

**PLANNING COMMITTEE**  
**11-10-10**

**Present:** Councillors: Elwyn Edwards, Alun Wyn Evans, Gwen Griffith, Huw P. Hughes, R. Len Jones, Dewi Llewelyn, Dilwyn Lloyd, June Marshall, Dafydd W. Roberts, Glyn Roberts, Guto Rhys Tomos, Owain Williams, R. H. Wyn Williams and John Pugh Roberts (substitute).

**Also present:** Aled Davies (Head of Regulatory Department), Gruffydd Wyn Morris (Planning Service Manager), Hywel Thomas (Arfon Planning Manager), Gareth Roberts (Senior Development Control Officer) Rhun ap Gareth (Senior Solicitor) and Ioan Hughes (Committee Officer).

**1. Election of Chairman**

**Resolved** to elect Councillor Huw Price Hughes as Committee Chairman for the year 2010/11. The Councillor thanked the Committee for the honour.

**2. Election of Vice-chairman**

**Resolved** to elect Councillor Owain Williams as Vice-chairman of the Committee for the year 2010/11. The Councillor thanked the Committee for the honour.

**3. Welcome**

The Chairman welcomed everyone and noted that it was an historic day as the Planning Committee was meeting for the first time.

**4. Apologies:** Councillor Eddie Dogan, Local Member for Application Number C10A/0441/11/AM)

**5. Declaration of Personal Interest:**

Councillor Dewi Llewelyn declared a personal interest in item 7 on the agenda: Application number C10A/0441/11/AM due to being a member of Berea Chapel which is near to the site.

**6. Minutes**

The Chairman signed the minutes of the Planning Committee shadow meeting held on 29 July, 2010 as a true record.

**7. PLANNING APPLICATIONS**

The Committee considered the following applications for development.

The details of the applications were expanded upon and questions were responded to in relation to the plans and aspects of the policies.

**RESOLVED**

**1. Application Number C10M/M/0095/03/LL – Land near Skateboard Park**

Creation of radio control cars course and steering shelter.

It was reported by the Planning Service Manager that four letters and one e-mail message had been received objecting to the application. It was further noted that the Transportation Unit had not objected to the proposal but some concern had been expressed in relation to parking should the use intensify. The Environment Agency had standard observations and the Recreation Service did not have observations.

The Public Protection Service recommended that hours of use should be restricted and that only electric vehicles should be used on site so as to mitigate the effect of noise.

Councillor Paul Tomos, the local member, was welcomed due to it being his first meeting since being elected to represent the Bowydd and Rhiw ward. The Councillor confirmed that the Town Council supported the application.

**RESOLVED to approve the application.**

Conditions: Standard 5 years, race track surface materials to be agreed, control stage finish, design and finish of boundary fence to be agreed, landscaping, limit hours of use to between 9am and 6pm Monday to Saturday, not to be used on Sunday and electric cars only to be used on site.

**2. Application Number - Rhiwbryfdir Industrial Estate, Rhiwbryfdir, Blaenau Ffestiniog**

Change of use of building and land to gritting salt storage along with creation of new vehicular opening in southern elevation of building.

Network Rail did not have an objection to the application and a copy of the Policy Unit's observations was submitted to the Committee.

**RESOLVED to approve the application.**

Conditions: standard five years, implement in accordance with plans, materials of the doors to be agreed, submit and agree on external lighting details, landscaping (including screening of southern boundary).

**3. Application No. C10A/0292/14/LL – Welcome Furniture, Cibyn Industrial Estate, Caernarfon**

Retain dust extractor system, external stairs and erect extension to house burning unit and two extractor pipes.

The Arfon Planning Manager referred to conditions recommended by the Public Protection Service and noted that conditions should be imposed to put a restriction on the times permitted to use the extraction systems and that a further letter of objection had been received from nearby residents.

Taking advantage of the right to speak, the objector's representative emphasised that the noise and vibration caused by the current extraction system were severe and that it sometimes ran all night long.

He called for strict conditions to be put in place to restrict the hours when the equipment would be used.

The applicant took advantage of the right to speak and noted that they usually started work at 6am and that this would have an effect on the production work. He emphasised that the company employed 105 people and explained that the two new extractor pipes would be located on the southern side of the building and therefore further away from the objectors' houses. Also, it was noted that the new system would mean that less use would be made of the one that had been impairing the local residents.

**The local member stated that a misunderstanding had taken place regarding the opening hours. He added that the biomass burners caused some concern.**

**The Councillor further emphasised that the amenities of local residents should be protected and was eager to see strict conditions set regarding the times of use.**

In response to the comments, the Arfon Planning Manager stated that the main problem would be the hours of use of the extraction system as opposed to the factory opening times.

**RESOLVED to approve the application.**

Conditions: restrict times of use of old extraction system to between 8am and 5pm and restrict times of use of new extraction systems to between 6am and 9pm, complete development according to plans, the unit to be used and maintained according to manufacturer's procedures and instructions, only fuel acknowledged appropriate by the manufacturer to be burnt in the biomass unit, only fuel derived from 'Welcome Furniture' to be burnt in the biomass unit, no fuel to be brought in from any external source without the approval of Gwynedd Council's Public Protection Department.

**4. Application Number C10D/0347/34/LL – Bimbadeed, Aberdesach**

Revoke Condition 5 on permission number C02D/0158/34/LL restricting occupancy of property to agricultural worker.

It was noted that the application had been withdrawn.

**RESOLVED to accept the information.**

**5. Application Number - C10D/0300/38/LL – Delfryd, Llanbedrog**

To demolish existing bungalow and erect a dormer bungalow.

The Planning Services Manager reported that the Llŷn AONB Officer had expressed concern regarding the effects of the proposal on the nearby area and that a letter of objection based on the scale and size of the proposal and its effect on its amenities had been received.

Taking advantage of the right to speak, the objector stated that she did not object to the proposal in principle but that the height of the proposed building did cause her some concern. It was added that she and her family had signed a Section 106 Agreement when they received permission to build a dwelling nearby and noted that a similar condition should be put in place should the proposal be permitted.

**RESOLVED to delegate powers to the Planning Manager to approve the application subject to further discussions to be held with the applicant in order to come up with a more acceptable design, especially with regards to eliminating the lean-to at the rear of the building.**

Conditions: conform to revised plans, slates, landscaping, remove permitted development rights with regards to extensions and changes to the roof, opaque glass to be utilised on rear rooflights and eastern end windows.

**6. Application Number C10D/0322/44/LL – Ysbyty Alltwn, Tremadog**

A single storey extension to the side of the hospital to create a twelve bed auxiliary renal unit.

The Planning Services Manager noted that the proposed increase in the number of beds would mean a possibility of requesting five additional parking spaces for the disabled. He added that the applicant proposed to discuss green travel with the service users so as to ensure enough parking spaces existed.

The local member emphasised that he welcomed the development but expressed concern regarding the number of parking spaces available for the disabled and stated that he would want this to be considered.

**RESOLVED to approve the application noting that the Committee had assumed the appropriate number of parking spaces would be provided for the disabled.**

Conditions: commence within five years, materials to be agreed, implement mitigating measures for safeguarding wildlife in accordance with the report of 1-7-10, the width of the bridle-path which is to be relocated to be no less than 3m, surface and foul water drainage details to be agreed and foul water and surface water discharge to be drained separate to the site, surface water will not be allowed to connect, directly or indirectly, to the public sewage system and land drainage run-off will not be allowed to be discharged, directly or indirectly to the public sewage system, landscaping, agree and implement green travel plan details for staff and visitors prior to the unit being used, ensure provision for the disabled.

**7. Application Number C10D/0259/44/AM – Land near Heol Dulyn, Tremadog**

In accordance with the decision of the Dwyfor Area Committee in September, members had visited the site before this meeting.

The Planning Services Manager noted that a further letter had been received objecting the proposal. This was in addition to the four letters received previously. Also, the Tree Officer stated that the trees to the rear of the site were not of high amenity value. However, he considered that the trees had been cut back regularly in the past and that this would have to continue in order to protect the slope. The

Biodiversity Unit did not have any concerns but submitted bird protection conditions.

Taking advantage of the right to speak, the objector's representative stated that a number of young families lived in the Heol Dulyn houses and emphasised that their main objection related to concern regarding loss of parking space. He added that reducing the space behind Heol Dulyn would mean residents would have to reverse their vehicles onto a busy highway when leaving the site.

The applicant took advantage of the right to speak and stated that he had discussed the plans in detail with the Planning Service and local member and that no major problems had arisen before submitting the application.

He added that demolishing eight untidy garages and landscaping work would indeed improve visual amenities. It was further noted that the Town Council did not object to the proposal.

The local member referred to existing planning permission granted for the erection of a dwelling on land to the right of the current proposal's site and was of the opinion that the committee should wait to consider the impact it would have before permitting a further development.

The member expressed great concern regarding highway hazards and added that the proposed development would change the quality of the area and the amenities of local residents who are active young families within the community.

The member did not want to see anything impair the wall that retained the road leading to nearby dwellings and was concerned regarding the effect on listed buildings and conservation area and trees. He expanded upon this and drew specific attention to a series of policies within the Gwynedd Unitary Development Plan and National Policies and noted that these presumed against the proposal.

**RESOLVED to approve the application.**

Conditions: development commencement date; approval of reserved matters within three years; the draft details submitted with the outline planning application were unacceptable and needed to be revised when the detailed application was submitted; submit building plan details; external appearance; access and landscaping method; slate roof; agree external finish that should include an element of stone; withdrawal of permitted development rights for extensions and alterations; parking spaces within the curtilage; full details of the work to be undertaken to the slope and full details of how it is proposed to ensure its safety during and following the building work; surface the access road from Heol Dulyn to the site before occupation of the proposed dwelling.

**8. Application Number C10A/0441/11/AM – Land to the rear of 23 Penrhos Road, Bangor**

Erection of dwelling (renewal of planning permission number C07A/0376/11/AM)

A correction was made in relation to the relevant planning history noting that an outline application had been approved on 6 September 2007 and not 6 September 2010 as noted in the written report.

The Arfon Planning Manager reported that the Transportation Unit had no objections to the application.

Taking advantage of the right to speak, the objector was eager to draw attention to a legal matter and noted that it was a private track that led to a garage on the site as opposed to a road.

He referred to the amenities of local residents and the effect any increase in traffic and noise would have. He added that the development would have an effect on the privacy of the residents. He further noted that an increase in traffic would incur more maintenance work on a dwelling adjacent to the road.

Officers emphasised that legal arguments should not be considered.

**RESOLVED to approve the application.**

Conditions: commencement period, submit details within three years, materials, highways matters, drainage matters and removal of general permitted development rights including eliminating the right to install additional windows without receiving permission.

**The meeting commenced at 1pm and concluded at 3:10pm**