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## PLANNING COMMITTEE 7/11/16

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

**Councillors:** Elwyn Edwards, Seimon Glyn, Gwen Griffith, Eric M. Jones (from item 5.4 onwards), June Marshall, Michael Sol Owen, John Pughe Roberts, Eirwyn Williams, Gruffydd Williams, Hefin Williams and John Wyn Williams

**Others invited:** Councillors Aled Lloyd Evans, Ioan Thomas and R. H. Wyn Williams (Local members).

**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), Rhun ap Gareth (Senior Solicitor) and Lowri Haf Evans (Member Support and Scrutiny Officer).

1. **APOLOGIES:** Councillor W. Tudor Owen

2. **DECLARATION OF PERSONAL INTEREST**

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

- Councillor Seimon Glyn in item 5.7 on the agenda (planning application number C16/1105/39/LL) because his son and his son-in-law were employed by the Haulfryn company, the owners of The Warren.

The member was of the opinion that it was a prejudicial interest, and he withdrew from the Chamber during the discussion on the application noted.

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

- Councillor Ioan Thomas (not a member of this Planning Committee) in relation to item 5.3 on the agenda (planning application number C16/0712/14/LL)
- Councillor Aled Lloyd Evans (not a member of this Planning Committee) in relation to item 5.5 and 5.8 on the agenda (planning application numbers C16/1089/42/LL and C16/1105/39/LL)
- Councillor Siân Wyn Hughes (a member of this Planning Committee), in item 5.6 on the agenda (planning application number C16/1089/42/LL)
- Councillor R. H. Wyn Williams (not a member of this Planning Committee) in relation to item 5.7 on the agenda (planning application number C16/0724/20/AM).

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.

3. **URGENT ITEMS**

None to note

#### 4. MINUTES

The Chair signed the minutes of the previous meeting of this committee, held on 17 October 2016, as a true record.

#### 5. PLANNING APPLICATIONS

The Committee considered the following applications for development.

Details of the applications were expanded upon and questions were answered in relation to the plans and aspects of the policies.

#### RESOLVED

##### 1. Application number C16/0563/26/LL - Former Moriah Schoolhouse and Chapel, Groeslon, Waunfawr

Adapt a former schoolhouse into holiday accommodation, provide parking spaces as well as change the use of a plot of land into a garden for the occupants of the holiday accommodation

- (a) The Senior Development Control Officer reported on the background of the application and noted that this was a full application to adapt the former schoolhouse into 3-bedroom holiday accommodation and to use the adjacent parcel of land as a garden for the occupants of the accommodation and the creation of 2 parking spaces. Internally, the facilities would include 2 bedrooms, a kitchen, a hallway and a bathroom on the ground floor with a bedroom, a toilet, a living room as well as a bat roost on the first floor.

It was noted that the former schoolhouse was located within the rural village of Groeslon, Waunfawr on an in-fill site between residential properties known as Llys Morley to the east and Rose Mount to the west. In principle, it was highlighted that converting the schoolhouse into a holiday unit was acceptable based on its scale due to its location between existing buildings. Despite its location within a residential area, it would not cause harm to the residential character of the area based on its scale and proposed use.

The development complied with the relevant policies and the GUDP for the reasons noted in the report.

Following the public consultation, it was highlighted that the two main concerns received regarding the plans were overlooking, loss of privacy and noise disturbance. Reference was made to the full response to these concerns in 5.7 of the report and specific attention was drawn to the fact that the applicant had submitted amended plans to reduce the size of the window on the gable end of the schoolhouse that would consequently overcome concerns regarding overlooking into the gardens of Rose Mount and others.

Having considered all material planning matters including the objections, it was not considered that the proposal was contrary to the relevant local and national planning policies and advice.

It was proposed and seconded to approve the application.

During the ensuing discussion, the following main observations were noted:

- That the application was suitable for the conversion of a former schoolhouse.
- Good re-use of an empty building.
- Sufficient conditions to safeguard the local community needed to be ensured.

**RESOLVED to approve the application in accordance with the recommendation**

**Conditions:-**

1. Five years.
2. In accordance with the amended plans.
3. Protected species' mitigation measures.
4. Conditions of disposal of surface water from the site.
5. Removal of permitted development rights.
6. Highways conditions / notes.
7. Archaeological matters condition.
8. Holiday units conditions and keeping a register.
9. Location of the roof-lights to be agreed.
10. External materials to be agreed

**2. Application number C16/0638/39/LL – Cilfan, Lôn Gwydryn, Abersoch**

A revised design for an extension approved by planning permission number C14/0215/39/LL

- (a) Attention was drawn to the additional observations that had been received noting that the applicant wished for the Planning Committee to defer the decision in order to provide an opportunity to resolve the inconsistencies between the plans submitted.
- (b) It was proposed and seconded to defer the decision.

**RESOLVED to defer the application.**

**3. Application number C16/0712/14/LL – Menai View, North Road, Caernarfon**

Change of use of a property in multiple occupation (14 bedrooms) into 6 residential units

- (a) The Senior Development Control Officer elaborated on the background of the application and noted that this was a full application for the change of use of a 14-bedroom property in multiple occupation into 6 self-contained one-bedroom units over four floors. There was no intention to undertake any substantial structural work externally or internally, except for closing some of the existing openings and erecting new partition walls around the stairs.

It was noted that the location of the building was adjacent to the lay-by of the A487 trunk road and within the boundary of the Urban centre in an area with a mixed character of materials including a hotel, residential dwellings, a supermarket, a public house and a book publishers and printers.

The application was submitted to Committee as it involved the provision of more than five residential units.

It was highlighted that the principle of converting houses into flats, bedsits or houses in multiple occupation was based in Policy CH14 of the GUDP. It was noted that the policy stated that the conversion of houses or other residential buildings into flats, bedsits or houses in multiple occupation would be approved provided that the development did not create an overprovision of this type of accommodation in a specific street or area where the cumulative effect would have a negative impact on the social and environmental character of the street or area.

It was noted that the existing property was being used as a residential unit in multiple occupation which included 14 bedrooms (which meant that at least 14 occupants could be

residing in the property at the same time). Although the property was of a relatively large scale, it had a high residential use density compared with residential uses in the catchment area of the application site. It was highlighted that the current proposal would lead to a reduction in this density as it would create six one-bedroom units which would consequently safeguard the residential amenities of nearby residents.

- (b) The following main points were made by the local member (not a member of this Planning Committee):-
- That there were historical social problems relating to the building.
  - That the proposal made much better use of the building.
  - There would be a better provision.
  - Nearby neighbours and residents welcomed the improvement.
  - Supported the application.
- (c) It was proposed and seconded to approve the application.
- (ch) In response to a question regarding the affordable housing situation, the Development Control Manager highlighted that the size of the units were already affordable and thus the size itself restricted the cost.
- d) During the subsequent discussion the following observations were noted:
- That the application was going in the right direction.

#### **RESOLVED to approve the application**

##### **Conditions:**

1. **Five years.**
2. **In accordance with the plans.**

#### **4. Application number C16/0460/15/LL - Tir Glyn, Uwchmynydd**

Increase the number of touring units from 30 to 39 without compliance with condition 2 on permission reference number 2/10/134A together with an extension to the toilet block.

- (a) The Development Control Manager elaborated on the background of the application and noted that this was a full retrospective application to increase the number of touring units from 30 to 39 without compliance with condition 2 on planning permission number 2/10/134 'A'. The application also included extending and upgrading the toilet block, erecting a screen around the rubbish skip and constructing an extension on the gable end wall of the existing toilet block to provide a disabled shower and toilet unit and a dishwashing room. It was reported that the applicant had already planted trees along the outskirts of the site with the intention to close any obvious existing gaps along the eastern boundary and plant indigenous trees within the site.

It was highlighted that the site was located outside the boundary of any village as designated within the Gwynedd Unitary Development Plan (GUDP) and within an Area of Outstanding Natural Beauty (AONB) and Heritage Coast. It was noted that a public footpath ran through the centre of the site, but that the existing or proposed units did not disrupt it.

Attention was drawn to the additional observations received along with the fact that the extant planning permission for 30 touring units on the site was a material planning consideration when discussing the current application.

It was not considered that the proposal disrupted the visual amenities of the area, road safety or the amenities of nearby residents and it complied with all of the policies noted in the report.

- (b) It was proposed and seconded to approve the application with an additional condition to protect the public footpath.
- (c) During the ensuing discussion, the following observations were noted:
- Concerns that such sites were being extended - needed to consider a restriction on the number in order to avoid excessive provision.
  - A request was made to draw the applicant's attention to the observations of Natural Resources Wales regarding the maintenance of the septic tank and soak-away system.

**RESOLVED to approve the application.**

1. **Restrict the layout of the touring units to that indicated on the plan.**
2. **Limit the total number of touring units on the site to 39.**
3. **Occupancy period 1 March–31 October.**
4. **Siting of actual touring units on tour only.**
5. **Keep a register of visits.**
6. **Complete the landscaping plan in accordance with the details submitted which is to be maintained and retained accordingly afterwards.**
7. **Submit details of the rubbish skip screen to the Council within one month of the date of the permission.**
8. **No touring units to be stored on the site at any given time.**
9. **Protect the public footpath**

**Note septic tank in accordance with the observations of Natural Resources Wales**

**5. Application number C16/1072/41/LL – Llwyn Bugeilydd, Ffordd Caernarfon, Cricieth**

Application for the increase of touring units from 30 to 40 within the boundaries of the site, environmental improvements, extension of access track, extension of the existing toilet block and provision of games room

- (a) It was highlighted that the application's recommendation had changed as formal observations in response to the application had now been received from the Joint Planning Policy Unit and had been included on the additional observations form.
- (b) The Senior Development Control Officer elaborated on the background of the application and noted that it was a full application to increase the number of touring units on the site from 30 to 40 within the existing boundaries of an established touring caravan site. In addition, the proposal involved maintaining environmental and landscaping improvements, extending an existing access track, extending an existing toilet/shower block by providing a toilet and shower for the disabled specifically as well as the provision of a games room and dishwashing room. It was reported that the site was located on the outskirts of Cricieth, with a direct access and driveway leading to the site off the busy B4411 road.

The proposal meant that one additional caravan would be sited with the existing 12 plots in the centre of the site, and nine new plots would be sited along the southern part of the existing site. It was reported that the development complied with the relevant policies of the GUDP for the reasons noted in the report. It was also noted that the plans had changed from the original plans submitted, with more improvements proposed following discussions with officers.

From assessing the proposal against the requirements of policy D20, it was considered that the additional plots, in terms of their location and setting, were likely to integrate and blend in with the site and its landscape. It was highlighted that they were all to be included within existing boundaries and therefore, there was no need to extend onto new lands. It was expressed that the site was neither prominent nor intrusive in the landscape, and it was not considered that there would be a harmful impact in terms of the nearby area's visual amenities. The proposed landscaping and changes would be environmental improvements which would improve the appearance and facilities of the site in its entirety. It was not considered that there was another touring site close to this site therefore there would not be an obvious harmful cumulative effect. It was noted that the increase in numbers, the landscaping and the proposed new facilities complied with the requirements of policy D20.

It was considered that the proposal to extend the number of touring caravans within the established site, along with the maintenance of ancillary developments, was acceptable and complied with the relevant policies.

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

**RESOLVED to approve the application**

1. **Time**
2. **Compliance with plans**
3. **Materials**
4. **Restrict the numbers to 40 touring units and their location to be restricted to the pitches shown on the plan only**
5. **Restrict occupancy period to between 1 April and 31 October**
6. **For touring units only**
7. **Keep a register**
8. **Landscaping**
9. **No storing materials to create the road anywhere on the site**

**Note: Measures to promote the Welsh language**

**6. Application number C16/1809/42/LL Land at Bryn Rhydd Farm, Edern**

Construction of new building to produce ice cream, ice cream and local produce shop/café, educational resource, alterations to access, associated external works and new agricultural access

- (a) The Development Control Manager elaborated on the background of the application and noted that this was a full application to erect a new building to produce ice cream and would comprise a shop/café and educational resource. As part of this application alterations would be required to the access and the removal of a boundary hedge bank and associated external work as well as creating a new agricultural access to the field. The single-storey building would measure approximately 325m<sup>2</sup> with a grey coloured box profile finish similar to an agricultural shed. The proposed use would be a mixture of retail, food and light industry.

It was noted that the property was located on the outskirts of the village of Edern, adjacent to the class 2 county road and within the 30 mph zone. The site in question was located outside the development boundary of the village of Edern and within a Landscape Conservation area, namely a distance of two fields away - therefore it was considered to be a countryside site. It was highlighted that this was a re-submission of an application refused by delegated powers in 2015 (number C15/0409/42/LL) for exactly the same purpose. The

only amendment in terms of the plans was that more landscaping was shown on the boundaries.

It was reported that the applicant was a Dairy Farmer on Bryn Rhydd Farm, a Cefnamwlch Estate farm which was located near the application site, and that he had extended his enterprise to establish an ice cream production business called 'Glasu' by using his farm produce. The proposal was to erect a bespoke building to produce ice cream within easy reach of the farm on land in the applicant's ownership and not on estate land.

There were currently open and unimpeded views over the fields in the direction of the AONB coastline and it was deemed that the proposal would stand out as an unusual visual feature at this location. The proposed location would be inconsistent and would create a separate relationship. In addition, it was highlighted that the site was located alone and approximately 850m away from the existing farm buildings, and over 200m away from the closest building on the same side of the road as the application site. In this case, it was noted that the location of the existing dwellings opposite this road was insufficient to alleviate the visual appearance of the proposal in this case and it was considered that the road that led through the village created a definitive physical boundary between the houses and the application site. Three objections to the application had been received expressing concern regarding the proposal based on concerns regarding road safety and parking. It was considered that business activity from the site was likely to cause disturbance to nearby residents.

It was noted that the applicant had not submitted sufficient evidence to show that sufficient consideration had been given to other sites, or assessments of units or existing sites in the area that could be used. Although the policies in the GUDP generally supported applications for small rural businesses; it was necessary for any proposal to comply with the criteria of specific policies, in order to ensure that the sites proposed were totally suitable before they could be approved.

It was expressed that the grounds of the recommendation to refuse the application was the unsuitable location in the countryside and its visual impact. It was explained that the policies of the GUDP ensured that the development of business in the countryside should be ancillary to current use and on sites that had already been developed and that were very close to existing buildings, in order to safeguard the open countryside. Therefore, it was considered that the proposal was contrary to the GUDP policies and therefore there was no option but to recommend that the application was refused.

- (b) Taking advantage of the right to speak, the Local Member (a member of this Planning Committee), noted that she supported the application for the following reasons:
- That the applicant had succeeded in his business of producing ice cream and he now wished to expand his venture
  - That the size of the existing equipment was insufficient for the business of providing Ice Cream for local businesses
  - That the business had a successful shop in Pwllheli
  - That the enterprise created local employment
  - It was an important resource for Ederm and North Llŷn which was recognised as a deprived area
  - The educational resource associated with the application was to be welcomed
  - The company collaborated with small, artisan companies by selling their product locally
  - There was a gap in this type of market in Llŷn - reduced food miles
  - Used the farm's milk along with the special milk of Llaethdy Llŷn nearby
  - Welcomed the fact that the Transportation Department had no objection

- That the applicant owned the land (but did not own the land on the existing site), therefore he was restricted to use the land and buildings of Cefnamwlch Estate.
- The site was not isolated - houses were located near the plot and it would not have a visual impact on the houses due to landscaping and existing high *cloddiau*
- If successful, the applicant was prepared to collaborate with the planning officers
- The majority of nearby residents considered the venture as an existing one that would invigorate the village
- The development boundary of Edern had been extended to erect a dwelling near the application. The site would not look out of place
- The new building would be in-keeping with the landscape
- No room within a local business estate
- It would not cause any disruption to the village shop - the shop owner was supportive of the venture and already sold Glasu Ice Cream
- The opening hours were reasonable
- Recommended considering approving the application and support small rural enterprises

- (c) The Senior Planning and Environment Manager emphasised that the Planning Department acknowledged the work and success of this local business and that they were fully supportive of this type of development. In the context of planning considerations, it was explained that the application in question was contrary to fundamental policies due to the proposed location and, consequently, the recommendation to refuse was robust. It was suggested, as location matters was the main consideration, to undertake a site visit before making a decision.
- (ch) A proposal to undertake a site visit was made and seconded.
- (d) In response to a question regarding the lack of information regarding the reasons for supporting the application following the consultation period, the Development Control Manager highlighted that 'support' was the only observation submitted and that no information or reasons for the support had been proposed.

**RESOLVED to undertake a site visit.**

## **7. Application number C16/1105/39/LL - The Warren, Abersoch**

Extension to leisure building in order to extend existing spa to include treatment rooms, pools, eatery and changing rooms

- (a) The Development Control Manager elaborated on the background of the application and noted that this was a full application to construct an extension to a leisure building in order to extend existing spa facilities to provide treatment rooms, pools, eatery and changing rooms. The extension would be located on the south-western gable end of the existing building with a flat roof section in the centre linking into the existing building and a slate hipped roof section on the gable end.

It was highlighted that the proposal was to re-invest and improve the quality and range of facilities within the destination to enable more use to be made of the facility outside the holiday period. In the context of visual amenities, it was acknowledged that the size and scale of the floor area (approximately 771m<sup>2</sup>) was substantial; however, it was considered

that the size equated to the existing leisure facilities of the site and that it would not be an overdevelopment.

As there would only be local views from the building, due to its setting in the landscape, it was not considered that the proposal would have an impact on the landscape or views. Although the proposal was located within an Area of Outstanding Natural Beauty, it was not considered that the development would cause significant harm to the landscape and the coast or would be contrary to the requirements of policy B8 of the GUDP. Despite the size of existing buildings, the nature of their location was within a bowl-shaped landform and together with existing landscaping it meant that the buildings did not stand out in the landscape and it was not considered that the extension would be prominent either.

It was considered that the extension to the leisure facilities was acceptable in terms of policies, and was therefore acceptable to be approved with conditions.

- (b) Taking advantage of the right to speak, the Agent representing the applicant made the following observations:
- That the development was a further step in upgrading and investing in the site
  - That the plan offered improvements to the park and the environment
  - The intention was to encourage short holiday breaks outside the main holiday season
  - There had been good consultation and collaboration with the planning officers
  - That the plan did not impact the landscape
  - The upgrading works would secure 17 new jobs - 5 full-time and 12 part-time
  - If approved, the work would commence as soon as possible - intention to open in the Summer 2017
  - No objections had been received
- (c) The following main points were raised by the local member (not a member of this Planning Committee):
- That he was supportive of the application due to the location's provision
  - He welcomed the observations of the AONB Unit
  - He was grateful to the officers for collaborating with the developer
  - An excellent resource for the area - raising quality
  - Initial discussions regarding local connection with this provision in terms of use made of the facility during the winter
- (ch) It was proposed and seconded to approve the application.
- (d) During the ensuing discussion, the following observations were noted:
- Suggested for the AONB to exclude Abersoch from the AONB so that such developments could proceed freely
  - That the site was outside the development boundary - an application for a house would be refused; however, as it was for the leisure industry, the application was approved - drew attention to the need to ensure consistency and fairness to all.
  - When considering the visual impact, there was a need to ensure that the observations submitted in reports were consistent and fair.

## **RESOLVED to approve the application**

### **Conditions**

- 1. 5 years**
- 2. In accordance with the plans and landscaping plan**
- 3. Slate**
- 4. Finish**

**5. Planting work to be undertaken in the next planting season after completion of development**

**6. Welsh Water condition to submit a Drainage Plan**

**8. Application number C16/1154/41/LL - Penarth Fawr, Chwilog**

An amended design to the one refused under C16/0705/41/LL to convert an outbuilding into a four-bedroom affordable house.

- a) Attention was drawn to the additional observations form where a request had been made by the applicant's agent to weigh up their application and to ask for more time to consider their plans as the previous planning application had been refused.
- b) It was proposed and seconded to defer the application.

**RESOLVED to defer the application**

The meeting commenced at 1:00pm and concluded at 2:00pm.

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**CHAIR**