive landscaping work has been done on the site over recent years by planting native trees within field 470 and on nearby lands. But it cannot be disputed that the site as it currently stands is more prominent compared with field 472 which is surrounded by the park's other established sites and therefore is basically invisible from prominent elevations beyond the site.
- 5.4 The proposal therefore creates quite a substantial extension to the existing caravan site which would involve creating an extended site and leaving a part of the existing established site empty to all intents and purposes (although proposed as a playing field, it is referred to as a field of grass only, with no reference to any formal play equipment). It is not considered that this proposal would be better than what was previously refused with application C18/0614/43/LL and since the same policies are still implemented, there is a need to be consistent with decisions and on the grounds that nothing in reality has been proposed to improve the design, layout or appearance of the site and its place in the landscape, it must therefore be considered that the proposal is contrary to part 3i and vi of Policy TWR 3 of the LDP.

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Visual amenities

- 5.5 The proposal is to locate units that would be similar in appearance to log cabins on the site. It is considered that light brown coloured units would blend better with the landscape than white caravans. As part of the proposal, it is intended to build a 1.2 metre *clawdd* along the northern and western boundary of the extended site and it is intended to plant along the top / near the *clawdd* with a combination of gorse, hawthorn and hazel. It is considered that erecting the *cloddiau* and additional planting near the *clawdd* would assist with landscaping the site. Concern had been expressed by the AONB Unit in terms of extending the site surface area and siting five additional caravans on it. As previously noted, we recognise that the proposed location would be more visual than the existing static caravan site, but in relation to permission C15/0495/43/LL, it is not considered that relocating the other 5 units to this site would cause substantial harm to the character of the AONB. It is considered that the proposal is therefore acceptable in relation to Policy PCYFF 3, PCYFF 4 and AMG 1.
- 5.6 The site is located within the Llŷn and Enlli Landscape of Outstanding Historic Interest. The proposal relates to making alterations to a caravan site and in terms of its location and size, it is considered that the impact of the proposal would be local only and that it would not have a broader impact on the historic landscape. Therefore, it is considered that the proposal is acceptable from the perspective of Policy 1 of the LDP.

General and residential amenities

- 5.7 No residential property appears close to the site and therefore it is quite unlikely that the proposal would have any impact on residential amenities. The site has been established and operational for a long time and therefore in terms of the general amenities of the area, the use exists and is established. It is not believed that the proposal would therefore be unacceptable in terms of its impact on the area's residential or general amenities and therefore it is believed that the proposal is acceptable on the grounds of the relevant requirements of policy PCYFF 2.

Transport and access matters

- 5.8 It is intended to use the existing access road leading to the site and it can be seen from the observations of the Transportation Unit to the proposal, that there is no objection to the proposal. It can also be seen that an element of the application seeks permission to retain the road temporarily approved previously under reference C15/0495/43/LL. The wording of the condition relating to this consent was "*The temporary track to be created to obtain access to field 470 must be removed and the land restored to its previous condition before commencing the fourth phase of the development*". It is believed that this condition was relevant to implementing the previous permission only and there is no justification to retain it since the principle of moving five additional units is unacceptable. Nevertheless, it is not considered that the application itself is unacceptable in terms of the general road safety requirements and policy TRA 4 of the LDP as a parking space would be provided near the units for the vehicles of the users, should permission have been granted, this again would comply with the general requirements of policy TRA 2.

Archaeological Matters

- 5.9 It can be seen from the response of Gwynedd Archaeological Service to the public consultation, that the scheme is located within a landscape of high archaeological value with evidence of prehistoric activity nearby. Should permission be granted for this proposal, there would be a need to undertake a programme of mitigation work to ensure that archaeological remains are not lost or destroyed without appropriate measures to protect them, and this can be done by imposing standard conditions to agree on a programme of appropriate and suitable work for this specific site. This would therefore be acceptable based on the relevant requirements of policy PS 20.

Language Matters

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- 5.10 In accordance with the Planning (Wales) Act 2015, it is a duty when determining a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para. 3.28 of Planning Policy Wales (Edition 11, 2021), and Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.11 It is noted that there are some specific types of development where the proposal will be required to submit a Welsh Language Statement or Report on the Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the type of developments in question, the following is noted: The proposal does not reach the thresholds to submit a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. However, Appendix 5 of the SPG notes that every housing development, retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.
- 5.12 The proposal submitted is for the relocation of holiday cabins and therefore there is no increase in numbers deriving from the proposal. Nevertheless, it is noted that the applicant and his family are locals and are first language Welsh speakers. The use of the language is prominent within the operations of the site. Therefore, from this perspective and since there is no actual change in the situation in terms of numbers, it is considered that the proposal complies with the requirements of policy PS1.

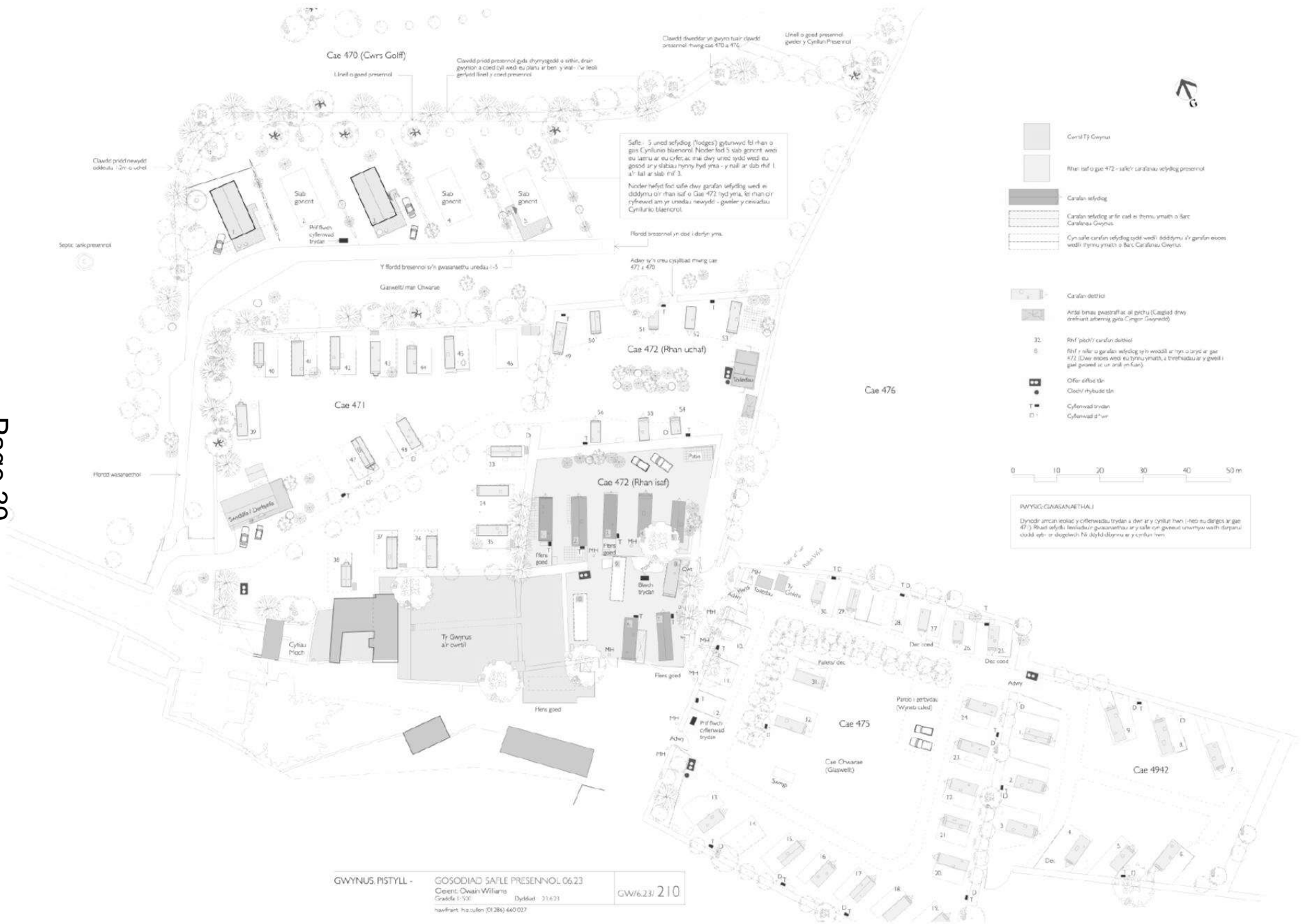
6. Conclusions:

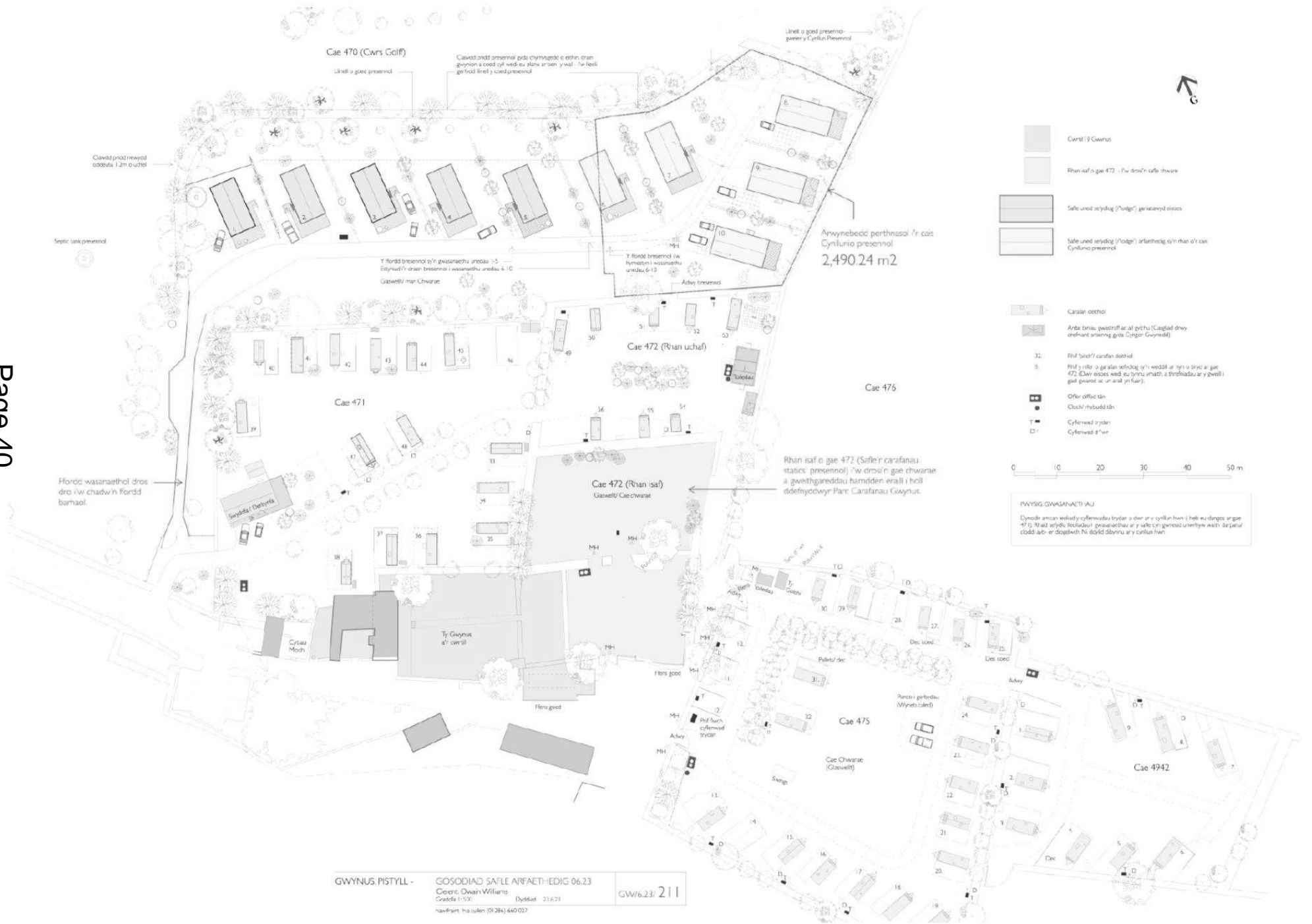
- 6.1 It cannot be considered that the added extension to the site is a small extension in the context of Policy TWR 3 and the proposal does not offer substantial and permanent improvements to the design, layout and appearance of the site and its setting in the surrounding landscape. The improvements have been restricted to erecting the *cloddiau* and vegetation along the boundary of the site, whilst an area of existing caravan use is changed into a playing field. Although it is acknowledged that trees have been planted over recent years, there is no justification for the relocation of all the units to a site outside the existing site. It is considered possible to relocate the units in a manner that does not involve moving all the static units outside the existing caravan site, especially considering that field 472 would still be vacant (albeit as a playing field) if the proposal in question is approved. It is also questioned whether a site extension is really what is in question here, or creating a new static caravan site, as all the existing static units will be located outside the existing caravan park site with a new track serving it and, therefore, makes it entirely independent of the existing site. The proposal is, therefore, considered contrary to the requirements of Policy TWR 3 of the LDP.

7. Recommendation:

- 7.1 To delegate powers to the Senior Planning Manager to refuse:
1. The proposal would not be considered to be a small extension to the surface area of the site and it would involve the relocation of all the static units from the existing site to the extended site, thus leaving the existing static caravan site empty. It is not considered therefore that this would improve the design, layout and appearance of the site and its place in the landscape and therefore it is considered that the proposal is contrary to part 3i and vi of Policy TWR 3 of the LDP.











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Number: 3

Application Number: C23/0293/42/LL

Date Registered: 06/04/2023

Application Type: Full

Community: Nefyn

Ward: Morfa Nefyn and Tudweiliog

Proposal: Full application for the demolition of existing structures and construction of a new dwelling and associated works

Location: Arosfa, Edern, Pwllheli, Gwynedd, LL53 8YU

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 Members are reminded that this application was deferred at a previous meeting of the planning committee held on 11 September. At that time, it was resolved to defer the decision in order to conduct a site visit and have an opportunity to consider the impact of the building on the amenities of nearby residents.
- 1.2 Full application for the demolition of existing structures and construction of a new two-storey dwelling and associated works. The dwelling would include a hall, lounge, kitchen/dining room, utility, toilet, office and garage on the ground floor with 4 bedrooms (2 with en-suite) and a bathroom on the first floor. An external balcony will be included on part of the dwelling's first floor on the south-eastern elevation, namely the elevation that would look away from any neighbouring property.
- 1.2 The house would be two-storey with a slate roof while external walls would be a combination of render, timber and stone cladding. The internal floor area of the proposed house would be approximately 170m² across two storeys. The height of the main ridge of the building would be approximately 5.8m while the height of the rear part of the building would be 4.2m. The proposed house would be partly located over the footprint of the existing structures, which are a mixture of zinc sheds and glasshouses with two storage containers also located on the site. It would be located fairly central within the plot and an extensive turning area and parking space would be provided. An existing access serves the site from the adjacent highway through the village of Ederm (the B4417).
- 1.3 The site is located within the development boundary and is also within the Western Llŷn Area of Outstanding Natural Beauty and the Llŷn and Bardsey Landscape of Outstanding Historic Interest. The nearby area's pattern of residential developments is a mixture of terraced houses, detached and semi-detached houses and they vary in terms of size and appearance.
- 1.4 The application has been amended twice since it was originally submitted in response to observations received and following discussions with officers. Originally, an external balcony was to be included on the first floor of the south-eastern (front) elevation and the south-western gable end, this has now been reduced so that it is only on the south-eastern elevation. Some of the first-floor windows were also changed so that they only included opaque glass. Another change undertaken was reducing the height of the part that would extend out from the main part of the building at the rear, namely the part that would extend closest to the site boundary with neighbouring houses to the north. A reduction of 1.6m in height can be seen between the original proposal and the amended proposal and, as a result, the roof form and internal arrangements are slightly changed and a dormer window is included. The local member, the community council and neighbouring residents were re-consulted following the receipt of the amendments.
- 1.5 The application is submitted to the Planning Committee for a decision at the local member's request due to concern about the size of the proposed house and its proximity to other houses.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council

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has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017**

PS 1: The Welsh Language and Culture

PS 5: Sustainable development

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 17: Settlement strategy

TAI 4: Housing in local, rural and coastal villages

TAI 15: Affordable housing threshold and distribution

AMG 2: Special landscape areas

AMG 5: Local biodiversity conservation

AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note 12: Design

3. **Relevant Planning History:**

3.1 Application 3/22/35C - Agricultural contractors' plant shed - approved 01/05/97

4. **Consultations:**

Community/Town Council: Nefyn Town Council express concern about the height of the design and neighbours' privacy.

Re-consultation

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Nefyn Town Council express concern about the height of the design and neighbours' privacy.

Transportation Unit:	I refer to the above application and wish to state that I do not intend to submit a recommendation as it is assumed that the proposed development will not have a detrimental impact on any road, or proposed road.
Natural Resources Wales:	We have reviewed the planning application submitted to us, and from the information provided, we are not of the opinion that the proposed development impacts any matters listed on our Consultation Topics.
Welsh Water:	Standard advice and response in relation to drainage matters and connection to the public systems.
Public Protection Unit:	Not received
Biodiversity Unit:	The sheds are unlikely to be a bat roosting habitat and the large metal shed is unlikely to be a bird nesting habitat because it appears to be well sealed. It is recommended that a preliminary ecological assessment should be submitted and that bat and bird boxes are shown on amended plans and other biodiversity enhancements.
Land Drainage Unit:	Standard advice regarding SUDS matters.

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Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired, and several letters/ correspondences of objection were received on the following grounds:

- Overlooking/loss of privacy
- Too large/overbearing height
- As the land is higher, the house will be substantially higher
- Detrimental effect on the residential amenities of neighbours/currently quiet site
- Impact on public footpath
- Loss of sun/over-shadowing
- Negative design impact on the street scene
- Lack of information/plans to fully assess the proposal

As well as the above objections, objections were received that were not material planning objections and these included:

- Current houses losing value

A petition was also received which had been signed by local residents with 8 of them objecting to the proposal and 1 not objecting.

Following the second consultation, observations were received reiterating the original objections:

- The 'revision B' amended plans do not alleviate our concerns that the proposed dwelling will not have a substantial impact on our privacy as a result of overlooking.

It is noted that a letter / further correspondence was received from the agent, withdrawing objections from two neighbours who had originally submitted objections.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The proposal involves the demolition of existing structures and construction of a new two-storey dwelling in their place. The site in question has already been developed and, therefore, is considered as a brownfield site and is located within the development boundary of the village of Edern. The proposal, therefore, meets the requirements of policies PS 5, PCYFF 1 and PS17 of the Anglesey and Gwynedd Joint Local Development Plan (LDP).
- 5.2 The village of Edern has been identified as a Coastal/Rural Village in the LDP and, therefore, the proposal must be considered in accordance with the requirements of policy TAI 4 ('Houses in Local, Rural and Coastal Villages').
- 5.3 The indicative supply level for Edern over the Plan period is 12 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g., land ownership matters, infrastructure restrictions, etc.). During the period 2011 to 2022, a total of 2 units have

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been completed in Edern. The windfall land bank, i.e., sites with extant planning permission on sites not allocated for housing, in April 2022, was 4 units.

- 5.5 Therefore, based on this information, approving a development on this scale would be acceptable given the indicative supply level for the village and the requirements of policy TAI 4.

Visual amenities

- 5.6 Policies PCYFF 3 and 4 of the Local Development Plan promote good building design by ensuring that proposals conform to a series of criteria by aiming to safeguard the recognised features and character of the landscape and the local environment, safeguarding the visual character by ensuring that building materials are of a high standard and in-keeping with the character and appearance of the local area and suitably landscapes the site.
- 5.7 Policy PCYFF 3 of the LDP states that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context. It also emphasises that proposals will only be permitted if they can comply with a series of criteria. Additionally, Policy PCYFF 4 requires that all proposals integrate into their surroundings and a landscape scheme should give consideration, amongst other matters, to the natural contours of the landscape, and demonstrate how the development respects and protects local and strategic views as well as respect, retain and complement any existing positive natural features.
- 5.8 Having demolished the existing structures, the proposal involves undertaking excavation work to level the ground although it is believed that the site is relatively level at present. From the plans, it can be seen that the height of the existing sheds and structures varies between 1.9m and 3.3m. The plot for development is relatively large in size with land rising gradually from the access point with the adjacent highway towards the site. The new building would fill more of the plot to the south/south-east than the existing sheds. An established growth of mature trees and shrubs can be seen through the site, including along the boundary with existing houses to the north/west/south-west.
- 5.9 Currently, the site consists of industrial-like sheds that are quite simple in design, which stand unnoticed within the plot. Residential houses are mostly within the local area and, therefore, the existing sheds are slightly out of character compared to the mostly residential use locally. Existing houses reflect similar features to each other with a fairly general pattern to the levels/height and form of their roofs in terms of the adjacent houses that face the public highway. Pitched slate roofs is the main type of roof seen in the area. However, there are also more recent developments within the local area, particularly a two-storey house that abuts the western boundary of the site which is typical of a house of its time, namely the beginning of the 80s.
- 5.10 It is acknowledged that the proposed house would be larger in size than the existing buildings but in response to highlighted concerns, the building has been amended from what was originally submitted. The new house is located within part of the site that is within the development boundary, and although this means it is closer to the northern boundary of the site than it would have been should it have been pushed further into the site, it is not considered that its location within the site is unreasonable.
- 5.11 The roof ridge height of the existing highest shed is 3.3m and the height of the ridge of the proposed roof would be 5.8m. Obviously, it is accepted that the roof ridge of the proposed dwelling would be higher than the existing buildings but not to a totally unreasonable scale considering the variety locally. For example, the height would be slightly lower than the ridge height of the neighbouring property to the west, but not much, but lower after all. Due to the amendment made to the height of one part, it is deemed that this is a practical effort to reduce the impact in terms of its appearance and in the locality. As a result, it is not considered that it would stand out as an incongruous feature in this part of the village and would not be totally contrary to the general development pattern seen there. It is not considered that the proposed new house will

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impact to a totally unacceptable level on the character and appearance of the site or the surrounding area in terms of appearance, scale, height or mass. The presence of mature trees and shrubs within the site provides an appropriate cover for the site and, despite the increase in height, it is not believed that the building would dominate views towards the site from prominent public points. The presence of existing houses adjacent to the public highway means that there is no completely open view towards the site from this direction and this, as well as the trees, is likely to mean that views from the direction of the B4417 would be fragmented.

- 5.12 It must be acknowledged that the applicant has amended the proposal in an attempt to respond to concerns raised and it is now believed that the proposal would add to and improve the character and appearance of the site and the area in terms of its appearance. There is no objection to the type of design proposed in terms of the elevations of the external walls and the form and scale of the proposed openings.
- 5.13 The explanation of Policy PCYFF 3 states: 'the setting and design of new developments must be based on a thorough understanding of the site itself and of its broader background and seek to obtain as much benefit as possible from the site's features. *This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern, and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surrounding whilst seeking to enhance the overall character of the locality*'. There is no doubt that the change would be local compared to what currently exists and what is proposed, however, consideration needs to be given if the change would be to a totally unacceptable extent especially so bearing in mind its relationship within the locality. It would not dominate or look incongruous due to the existence of the existing houses and would convey the local roof form pattern. Therefore, bearing in mind that the existing proposal has been amended to create a building of a different size and form and smaller than what was previously considered, it is now considered that the proposal is acceptable and complies with the requirements of criteria 1 and 2 of policy PCYFF 3 and points 3 and 4 of Policy PCYFF 4 of the LDP.
- 5.14 The site and the wider area are within the Western Llŷn Special Landscape Area. Policy PS19 of the LDP requires the protection or where appropriate, enhancement of the natural environment, countryside and coast of the Plan's special area. Criterion 2 states that sites of international, national, regional and local importance should be protected and, where appropriate, their settings enhanced, in line with National Policy. Furthermore, Policy AMG 2 requires proposals within Special Landscape Areas to give appropriate consideration to the scale and nature of the development. Although it is accepted that there would be some impact locally, it is not believed that the proposal would be unacceptable on the grounds of the impact on the wider landscape and this is mainly based on its location in the centre of the existing built form. The proposal is therefore considered acceptable in terms of Policies PS 19 and AMG 2 of the LDP.
- 5.15 The site also lies within the Llŷn and Bardsey Landscape of Outstanding Historic Interest. The proposal involves the construction of a new house, and it is considered that it would not have a wider impact on the historic landscape. Therefore, it is considered that the proposal is acceptable in terms of Policy AT 1 of the LDP.

General and residential amenities

- 5.16 The site is surrounded to the south-west, north and the north-west by dwellings with open lands extending past the southern/south-eastern boundary of the site. Elements of overlooking already exist due to the location of the existing buildings. There are trees/shrubs within the garden and nearby gardens reduce some of the impact. Concerns were highlighted by neighbours during the public consultation period regarding the impact of the proposal on them and it would have a substantially harmful impact compared with the existing situation. It is considered that a real effort has been made to reduce the impact of what was originally submitted and it can be seen that

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the amendments respond to the concerns highlighted by planning officers. It is believed that the reduced height in one part of the building, contributes to the improvement and that the other changes, namely reducing the external balcony and changing some windows, improve the proposal in terms of the impact on neighbours.

- 5.17 It is believed that consideration must be given to the historical use of the site and the extant permission to sustain a business here. It can be seen that permission was granted in the past for the sheds for a purpose relating to agricultural contractors. This would mean maintaining and operating machinery such as tractors and all associated activities. It is believed that residential use of the site in comparison, would be much less damaging and, therefore, there would be an improvement from the extant permission to sustain a business and the proposed use.
- 5.18 In terms of acceptable separation distances between the proposed house and existing houses, an assessment of the effects often depends on the specific circumstances of the site as well as distances. Concerns were highlighted during the consultation period regarding distances matters as well as shading/loss of light in relation to neighbouring houses. The balcony has now been reduced so that it is only on the front elevation looking towards the south-eastern direction and away from neighbouring houses. Also, a 1.7m high permanent privacy screen will be installed on the sides of the balcony, which is standard for this type of feature. In terms of the changes undertaken to some windows of the new house, they would be for rooms such as the bathroom and dressing room. They will be of a type where only the highest part is possible to open and where they cannot be opened fully. It is intended to include a condition to ensure that only this type of window is approved in specific locations. It must also be borne in mind that dense shrubs and high trees are on the boundaries. It can be seen that distances between the nearest part of the new house and the rear of the nearest existing houses vary between 15m and 24m. It is believed that there would be approximately 3m between the nearest part of the new house (gable end with no window) and the garden boundaries of the nearest houses and approximately 8m between the nearest part which include windows. Although there is some difference in land levels between the existing houses and the application site, it is not believed that the location of the new house, the distances between sites and the presence of mature trees and shrubs, will mean that the impact will be totally unacceptable. Therefore, as a result, it is not considered that any shadowing resulting from the proposal would be totally harmful.
- 5.19 This proposal and the consideration given to room locations, including opaque glass when required and changing to the height and form of the 'extension' towards the northern boundary reduces the impact of the development from the original proposal by reducing the impact of overlooking and the perception of overlooking over nearby houses. It is believed that it would be reasonable in this case to include conditions to ensure protection in this situation and although it would not mean that any further development would fail, it ensures that there is control over new developments so that the impact on amenities would not be affected to a totally unacceptable level. Therefore, conditions are attached that demand the use of opaque glass and windows with only high openings on the side and back of the first floor while the conditions to limit the developments permitted such as extending the building, erecting buildings within the curtilage and include any new windows are also to be attached.
- 5.20 It is believed that the development in its amended form is now acceptable in terms of its impact on the amenities of nearby residents and the proposal would not cause significant unacceptable harm to the living conditions of nearby houses. It is therefore believed that it is acceptable based on the relevant requirements of policy PCYFF 2 of the Joint Local Development Plan that seeks to protect the amenities of local residential occupiers.
- 5.21 Therefore, considering the above, it is deemed that a full assessment has been given to the proposal that finds that the proposal in question will not have a significant detrimental impact to a totally unacceptable degree on the amenities of local property occupiers and it is therefore acceptable in terms of the requirements of the criteria of policy PCYFF 2 of the LDP.

PLANNING COMMITTEE	DATE: 02/10/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Linguistic matters

- 5.22 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para. 3.28 of Planning Policy Wales (Edition 11, 2021), and Technical Advice Note 20. The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.23 It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In terms of the type of developments in question, the following is noted: The proposal does not reach the thresholds to submit a Welsh Language Statement or a Report on a Welsh Language Impact Assessment. However, Appendix 5 of the SPG notes that every housing development, retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement/Assessment should show how consideration has been given to the language.
- 5.24 The proposal before you is for the construction of one dwelling. Although it does not reach the relevant threshold, a Welsh language statement was requested from the agent, which had not been received at the time of writing this report (but it is trusted that it will be received in due course, and it will be reported upon via the late information form). However, it is noted that the applicant is local and a Welsh first language speaker. Therefore, from this perspective, it is considered that there would be a positive impact on the language by ensuring a house for a local Welsh speaker which means that they will continue to reside in the village and, therefore, it is considered that the proposal complies with the requirements of policy PS1 in this regard.

Transport and access matters

- 5.25 The proposal entails using the existing access and include a parking and turning space within the curtilage. The observations of the Transportation Unit were received, and they had no objection with regard to road safety. It is therefore considered as a result of the comments of the Transportation Unit, that the proposal is acceptable in terms of road safety and is in accordance with the relevant requirements of policies TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.26 It can be seen from the observations of the Biodiversity Unit that the existing buildings earmarked for demolition are not suitable for use by protected species. Therefore, in this case, it is believed that it would be reasonable to impose a standard condition to agree on Biodiversity enhancement details for the site. This may be in the form of bird or bat boxes in the new building or nearby or that the choice of landscaping is suitable for the prosperity of local wildlife. As it is possible to ensure that local Biodiversity is enhanced, it is therefore considered that this ensures that the relevant requirements of policy AMG 5 are satisfied.

Community benefit / 106 agreement issues

- 5.27 The requirements of policy TAI 15 note that an appropriate level of affordable housing must be ensured in the Plan's area. Depending on the scale of developments, a contribution towards affordable housing provision is expected in accordance with the threshold recognised for the county's settlements. In the case of the village of Edern, which has been identified as a rural/coastal/local village, the threshold is 2 or more units. As this proposal is for the provision of one new house only, it does not meet this threshold to consider affordable provision.

PLANNING COMMITTEE	DATE: 02/10/2023
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Response to the public consultation

- 5.28 It is acknowledged that several objections have been received to this proposal and it is considered that all relevant planning matters have been given appropriate consideration as part of the above assessment. A decision is made based on a full consideration of all the material planning considerations including the relevant observations received during the public consultation and that no one was let down when considering this application.

Any other relevant matters

- 5.29 Despite the allegation made that the proposal would affect the existing public footpath, by examining the current maps it cannot be seen that a registered public footpath crosses the application site at all. The nearest public footpath is located far beyond the site boundaries to the south, south-west and south-east.
- 5.30 Despite the clarification, as this proposal involves the construction of a new residential dwelling, it is intended to impose a standard planning condition to restrict the property's use as a residential dwelling only, and not to be used as a second home or holiday accommodation without further planning permission. This is done when the figure for over-provision of holiday accommodation and second homes in any area is over the 15% threshold and currently this figure in the Nefyn Community Council area is 24.10%.

6. Conclusions:

- 6.1 Having considered the above and all the relevant planning matters including the local and national policies and guidance, as well as all the observations and objections received, it is believed that the proposal is acceptable and satisfies the requirements of the relevant policies as noted above.

7. Recommendation:

- 7.1 To delegate powers to the Senior Planning Manager to approve the application.

Conditions

1. Time
2. In accordance with the plans
3. Agree on materials, including roof slates
4. Restrict permitted development rights and windows
5. Manage the type of window/glass installed
6. Landscaping
7. Biodiversity Enhancements
8. Building control plan
9. Restrict the building's use to residential use and not as a second home or holiday accommodation



1 **Safle Arfaethedig**
1 : 500

2 **Lleoliad**
1 : 1250

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NODIADAU - NOTES

Cynllun Diwygiedig
Amended Plan

Cynllunio
Deddf - 14/06/2023

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No.	Description	Date
A	Lleihau balcony, gwyrdd afloywl	19/05/23
B	Cwrtll	13/6/23

TEITL PROSIECT - PROJECT TITLE

Tir ger Arosfa, Edem

TEITL - TITLE

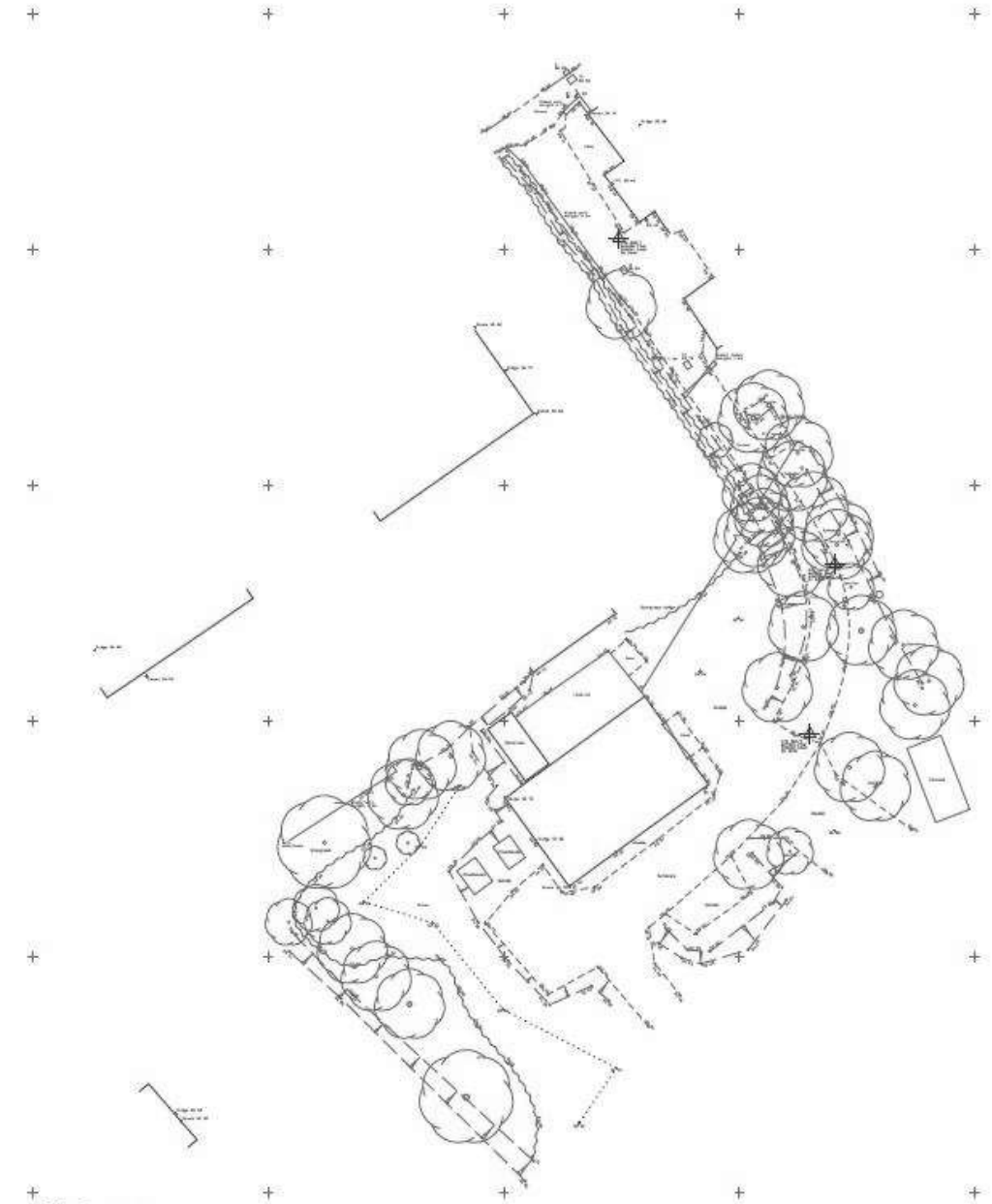
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CLEIENT - CLIENT

Huw Williams

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GRADDFA - SCALE (@A2)	RHIF PROSIECT - PROJECT NUMBER	
As indicated	0325	
RHIF CYNLLUN - DRAWING NUMBER	REV	
0325-S101	B	


Cynllunio
Derbyn - 04/04/2023



1 Site Survey
1 : 200

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REVISIONS / NOTES



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Rev	Description	Date

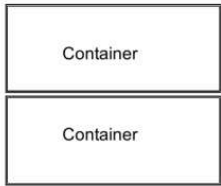
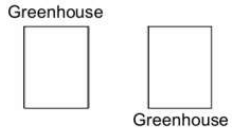
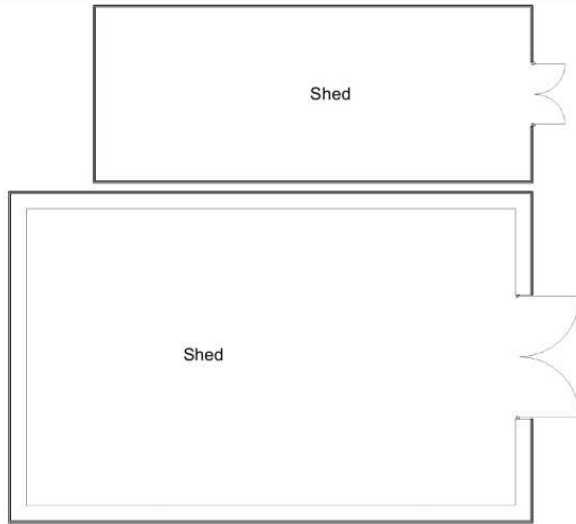
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Tir ger Arosfa, Edern

TITLE / TITLE
Site Survey

CLIENT / CLIENT
Huw Williams

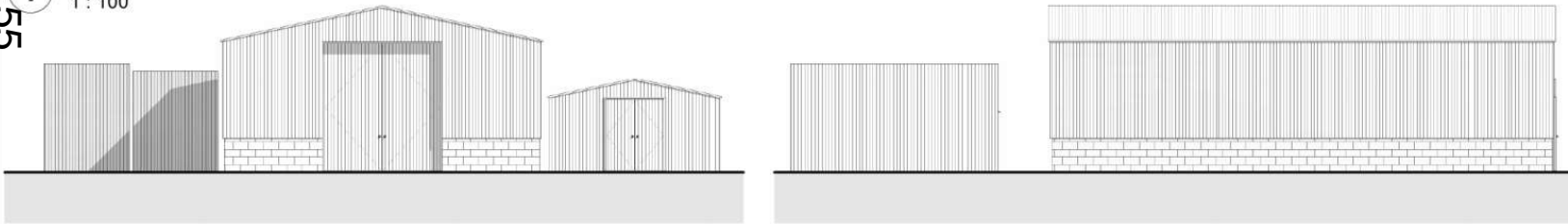
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DRAWING NUMBER 0325-T101		REV.

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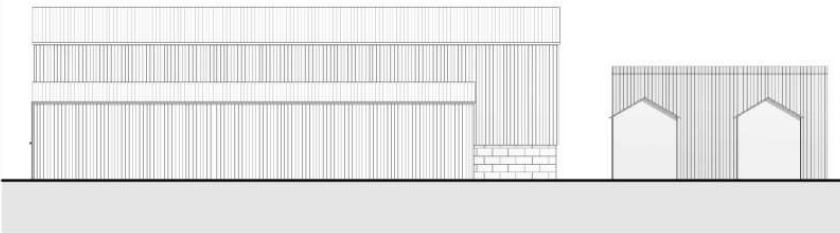
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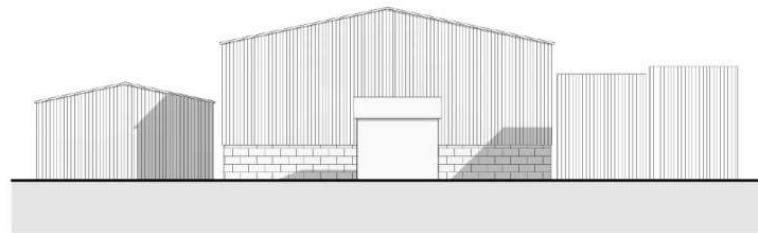


2 East
1 : 100

4 South
1 : 100



3 North
1 : 100



5 West
1 : 100

NODIADAU - NOTES

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No.	Description	Date

TEITL PROSIECT - PROJECT TITLE		
Tir ger Arosfa, Edem		
TEITL - TITLE		
Existing Structures		
CLEIENT - CLIENT		
Huw Williams		
DARLUNWYD GAN DRAWN BY GEW	GWIRWYD GAN CHECKED BY HEW	DYDDIAD DATE 06/04/23
GRADDFA - SCALE (@A2) 1 : 100	RHIF PROSIECT - PROJECT NUMBER 0325	REV
RHIF CYNLLUN - DRAWING NUMBER 0325-B101		REV

Cynllunio

Derbyn - 10/07/2023

Cynllun Diwygiedig
Amended Plan



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NODIADAU - NOTES

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No.	Description	Date
A	Lleihau balcony, gwyrdd afloyw	19/05/23
B	Gostwng uchder to dros y modurdy	10/7/23

TEITL PROSIECT - PROJECT TITLE

Tir ger Arosfa, Edem

TEITL - TITLE

Cynllun Llawr Arfaethedig

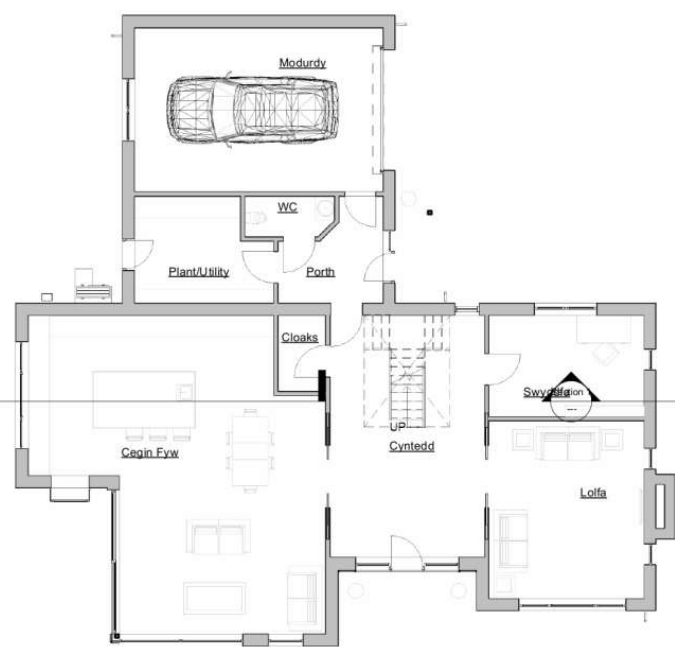
CLEIENT - CLIENT **Huw Williams**

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GEW	HEW	29/04/21

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1 : 100	0325

RHIF CYNLLUN - DRAWING NUMBER	REV
0325-A101	B

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1 Llawr Gwaelod
1 : 100



2 Llawr Cyntaf
1 : 100

10/07/2023 15:27:51

Cynllunio

Derbyn - 10/07/2023

**Cynllun Diwygiedig
Amended Plan**



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No.	Description	Date
A	Lleihau balcony, gwyrdd afloyw	19/05/23
B	Gostwng uchder to dros y modurdy	10/7/23

TITL PROJECT - PROJECT TITLE

Tir ger Arosfa, Edern

TITL - TITLE

Edrychiadau Arfaethedig

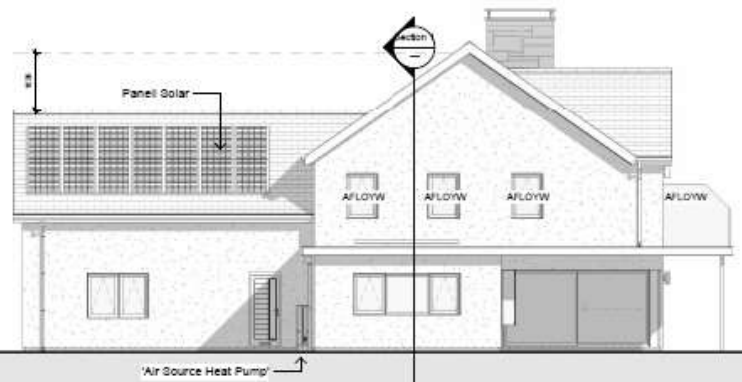
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Huw Williams

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RHP CYNLLUN - DRAWING NUMBER			REV
0325-A102			B



1 Blaen (De-Ddwyrain)
1 : 100



2 Ochr (De-Orllewin)
1 : 100

- To lechi a paneli solar integredig
- Waliau rendr gwyrdd a chyfuniad o glawd coed a cherrig naturiol.




3 Ochr (Gogledd-Ddwyrain)
1 : 100



4 Cefn (Gogledd-Orllewin)
1 : 100



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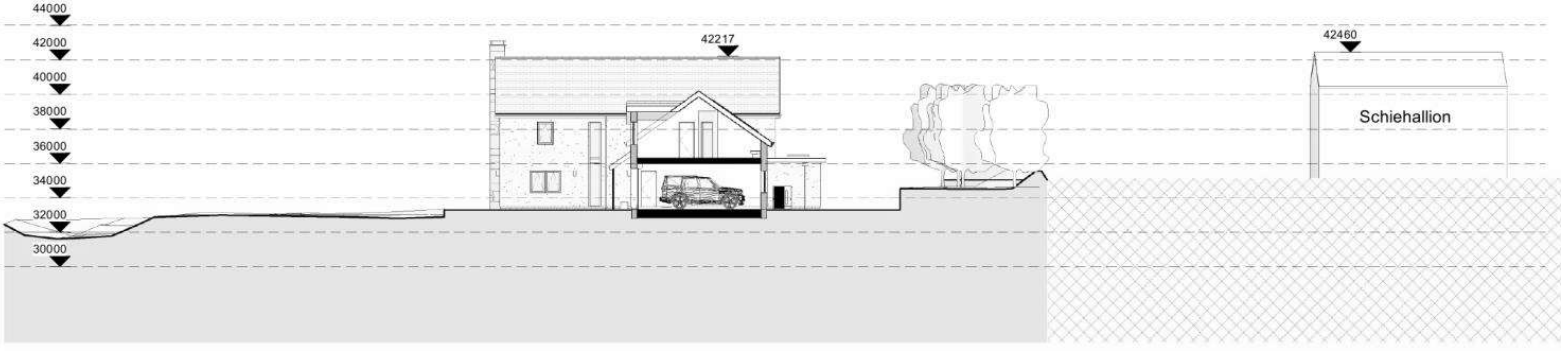


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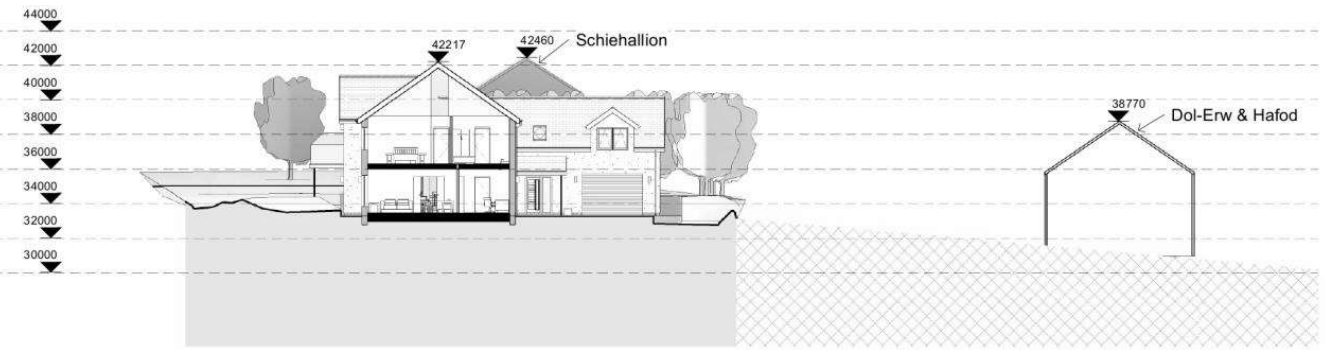
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No.	Description	Date
A	Lleihau balcony, gwyr afloywl	19/05/23
B	Gostwng uchder to dros y modurdy	10/7/23

TEITL PROSIECT - PROJECT TITLE		
Tir ger Arosfa, Edem		
TEITL - TITLE		
Croesdoriad Safle		
CILEIENT - CLIENT		
Huw Williams		
DARLUNWYD GAN DRAWN BY GEW	GWIRIWOYD GAN CHECKED BY HEW	DYDDIAD DATE 29/04/21
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RHIF CYNLLUN - DRAWING NUMBER 0325-S102	REV B	



1 **A-A**
1 : 200



2 **B-B**
1 : 200









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