
PLANNING COMMITTEE 19/12/16

Present: Councillor Anne Lloyd Jones - Chair
Councillor Elwyn Edwards - Vice-chair

Councillors: Stephen Churchman (Substitute), Endaf Cooke, Simon Glyn, Gwen Griffith, Dyfrig Wynn Jones, Eric M. Jones, Michael Sol Owen, John Pughe Roberts, Eirwyn Williams and Hefin Williams.

Others invited: Councillor Gareth Thomas (Local member).

Also in attendance: Gareth Jones (Senior Planning Service Manager), Cara Owen (Development Control Manager), Idwal Williams (Senior Development Control Officer), Gareth Roberts (Senior Development Control Officer- Transportation), Rhun ap Gareth (Senior Solicitor) and Glynda O'Brien (Member Support and Scrutiny Officer).

Apologies: Councillors June Marshall, Tudor Owen, Gruffydd Williams, Aled Evans (Local Member), Sian Wyn Hughes (Substitute) and Councillor Gwen Griffith (for the Site Visit held before the main meeting).

CHAIR'S ANNOUNCEMENTS

- (a) The Chair referred to the recent ill-health of Councillor Tudor Owen and he was wished a complete and speedy recovery.
- (b) That the Vice-chair would take the Chair in Items 5.1 and 5.3 on the agenda because he would be declaring an interest and that he would leave the Chamber during the discussions on these items.
- (c) That the order of the agenda would be changed and that Items 5.6 would be dealt with first before moving on to Items 5.1 and 5.3.

1. DECLARATION OF PERSONAL INTEREST

(a) The following members declared a personal interest for the reasons noted:

- Councillors Stephen Churchman, Anne Lloyd-Jones, Michael Sol Owen and John Wyn Williams in items 5.1 and 5.3 on the agenda (planning application numbers C16/1021/08/LL; C16/0773/14/AM) because they were members of the Board of Cartrefi Cymunedol Gwynedd.
- Councillor Dyfrig Wynn Jones, in items 5.4 and 5.5 (planning applications numbers C16/090/33/LL; C16/1239/41/LL) because his wife's family ran a caravan park on the Lleyn Peninsula.

Members were of the opinion that it was a prejudicial interest, and they withdrew from the Chamber during the discussion on the application.

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

- Councillor Gareth Thomas (not a member of this Planning Committee), in relation to item 5.1 on the agenda, (planning application number C16/1021/08/LL);

- Councillor Endaf Cooke (a member of this Planning Committee) in relation to item 5.3 on the agenda (planning application number C16/0773/14/AM);
- Councillor Eric M. Jones (a member of this Planning Committee), in item 5.8 on the agenda (planning application number C16/1353/17/HT);
- Councillor John Wyn Williams (a member of this Planning Committee), in item 5.9 on the agenda, (planning application number C16/1367/25/LL);

The members withdrew to the other side of the Chamber during the discussions on the applications in question and did not vote on these matters.

2. MINUTES

The Chair signed the minutes of the previous meeting of this committee held on 28 November 2016 as a true record.

3. 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 aspects of the policies.

RESOLVED

1. Application number C16/1021/08/LL - Meusydd Llydain, Bryniau Hendre, Penrhyndeudraeth

Since the Chair had expressed an interest in this application, Councillor Elwyn Edwards, the Vice-chair of the Committee, took the chair.

Revised application of C16/0314/08/LL to erect nine houses to include three houses on the open market and six affordable houses together with drainage, landscaping work and creation of accesses.

- (a) The Development Control Manager elaborated on the background of the application, noting that the application had been deferred at the Committee meeting on 28 November 2016 in order to hold a site visit and receive further information regarding the layout of the houses and the type of houses needed in the area. Some members had visited the site prior to the main meeting.

The application was for the erection of nine new houses, including three open market houses and six affordable houses, along with drainage work, landscaping work and creation of accesses. Attention was drawn to the fact that the application had been amended since the original application by re-designing the access arrangement to the three open market houses. The amendments to the accesses were undertaken as a result of discussions with the Transportation Unit as they suggested that more parking and turning space should be available within the housing sites. Some work to widen the road would be undertaken along the adjacent unclassified road in order to facilitate vehicular movements along this road while a new pavement would be provided along the front of the open market houses.

Reference was made to the relevant policies and the responses to the public consultations within the report, as well as to the additional observations form.

It was confirmed that the principle of the proposal was acceptable on the site and that officers did not object in terms of the impact on visual or residential amenities. In terms of

transportation and access matters, a number of objections and concerns had been received relating to the adjacent road and the development's impact on road safety and movements along it. It was acknowledged that the road was narrow; however, there was a need to keep in mind that improvements were being proposed as part of the application and also that a section of the site had been used in the past as commercial print-works with the likelihood of similar work recommencing on the site without the need for planning permission, and possibly, with much more traffic coming and going to and from the site.

The officers did not have any objection in relation to biodiversity or trees.

In terms of affordable housing matters, it was noted that the development in its entirety showed that an affordable provision was being proposed as part of the application; namely six affordable units of the nine houses being proposed. From the response received from the Housing Strategic Unit, it was noted that there was an acknowledged need for the affordable units. The application had been refused previously in order to receive more information about the arrangements for the layout of the Cartrefi Cymunedol Gwynedd houses as they intended to take over the six affordable houses should this application be approved. A response had been received from CCG stating that the allocations policy was in accordance with Gwynedd Council's common housing allocation policy.

In terms of the current demand, reference was made to the findings in paragraph 5.24 of the report which outlined the origin of the applicants.

There would be a need to ensure that the open market houses and the affordable houses would be developed jointly and that there was no possibility that the open market houses would be the only ones developed. It was confirmed that CCG proposed to be partners in the scheme and as per usual in such developments, a 106 agreement would be drawn up to ensure that the houses would be transferred to CCG which would ensure that the units would be available to meet local need. The proposal meant that there would be a good mix of houses, which was quite uncommon, as open market houses and affordable houses would be a part of the same scheme and this was to be welcomed.

It was considered that the proposal in its entirety was acceptable and that it would be a development that would respond to an acknowledged need for the proposed units on this site. It was believed that the matters highlighted by the Committee at its previous meeting had been proved to an acceptable degree and satisfied the requirements of local and national policies and guidelines. Having considered all relevant matters highlighted in the report, it was recommended to delegate powers to the Planning officers to approve the application subject to completing a relevant 106 agreement and subject to the relevant planning conditions.

(b) The Local Member (not a member of this Planning Committee) noted that he had concerns about this application, as follows:

- That the area had seen considerable developments of estates recently, as well as single house developments.
- His main objection was due to concern regarding cars having to reverse out of the open market houses onto an exceptionally busy road.
- Concern about access to the agricultural land and he would have welcomed the opportunity to see plans also.
- From the three open market houses, one of them was partially located outside the development boundary.
- Following considerable discussions regarding the Unitary Development Plan, that 190 additional houses were to be developed in the Penrhyndeudraeth area and that the site had not been designated in the Plan.

- Whilst accepting that there was a need for affordable housing in Penrhyndeudraeth, it was not accepted that additional houses were needed.
- The density of the number was excessive for this small site.

(c) In response to the concern about road safety, the Senior Development Control Officer - Transportation, confirmed that the parking area for the open market houses was quite substantial and that there was room to turn and reverse within the curtilage. Unfortunately, the plan showed the cars to be forward-facing, which gave the impression that it was not possible to turn on the site. It was noted further that it would be possible to provide space on the curtilage and that this would overcome any road safety concerns.

(ch) It was proposed and seconded to refuse the application due to concerns about road safety as the cars would have to reverse over a pavement and out onto the adjacent road.

(d) The Senior Planning Service Manager and the Senior Solicitor responded to Members' observations as follows:

- In terms of the difference in size between the open market houses and the affordable houses, it was confirmed that affordable houses had to be a specific size in line with the Council's supplementary guidance and in this context, the mix of houses reflected the need.
- In relation to the intentions of the Housing Association with the affordable housing, it was explained that Cartrefi Cymunedol Gwynedd was a partner in the scheme and as it did not own the land, a 106 agreement needed to be secured to ensure that the landowner would transfer the houses to CCG.
- In the context of the right to revoke the 106 agreement within five years, technically, it would be possible for CCG to revoke the agreement; however, this had not happened in the past. An explanation was provided regarding the purpose of a Housing Association, namely to provide houses and follow statutory rules. In terms of the allocations policy, it was noted that Gwynedd Council held the housing waiting list.
- That the application was not an over-development and as a result of amending the original plan from 14 houses to nine, the density of the site was acceptable and met the need for affordable housing.
- In the context of the house located outside the development boundary, the majority of it was located within the boundary and the application before the committee allowed for a better layout within the site.

(dd) The following observations were noted in favour of the recommendation to approve:

- Whilst understanding that there was an element of concern regarding road safety, it was felt that the matter had been addressed and that it was not possible to refuse the application based on a vehicle failing to reverse into the road.
- That there was a housing crisis in Gwynedd and the scheme submitted addressed the need for open market housing and affordable housing.
- That approximately 2,000 individuals were waiting for a social house and that such a scheme would be welcomed in many communities in Gwynedd.

(e) A vote was taken to refuse the application; however, this proposal fell.

(f) A vote was taken to delegate powers to Planning Officers to approve the application subject to the applicant amending the plan to ensure that there was sufficient space in front of the open market houses to park and turn vehicles within the site without having to reverse onto the highway, and this proposal was carried.

Resolved: To delegate powers to the Senior Planning Manager to approve the application, subject to the applicant:

(a) amending the plans in order to ensure sufficient space in front of the open market housing so that vehicles can park and turn within the site;

(b) to complete a 106 agreement to ensure that the houses to be erected outside the boundary are transferred to a housing association and to relevant conditions relating to:

- 1. Time**
- 2. Compliance with plans**
- 3. External materials including slate**
- 4. Landscaping**
- 5. Highways**
- 6. Welsh Water**
- 7. Biodiversity**
- 8. Trees**
- 9. Removal of PD rights**
- 10. Submit and agree a Building Management Plan.**

2. Application number C16/0677/11/LL – 146-152 High Street, Bangor

Erection of four-storey building to provide two shops and 15 living units for students.

- (a) The Development Control Manager expanded on the background of the application noting that the site formed part of the curtilage of Varsity public house and was being currently used as a beer garden. It was located on a section of Bangor High Street, between a public house and a snooker hall.

Reference was made to the relevant policies and the responses to the public consultations within the report.

It was noted that the site was within the City's development boundary and was quite prominent on the High Street. It was acknowledged that some people were concerned about the number of private purposefully built accommodation in the Bangor area and the suggestion that a number of the rooms available were standing empty. However, considering the figures available, it appeared that a relatively low percentage of the provision available was being met by this type of units at present. It was not considered reasonable to refuse the proposal based on the lack of need for this type of accommodation.

Attention was drawn to the fact that the proposal involved the provision of two (relatively small) commercial units on the ground floor of the building. The development would appear natural in terms of its location on the High Street. It was considered that the development was acceptable as a whole and reflected the pattern of the street-scene in an acceptable way.

Several objections were received to the original proposal based on the two-storey unit to the rear of the site; however, this building had now been withdrawn from the application. It was considered that the amended plans had responded to the objections in a satisfactory way by ensuring sufficient distance between the rear of the Lôn Bopty houses and the new development. It was not considered that the proposal would have a negative impact in terms of general and residential amenities due to the nature of the current use of the site and its surrounding area.

After giving full consideration to all relevant planning matters, including the letters of objection and the observations received, it was considered that the proposal was acceptable and complied with local and national policies and guidance.

- (b) It was proposed and seconded to approve the application.
- (c) During the ensuing discussion the following points were highlighted by individual Members:

- That the application was completely suitable for the site and that there were no other planning grounds for refusal.
- Discontent regarding the phrasing of the Joint Policy Unit in paragraph 5.19 namely "that there is a relatively low percentage of Welsh speakers in Bangor..." It was felt that the wording gave a misrepresentation of Bangor and although the percentage was low in comparison with the rest of Gwynedd, the number of Welsh speakers was relatively high in comparison with the rest of Wales.
- Although an application for retail units had been submitted, there was concern that the units would be used as offices for the accommodation business, as had happened with many similar applications in the past. A request was made for a further explanation on the use of such units at the next Planning Committee meeting.
- The above concern was reiterated, in particular as the offices did not contribute to the area's economy.

Resolved: To approve – with conditions

1. Time
2. In accordance with the plans
3. Materials
4. Slate
5. Student Management Plan (accommodation agreements)
6. Parking facilities in accordance with the plans
7. Shops within A1 use class only.

3. Application number C16/0773/14/LL – Former site of Ysgol yr Hendre, Ffordd Eryri, Caernarfon

Since the Chair had expressed an interest in this application, Councillor Elwyn Edwards, the Vice-chair of the Committee, took the chair.

Residential development for up to 45 dwellings (including affordable housing) together with the creation of a new access, upgrading the existing access, provision of public amenity spaces, parking spaces and landscaping

- (a) The Senior Development Control Officer reported that the Department had received late observations from Welsh Water which meant that they would undertake improvements to the water treatment works to create additional capacity to cope with the foul water deriving from the application site. Consequently, the Committee was asked to defer the item until January so that the content of the report could be amended.

Resolved: To defer the application.

4. Application number C16/1090/33//LL – Plas yng Ngheidio, Boduan

Increasing the number of touring units from the 11 that were approved to 19 (eight more) and erect a washing facility

- (a) The Development Control Manager elaborated on the background of the application and noted that the proposal intended to increase the number of touring caravans from 11 to 19, namely an additional eight, on an existing caravan park, along with the erection of a washing facility, new play area and fencing a section of the field.

The Committee was reminded that it had visited the site in 2015. Reference was made to the relevant policies together with the responses received to the public consultations. No objection had been received from the Transportation Unit or Biodiversity Unit. One letter of objection had been received based on water supply as the application property and the objector's property shared a single water pipe. By now, it was understood that Welsh Water stated that there was no further objection, subject to plans afoot to resolve the problem by supplying water from another direction. It was noted that it would be appropriate to include an additional condition regarding water supply that would state that the matter would have to be resolved to the satisfaction of the Planning Department before the new units entered the site.

To close, it was noted that the proposal was acceptable and that no other objection stated otherwise and it was recommended to approve the application subject to the conditions noted in the report.

Resolved: To approve subject to the following conditions:

1. **Commencement within five years.**
2. **In accordance with plans.**
3. **Number of units on site at any one time to be restricted to 19 touring caravans and two pods.**
4. **Restricted to holiday season**
5. **Holiday units only and a register must be kept**
6. **No caravans to be stored on the land**
7. **Landscaping**
8. **Maintain the landscaping whilst the caravan use exists**
9. **External walls of the washing facility to be in-keeping**
10. **The roof of the washing facility to be in-keeping.**
11. **Need to connect to the main water pipe before the development permitted is used for the first time.**
12. **That the problem regarding the water supply is to be resolved to the satisfaction of the Planning Department before the units enter the site.**

5. Application number C16/1090/33/AM – Swyn Don, Afonwen, Chwillog, Pwllheli

Amendment to an application refused under C16/0407/41/LL to create a new 17 unit touring caravan site, erection of toilet block and installation of septic tank and provision of passing places.

- (a) The Development Control Officer elaborated on the background of the application, noting that it was a full application to create a touring caravan site for 17 touring caravans and

erect a single storey building to include toilets/washing facilities, to move two static caravans from their existing locations to a new location and create three passing places within the road verges leading to the site.

Reference was made to the relevant policies and the responses to the public consultations within the report.

In terms of visual amenities, general and residential amenities, it was noted that the site was not within any formal landscape designation, although the site was in a relatively open location and close to the coast. It is not believed that there would be any detrimental impact on the general or residential amenities of the area; therefore, it would not be unacceptable in terms of the relevant requirements of policy B23.

In the context of transport and access matters, it was noted that the narrow, sub-standard, unclassified road leads off the adjacent highway and the Transportation Unit objected to the previous application due to concern regarding the standard and narrowness of the access off the highway. It was noted that the application now showed a proposal to provide passing places dispersed along the road and thus the application was acceptable by the Transportation Unit subject to an agreement between the Unit and the applicant to undertake the work prior to the commencement of any development.

After considering all relevant planning matters, it was considered that the proposal was acceptable based on matters noted in the report and compliance with the requirements of relevant policies. It was recommended to approve the application.

- (b) Taking advantage of the opportunity to speak, the applicant asked the Committee to support his application in order to sustain the family and to enable them to stay in the locality in the future. Promoting the Welsh language was important to them as a family and assurance was given that the signage in the site was bilingual.
- (c) It was proposed and seconded to approve the application.

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

- 1. Time**
- 2. Compliance with plans**
- 3. Materials**
- 4. Landscaping**
- 5. Highways**
- 6. Control the use of the site as a touring site / layout / season / no storing.**

6. Application number C16/1240/41/LL – Old Capel Moriah Site, Llanystumdwy

Application for the erection of a porch on the existing dwelling and erection of a garage with games room above

- (a) The Senior Development Control Officer elaborated on the background of the application and noted that the application involved the erection of a porch on the existing dwelling, along with the erection of a separate garage with a sports room above within the curtilage. It was noted that property was located within a Conservation Area in the middle of the village of Llanystumdwy near Afon Dwyfor and a Grade II listed bridge was located to the east. Attention was drawn to all policies, and the responses to the public consultations had been noted in the report. In terms of designs, it was noted that the current property was a striking building with a relatively steep gradient to the roof. Planning officers were

of the opinion that the gradient of the garage's roof was in keeping with the existing property, along with the external materials. In terms of visual amenities, although the garage was substantial in terms of size and height, it would not appear oppressive in comparison with the existing residential property. It was considered that changing the size and design of the garage to make it smaller with a different roof pitch would cause a greater visual impact as it would conflict with the specific design of the existing property. It was not considered that the proposal was likely to have an unacceptable detrimental impact on the amenities of the local area.

Attention was drawn to the fact that the site was within a flood zone but that it was possible to manage the risk of flooding in an acceptable way. It was explained further that the development was below the level of the road and a sufficient distance from the nearby residential units and therefore, it was not considered that it would affect them. Late concerns and objections had been received and attention was drawn to them as noted on the late observations form. They mainly related to the height and the size of the garage, the impact on the Grade II listed bridge, the impact on road safety and the access from the highway and down the access track. Assurance was given that all above-mentioned matters had been considered and assessed carefully, along with confirmation from the officers of the Transportation Unit that they did not object in terms of road safety and that it complied with the appropriate policies. In addition, the Conservation Officer did not have any objection. Therefore, it was considered that the proposed development complied with all relevant policies and the recommendation of the Planning officers was to approve subject to the seven conditions noted in the report.

- (b) The objector noted, as the order of the agenda had been amended, that he had not been given time to provide his observations as he had not received the information in full until the morning of the committee.

In response the Senior Solicitor explained that speakers were expected to be ready to present when the committee was commencing and that it was not possible to defer the discussion as the application had been opened and submitted.

Therefore, taking advantage of the right to speak, the objector noted that he was at a disadvantage because of this and had been throughout the entire process as he did not have the full information and he highlighted the following main points:

- That there was a unique view point at the head of the drive across the Afon Dwyfor and allowed for views to be seen southwards and westwards towards the village
- If this application was allowed the view point would forever be lost
- The view point was enjoyed by many people such as dog walkers, locals, villagers, tourists, everyone enjoys that view, people stopped there and was a meeting point within the village
- Most people did not want this building to be built to this scale especially the height
- Did not object to the applicant having a garage but would prefer that it should be single storey and therefore not obstruct the beautiful and magnificent views
- If committee members were not familiar with the site perhaps it would be sensible to adjourn and have a site meeting
- Safety aspect was of high priority especially since family members used the driveway to cycle, play and skateboard and the children could be observed from the house
- The previous planning proposals in 2000 was of a single storey size and would not obstruct the views

(c) Taking advantage of the right to speak, the applicant noted the following main points in relation to the objections:

- Size and appearance – significant time and care had been taken with the architect to ensure that the proposed garage complemented the existing dwelling house. The roof pitch of which was based upon the village Church located directly across the river in order to retain the existing architectural features already within the village. With regard to previous proposals, a smaller garage was never approved, it was just an indication and this was the first time an application for a garage had been submitted.
- Potential effect on vehicular access – traffic usage on the access on the existing driveway has reduced immensely since the café ceased trading and converted into residential use. Only a few used this access on a daily basis therefore the concerns raised were disproportionate. However, there still existed a passing place on the bend of the access road that was available when the café was used which was overgrown with brambles and would clear this himself.
- Restricting the view from the top of the driveway – existing views were already spoilt by the existence of an unsightly concrete asbestos pre-fab structure at the bottom of the road. Anyone wishing to consider these views from the top of the access road junction with the main highway should be encouraged to walk a few paces to the safety of the bridge footpath where truly iconic views could be experienced in total safety.

(ch) In response to the observations, the Senior Planning Service Manager explained that the Department had given detailed consideration to the design in terms of the visual impact and respect to the sensitive location.

(d) The officers' recommendation was proposed and seconded to approve the application.

(dd) In response to an enquiry from a member regarding the height of the roof, it was explained that the roof level was lower than the public road.

Resolved: To approve the application in accordance with the following conditions:

1. 5 years
2. Ensure that the development is completed in accordance with the plans submitted.
3. Slates on the roof
4. Finish to match the existing house
5. Use as garage only/no supplementary residential/sleeping use
6. The work of cutting into the roof of the existing dwelling must be completed between the beginning of October and the end of April in any given year.
7. Before commencing any work involving this proposal, details for installing a bat box must be submitted and agreed and installed before commencing work on cutting into the roof.

Welsh Water Note

7. Application number C16/1306/11/LL – 205-207 High Street, Bangor

Change of use from offices on the first, second and third floors in order to provide seven living units.

- (a) The Development Control Manager elaborated on the background of the application and noted that this was an application to change the use of offices located on the first, second and third floors in order to create seven self-contained flats and a shop on the ground floor. The building stood at the end of a terrace that formed a part of Bangor High Street, with the side elevation facing a sitting area in front of the Cathedral. It was noted that the building was characteristic due to its location and form "on a corner".

Reference was made to the relevant policies together with the responses received to the public consultations.

It was explained that the proposal was to create living units, but not units for students, and reference was made to policy C15 which permitted applications for the conversion of floors above shops and commercial units into flats. It was not considered that the external changes would harm the existing building nor the setting of the conservation area, nor that of the adjacent listed buildings either. It was considered that ensuring a new use for the building would make a positive contribution to the appearance and character of the building and its surrounding area.

After giving full consideration to all relevant planning matters, and the observations received, it was recommended to approve the application subject to the conditions noted in the report.

- (b) The following points were noted in favour of the recommendation:

- The application was welcomed in light of the fact that the old building had deteriorated and that it was an important part of the street-scene.
- The proposal of such units for the people of Bangor was welcomed.

- (c) It was proposed and seconded to approve the application.

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

- 1. Time**
- 2. In accordance with the plans**
- 3. Materials**

8. Application number C16/1353/17/HT - Land of MGW Coal Merchants, 127-136 Iard Llifon, Groeslon, Caernarfon

Erection of an 18m lattice tower with three antenna, one communications satellite on top and two equipment cabinets, one measuring cabinet and associated development comprising a 2.1m high fence.

- (a) The Senior Development Control Officer elaborated on the background of the application and noted that the site was located on the outskirts of the village of Groeslon, within a site that had been established as a coal/builders yard for many years.

Reference was made to the relevant policies and the responses to the public consultations within the report, along with the late observations noted on the additional observations form.

It was considered that the principle of the proposed development was acceptable as it made good use of a section of the site that had already been developed and that it complied, consequently, with the general requirements of policy C3.

Attention was drawn to policy CH20 along with the four specific criteria attached to the policy, noting that the proposal was acceptable and complied with the requirements. In terms of visual amenities, it was noted that it would be inevitable that the proposed structure would be partially visible from public viewpoints as it needed to be in a relatively open location to ensure that it would work to its full capacity.

It was not considered that the proposal would cause significant harm in terms of noise and it was believed that the site, away from residential houses and within a previously developed site, was a suitable location for this type of development. It was recommended to be approved with relevant conditions.

- (b) The local member (a member of this Planning Committee) expressed his support to the proposal and he was of the opinion that the location was suitable. It was noted further that the Community Council was supportive.
- (c) It was proposed and seconded to approve the application.
- (ch) In response to a Member's enquiry, the Development Control Manager explained that the purpose of the mast was for mobile phones, the emergency services, and to fill any gaps in the communications network.

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

1. Time
2. Compliance with plans
3. Remove the mast and associated equipment and restore the land if the use is terminated.
4. Condition regarding the colour of the mast and the antenna/satellite
5. Condition regarding the colour of the cabinet and the fence

9. Application number C16/1367/25/LL – Ty Woodlands, Parc Menai, Bangor

Erection of a four-storey side extension, side and rear extension to the basement level and construction of a new car park.

- (a) The Senior Development Control Manager elaborated on the background of the application and noted that the proposal was for the extension of the existing building in order to provide a warehouse, expand the existing offices, create meeting facilities and an equipment room so that the current business can expand on the site rather than relocate. It was noted that the site of the application had been denoted within the Gwynedd Unitary Development Plan (GUDP) as an Employment Protection Site and within a Landscape Conservation Area and Registered Historic Landscape.

Reference was made to the relevant policies together with the responses received to the public consultations.

It was considered that the proposal was acceptable in principle, subject to compliance with relevant policies.

Attention was drawn to the fact that the site was located on land that was lower than the nearby builders' merchants, the estate roads and the Bookpeople site nearby. The northern side extension and the rear extension was a reflection of the existing building. Nevertheless, attention was drawn to the fact that the southern side extension would be of

a modern design with use being made of glass, a flat roof and a small equipment room on top.

A landscaping and replanting plan had been submitted with the application in order to reduce the proposal's impact and to mitigate the loss of trees. This was essential in order to ensure that neither the new extension nor the existing building would have an unacceptable impact on the local landscape or on the appearance of the business park.

In terms of general and residential amenities, the closest residential dwelling was located approximately 100m to the east with a coppice and builders merchants building located between them. It was not believed that the proposal would create a substantial increase in transportation / movements in and out of the site that would have a detrimental impact on the residential amenities of the property.

Planning officers were of the opinion that the proposal was acceptable based on the requirements of relevant policies and it was recommended to approve the application subject to relevant conditions.

- (b) The Local Member (a member of this Planning Committee) expressed support to the application specifically due to its importance in creating local jobs.
- (c) It was proposed and seconded to approve the application.

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

- 1. Time**
- 2. In accordance with the conditions.**
- 3. Materials**
- 4. Biodiversity conditions - complete the work in accordance with the ecological report, tree report, and the tree planting scheme.**
- 5. Completion of new car park prior to using the extension.**

The meeting commenced at 1.00pm and concluded at 2.40pm.